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Planning

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Fire Marshal

Zoning Administrator Record of Action

Action Date: February 26, 2026
Appeal Status: N/A, no action taken

AGENDA ITEM 2
File No.: UPE20-0034
Staff: M. Shurvinton
Applicant: Applicant
Owner: Bill Chappell
Prior Agenda: N/A (Not a continued item)
CEQA Status: Exempt under CEQA Section 15303
Proposal: Request for a Use Permit for a new 7'2" solid wood fence and new gates located within the front yard setback on a 0.48 acre residentially zoned parcel.
Recommend: Find the project exempt from CEQA and approve the Use Permit subject to the conditions of Approval.
Location: 30378 River Road, Cloverdale
APN: 116-210-017
District: Four
Zoning: Rural Residential, 3-acre density with combining districts for Valley Oak Habitat.

ZONING ADMINISTRATOR ACTION

Environmental Determination

☒ N/A, no action taken

Project Decision

- ☒ Continued: date certain, April 9, 2026
- ☒ with modification (see comments)
- ☐ Subject to 10-day appeal period

ZONING ADMINISTRATOR

Derik
Michaelson

Digitally signed by Derik
Michaelson
Date: 2026.02.27 17:23:52
-08'00'

Derik Michaelson, Planner III

February 26, 2026
Date

MODIFICATION

☐ N/A ☐ Findings ☐ Conditions ☒ Revisions to return

COMMENTS

The project is scheduled to return for review of required revisions demonstrating sufficient permanent landscaping established along the frontage exterior of the fence. Revisions shall show a minimum separation of 30 inches between the fence and property line to accommodate the landscaping. Landscape materials may be planted or contained within planters. Planters shall be of at least a 20-gallon size.

ZONING ADMINISTRATOR FINDINGS

N/A, no action taken

ATTACHMENTS

n/a