

# Total Wine Façade Update

2705 Santa Rosa Ave

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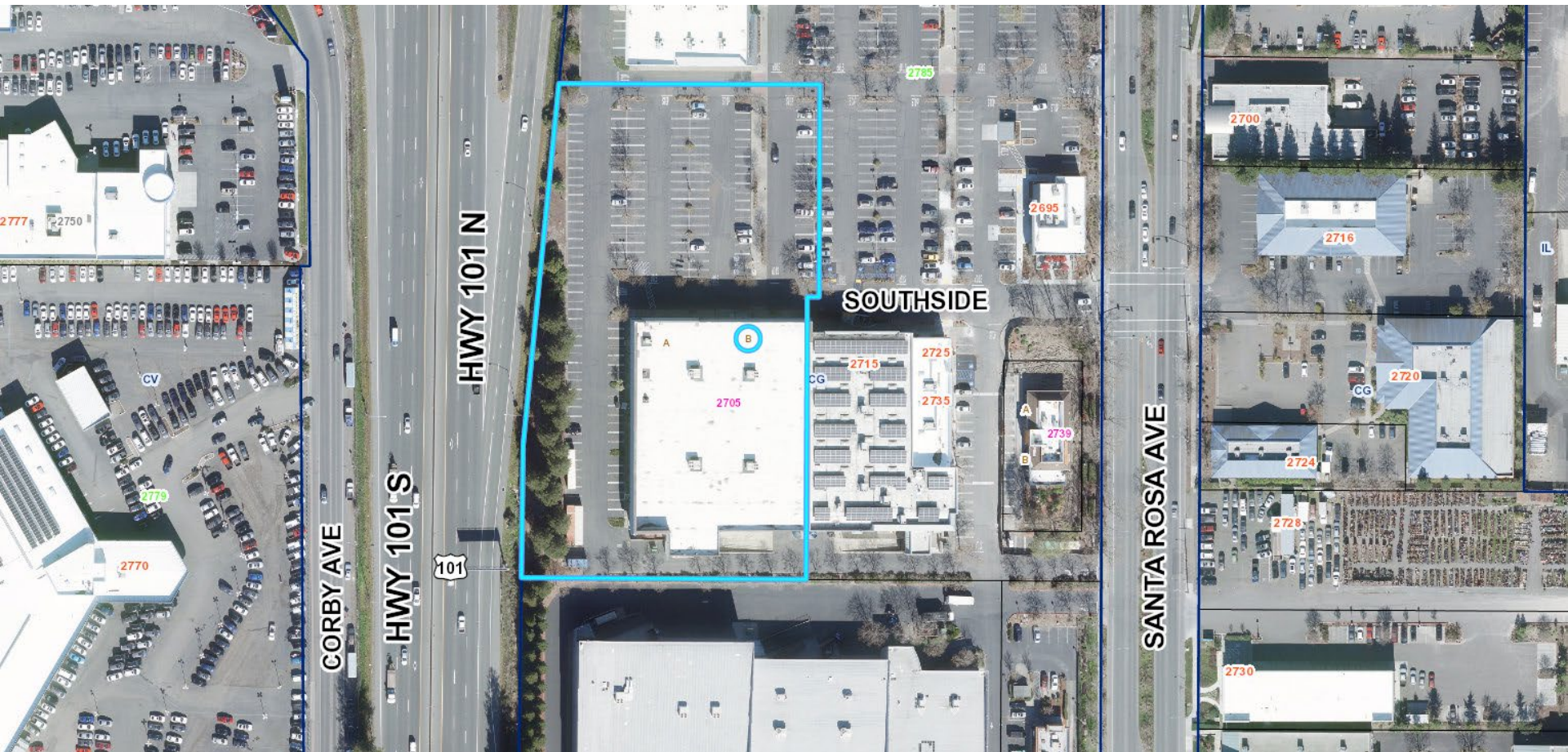
Meeting date

Sachnoor Bisla, City Planner Trainee  
Planning and Economic Development

- Update to existing façade and storefront design for Total Wine & More, including metal panel siding, EIFS and architectural features

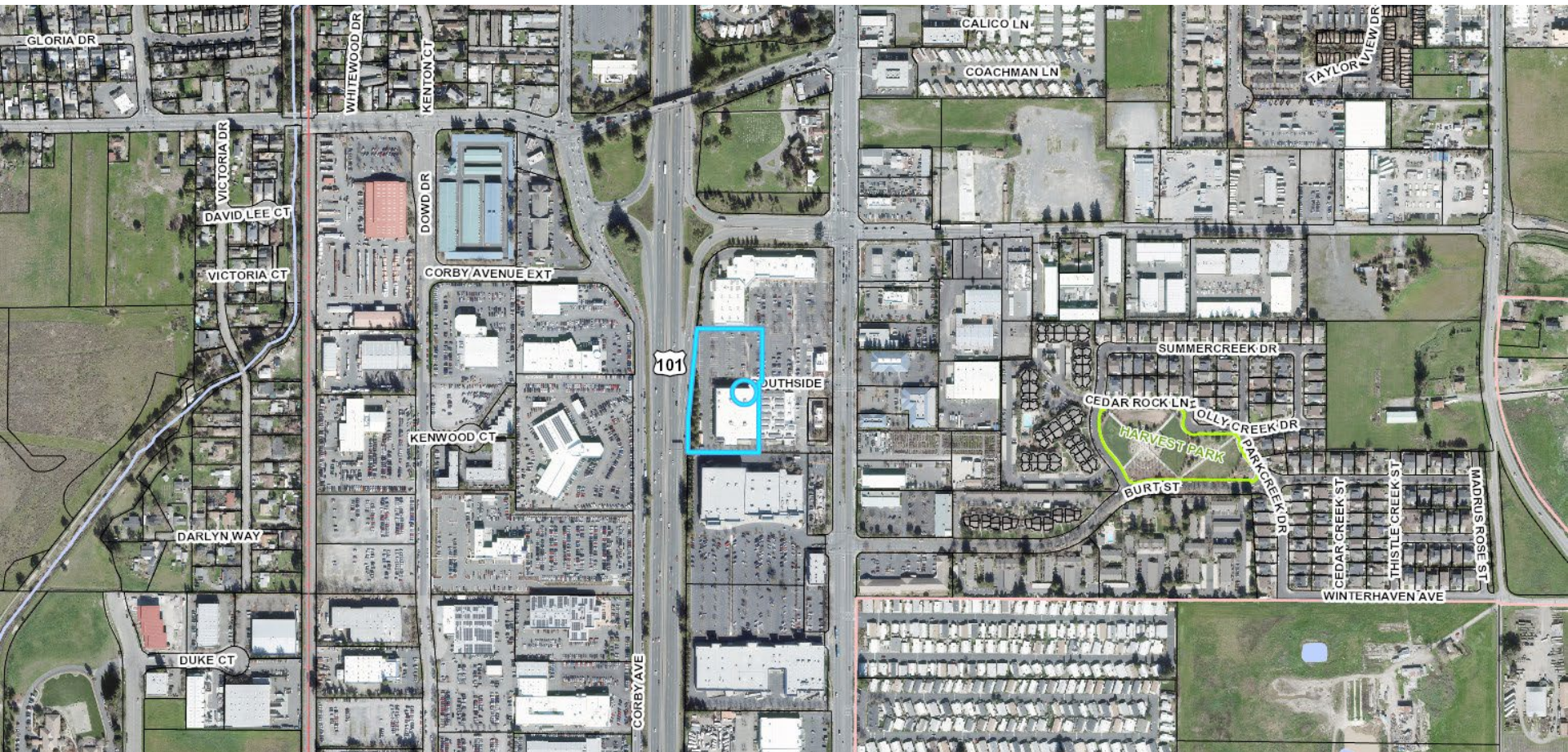
Required Entitlements: Minor Design Review

# 2705 Santa Rosa Ave





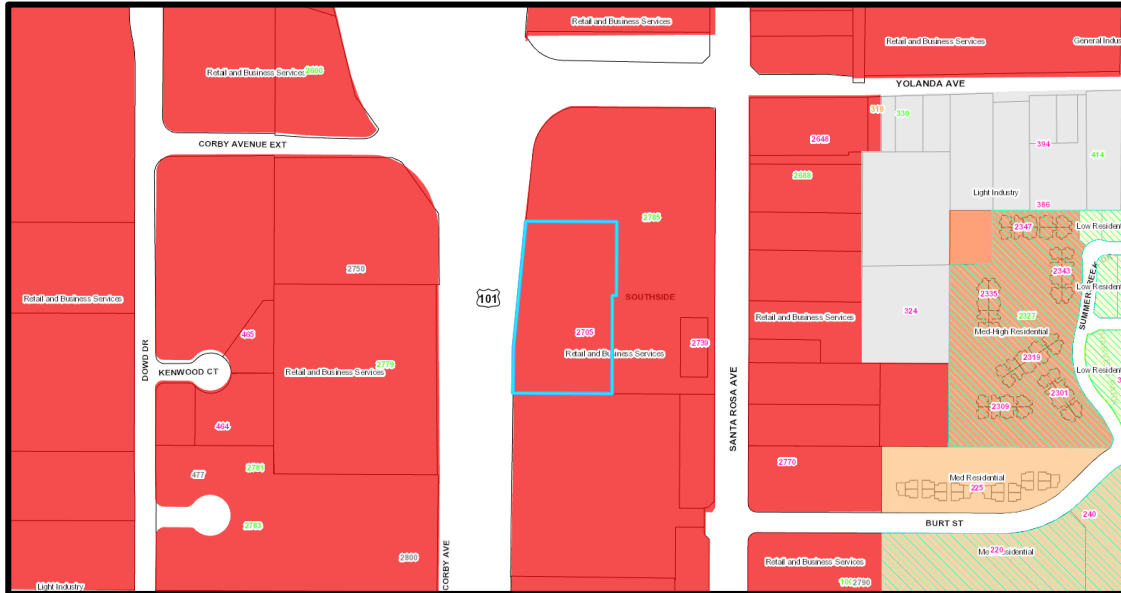
# Neighborhood Context



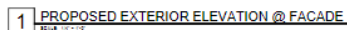
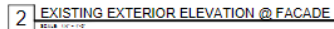
# General Plan & Zoning

## General Plan: Retail and Business Services

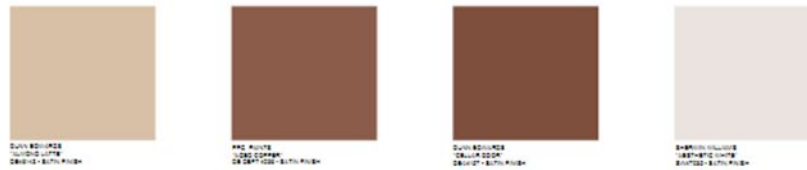
Zoning: CG







# Color Plans



 SUNNYSIDE TAUPE LUMBER 284012 - BATH HOUSE	 WINE HOUSE LEAD COPPER 28401102 - BATH HOUSE
 WINE HOUSE LEAD COPPER 28401102 - BATH HOUSE	 SUNNYSIDE TALLIA EOOD 284011 - BATH HOUSE
 SUNNYSIDE TALLIA EOOD 284011 - BATH HOUSE	 SERRANO TAUPE LANTHIER LUMBER 2840102 - BATH HOUSE



# Neighboring Structures





# Neighboring Structures



## Required Findings

1. “The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City’s Design Guidelines, architectural criteria for specific areas, and other applicable City requirements (e.g., City policy statements and development plans);
2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the framework of Design Review (Design Guidelines, Introduction, subsection C);
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments;
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood;
5. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color and would remain aesthetically appealing and be appropriately maintained;
6. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity; and
7. The proposed project has been reviewed in compliance with California Environmental Quality Act (CEQA)”([20-52.030](#)).

# Environmental Review

## California Environmental Quality Act (CEQA)

- Categorically Exempt
  - 15301 – Involves minor modifications to an existing structure





- There are no unresolved issues as a result of staff review.
- Summarize comments received:
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## Recommendation

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Design Review to allow Total Wine Façade Update at 2705 Santa Rosa Ave.

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