

# Mercedes-Benz of Santa Rosa Vehicle Storage Facility

0 Coors Court, APN 043-134-047

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November 3, 2022

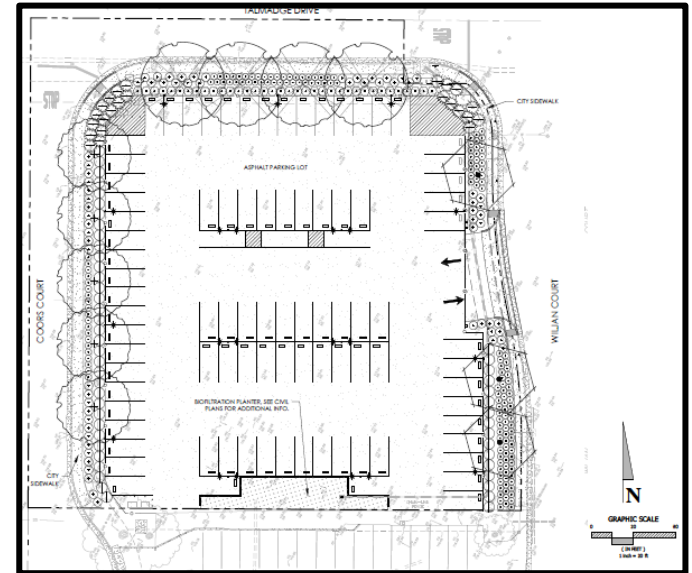
Susie Murray, Senior Planner  
Planning and Economic Development

## Vehicle Storage

- Approximately 90 vehicles
- 1.18 Acre

## Required Entitlements

- Minor Conditional Use Permit



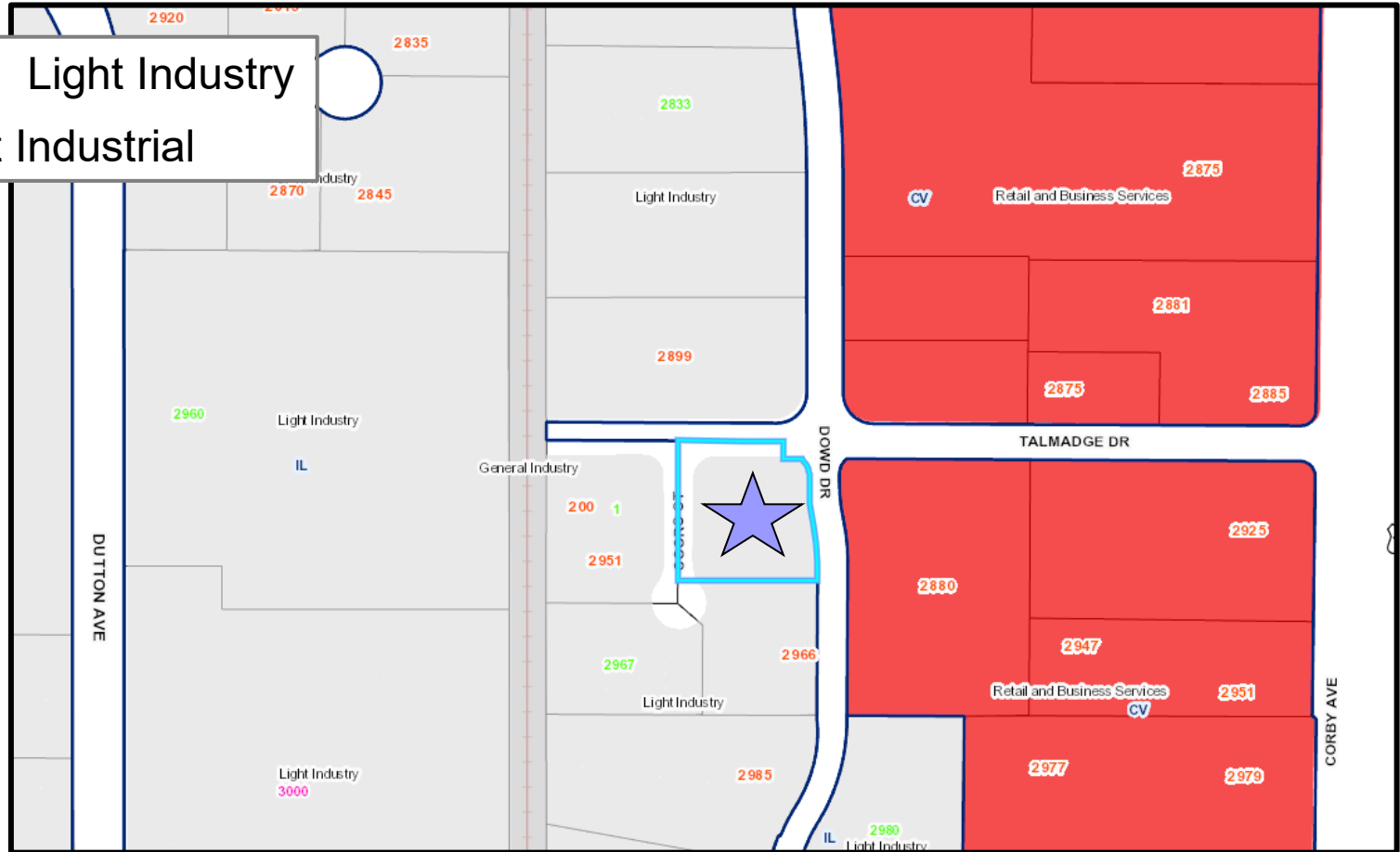
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# Neighborhood Context



General Plan: Light Industry  
Zoning: Light Industrial



## Plant Pallet

### PROPOSED TREES



FESTUCA IDAHOENSIS  
BLUE FESCUE



BIOFILTRATION SOD  
NO-MOW TURF



CISTUS x. PURPUREAS  
PURPLE ROCKROSE



KNIPHOFIA UVARIA  
HOT POKER PLANT



PISTACIA CHINENSIS  
CHINESE PISTACHE



DIETS 'KATRINA'  
'KATRINA' FORTNIGHT LILY



PENNISTEUM 'KARLEY ROSE'  
FOUNTAIN GRASS



PLATANUS x. 'EXCLAMATION'  
'EXCLAMATION' SYCAMORE



OLEA 'LITTLE OLLIE'  
'LITTLE OLLIE' DWARF OLIVE



ROSMARINUS 'PROSTRATUS'  
PROSTRATE ROSEMARY



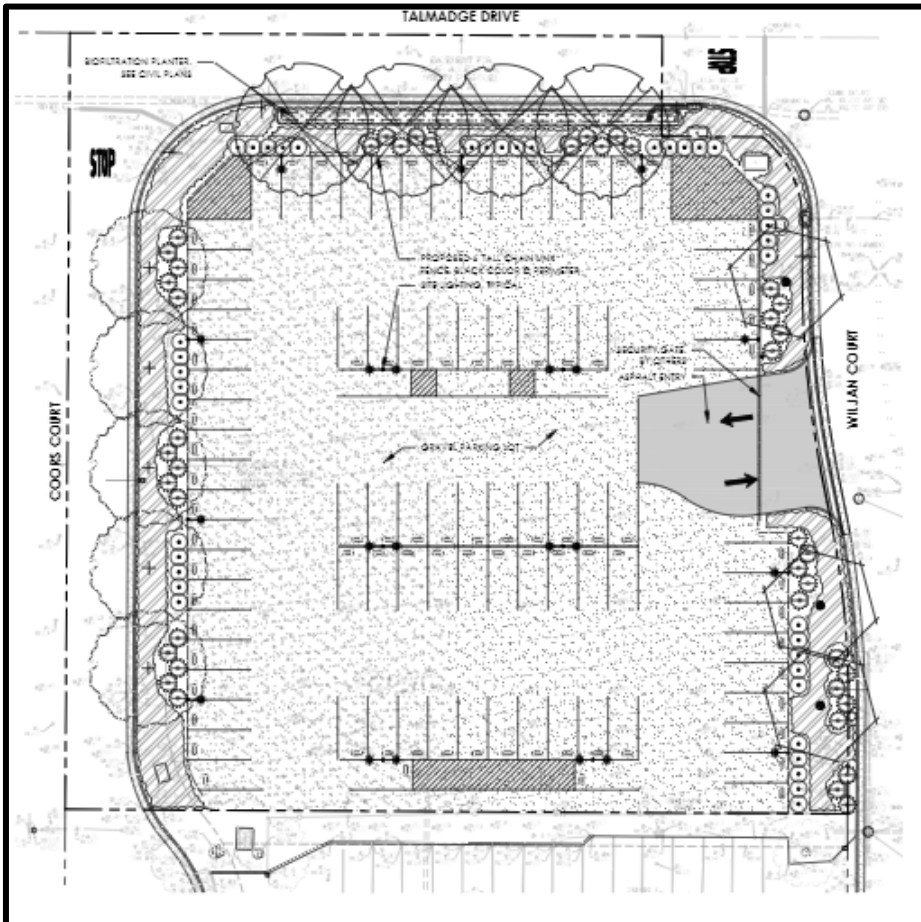
QUERCUS AGRIFOLIA  
COAST LIVE OAK



RHAPHIOLEPIS 'BALLARINA'  
INDIAN HAWTHORN



VERBENA 'De La Mina'  
CEDROS ISLAND VERBENA



## Required Findings

- Allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;
- Consistent with the General Plan and any applicable specific plan;
- Design, location, size, and operating characteristics of the activity would be compatible with the existing and future land uses;
- Site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
- Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
- Reviewed in compliance with the California Environmental Quality Act (CEQA).

# Environmental Review

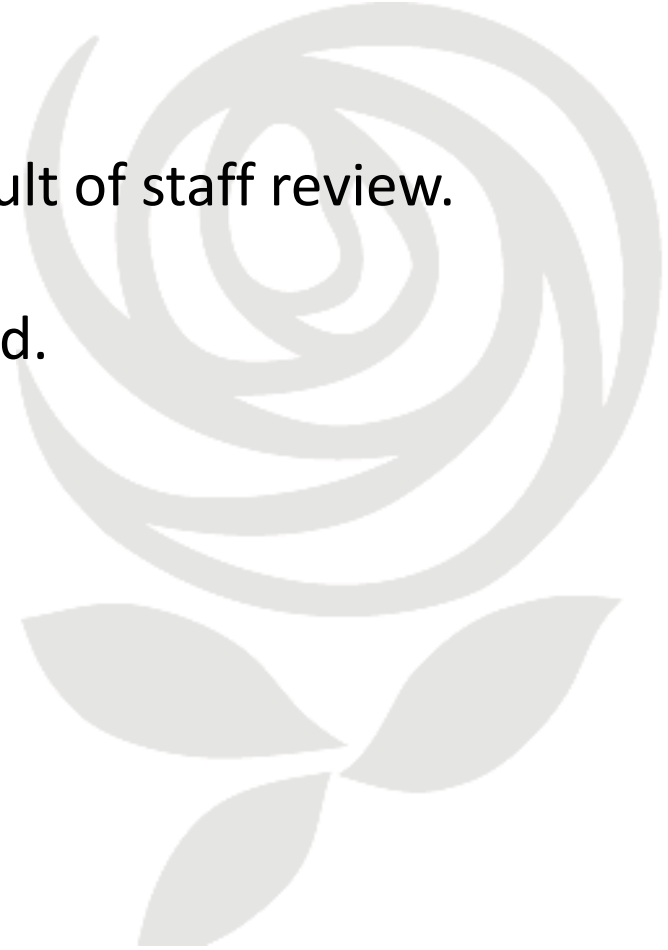
## California Environmental Quality Act (CEQA)

- Streamlining Measure
  - 15183 – Consistent the General Plan & Specific Plan, for which Environmental Impact Reports were certified by Council





- There are no unresolved issues as a result of staff review.
- No public comments have been received.



It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a minor Conditional Use Permit to allow the construction of a vehicle storage facility a 0 Coors Court, Assessor's Parcel No. 043-134-047

Questions?

Susie Murray, Senior Planner  
Planning and Economic Development

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