



City of Santa Rosa

City Hall, Council
Chamber,
100 Santa Rosa Avenue
Santa Rosa, CA 95404

ZONING ADMINISTRATOR REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL JULY 23, 2026

10:30 A.M. - REGULAR SESSION

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY
ATTENDING IN-PERSON FROM COUNCIL CHAMBER
LOCATED AT 100 SANTA ROSA AVENUE, SANTA ROSA.**

THE PUBLIC CAN ALSO VIEW OR LISTEN TO THE MEETING LIVE AT:

**1. [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar). CLICK ON THE
"IN PROGRESS" LINK TO VIEW;**

**2. VIA ZOOM WEBINAR BY VISITING
[HTTPS://SRCITY-ORG.ZOOM.US/J/89296520356](https://srcity-org.zoom.us/j/89296520356), OR BY DIALING
877-853-5257 AND ENTERING WEBINAR ID: 892 9652 0356;**

3. COMCAST CHANNEL 28, AT&T U-VERSE CHANNEL 99; AND

4. VIA YOUTUBE AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)

**Public Comment may be made live, in-person, during the meeting in the
City Hall Council Chamber, 100 Santa Rosa Ave or submitted in advance
via email at Planning@srcity.org by 12:00 p.m. the Wednesday before
the Zoning Administrator Meeting. Any written correspondence will be
included in the agenda before the meeting begins.**

10:30 A.M.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2.1 Draft Minutes - July 9, 2026.

Attachments: [Draft Minutes - July 9, 2026](#)

3. PUBLIC COMMENT

This is the time when any person may address matters not listed on this agenda, but which are within the subject matter of the jurisdiction the Zoning Administrator. The public may comment on agenda items when the item is called. Each speaker is allowed up to three minutes.

4. ZONING ADMINISTRATOR BUSINESS

4.1 STATEMENT OF PURPOSE

The Zoning Administrator is appointed by the Director of the Planning and Economic Development Department and has the responsibility and authority to conduct public meetings and hearings, and to act on applications for minor or reduced review authority projects or entitlements (land use permits). A determination or decision by the Zoning Administrator may be appealed to the appeal body, including the Design Review and Preservation Board, Planning Commission, or City Council, as applicable to the decision.

4.2 ZONING ADMINISTRATOR REPORTS

5. CONSENT ITEM(S)

None.

6. SCHEDULED ITEM(S)

6.1* PUBLIC MEETING - MISTER CAR WASH SANTA ROSA - MINOR CONDITIONAL USE PERMIT AND DESIGN REVIEW - 2700 SANTA ROSA AVENUE - PLN25-0596

BACKGROUND: Request for approval of a Minor Conditional Use Permit and Minor Design Review to redevelop an approximately 0.84-acre commercial site containing a vacant office building with a new Mister Car Wash facility at 2700 Santa Rosa Avenue. The project includes demolition of the existing building; construction of a new approximately 4,7000-square-foot carwash building; vehicle queuing and circulation improvements; vacuum spaces and canopies; parking;

landscaping; lighting; utility improvements. The project is categorically exempt pursuant to CEQA Guidelines Section 15183.

PROJECT PLANNER: Jandon Briscoe

RECOMMENDATION: The Planning and Economic Development Department recommends that the Zoning Administrator approve a resolution for a Minor Conditional Use Permit and Minor Design Review to allow development of a new carwash facility at 2700 Santa Rosa Avenue.

Attachments: [Attachment 1 - Disclosure Form](#)
 [Attachment 2 - Location Map](#)
 [Attachment 3 - Site Plan](#)
 [Attachment 4 - Traffic Analysis](#)
 [Attachment 5 - Elevations](#)
 [Attachment 6 - Streetscape Renderings](#)
 [Attachment 7 - Preliminary Landscaping Plans](#)
 [Attachment 8 - Lighting Plan](#)
 [Attachment 9 - Carport Canopy Trash Enclosure Elevation:](#)
 [Resolution](#)
 [Exhibit A](#)
 [Staff Presentation](#)

7. ADJOURNMENT

In compliance with Zoning Code Section 20-62, the decision of the Zoning Administrator is final unless an appeal is filed on a City Appeal Form (<https://srcity.org/DocumentCenter/Index/173>) and associated fees, as noted on the City's Fee Schedule (<https://srcity.org/DocumentCenter/View/16129/Planning--Economic-Development-Department-Fee-Schedule?bidId=>) , are paid within 10 calendar days of the action. The time limit will extend to the following business day where the last day falls on a day that the City is not open for business.

The City of Santa Rosa does not discriminate against individuals (including member(s) of a legislative body) with disabilities in its employment, services, benefits, facilities, programs, or activities. Requests for accommodations, auxiliary aids, or services necessary to participate in a City program, service, or activity, including printed information in alternate formats, are available by contacting the Recording Secretary at (707) 543-4694 (TTY Relay at 711) or tcorrales@srcity.org. The e-mail subject line should read "ADA Accommodation Request" or "Language Assistance" and the email should include your name, address, telephone number, and a description of the request. If the request is received at least seven (7) business days prior to the board meeting, the copy shall be provided no later than two (2) business days prior to the board meeting. Meeting information can also be accessed via the internet at <http://srcity.org>.

Zoning Administrator

- FINAL

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Any writings or documents provided to the Zoning Administrator prior to this meeting regarding any item on this agenda are available for public review at <https://santa-rosa.legistar.com/Calendar.aspx> or in person at the Planning and Economic Development Department, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.