



City of Santa Rosa

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

Zoning Administrator Regular Meeting Minutes - Final

Thursday, July 23, 2026

10:30 AM

1. CALL TO ORDER

Zoning Administrator Conor McKay called the meeting to order at 10:30 a.m.

2. APPROVAL OF MINUTES

2.1 Draft Minutes - July 9, 2026.

Approved as submitted.

3. PUBLIC COMMENT

None.

4. ZONING ADMINISTRATOR BUSINESS

None.

4.1 STATEMENT OF PURPOSE

Zoning Administrator McKay read aloud the Statement of Purpose.

4.2 ZONING ADMINISTRATOR REPORTS

None.

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.

Ex Parte Disclosure: None.

Project Planner Jandon Briscoe presented.

The Zoning Administrator opened and closed public comment.

Applicant representative Peter Galzski answered Zoning Administrator inquires.

ZONING ADMINISTRATOR MCKAY APPROVED THE RESOLUTION NO. ZA-RES-2026-030, ENTITLED:

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW A CARWASH AND MINOR DESIGN REVIEW FOR A NEW CARWASH BUILDING, AND ASSOCIATED SITE IMPROVEMENTS FOR THE PROPERTY LOCATED AT 2700 SANTA ROSA AVENUE, SANTA ROSA, APN 044-081-022, FILE NO. PLN25-0596

7. ADJOURNMENT

Zoning Administrator McKay adjourned the meeting at 10:40 a.m.

Approved on August 13, 2026.

/s/ Tara Corrales, Recording Secretary