

Masamigas Mercado

Minor Design Review (DR24-009)

2970 Santa Rosa Avenue

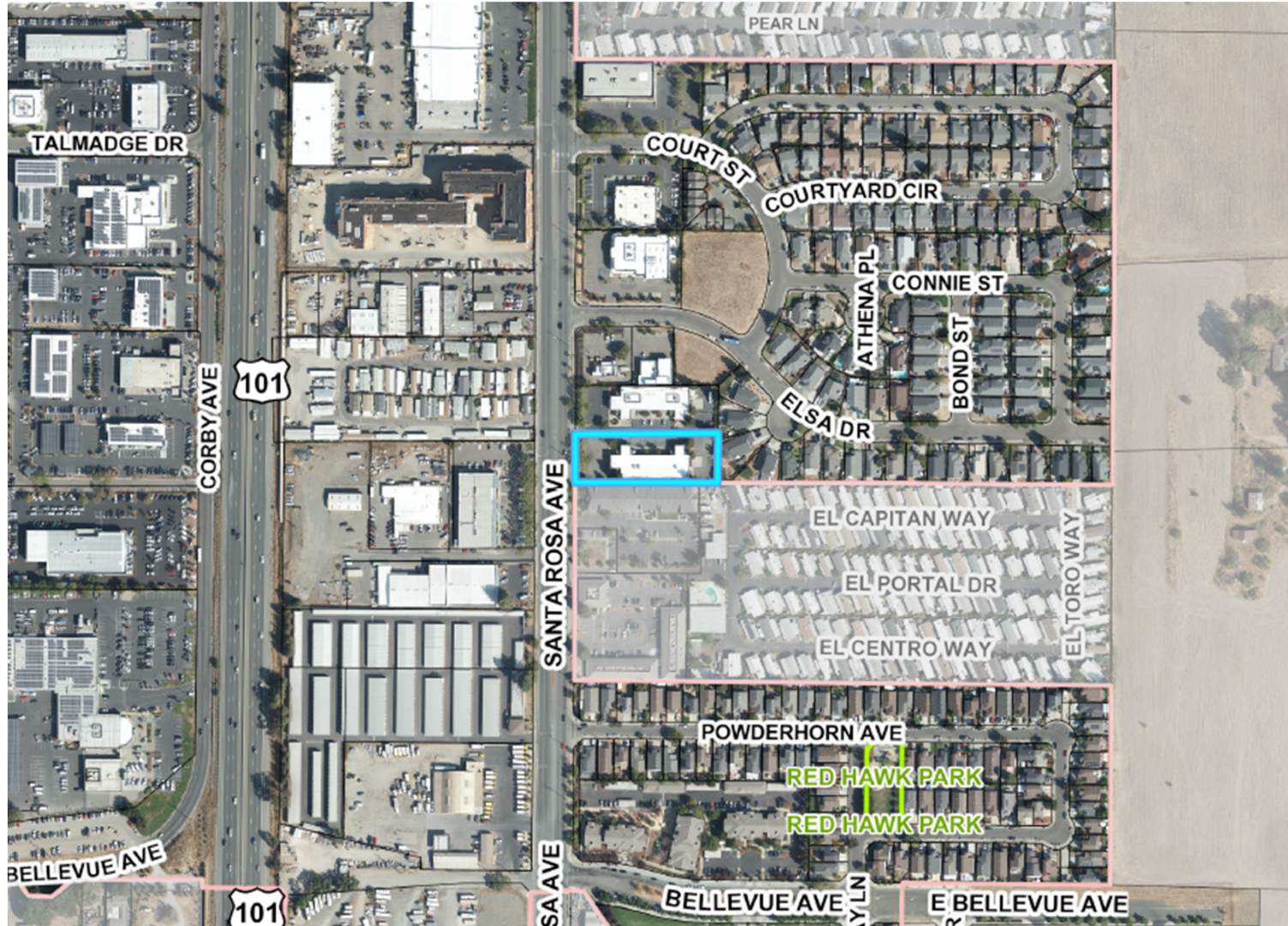
April 3, 2025

Sachnoor Bisla, City Planner
Planning and Economic Development

- 4,380-square foot 2nd story addition
- Exterior remodel
 - New parapets
 - Roman clay exterior finish
 - Updated storefront windows
 - Removal of awnings, replaced with wood trellis
 - New outdoor seating area



Neighborhood Context Map

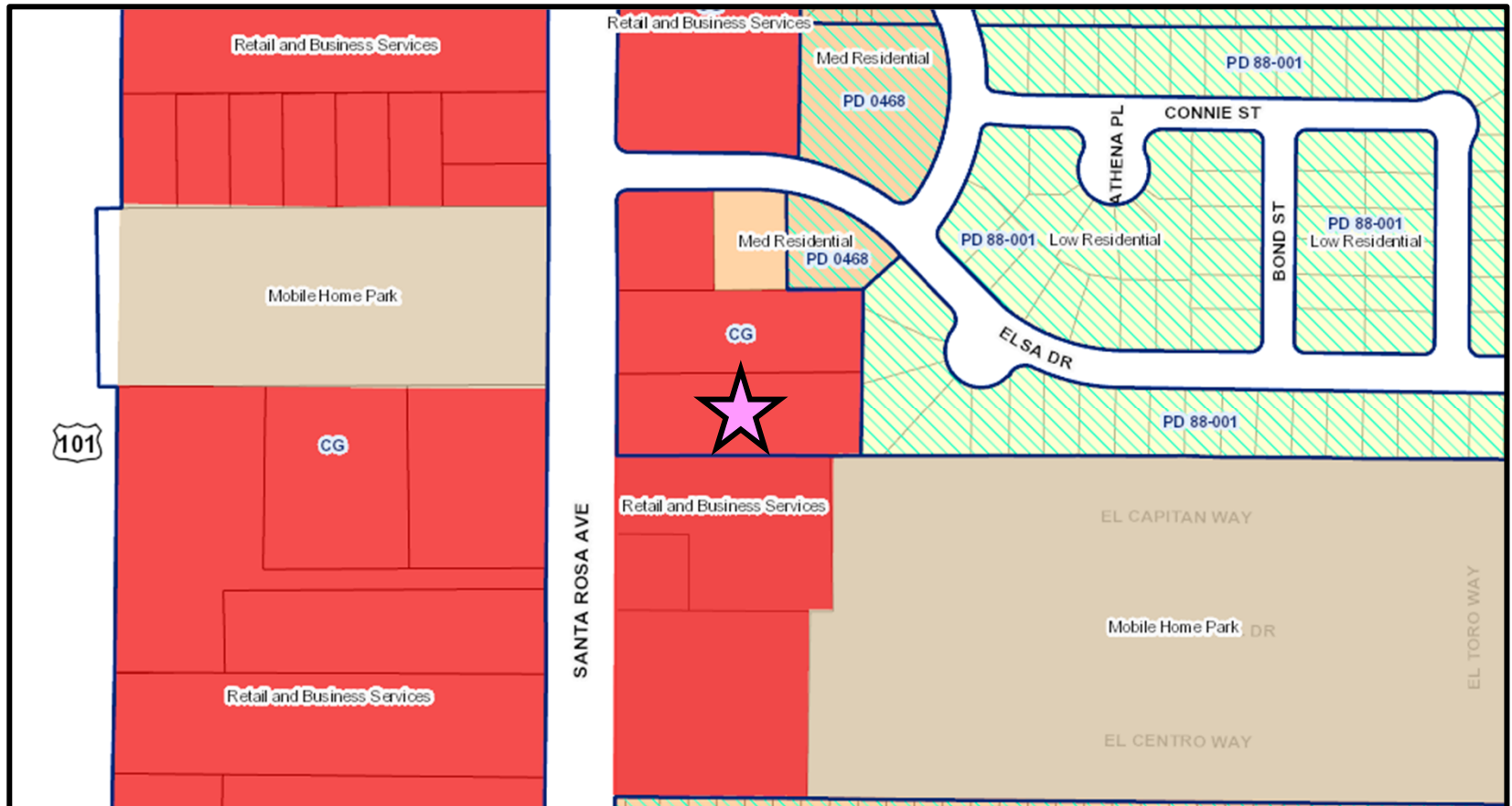


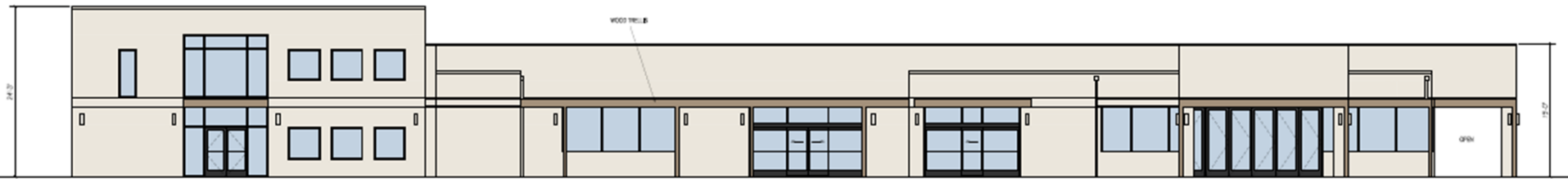
2970 Santa Rosa Ave



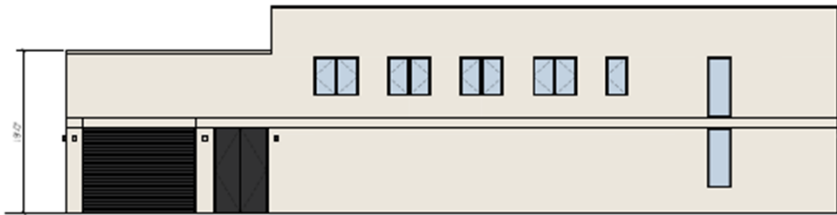
Zoning: CG (General Commercial)

General Plan: Retail and Business Services





NORTH FACADE

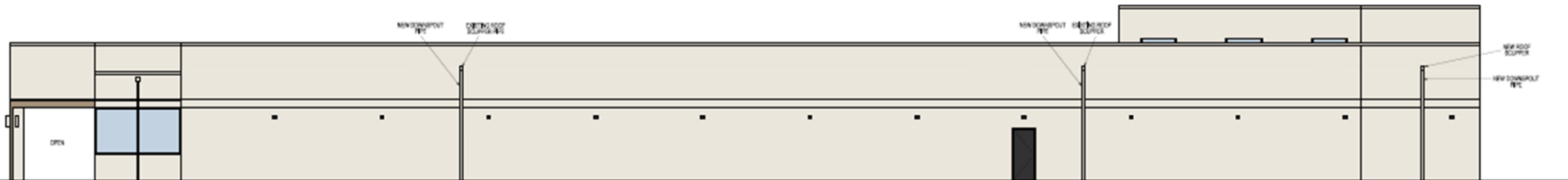


EAST FACADE



MAIL

WEST FACADE



SOUTH FACADE

Existing & Proposed Building



NW Corner

SW Corner

Existing & Proposed Building



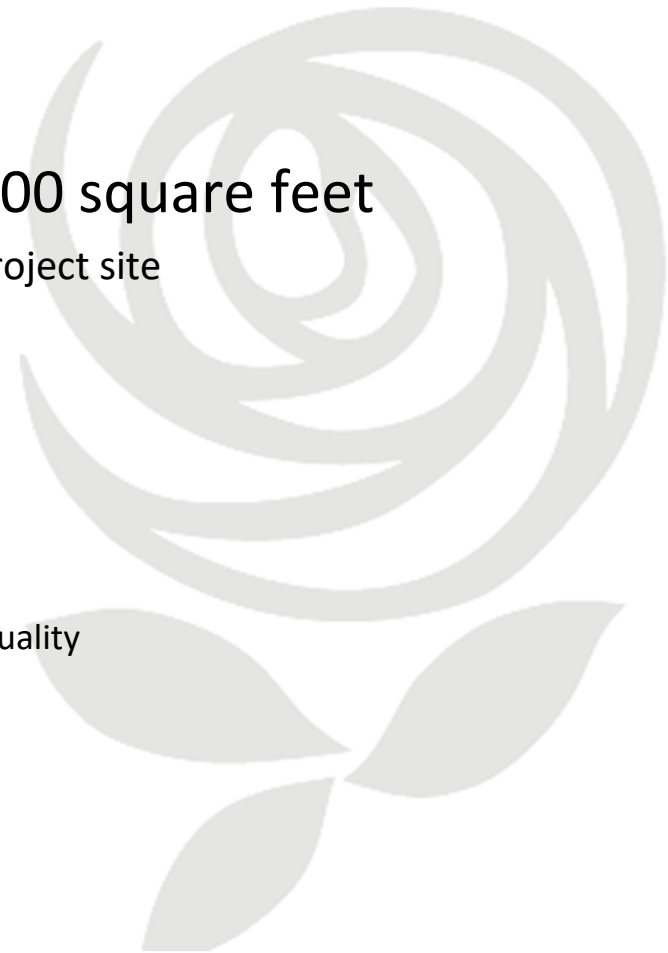
SE Corner



NE Corner

3D Model Images

- **Categorically Exempt**
 - **15301(e) – addition of less than 10,000 square feet**
 - Public services and facilities are available to the project site
 - The site is not environmentally sensitive
 - **15332**
 - Consistent with General Plan
 - Less than 5 acres and surrounded by urban uses
 - No value for endangered, rare or threatened species
 - No significant effects to traffic, noise, air quality, water quality
 - Served by all utilities and public services
 - **15183**
 - Consistent with General Plan and EIR



- There are no unresolved issues as a result of staff review.
- No public comment has been received for this project.
- Staff analysis has concluded findings can be met.
- The applicant has reviewed and accepted the Conditions of approval.

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Design Review to allow the expansion and remodel for Masamigas Mercado at 2970 Santa Rosa Avenue.

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