

# Tipsy Taco Cantina

505 Mendocino Avenue

November 16, 2023

Sachnoor Bisla, City Planner  
Planning and Economic Development

- CE22-0202: loud music and noise heard from the property after hours

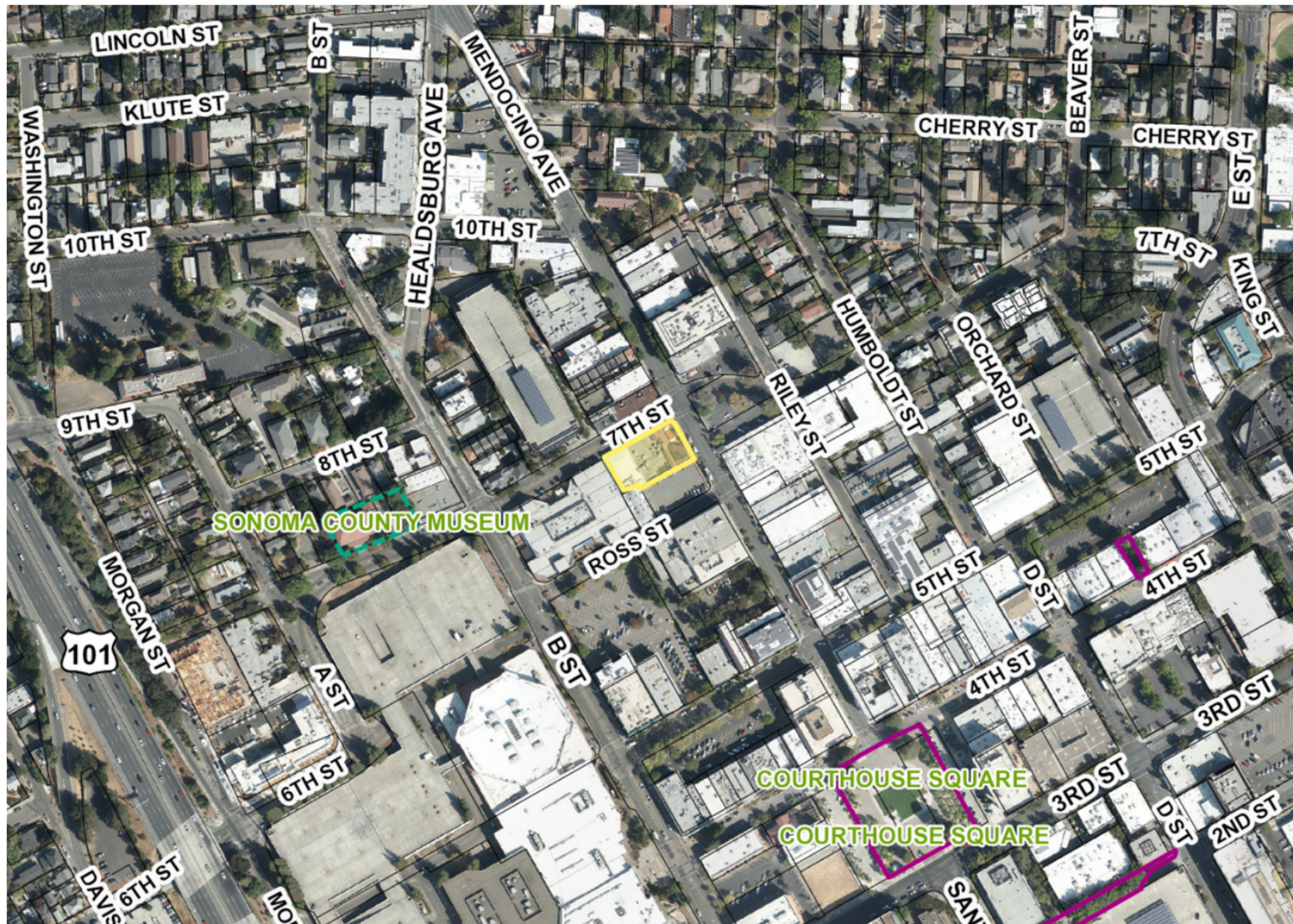
## Minor Conditional Use Permit request for a night club

- Sale of alcoholic beverages for on-site consumption
- DJ/band
- Extended hours Friday – Sunday through 2 a.m.





# Neighborhood Context



# General Plan & Zoning



General Plan: Core Mixed Use

Zoning: CMU (Core Mixed Use)





- One door for entry and exit
- Band/DJ moved to back area indoors
- Sound insulation foam on windows
- Noise levels monitored with decibel reader throughout the night



- Amplified music shall occur only inside the building
- Sound levels shall be monitored every 15 minutes during extended hours. In the event that decibel levels exceed allowable levels as defined in the Santa Rosa Noise Ordinance, City Code Chapter 17-16, music shall be stopped.

## Required Findings

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code.
2. The proposed use is consistent with the General Plan and any applicable specific plan.
3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity.
4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.
5. 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.

# Environmental Review

## California Environmental Quality Act (CEQA)

- Categorically Exempt
  - 15301 – Involves minor modifications to an existing structure
- Statutory Exemption
  - 15182 – consistent with the adopted Downtown Area Specific Plan



- There are no unresolved issues as a result of staff review.
- Staff has received comments from neighbors expressing concerns

## Recommendation

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Conditional Use Permit to allow the operation of a night club at Topsy Taco Cantina, 505 Mendocino Avenue.

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