

CVP 02 - 059



# UNIVERSAL PLANNING APPLICATION

(Form 1 of 5)



Planning Entitlement Applications are filed with the Planning Division at the Planning and Economic Development Department. **Only applications with all required submittal items for each corresponding checklist will be accepted.** Applicants should contact the Planning Division regarding any questions with the checklist requirements prior to submitting an application. Email any questions to the Planning helpline at [planning@srcity.org](mailto:planning@srcity.org), or call 707-543-3200. You may also visit our website at [srcity.org/ped](http://srcity.org/ped) for additional information and forms. **Please review the Planning Review Times and Process document linked here.**

**Project Site Information:**

Project Name: El Milagro Taco Truck  
Zoning: CG  
General Plan Designation: \_\_\_\_\_  
Site Address(es): 1212 Petaluma Hill Rd Santa Rosa CA 9540  
Assessor's Parcel Number(s): 038-161-021  
Total Property size in acres: 0.25

**Applicant Information:**

Contact Name/Organization: Daniel Pedraza  
Mailing Address: 533 Walkham Place  
City: Santa Rosa State: CA Zip: 95407  
Phone: 707-758-5978 Alternate Phone: \_\_\_\_\_  
Email Address: Foodtruckelmilagro@gmail.com

**Application Representative Information (if different from applicant - this will be the primary contact):**

Contact Name/Organization: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

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**Property Owner Information:** \*Property Owner Signature Required Below

Contact Name: Ismael Mondragon  
Mailing Address: 1212 Petaluma Hill Rd  
City: Santa Rosa CA State: CA Zip: 95407  
Phone: 707 478 1786 Alternate Phone: 707 523 0755  
Email Address: adellonism@yahoo.com

**PROPERTY OWNER'S CONSENT** - I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

PROPERTY OWNER'S SIGNATURE [Signature]

- 100A Bellevue Ave  
Santa Rosa CA 95407

**Project Description:**

Please provide a brief description of the proposed project below. A more detailed narrative may be required along with the application materials.

Food truck will be parked in the parking lot of the fire shop selling Mexican food. There will only be one table with chairs for people to use and for people waiting for their orders to be ready. We will be providing our trash cans at the end of the night along with the trailer. We will not have music at any time.

Dos Empleados 10 AM - 6 PM  
2 employees, bathroom will be available inside fire shop

**Please check each relevant application box below:**

- |  |   |
|--|---|
| <input type="checkbox"/> Annexation Rezoning   | <input type="checkbox"/> Public Convenience or Necessity  |
| <input checked="" type="checkbox"/> Conditional Use Permit<br><input checked="" type="checkbox"/> Minor <input type="checkbox"/> Major   | <input type="checkbox"/> Public Information Services<br><input type="checkbox"/> Zoning Verification <input type="checkbox"/> Subdivision Status                                |
| <input type="checkbox"/> Density Bonus   | <input type="checkbox"/> Rezoning <input type="checkbox"/> Map <input type="checkbox"/> Text  |
| <input type="checkbox"/> Design Review<br><input type="checkbox"/> Concept <input type="checkbox"/> Minor <input type="checkbox"/> Reduced Review Authority <input type="checkbox"/> Major | <input type="checkbox"/> Sign<br><input type="checkbox"/> Permit <input type="checkbox"/> Permit - Temporary <input type="checkbox"/> Program <input type="checkbox"/> Variance |
| <input type="checkbox"/> Entitlement Extension   | <input type="checkbox"/> Temporary Use Permit   |
| <input type="checkbox"/> General or Specific Plan Amendment<br><input type="checkbox"/> Text <input type="checkbox"/> Diagram  | <input type="checkbox"/> Tentative Map<br><input type="checkbox"/> Minor <input type="checkbox"/> Major   |
| <input type="checkbox"/> Hillside Development Permit<br><input type="checkbox"/> Minor <input type="checkbox"/> Major  | <input type="checkbox"/> Tree Removal   |
| <input type="checkbox"/> Home Occupation   | <input type="checkbox"/> Utility Certificate  |
| <input type="checkbox"/> Landmark Alteration Permit<br><input type="checkbox"/> Concept <input type="checkbox"/> Minor <input type="checkbox"/> Major                                      | <input type="checkbox"/> Vacation of Easement or Right of Way   |
| <input type="checkbox"/> Landmark Designation  | <input type="checkbox"/> Waiver of Parcel Map   |
| <input type="checkbox"/> Modification of Final Map/Parcel Map  | <input type="checkbox"/> Zoning Clearance   |
| <input type="checkbox"/> Neighborhood Meeting  |   |

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# INDEMNIFICATION AGREEMENT

(Form 2 of 5)



Project Name and Address:

As part of this application, the applicant agrees to defend, indemnify, and hold harmless the City of Santa Rosa, its agents, officers, councilmembers, employees, boards, commissions and Council from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents or negative declaration which relates to the approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision, whether or not there is concurrent, passive or active negligence on the part of the City, its agents, officers, councilmembers, employees, boards, commissions and Council. If for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

The city of Santa Rosa shall have the right to appear and defend its interests in any action through its City Attorney or outside counsel. The applicant shall not be required to reimburse the City for attorney's fees incurred by the City Attorney or the City's outside counsel if the City chooses to appear and defend itself in the litigation.

I have read and agree to all of the above.

Daniel Pedraza

Applicant (print name)

Daniel Pedraza Ferreira

Applicant (sign name)

## ACKNOWLEDGMENT THAT COPYRIGHTED REPORTS UNACCEPTABLE

The applicant acknowledges, understands, and agrees that any soils, seismic hazard, landslide, geologic, natural hazard, or geotechnical report, study, or information submitted to the City by, or on behalf of, the applicant in furtherance of this application submitted by the applicant will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.

I have read and agree to all of the above.

Daniel Pedraza

Applicant (print name)

Daniel Pedraza Ferreira

Applicant (sign name)

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## COPYRIGHT MATERIALS RELEASE

(Form 4 of 5)



Project Name and Address: El Milagra Taco Truck

To the extent that your application submittal packet includes plans or drawings prepared by a licensed, registered or certified professional, as defined pursuant to the California Health and Safety Code Section 19851 or Business and Professions Code Section 5536.25, such as a licensed engineer, architect or other design professional, the City must first obtain the signature release and permission of said professional prior to publication or reproduction of any such plans or drawings. Such drawings and plans may also be protected by copyright laws. The City of Santa Rosa hereby requests permission to reproduce and publish plans and drawings submitted with your application packet for purposes of more effectively and efficiently facilitating the entitlement review process, including making plans and drawings available on the City's website for public review and providing electronic reproductions to the City's review boards. The purpose of this request is limited solely to the purpose of facilitating the timely review of this application, and the plans and drawings will not be utilized by the City for other purposes. To assist the City in this process, please provide below the signatures of all of those who have prepared plans and drawings to be submitted with this application.

Engineer Name: N/A Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
ENGINEER/SURVEYOR'S SIGNATURE \_\_\_\_\_

Architect Name: N/A Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
ARCHITECT/DESIGNER'S SIGNATURE \_\_\_\_\_

Landscape Architect Name: N/A Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
LANDSCAPE ARCHITECT/DESIGNER SIGNATURE \_\_\_\_\_

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## ELECTRONIC/DIGITAL SIGNATURE DISCLOSURE

(Form 5 of 5)



Project Address: 1212 Petaluma Hill Rd

I understand and agree that (i) electronically signing and submitting any document(s) to the City of Santa Rosa legally binds me in the same manner as if I had signed in a non-electronic or non-digital form, and (ii) the electronically stored copy of my signature, any written instruction or authorization and any other document provided to me by the City of Santa Rosa, is considered to be the true, accurate and legally enforceable record in any proceeding to the same extent as if such documents were originally generated and maintained in printed form. I agree not to contest the admissibility or enforceability of the City of Santa Rosa's electronically stored copy of any other documents.

By using the system to electronically sign and submit any document, I agree to the terms and conditions of this Electronic/Digital Signature Disclosure.

Signature: Daniel Pedraza Ferreira Date: 9/15/22

Title: Owner Relationship to Project: Owner

Company/Organization: El Milagro Taco Truck

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## **MINOR AND MAJOR CONDITIONAL USE PERMIT CHECKLIST**

### **Project Information**

Project Name: El Milagro Taco Truck

Site Address: 1212 Petaluma Hill Rd

### **APPLICATION SUBMITTAL REQUIREMENTS**

#### **REQUIRED APPLICATION FORMS:**

- ☐ Universal Application Form
- ☐ Indemnification Form
- ☐ Disclosure Form
- ☐ Copyright Release Form
- ☐ Electronic Signature Disclosure Form
- ☐ Property Owner Consent Form (in lieu of property owner signing Universal Application)
- ☐ Conditional Use Permit Checklist (Page 1 of this Form)

#### **REQUIRED PROJECT INFORMATION:**

Indicate below each of the required documents or plan set components that have been prepared and submitted for this application. **See instructions on the following page for those requirements.**

##### **PROJECT DOCUMENTS:**

- ☐ Conditional Use Permit Project Description
- ☐ Neighborhood Context Map
- ☐ Project Valuation
- ☐ Traffic Analysis as determined by the linked document\*

##### **PROJECT PLAN SET COMPONENTS:**

- ☐ Floor Plan Sheet
- ☐ Site Plan Sheet

\*May be required, see plan sheet requirements and document requirements linked below

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#### **REQUIRED FEES:**

Use the City's online [Fee Schedule](#) to determine your project's required Application Fee(s). A Major Conditional Use Permit also requires payment of a Planning Commission Public Hearing fee.

## INSTRUCTIONS FOR APPLICATION REQUIREMENTS

ALL Required Project Information must comply with the City's Universal Digital File Standards.

**PROJECT DOCUMENTS** – All documents must reflect the document requirements. Use the document requirements to determine if you should include that document.

**PROJECT PLAN SET COMPONENTS** – All plans/sheets must reflect the plan sheet requirements. Use the plan sheet requirements to determine if you should include that plan set component.

## CONDITIONAL USE PERMIT INFORMATION & PROCESS

Major Conditional Use Permits and Minor Conditional Use Permits provide a process for reviewing land use activities that may be desirable in the applicable zoning district, but whose effect on the site and surroundings cannot be determined before being proposed for a particular location. A Major Conditional Use Permit or Minor Conditional Use Permit is required to authorize proposed land uses identified by Division 2 (Zoning Districts and Allowable Land Uses) as being allowable in the applicable zoning district subject to the approval of a Conditional Use Permit or Minor Conditional Use Permit.

The City's Planning Commission may approve, conditionally approve, or deny an application for a **Major Conditional Use Permit** during a public hearing. The Zoning Administrator may approve, conditionally approve, or deny an application for a **Minor Conditional Use Permit** during a public meeting.

The review authority may approve or deny an application for Major Conditional Use Permit or Minor Conditional Use Permit approval. The review authority may approve a Major Conditional Use Permit or Minor Conditional Use Permit only after first finding all of the following:

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; and
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).





# DISCLOSURE FORM

(Form 3 of 5)



Project Title: El Milagro Taco Truck-  
(Include site address)

Please provide the name of each individual, partnership, corporation, LLC, or trust who has an interest in the proposed land use action. Include the names of all applicants, developers, property owners, and each person or entity that holds an option on the property.

Individuals: Identify all individuals

Partnerships: Identify all general and limited partners

Corporations: Identify all shareholders owning 10% or more of the stock and all officers and directors (unless the corporation is listed on any major stock exchange, in which case only the identity of the exchange must be listed.

LLCs: Identify all members, managers, partners, officers and directors.

Trusts: Identify all trustees and beneficiaries.

Option Holders: Identify all holders of options on the real property.

Full Name:	Address:
<u>Daniel Pedraza Ferrera</u>	<u>533 Wickham Pl</u>

In addition, please identify the name of each civil engineer, architect, and consultant for the project.

Full Name:	Address:
<u>Ismael Mondragon</u>	<u>1212 Pe-Jeloma hill Rd</u>

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Additional names and addresses attached: ☐ Yes ☐ No

The above information shall be promptly updated by the applicant to reflect any change that occurs prior to final action.

I certify that the above information is true and correct:

Daniel Pedraza

Applicant

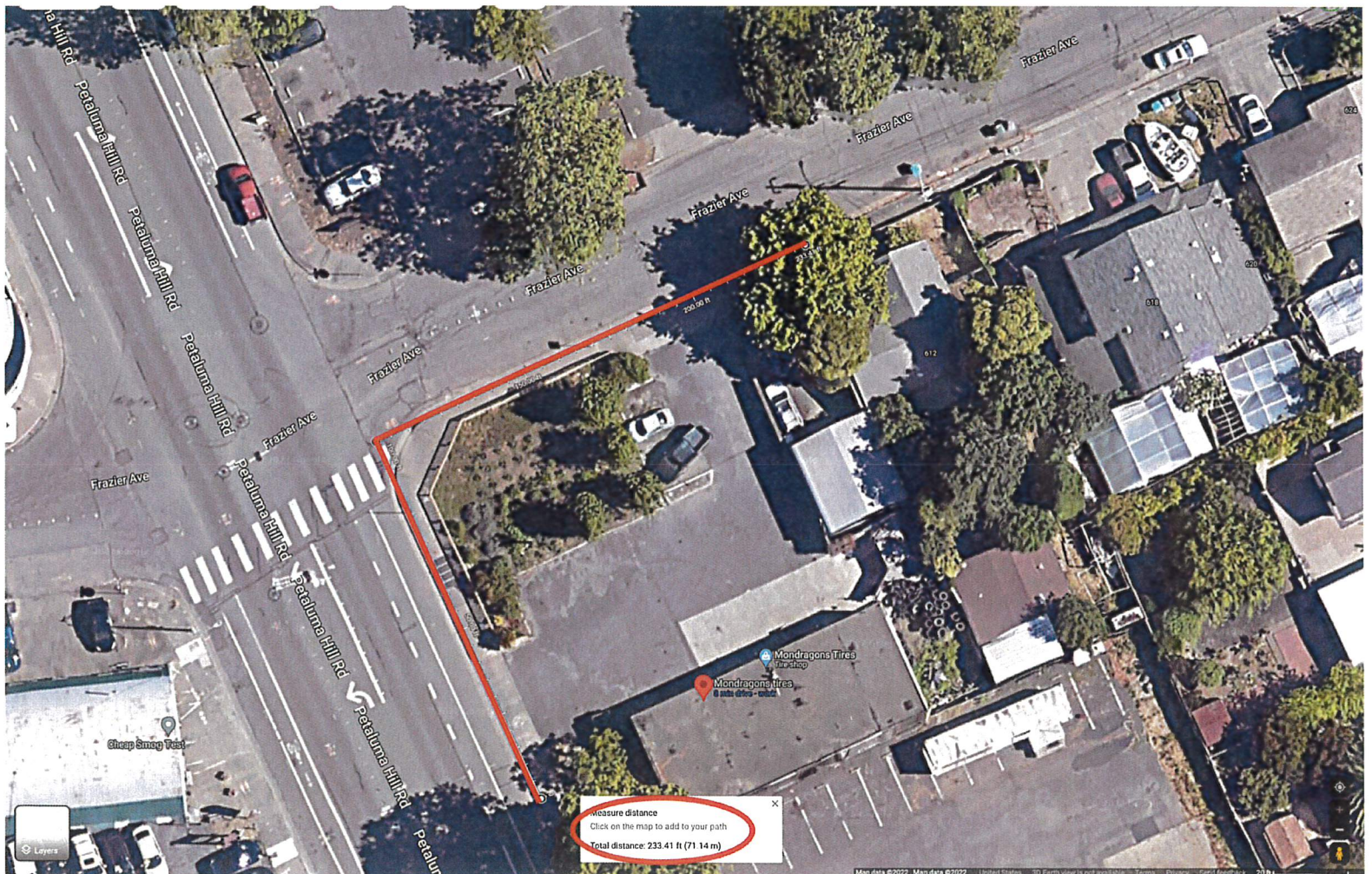
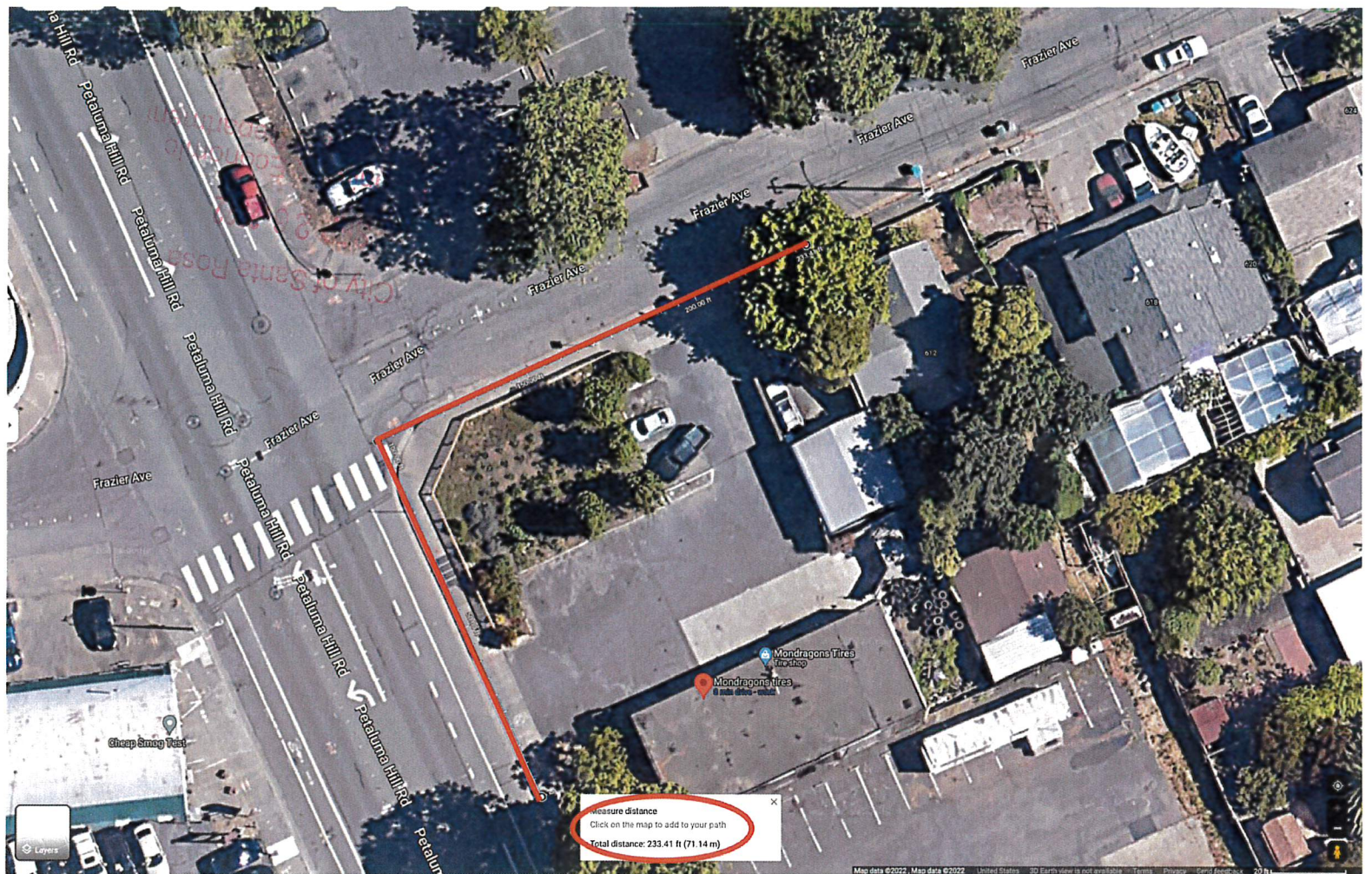
9/15/22

Date



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Frazier Ave

Frazier Ave

Frazier Ave

Frazier Ave

Petaluma Hill Rd

Petaluma Hill Rd

Petaluma Hill

612

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Planning and Development

Mondragons tires  
Tire shop

Mondragons Tires  
Tire shop

1212 Petaluma Hill Rd,  
Santa Rosa, CA 95404  
8 min drive - work



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