



Stantec Architecture Inc.
555 Capitol Mall Suite 650, Sacramento CA 95814-4583

February 26, 2020
File: 2014047031

RECEIVED

By jg16 at 8:48 am, May 18, 2020

Attention: Andrew Trippel
City of Santa Rosa Planning Department
100 Santa Rosa Ave.
Santa Rosa, CA 95404

City of Santa Rosa
Planning & Economic
Development Department

Reference: McDonald's – 50 Mission Circle, Santa Rosa, CA 95405-5303

RECEIVED

Dear Andrew,

The proposed project is to re-image and remodel an existing commercial structure located at 50 Mission Circle in Santa Rosa, California. The renovation will include both exterior and interior work as well as a new signage program.

The McDonald's Corporation is in the process of re-imaging stores in North America. The proposed exterior wall finish will introduce new paint to the cement plaster. Accent colors will highlight the main frontages and create additional depth along the facades, while the signage remains respectful in scale. The gable roof with Spanish tile and existing stucco cornices will remain.

The site work scope is limited and existing directional signage, ground signage and landscaping will remain. Landscape will be refreshed and irrigation repaired due to construction. The lot will be re-stripped to ensure that traffic flow moves smoothly. No new grading is proposed and site drainage will remain.

The McDonalds Corporation is also proposing to convert the existing single lane drive thru to a 'Tandem' layout. This scope will include replacement of outdated menu boards as well as an addition of a second order point within the single lane drive thru. By adding a second order point, it will provide a reduction in wait time, reduces emissions and provide overall customer satisfaction and service. The combination of the additional order point and relocation of the cash window would result in a negligible expansion to the building that does not affect or increase the cook area or the dining area.

Project revisions will also address ADA accessibility compliance to meet current codes for site access, parking, and directional signage. Entry doors, restrooms, and interior pathways will be brought up to accessibility standards as well.

Please feel free to contact us for any additional information regarding this project.

Regards,

Stantec Architecture Inc.

February 26, 2020

Andrew Trippel

Page 2 of 2

Reference: McDonald's – 50 Mission Circle, Santa Rosa, CA 95405-5303

Zorah Mariano

Design Lead

Phone: 707.363.9373

Zorah.Mariano@stantec.com

Attachment: Planning Package

c. C.C.

mz document1

From: [Trippel, Andrew](#)
To: [Mariano, Zorah](#)
Cc: [Chandler, Robert \(Chicago\)](#); wrose@srcity.org
Subject: RE: [EXTERNAL] RE: 50 Mission Circle -
Date: Friday, February 28, 2020 8:09:40 AM
Attachments: [004-1324 Project Description-Tandem DT.pdf](#)
[004-1324 McD Santa Rosa \(Mission\), CA NSN 10068 Legal 2019019-MARK UP TANDEM.pdf](#)

Good morning,

Planning has reviewed the proposed alterations to the McDonald's property located at 200 Mission Circle in Santa Rosa and concluded that the drive through modifications as described (see attachments) would be considered minor modifications to a previously approved project resulting in a negligible expansion of the use. Therefore, no amendment to the previously approved Conditional Use Permit allowing the drive-through is required. Proposed exterior alterations, including the drive through reconfiguration, would require Minor Design Review. Any changes to the project scope may impact this determination.

Please include a copy of this email with attachments as part of your project description so that the planner to whom your project application is assigned is made aware of this determination.

Best Regards,

Andrew

Andrew Trippel | City Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



From: Mariano, Zorah <Zorah.Mariano@stantec.com>
Sent: Wednesday, February 26, 2020 3:45 PM
To: Trippel, Andrew <atrippel@srcity.org>
Cc: Chandler, Robert (Chicago) <Robert.Chandler@stantec.com>
Subject: RE: [EXTERNAL] RE: 50 Mission Circle -

Hi Andrew –

Please find a draft of the write up as we discussed yesterday. It would be great if we can get this through the Minor Standard/Design Review process.

Kind regards,

Zorah Mariano
Design Lead

Direct: 916 669-5928
Mobile: 707 363-9373
Fax: 916 442-3249
Zorah.Mariano@stantec.com

Stantec
555 Capitol Mall Suite 650
Sacramento CA 95814-4583



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From: Trippel, Andrew <atrippel@srcity.org>
Sent: Tuesday, February 25, 2020 2:14 PM
To: Mariano, Zorah <Zorah.Mariano@stantec.com>
Subject: RE: [EXTERNAL] RE: 50 Mission Circle -

Hi Zorah,

The Minor Design Review application is available at
<https://srcity.org/DocumentCenter/View/3090/Design-Review-Application-PDF?bidId=>.

Andrew

Andrew Trippel | City Planner

Planning & Economic Development | 100 Santa Rosa Ave Rm 3 | Santa Rosa, CA 95404
Tel. (707) 543-3223 | Fax (707) 543-3269 | atrippel@srcity.org



From: Mariano, Zorah <Zorah.Mariano@stantec.com>
Sent: Tuesday, February 25, 2020 2:02 PM
To: Trippel, Andrew <atrippel@srcity.org>
Subject: [EXTERNAL] RE: 50 Mission Circle -

Hi Andrew –

Do you want me to call you or will you be calling in to the number.
(916) 330-5000; 288046785#

Zorah Mariano

Design Lead

Direct: 916 669-5928
Mobile: 707 363-9373
Fax: 916 442-3249
Zorah.Mariano@stantec.com

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-----Original Appointment-----

From: Mariano, Zorah

Sent: Monday, February 24, 2020 9:12 AM

To: Mariano, Zorah; Trippel, Andrew

Subject: 50 Mission Circle -

When: Tuesday, February 25, 2020 2:00 PM-2:30 PM (UTC-08:00) Pacific Time (US & Canada).

Where: (916) 330-5000; 288046785#

Hi Andrew – will tomorrow afternoon work for you?

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.,,288046785# ((Conferencing))

English (United States)

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