

RESOLUTION NO. INSERT ZA RESO NO.

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

WHEREAS, on December 8, 2025, an application for a Minor Conditional Use Permit and Minor Design Review was submitted to the Planning and Economic Development Department for the property located at 2700 Santa Rosa Avenue, APN 044-081-022; and

WHEREAS, the Project consists of a request to redevelop an approximately 0.84-acre commercial site containing a vacant office building with a new Mister Car Wash facility, including an approximately 4,700-square-foot carwash building, vehicle queuing and circulation improvements, vacuum spaces and canopies, parking, landscaping, lighting, utility improvements, and associated site improvements; and

WHEREAS, the property is zoned General Commercial (CG) and has a General Plan land use designation of Retail and Business Services; and

WHEREAS, the proposed carwash use is classified as Vehicle Services—Minor Maintenance/Repair, which is allowed in the General Commercial zoning district with approval of a Minor Conditional Use Permit; and

WHEREAS, the Project includes new construction and site improvements requiring Minor Design Review pursuant to Zoning Code Section 20-52.030; and

WHEREAS, the Zoning Administrator has completed review of the Minor Conditional Use Permit and Minor Design Review applications to allow the proposed use and development for the Project described above; and

WHEREAS, the Minor Conditional Use Permit and Minor Design Review approvals are based on the project description and official approved exhibit dated received May 28, 2026; and

WHEREAS, the matter has been properly noticed as required by Zoning Code Sections 20-52.050.E.2.a and 20-52.030.H.2.a, and no request for a public hearing has been received within the required time period; and

WHEREAS, on July 23, 2026, the Zoning Administrator considered the Project at a duly noticed public meeting; and

WHEREAS, the Zoning Administrator has considered the project plans, staff presentation, written comments, conditions of approval, and all other materials in the administrative record;

NOW, THEREFORE, BE IT RESOLVED that in accordance with Sections 20-52.050.F and 20-52.030.I, the Zoning Administrator of the City of Santa Rosa finds and determines that:

MINOR CONDITIONAL USE PERMIT FINDINGS

- A.** The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning Code and City Code, in that the property is zoned General Commercial (CG), which is intended for a range of retail and service land uses that primarily serve residents and businesses throughout the City. The proposed carwash is classified as Vehicle Services—Minor Maintenance/Repair, which is allowed in the CG zoning district with approval of a Minor Conditional Use Permit. The Project has been reviewed for consistency with applicable Zoning Code standards, including Section 20-42.150, and has been conditioned to comply with all applicable Building, Engineering, Fire, Environmental Compliance, Water, Wastewater, and operational requirements.
- B.** The proposed use is consistent with the Santa Rosa General Plan 2050 (General Plan) and any applicable specific plan, in that the property has a General Plan land use designation of Retail and Business Services and is located within an established commercial corridor along Santa Rosa Avenue. The Project would redevelop an underutilized commercial site containing a vacant office building with a new commercial service use serving residents, workers, and visitors. The Project supports General Plan Goal 2-5 by facilitating establishment of a new business and supports Action 2-8.1 by providing an accessible and attractive commercial service for people who live and work in Santa Rosa. No specific plan applies to the Project site.
- C.** The design, location, size, and operating characteristics of the proposed use would be compatible with existing and future land uses in the vicinity, in that the Project would redevelop a commercial site containing a vacant office building within an established commercial area along Santa Rosa Avenue and surrounded primarily by commercial and service uses. The carwash building, vehicle queuing area, parking, vacuum spaces, landscaping, and site circulation have been designed to accommodate the proposed use on-site. The Project includes vehicle stacking and bypass capacity, directional circulation, frontage improvements, and conditions requiring compliance with traffic, access, sight distance, lighting, stormwater, wastewater, and fire requirements to avoid adverse effects on surrounding properties and the public right-of-way.
- D.** The site is physically suited for the type, density, and intensity of the proposed use, including access, utilities, and the absence of physical constraints, in that the Project site is an approximately 0.84-acre developed commercial parcel with frontage on Santa Rosa Avenue and access to existing public utilities. The site plan provides on-site vehicle circulation, queuing, vacuum spaces, parking, pedestrian access, bicycle parking, trash enclosure, landscaping, and utility improvements. The Project has been reviewed by City staff and conditioned to provide necessary public street, driveway, stormwater, water, wastewater, environmental compliance, fire protection, and building improvements prior to operation.

- E. 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, in that the Project is located within a commercial zoning district and would operate as a commercial service use in an established commercial corridor. The Project has been conditioned to comply with applicable federal, state, and local codes; obtain all required building and construction permits; comply with Engineering Development Services conditions; prevent carwash wastewater from entering the storm drain system or Low Impact Development features; connect tunnel wash drains to a sand/oil interceptor; maintain sight distance along Santa Rosa Avenue; and provide required fire protection, stormwater, water, wastewater, and site improvement plans prior to construction and operation.
- F. The Project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The Project is categorically exempt pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, because it involves construction of a new commercial structure of less than 10,000 square feet on a site served by existing utilities and public services, and the Project would not involve the use of significant amounts of hazardous substances. The Project is also exempt from further environmental review pursuant to CEQA Guidelines Section 15183 because the proposed use and development are consistent with the General Plan land use designation and zoning for the site, and there are no project-specific impacts that were not previously analyzed in the General Plan EIR. The Project has been reviewed and conditioned for site access, stormwater, wastewater, water service, fire protection, environmental compliance, and construction-related requirements. No exception to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2 applies.

MINOR DESIGN REVIEW FINDINGS

- A. The design and layout of the proposed development are of superior quality and are consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements, in that the Project would develop a vacant office building with a new carwash building, vehicle circulation improvements, vacuum spaces and canopies, landscaping, pedestrian improvements, bicycle parking, lighting, and associated site improvements. The Project is located within an established commercial corridor and has been reviewed for consistency with the City's Design Guidelines for Retail Centers and Commercial Districts, including guidance related to site planning, pedestrian and vehicular access, commercial building design, durable materials, landscaping, and compatibility with the surrounding commercial setting.
- B. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria, and findings for approval as set forth in the Framework of Design Review, in that the building and site layout respond to the functional needs of a carwash while providing clear on-site vehicle circulation, defined drive aisles, vacuum spaces, pedestrian access, bicycle parking, frontage landscaping, and required site improvements. The Project responds to the established commercial setting along Santa Rosa Avenue through

varied building forms, durable materials, architectural articulation, landscaping, and an integrated circulation plan. The site design provides on-site circulation and queuing to reduce conflicts with the public right-of-way.

- C. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments, in that the Project would redevelop an existing commercial site and has been designed to contain vehicle queuing, circulation, parking, vacuum spaces, and operations on-site. The Project has been conditioned to maintain sight distance, provide appropriate traffic control signage and striping, comply with parking lot and accessible stall requirements, provide site lighting plans, manage stormwater runoff, prevent wash water from entering the storm drain system, and comply with applicable Building, Fire, Engineering, Environmental Compliance, Water, and Wastewater requirements.
- D. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, in that the proposed building uses a contemporary commercial design with varied roof forms, tower elements, storefront glazing, brick veneer, metal wall panels, exterior trim, and a coordinated color and materials palette. The building elevations provide articulation and visual interest on multiple sides of the structure, including the Santa Rosa Avenue-facing elevation, and the Project's commercial scale, materials, and site layout are compatible with the surrounding commercial corridor.
- E. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained, in that the Project includes durable commercial-grade materials, including fiber cement wall panels, metal trim, aluminum storefront systems, brick veneer, concrete masonry, and coordinated exterior colors. The Project includes landscaping, pedestrian connections, bicycle parking, parking lot improvements, site lighting, and conditioned maintenance of stormwater, wastewater, landscaping, and site improvements.
- F. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity, in that the Project has been reviewed by City staff and conditioned to comply with applicable Building, Fire, Engineering, Environmental Compliance, Water, Wastewater, stormwater, lighting, accessibility, and traffic safety requirements. Conditions require building permits, public improvement and encroachment permit review, maintenance of sight distance, accessible pedestrian facilities, stormwater quality treatment, wastewater discharge controls, fire protection, and prevention of wash water discharge to the storm drain system.
- G. The Project has been reviewed in compliance with CEQA, as described in Minor Conditional Use Permit Finding F above.

This approval is granted based on the applicability and validity of the conditions of approval set forth below. If any condition is determined to be invalid, this approval would not have been granted without the imposition of other conditions necessary to achieve the purposes and intent of this approval. The Project shall comply with all conditions of approval and shall be

constructed, operated, and maintained in substantial compliance with the approved project description, plans, and exhibits. Construction and operation shall not commence until all applicable permits have been obtained and all applicable pre-construction or pre-operational conditions have been satisfied. Additional permits and fees may be required. **It is the responsibility of the applicant/property owner to obtain all required permits and demonstrate compliance with the conditions of approval.**

CONDITIONS OF APPROVAL

1. The Project shall be constructed and operated substantially in compliance with the approved plans and materials dated received May 28, 2026, except as modified by these conditions of approval.
2. The applicant/property owner shall obtain all required permits, approvals, and inspections prior to construction and operation, including but not limited to building permits, encroachment permits, environmental compliance approvals, wastewater discharge approvals, fire permits, and any other permits or approvals required by the City or other regulatory agencies.
3. The applicant/property owner shall comply with all applicable federal, state, and local laws, codes, ordinances, regulations, policies, and fees in effect at the time of applicable permit review and approval. Failure to comply may result in issuance of citations, additional enforcement action, or revocation of approval.
4. The applicant/property owner shall comply with the Engineering Development Services Conditions of Approval, Exhibit A, dated June 24, 2026, attached hereto and incorporated herein.
5. No exterior signage is approved with this entitlement. All exterior signage, including wall signs, monument signs, directional signs, and any sign shown on the approved plans or elevations, shall require separate review and approval through the applicable City sign permit process.
6. The carwash use shall be operated so that all vehicle queuing, vacuum activity, parking, loading, and circulation occur on-site and do not obstruct Santa Rosa Avenue, public sidewalks, driveways, drive aisles, parking spaces, or required emergency access.
7. Prior to operation, the applicant/property owner shall install all approved parking, accessible parking, pedestrian access, bicycle parking, directional signage, pavement markings, lighting, landscaping, stormwater, water, wastewater, and fire protection improvements required by the approved plans and conditions of approval.
8. Prior to operation, the applicant/property owner shall demonstrate compliance with all Environmental Compliance requirements for carwash operations, including but not limited to

requirements that wash water shall not enter the storm drain system or Low Impact Development features, tunnel wash drains shall connect to a sand/oil interceptor, sewer drains shall be covered to prevent rainwater from entering the sewer collection system, and all required wastewater discharge approvals shall be obtained.

9. Landscaping shall be installed prior to final inspection and shall be continuously maintained in a healthy and attractive condition. Dead, dying, or missing plant materials shall be replaced as necessary.
10. Any modification to the approved site plan, building elevations, materials, colors, circulation pattern, vacuum layout, driveway design, landscaping, lighting, or operational characteristics shall be reviewed by the Planning and Economic Development Department to determine whether additional planning review or approval is required.

This Minor Conditional Use Permit and Minor Design Review are hereby approved on July 23, 2026. The Minor Conditional Use Permit shall remain valid for the duration of the approved use, provided that the conditions of approval are complied with and the use is commenced within 24 months of the approval date. The Minor Design Review shall expire if the approved work has not commenced within 24 months of the approval date, unless an application for extension is filed and approved before expiration. These approvals are subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
CONOR MCKAY, ZONING ADMINISTRATOR