

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 TWO MOBILE FOOD FACILITIES FOR THE PROPERTY LOCATED AT 1410 SEBASTOPOL ROAD, SANTA ROSA, APN: 125-141-025, FILE NO. PLN26-0090

WHEREAS, a Minor Conditional Use Permit application was submitted to the Planning and Economic Development Department on February 13, 2026; and

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Conditional Use Permit application to allow the proposed use for the project described above; and

WHEREAS, the Minor Conditional Use Permit approval to allow the proposed use is based on the project description and official approved exhibit dated received February 13, 2026; and

WHEREAS, the matter has been properly noticed as required by Section 20-52.050.E.2.a and no request for a public hearing has been received;

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

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. The proposed location is within the General Commercial Zoning Land use designation, and mobile food facilities are a permitted use with an approved minor Conditional Use Permit. The Mobile Food Vending Facilities are within 200 feet of a restroom for the facilities' employees. The proposed project also complies with all the other standards for Mobile Food Facilities set forth in Zoning Code Section 20-42.210 D;
2. The proposed use is consistent with the General Plan and any applicable specific plan. The General Plan land use designation for this property is Retail and Business Services, which is intended for retail and services enterprises, offices, and restaurants. The Mobile Food Facilities offer convenient access to goods in the Roseland area. The proposal is also consistent with the Roseland Specific Plan, for it is allowing mobile food vending on off-street locations along Sebastopol Road;
3. The design, location, size and operating characteristics of the proposed use would be compatible with the existing and future land uses in the vicinity. The Mobile Food Facilities are located on the western portion of the site, away from primary circulation areas, and are designed to operate within an existing developed commercial property. The limited number of vendors and their placement ensure that on-site circulation is maintained and surrounding uses are not adversely affected;

4. The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints. The mobile food facilities occupy a limited portion of the site (approximately six parking spaces) on the western side of the property. The site contains an existing restaurant use and adequate parking pursuant to Table 3-4 of the Zoning Code. The scale and intensity of the use are not expected to adversely affect site circulation or parking availability. There are no other Mobile Food Vendors within 200 feet of the proposed site;
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, as the proposed use is limited in scale, located within an existing commercial corridor, and subject to conditions regulating hours of operation and operational characteristics. These conditions are intended to ensure that the use does not create noise, litter, or other impacts that would affect surrounding properties;
6. The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15304 the project is categorically exempt from CEQA because it involves a temporary use having negligible or no permanent effects on the environment and does not propose any grading nor removal of vegetation.

This approval is granted based on the application of and compliance with all conditions of approval. Each condition is material to this approval, and if any condition is determined to be invalid, this approval shall be reconsidered and modified as necessary to achieve the intended purposes of the approval. Use shall not commence until all applicable conditions of approval have been satisfied. Additional permits and fees may be required. **It is the responsibility of the applicant to obtain all necessary approvals and demonstrate compliance with all applicable requirements.**

Conditions of Approval

1. Obtain building permits for the proposed project.
2. Comply with all conditions as specified by the attached Engineering Conditions of Approval dated April 2, 2026, attached to this resolution as Exhibit A and made a part of herein.
3. No exterior signs are approved with this permit. A separate sign permit is required.
4. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
5. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
6. The mobile food facilities shall operate only between 6:00 a.m. and 10:00 p.m. Monday through Thursday, and 6:00 a.m. to 1:00 a.m. Friday through Saturday, and 6:00 a.m. to 11:00 p.m. on Sundays.

7. Operations shall be conducted in a manner that does not create noise, lighting, or other disturbances to surrounding properties, particularly during early morning and late evening hours.
8. The operator shall provide and maintain adequate trash and recycling receptacles and shall keep the site clean and free of litter and debris at all times.
9. All operations associated with the mobile food facilities shall occur on-site and shall not obstruct pedestrian or vehicular circulation.
10. No amplified music or sound shall be permitted in association with the mobile food facilities.
11. This approval is limited to a maximum of two mobile food facilities on the site.

This Minor Conditional Use Permit is hereby approved on April 23, 2026, for the duration of the use provided the use is established within 24 months of the approval date and remains in compliance with all conditions of approval. This approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
CONOR MCKAY, ZONING ADMINISTRATOR

**DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES**

EXHIBIT "A" 4/2/2026

**Two La Texanita Restaurant Food Trucks 1410 Sebastopol Road
PLN26-0090**

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans dated February 13, 2026:

WATER AND WASTEWATER

1. No permanent improvements shall encroach into any public utility easements.
2. Any public utilities shall be kept accessible for city maintenance access at all times.

FIRE (Mike Johnson dated March 30, 2026)

3. A Limited Term (annual) Propane permit shall be required prior to two days of the beginning of operation.
4. The kitchen fixed fire suppression system shall have its last service/certification within 6-months, and a service tag shall be affixed to the system manual pull handle.
5. If frying is to be performed, a class K fire extinguisher shall be available and serviced within the last year.

04/02/2026

Flannery Banks – EDS Supervising Engineer