

**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 MOBILE FOOD VENDING FACILITY FOR THE PROPERTY LOCATED AT 3230 COFFEY LANE SANTA ROSA, APN: 034-011-076, FILE NO. PLN26-0179**

WHEREAS, a Minor Conditional Use Permit application was submitted to the Planning and Economic Development Department on April 6, 2026; and

WHEREAS, the Project consists of a Minor Conditional Use Permit to allow operation of Sunny Cafe, a mobile food vending facility, on an improved private property at 3230 Coffey Lane. The mobile food vendor would operate Monday through Friday from 10:00 a.m. to 8:00 p.m., with restroom access, parking, and a small customer seating area provided on-site; 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 April 6, 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 property is zoned Light Industrial, which is intended for some light industrial uses, as well as commercial service. The proposed mobile food vending facility has been found in compliance with Zoning Code Section 20-42.210, including requirements for operation on an improved private property, property owner authorization, restroom access, and compliance with applicable operational standards;
2. The proposed use is consistent with the General Plan and any applicable specific plan, in that the project implements the Zoning Code allowance for mobile food vending facilities in nonresidential zoning districts and supports General Plan Goal 2-5, which seeks to create a business-friendly, diverse, and sustainable economy through the attraction of new business and the expansion, retention, and support of existing business. The proposed use supports retention of a local small business and provides a food service amenity within an existing commercial and industrial corridor;
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, in that the mobile food vending facility would be located on an existing paved area of a developed site with an

existing gas station, convenience store, and car wash. The proposed location is on the western side of the parking lot, does not impede on-site traffic circulation, does not remove required parking for the principal use, and is not located within 200 feet of another approved mobile food vending facility;;

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, in that the mobile food vending facility would be located on an existing paved area of a developed site with an existing gas station, convenience store, and carwash. The proposed location of the truck would not remove required parking for the principal use and is conditioned to avoid obstruction of pedestrian or vehicular circulation;
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, in that the proposed use is limited in scale, located within an existing commercial and industrial corridor, and subject to conditions regulating hours of operation, location, noise, litter, waste management, signage, and site circulation. These conditions are intended to ensure that the use does not create noise, litter, circulation, or other operational impacts that would adversely affect surrounding properties;
6. The project has been found in compliance with the California Environmental Quality Act (CEQA). The Project is categorically exempt pursuant to CEQA Guidelines Section 15304(e), which applies to minor temporary uses of land having negligible or no permanent effects on the environment. The Project consists of operation of Sunny Cafe, a mobile food vending facility, on an improved site developed with an existing gas station, convenience store, and car wash at 3230 Coffey Lane. The mobile food vending facility would operate Monday through Friday from 10:00 a.m. to 8:00 p.m., would be located on an existing paved area, and would not involve grading, vegetation removal, or permanent site improvements, and any customer seating would be temporary and limited to the approved on-site seating area. The Project is also categorically exempt pursuant to CEQA Guidelines Section 15311, because the mobile food vending facility would be a minor accessory use located on an existing developed commercial site and would be incidental to the existing on-site commercial uses. The Project would be required to comply with applicable operational standards for mobile food vending facilities, including restroom access, trash/recycling, circulation, noise, and permit requirements. Therefore, the Project would have negligible or no permanent effect on the environment, and none of the exceptions to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply.

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 valid conditions necessary to achieve the purposes and intent of this approval. The Project is subject to compliance with all conditions of approval. Additional permits and fees may be required. **It is the responsibility of the applicant to obtain all required permits and demonstrate compliance with the conditions of approval.**

#### Conditions of Approval

1. Obtain all required City permits, licenses, and approvals prior to operation, including a City business license, Sonoma County Environmental Health permit, and any applicable Building, Fire, or other City approvals.
2. The mobile food vending facility shall operate only in the location shown on the approved plans. Any change to the approved location shall require prior review and approval by the City.
3. Hours of operation shall be limited to Monday through Friday, 10:00 a.m. to 8:00 p.m.
4. The operator shall maintain an agreement for use of permanent, properly operating restroom facilities within 200 feet of the mobile food vending facility location for employees.
5. A valid City business license, Sonoma County Environmental Health permit, and Minor Conditional Use Permit shall be displayed at the mobile food vending facility site at all times while vending.
6. No grading, vegetation removal, permanent outdoor dining area, permanent shade structure, or permanent site improvements are approved with this Minor Conditional Use Permit.
7. No exterior signs are approved with this permit. A separate sign permit is required.
8. There shall be no sales of Tobacco without a valid Tobacco Retail License and authorization from the City of Santa Rosa.
9. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
10. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of applicable permit review and approval.
11. Operations shall be conducted in a manner that does not create noise, lighting, or other disturbances to surrounding properties.
12. The operator shall provide and maintain adequate covered trash, recycling, and compost receptacles immediately adjacent to the vending location for customer use and shall keep the site clean and free of litter and debris at all times.
13. All operations associated with the mobile food facility shall occur on-site and shall not obstruct pedestrian or vehicular circulation.
14. No amplified music or sound shall be permitted in association with the mobile food facility.
15. Outdoor seating shall be limited to the small customer seating area shown on the approved plans. No additional outdoor seating, shade structures, or dining furniture shall be installed without prior review and approval by the City.
16. After the permitted hours of operation, all mobile vending equipment, including the mobile unit and any associated dining furniture, shall be stored off site or within an approved enclosed structure on site, unless otherwise approved by the City. Associated temporary structures and dining furniture are subject to Fire Department review and approval.

This Minor Conditional Use Permit is hereby approved on June 25, 2026. This approval shall automatically expire 24 months from the approval date unless the approval is exercised or an extension of time is approved in compliance with Zoning Code Section 20-54.050. This approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: \_\_\_\_\_  
CONOR MCKAY, ZONING ADMINISTRATOR