City of Santa Rosa

Masamigas Mercado

Minor Design Review (DR24-009)

2970 Santa Rosa Avenue

April 3, 2025

Sachnoor Bisla, City Planner
Planning and Economic Development

Project Description

- 4,380-square foot 2nd story addition
- Exterior remodel
  - New parapets
  - Roman clay exterior finish
  - Updated storefront windows
  - Removal of awnings, replaced with wood trellis
  - New outdoor seating area

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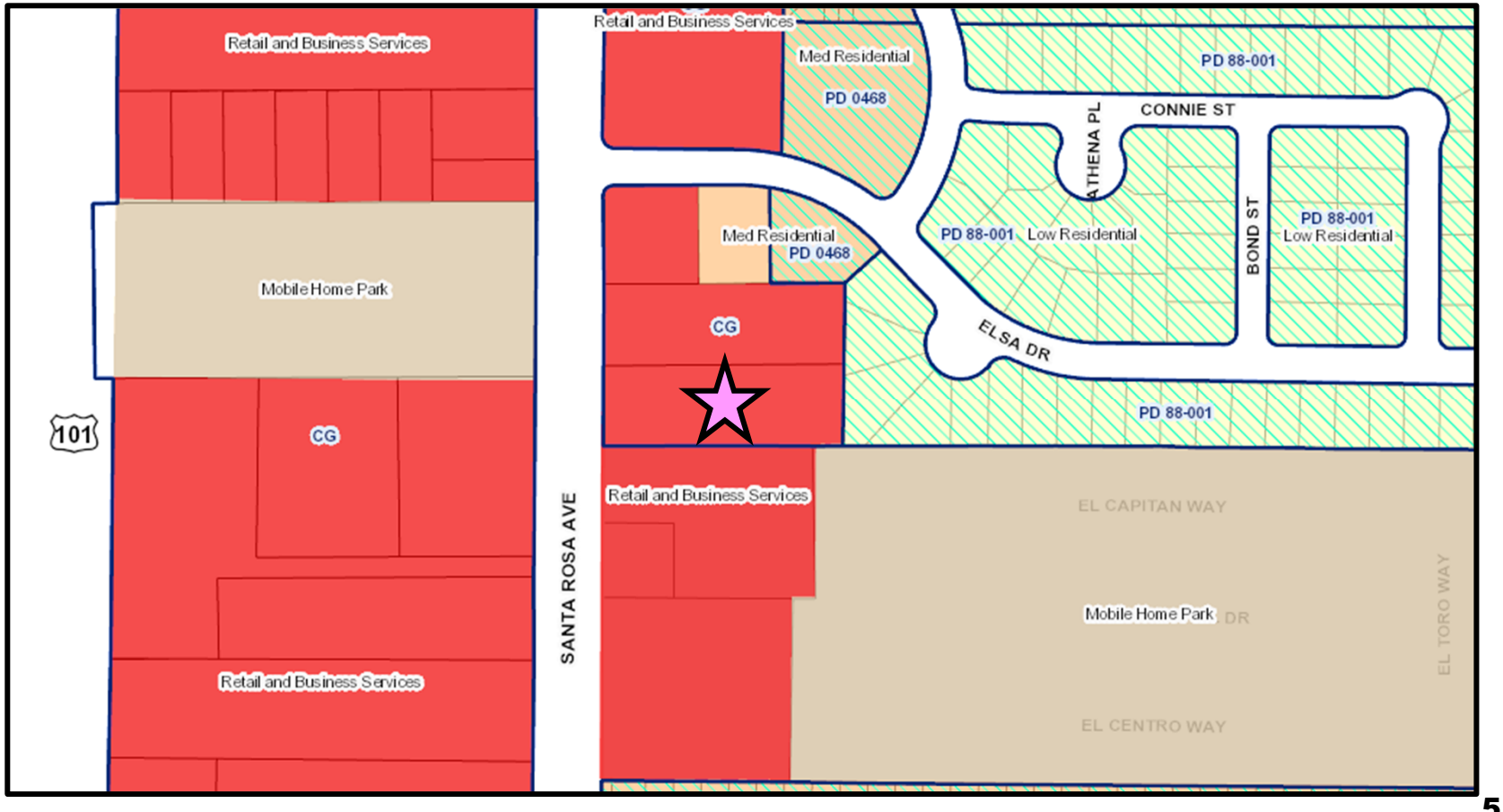
Neighborhood Context Map

2970 Santa Rosa Ave

General Plan & Zoning

Zoning: CG (General Commercial)

General Plan: Retail and Business Services



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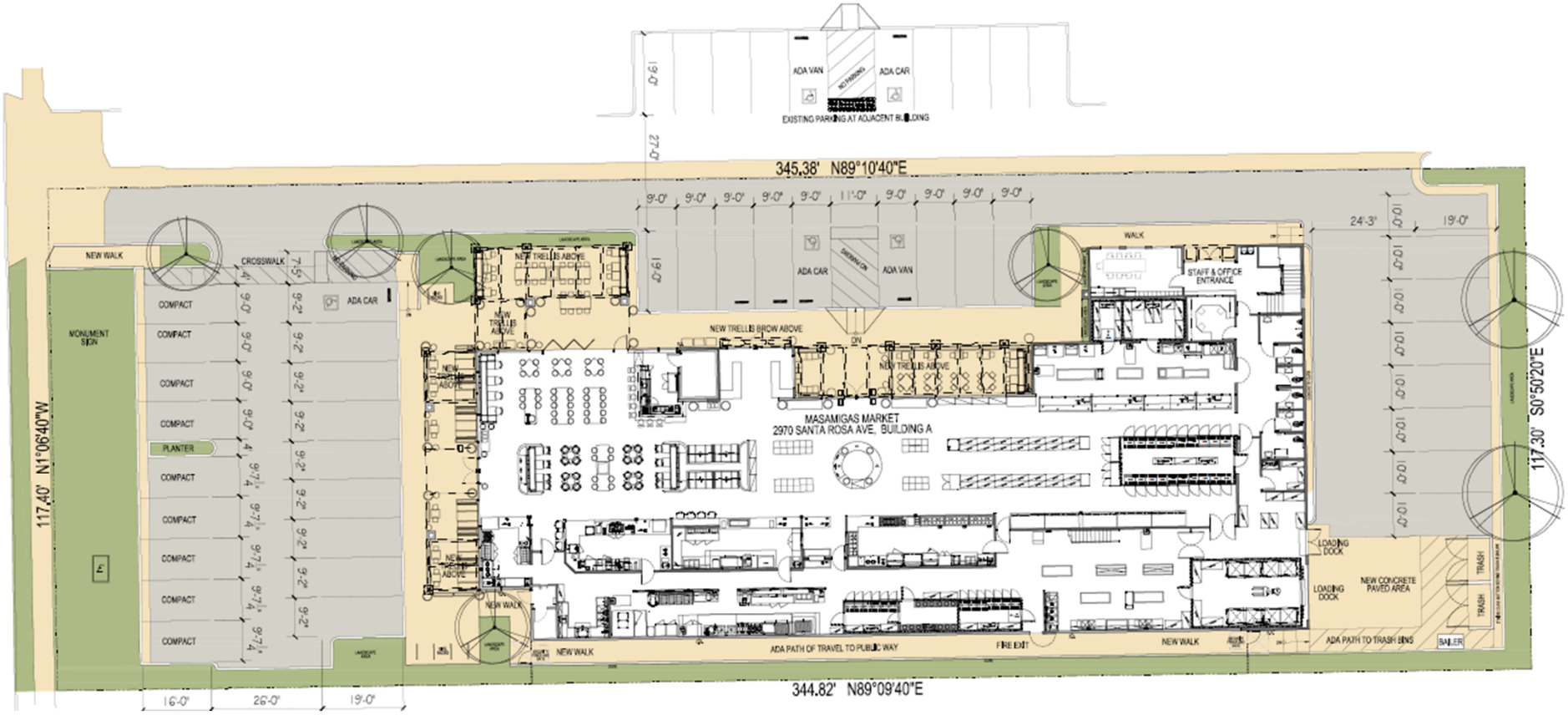
Site Plan



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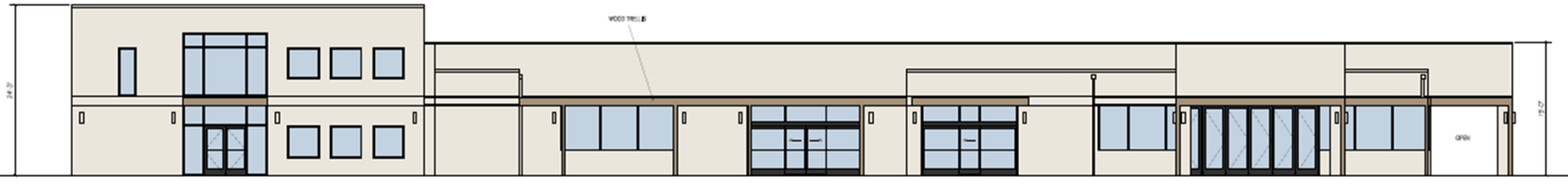
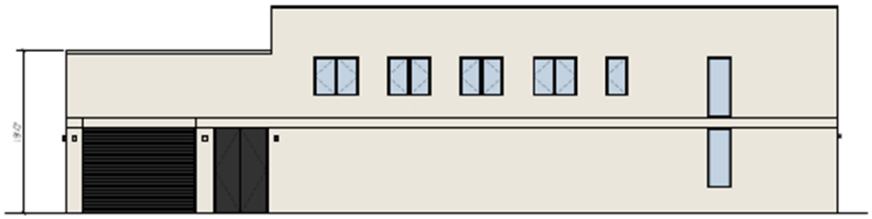
Proposed Elevations

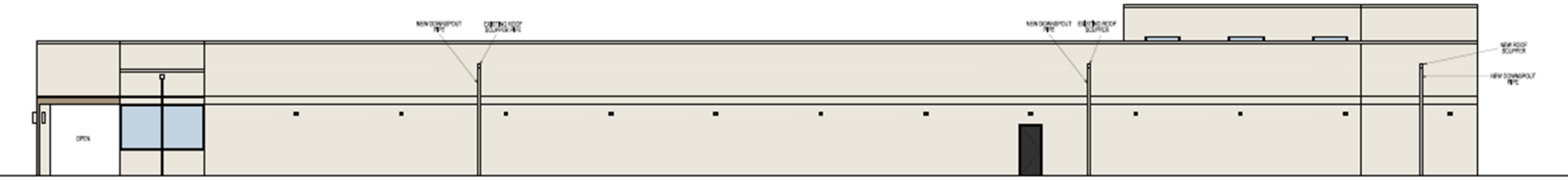


NORTH FACADE



EAST FACADE

WEST FACADE



SOUTH FACADE

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Existing & Proposed Building

NW Corner

SW Corner

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Existing & Proposed Building

SE Corner

NE Corner

3D Model Images

Environmental Review
California Environmental Quality Act (CEQA)

- Categorically Exempt
  - 15301(e) – addition of less than 10,000 square feet
    - Public services and facilities are available to the project site
    - The site is not environmentally sensitive
  - 15332
    - Consistent with General Plan
    - Less than 5 acres and surrounded by urban uses
    - No value for endangered, rare of threatened species
    - No significant effects to traffic, noise, air quality, water quality
    - Served by all utilities and public services
  - 15183
    - Consistent with General Plan and EIR

Issues/Public Comment/Findings

- There are no unresolved issues as a result of staff review.
- No public comment has been received for this project.
- Staff analysis has concluded findings can be met.
- The applicant has reviewed and accepted the Conditions of approval.

Recommendation

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Design Review to allow the expansion and remodel for Masamigas Mercado at 2970 Santa Rosa Avenue.

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