

Mister Car Wash Santa Rosa

Minor Conditional Use Permit and Minor Design Review PLN25-0596

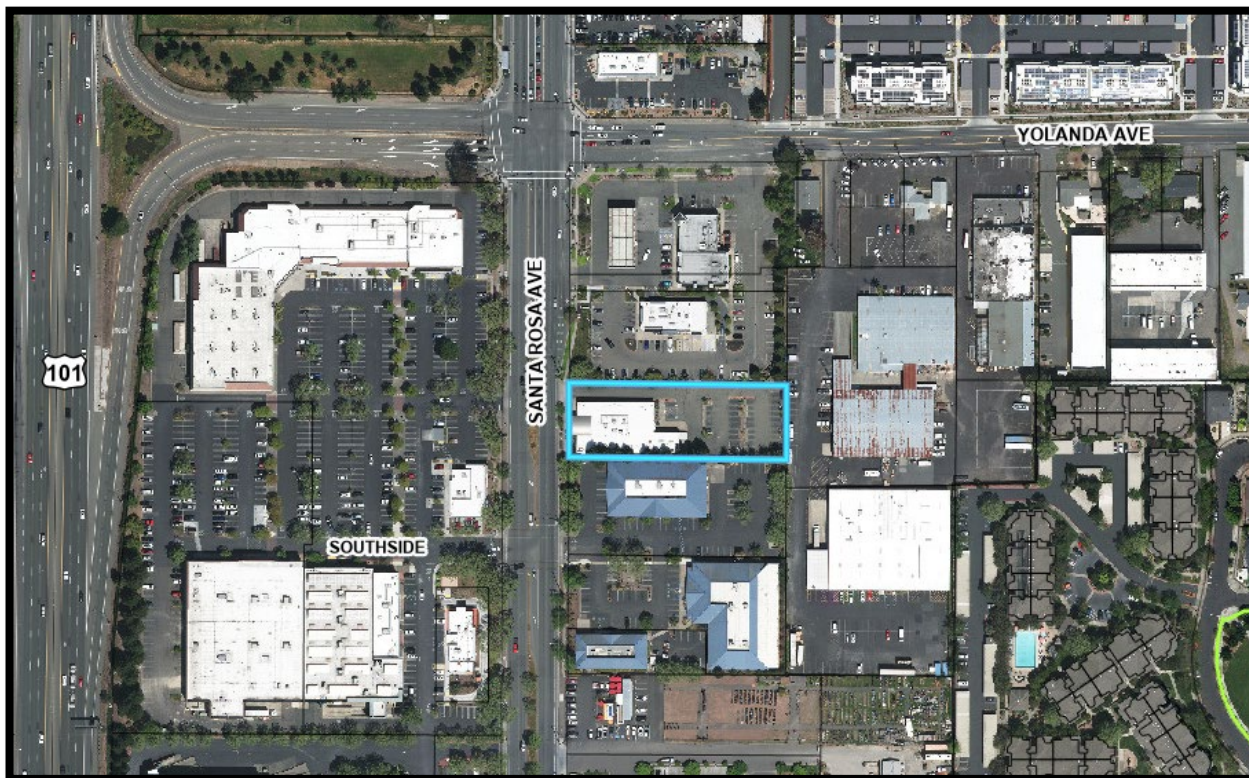
2700 Santa Rosa Ave

July 23, 2026

Jandon Briscoe, City Planner
Planning and Economic Development

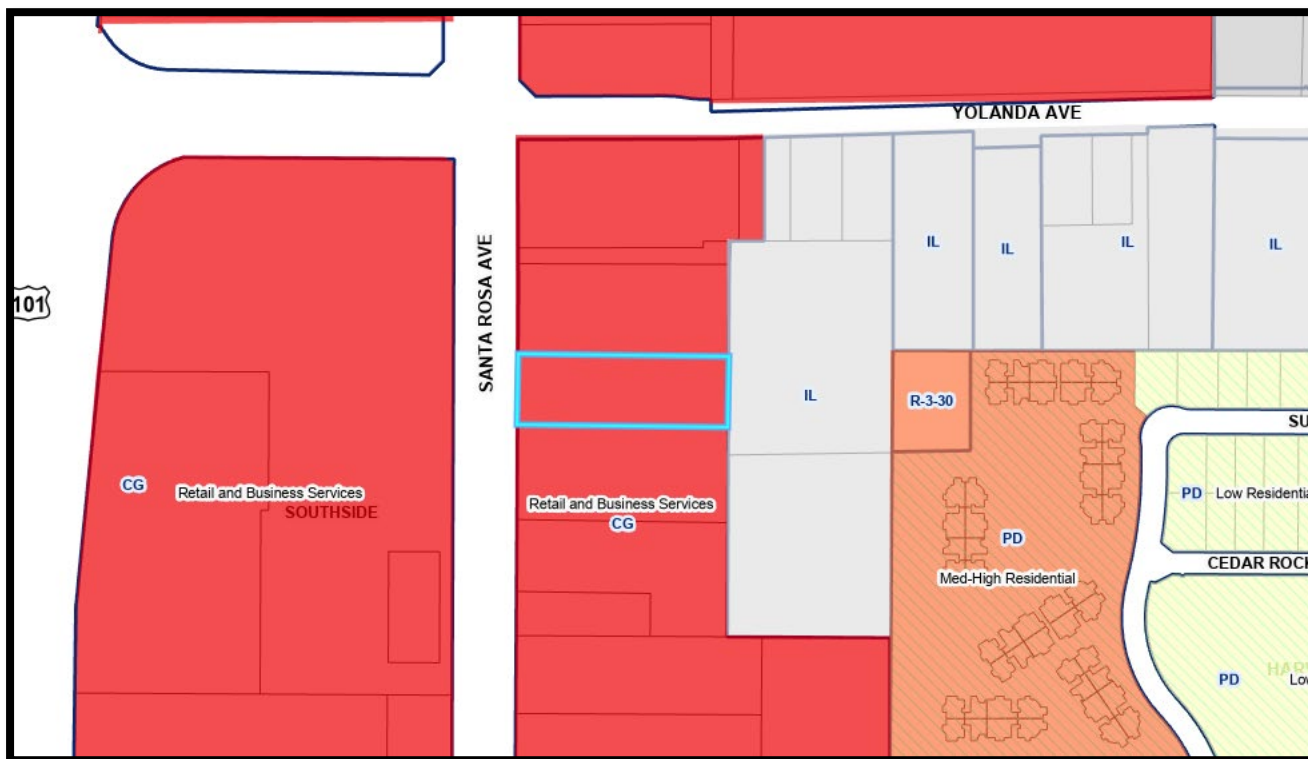
- The applicant proposes to develop a new carwash facility on an approximately 0.84-acre commercial site containing a vacant office building.
- The project includes a new carwash building, vehicle queuing and circulation improvements, vacuum spaces and canopies, parking, landscaping, lighting, utility improvements, and associated site improvements.

Neighborhood Context



Zoning: General Commercial

General Plan: Retail and
Business Services





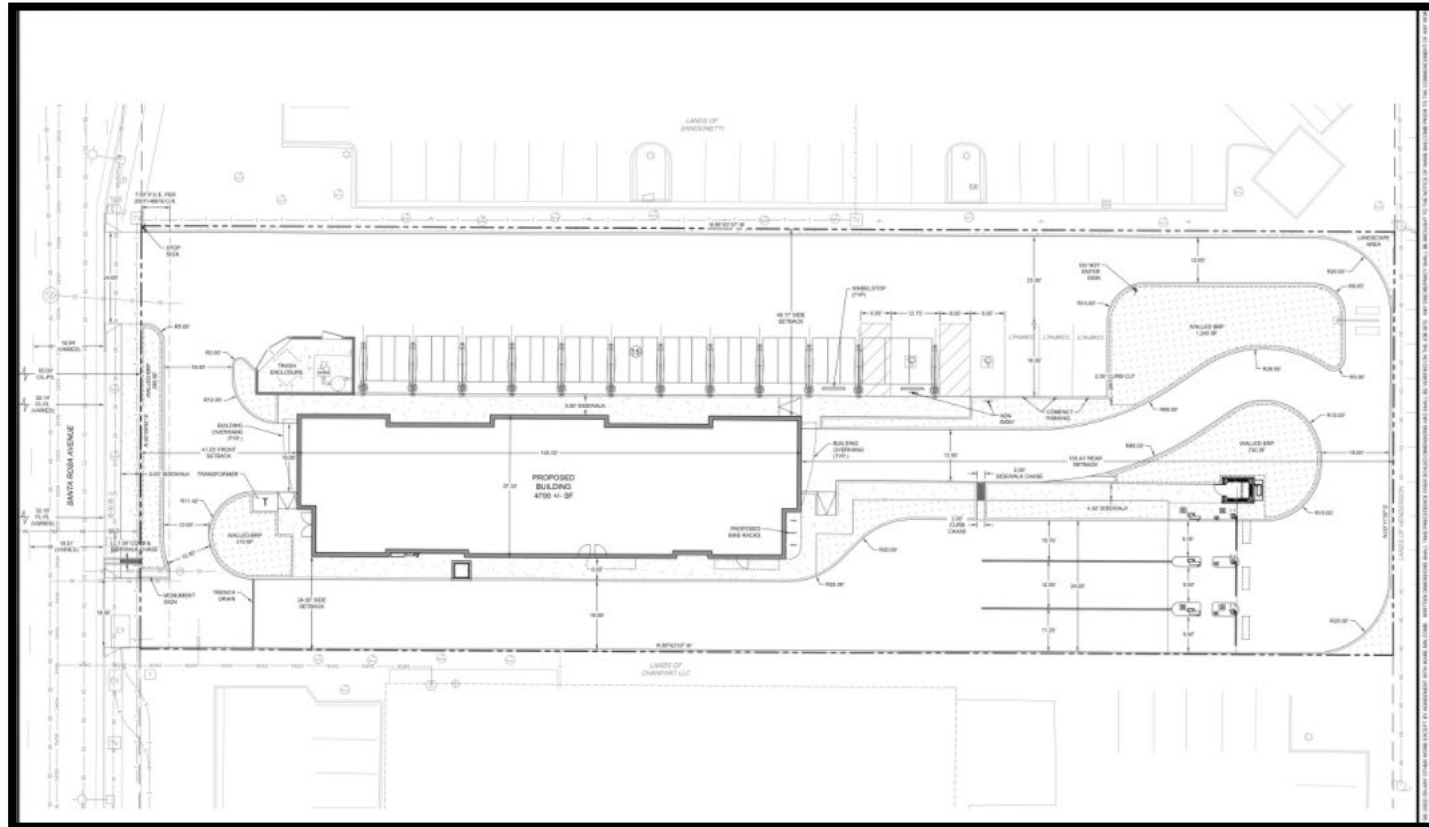
Streetscape Renderings



Rear View



View from Santa Rosa Avenue



Environmental Review

California Environmental Quality Act (CEQA)

- Exempt from Further Environmental Review
 - CEQA Guidelines Section 15183
- Categorically Exempt
 - CEQA Guidelines Section 15303 — New Construction or Conversion of Small Structures
- No exception to the use of categorical exemptions applies.

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

The Planning and Economic Development Department recommends that the Zoning Administrator approve a resolution for a Minor Conditional Use Permit and Minor Design Review to allow development of a new carwash facility at 2700 Santa Rosa Avenue.

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