



2550 Ventura Avenue
Santa Rosa, CA 95403

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Director

Michelle Arellano
Administration

Nathan Quarles
Engineering and Construction

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Planning

Steve Mosiurchak
Fire Marshal

September 21, 2026

To: Interested Agencies

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: ADR26-0055
Applicant Name: Charles Beavers
Owner Name: Vince Sigal Electric, Inc.
Site Address: 1911 Airport Blvd, Santa Rosa
APN: 059-340-049
Zoning: MP 1 AC AVG, VOH

Project Description: Admin design review for a new one-story, 6,767 square-foot addition to an existing two-story office building, plus provisions for accessible parking on a 2.6-acre parcel.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include a combination of any or all of the following details:

- (1) Statement of any environmental concerns or uncertainties your agency may have with the project.
- (2) Comments you wish to make regarding the merits of the project.
- (3) Identification of any missing information or application submittals that will preclude you from providing conditions and mitigations for this project in the future.
- (4) Your proposed conditions of approval and/or mitigations for this project.

After reviewing this application, please respond to the planner with your *marked* response below:

- ☐ Conditions will be provided and no further information is necessary.
- ☐ Conditions will be provided and additional information is necessary.
- ☐ Comments and/or concerns.
- ☐ No comments or conditions.

Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by October 5, 2026, and should be sent to the attention of:

ADR26-0055, Derik Michaelson (Derik.Michaelson@sonomacounty.gov). The Project Planner can also be reached at (707) 565-3095. **If no response is received by October 5, 2026, it will be assumed that no comments or conditions will be provided.**

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- | | |
|--|---|
| ☒ Sanitation | ☒ Local Fire District – Sonoma County FD |
| ☒ Building Inspection | ☒ Recology Sonoma Marin (Disposal) |
| ☒ Fire Prevention | ☒ Regional Water QCB: North Coast |
| ☒ Health Specialist | ☒ Sonoma MOAG |
| ☒ Management Group | ☒ Milo Baker Chapter Conservation Committee |
| ☒ Natural Resources | |
| ☒ SUSMP | |
| ☒ ALUC/CLUP | |
| ☒ Dist. 4 Director and Commissioners | |
| ☒ Regional Parks Dept | |
| ☒ Trans Authority/RCPA | |
| ☒ Transit/BPAC | |

Planning Application

PJR-001

☐ I am a resident of Sonoma County. ☐ I am a resident of another county. ☐ I am a resident of another state. ☐ I am a resident of another country. ☐ I am a resident of another jurisdiction.	☒ I am a resident of Sonoma County. ☐ I am a resident of another county. ☐ I am a resident of another state. ☐ I am a resident of another country. ☐ I am a resident of another jurisdiction.	☐ I am a resident of Sonoma County. ☐ I am a resident of another county. ☐ I am a resident of another state. ☐ I am a resident of another country. ☐ I am a resident of another jurisdiction.
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By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet for public information purposes, including my contact information.

PRINT CLEARLY					
APPLICANT			OWNER (IF OTHER THAN APPLICANT)		
Name Charles Beavers			Name Vince Sigal		
Address 523 Hawk Dr			Address 1911 Airport Blvd		
City Petaluma	State CA	Zip 94954	City Santa Rosa	State CA	Zip 95403
Phone 415-860-5043	Email charles.beavers@brokawdesign.com		Phone 707-526-6403	Email vince@vselectric.com	
Signature CHARLES BEAVERS		Date 6/19/25	Signature Vince Sigal		Date 07/10/26
Billing Responsible Party (At-Cost Only) ☐ Applicant ☒ Owner ☐ Other:					
OTHER PERSONS TO RECEIVE CORRESPONDENCE					
Name			Name		
Address			Address		
City	State	Zip	City	State	Zip
Phone	Email		Phone	Email	
PROJECT INFORMATION					
Address 1911 Airport Blvd				City Santa Rosa	
Phone 059-340-049					
Project Description <u>New one-story addition to existing building, plus addition of accessible parking.</u>					
Area 2.65			Other None		
☒ Critical Habitat ☐ Urban Service ☐ NPDES ☐ Williamson Act			☒ Groundwater ☐ Availability ☐ Subject to CEQA		

TO BE COMPLETED BY PRMD STAFF			
Critical Habitat	Urban Service	Groundwater	1 / 2
NPDES	Williamson Act	Availability	3 / 4
Specific/Area Plan		Subject to	EX
Parcel Policy		CEQA	YES

Proposal Statement
Shop Building Addition
Vince Sigal Electric, Inc.
Parcel Number: 059-340-049

The building houses Vince Sigal Electric, Inc., an electrical contractor. The existing building is two stories with the first floor primarily shop space and the second-floor offices. The area of the existing building:

Existing Building:

First Floor:	21,843	SF
Second Floor:	4,535	SF
Total Existing:	26,378	SF

New Addition:

First Floor:	6,767	SF
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Total:	33,145	SF
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The addition adds 6,696 square feet of shop space to the building all on the first floor. The shop addition will be used for electrical equipment storage and open shop space.

This will increase the lot coverage from 18.9 percent to 24.7 percent.

The height of the existing building is 28 feet; the height of the new addition is 25 feet.

The building operates roughly from 6:00 am to 5:00 pm. There are 18 employees currently in the building and that will not change as a result of this addition.

The shop addition will utilize existing utility services.

Construction will take place on an existing level area. The extent of grading will be minor.

Construction of the addition will consist of slab-on-grade floors, steel framing with wood infill framing, and plywood shear walls. The exterior finish will be stucco to match the existing concrete tilt-up construction.

Proposal Statement
Shop Building Addition

Existing Site Photos



1.



2.



Proposal Statement
Shop Building Addition

3.



4.



5.



6.



Proposal Statement
Shop Building Addition

Renderings



A wide-angle photograph of a modern, single-story commercial building. The building features a clean, white facade with horizontal lines. The central entrance is highlighted by a large glass door and windows. To the right, there is another set of glass windows. The building is surrounded by a dark asphalt parking lot with white parking lines. In front of the building, there is a landscaped area with green grass, small shrubs, and some trees. The sky is clear and blue.

**1911 AIRPORT BLVD
SANTA ROSA, CA 95403**

DESIGN REVIEW

[illegible]

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PROJECT TEAM

OWNER:
VINCE SIGAL
VINCE SIGAL ELECTRIC, INC.
1911 AIRPORT BLVD
SANTA ROSA, CA 95403
(707) 526-6403
VINCE@VSELECTRIC.COM

ARCHITECT:
CHARLES L. BEAVERS, AIA
BROKAW DESIGN
P.O. BOX 3103
ROHNERT PARK, CA 94927
(415) 860-5043
CHARLES.BEAVERS@BROKAWDESIGN.COM

CIVIL ENGINEER:
DAMON MORELLI, PE
EBA ENGINEERING
825 SONOMA AVE, SUITE C
SANTA ROSA, CA 95404
(707) 544-0784
DMORELLI@EBAGROUP.COM

STRUCTURAL ENGINEER:
SANDY FONG
ISE STRUCTURAL ENGINEERS
29970 TECHNOLOGY DRIVE
SUITE 108
MURRIETA, CA 92563
(951) 397-2552
SANDY@ISEENGINEERS.COM

ELECTRICAL ENGINEER:
COURTNEY CHUENYANE
BROKAW DESIGN
P.O. BOX 3103
ROHNERT PARK, CA 94927
(707) 799-6822
COURTNEY.CHUENYANE@BROKAWDESIGN.COM

MECHANICAL ENGINEER:
BRAD MANNING
TEP ENGINEERING, INC.
880 SECOND STREET
SANTA ROSA, CA 95404
(707) 538-0400
BRAD@TEP.NET

ENERGY & CALGREEN CONSULTING:
EMILIE MEISINGER
SOLDATA ENERGY CONSULTING, INC.
P.O. BOX 8579
SANTA ROSA, CA 95407
(707) 978-4867
EMILIE@SOLDATA.COM

APPLICABLE CODES

- 2025 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2 (CBC)
- 2025 CALIFORNIA ELECTRICAL CODE (CEC)
- 2025 CALIFORNIA PLUMBING CODE (CPC)
- 2025 CALIFORNIA MECHANICAL CODE (CMC)
- 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
- 2025 CALIFORNIA ENERGY CODE SUPPLEMENT (CenC)
- 2025 CALIFORNIA FIRE CODE (CFC)

GENERAL NOTES

1. NEW CONSTRUCTION, IF SPECIFICALLY NOTED IN THE ARCHITECTURAL DRAWINGS, SHALL EITHER BE UNPREFIXED OR PREFIXED BY "NEW" OR "IN".
2. EXISTING CONSTRUCTION, IF SPECIFICALLY NOTED IN THE ARCHITECTURAL DRAWINGS, SHALL ALWAYS BE PREFIXED BY "EXIST" OR "EJ".
3. CONTRACTOR TO VERIFY ALL CONDITIONS AND MEASUREMENTS OF AS-BUILT CONSTRUCTION AFFECTING PROPOSED WORK. ANY/ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.
4. INFORMATION ON EXISTING CONDITIONS WAS OBTAINED FROM DRAWINGS PROVIDED BY THE OWNER AND FROM VERY LIMITED OBSERVATIONS. THE ARCHITECT ASSUMES THESE SOURCES TO BE RELIABLE AND OBSERVED CONDITIONS ARE ASSUMED TO BE REPRESENTATIVE. HOWEVER, ACTUAL CONDITIONS MAY VARY. THE CONTRACTOR SHALL EXERCISE DUE DILIGENCE IN VERIFYING ACTUAL CONDITIONS.
5. THIS PROJECT INVOLVES REMOVAL OF PORTIONS OF EXISTING BUILDING SYSTEMS AND THEIR RECONSTRUCTION TO SUIT THE PROPOSED DESIGN. THESE DOCUMENTS INDICATE REQUIREMENTS FOR THE PRIMARY INTERFACE BETWEEN EXISTING AND CONSTRUCTION. HOWEVER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND ESTABLISH ALL OTHER INTERFACE CONDITIONS WHICH MAY BE REQUIRED AND DEEMED MOST SUITABLE TO SUIT THE PROPOSED DESIGN.

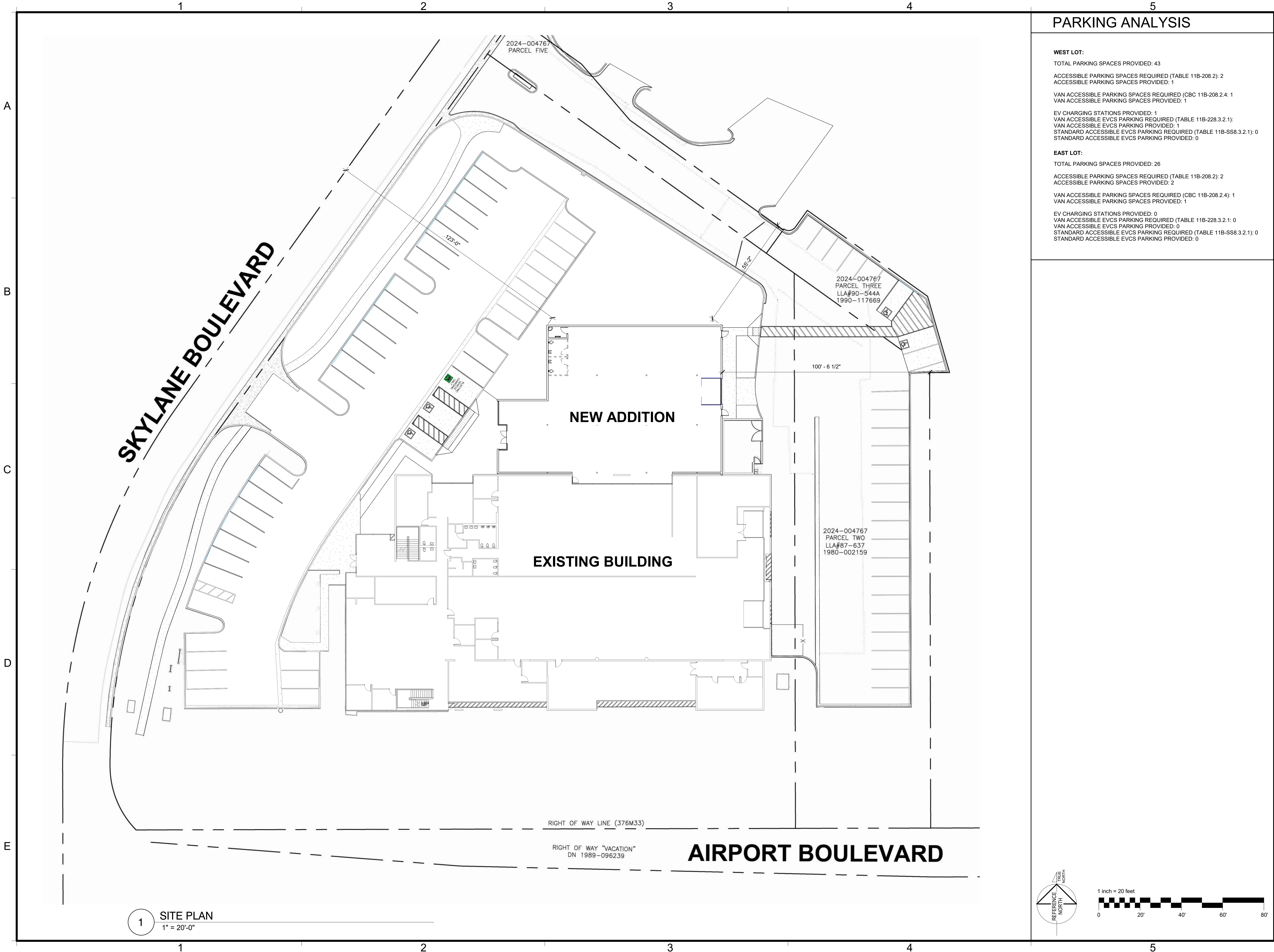
DRAWING INDEX

A001	COVER
A101	SITE PLAN
A201	OVERALL FIRST FLOOR PLAN
A202	FLOOR PLAN - NEW ADDITION
A241	ROOF PLAN
A301	EXTERIOR ELEVATIONS
A401	BUILDING SECTIONS
E104	SITE LIGHTING

1	2	3	4	5	6	7	8	9	10	11

[illegible]



1 SITE PLAN
1" = 20'-0"

PARKING ANALYSIS

WEST LOT:
TOTAL PARKING SPACES PROVIDED: 43
ACCESSIBLE PARKING SPACES REQUIRED (TABLE 11B-208.2): 2
ACCESSIBLE PARKING SPACES PROVIDED: 1
VAN ACCESSIBLE PARKING SPACES REQUIRED (CBC 11B-208.2.4): 1
VAN ACCESSIBLE PARKING SPACES PROVIDED: 1
EV CHARGING STATIONS PROVIDED: 1
VAN ACCESSIBLE EVCS PARKING REQUIRED (TABLE 11B-228.3.2.1): 1
VAN ACCESSIBLE EVCS PARKING PROVIDED: 1
STANDARD ACCESSIBLE EVCS PARKING REQUIRED (TABLE 11B-SS8.3.2.1): 0
STANDARD ACCESSIBLE EVCS PARKING PROVIDED: 0

EAST LOT:
TOTAL PARKING SPACES PROVIDED: 26
ACCESSIBLE PARKING SPACES REQUIRED (TABLE 11B-208.2): 2
ACCESSIBLE PARKING SPACES PROVIDED: 2
VAN ACCESSIBLE PARKING SPACES REQUIRED (CBC 11B-208.2.4): 1
VAN ACCESSIBLE PARKING SPACES PROVIDED: 1
EV CHARGING STATIONS PROVIDED: 0
VAN ACCESSIBLE EVCS PARKING REQUIRED (TABLE 11B-228.3.2.1): 0
VAN ACCESSIBLE EVCS PARKING PROVIDED: 0
STANDARD ACCESSIBLE EVCS PARKING REQUIRED (TABLE 11B-SS8.3.2.1): 0
STANDARD ACCESSIBLE EVCS PARKING PROVIDED: 0

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

SEAL:

CONSULTANT:

BrokawDesign
P.O. BOX 3103
ROHNERT PARK, CA 94927
WWW.BROKAWDESIGN.COM

PROJECT:
SHOP BUILDING ADDITION

1911 AIRPORT BLVD
SANTA ROSA, CA
95403

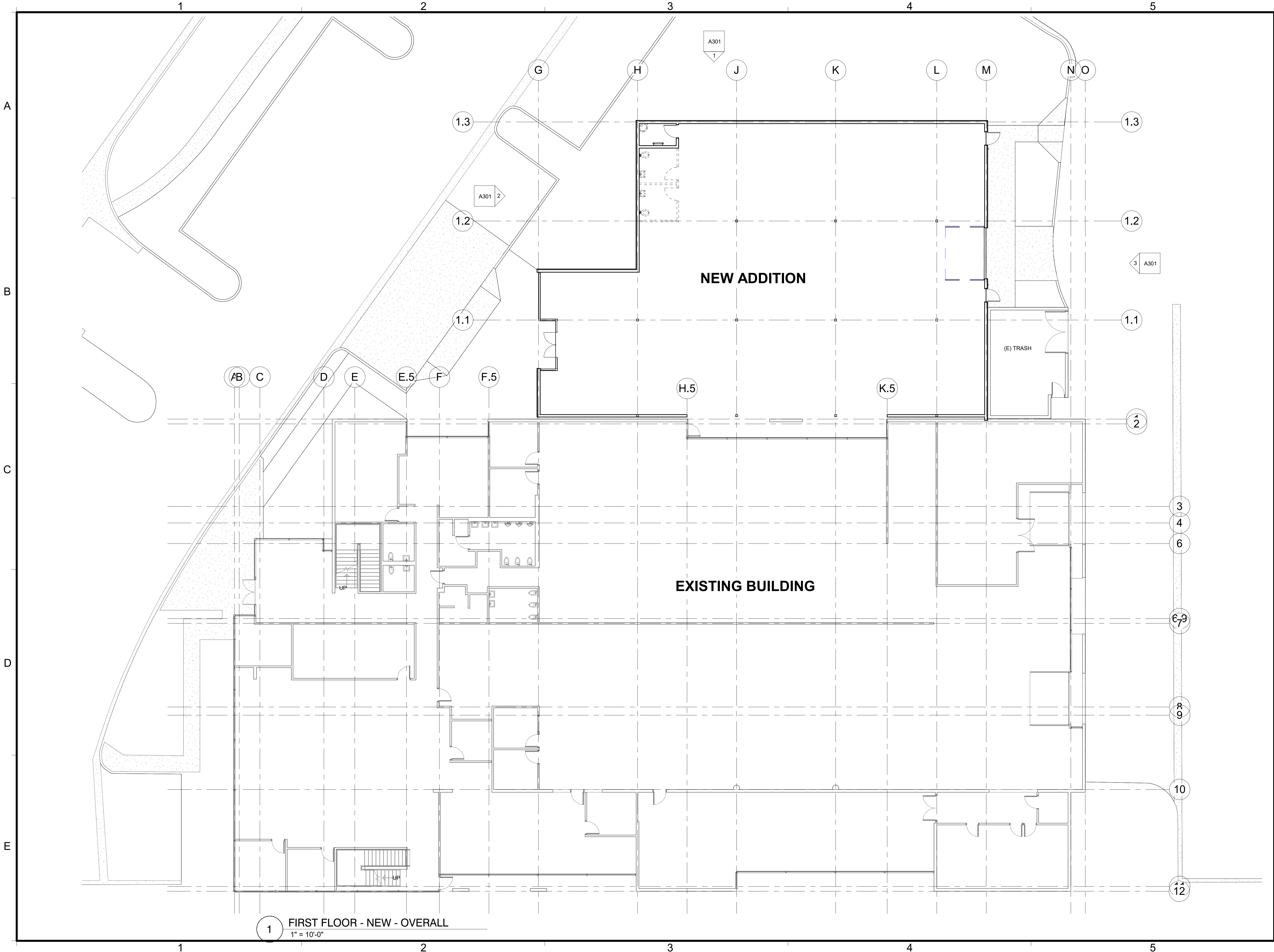
PARCEL NUMBER: 059-340-049

SHEET NAME:

SITE PLAN

ISSUE DATE:	7/11/26
PREPARATION AND REVIEW	
DRAWN BY:	Author
DESIGNER:	Designer
PROJ MGR:	
PEER REVIEW:	Checker
SHEET NUMBER:	

A101



REVISION SCHEDULE

NO.	DESCRIPTION	DATE

SEAL:

CONSULTANT:

BrokawDesign

P.O. BOX 3103
ROHNERT PARK, CA 94927
WWW.BROKAWDESIGN.COM

PROJECT:
SHOP BUILDING
ADDITION

1911 AIRPORT BLVD
SANTA ROSA, CA
95403

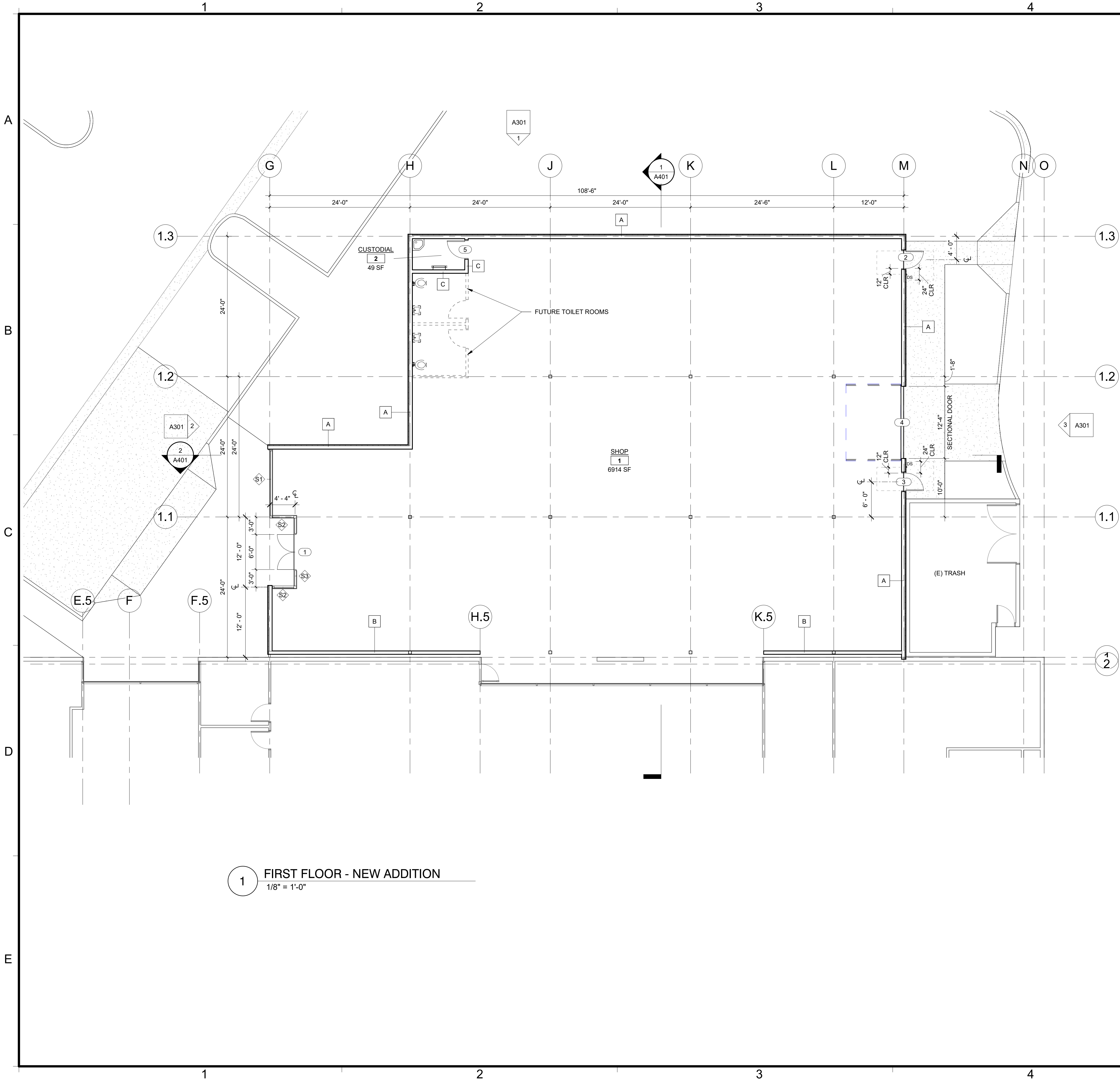
PARCEL NUMBER: 059-340-049

SHEET NAME:
OVERALL FIRST
FLOOR PLAN

ISSUE DATE: 7/11/26
PREPARATION AND REVIEW
DRAWN BY: Author
DESIGNER: Designer
PROJ MGR:
PEER REVIEW: Checker
SHEET NUMBER:

A201

PROJECT STATUS: DESIGN REVIEW



- GENERAL NOTES - FLOOR PLANS
- A. STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS INDICATED ON THIS SHEET ARE FOR REFERENCE ONLY. REFER TO RESPECTIVE DISCIPLINE DRAWINGS FOR CONSTRUCTION DRAWING INFORMATION.
 - B. REFER TO ENLARGED FLOOR PLAN OF RESTROOMS (A202 & A203) FOR COMPLETE RESTROOM CONSTRUCTION DOCUMENTATION INFORMATION.
 - C. REFER TO SHEET A611 - ROOM FINISH SCHEDULE FOR DOOR TYPES AND DIMENSIONS.
 - D. REFER TO SHEET A612 - DOOR SCHEDULE FOR WINDOW TYPES AND DIMENSIONS.
 - E. REFER TO SHEET A613 - WINDOW SCHEDULE FOR INTERIOR FINISHES.
 - F. SEE SHEET AD801 FOR SIGNAGE DETAILS. PROVIDE ALS AVAILABILITY SIGNAGE WHERE SHOWN.
 - G. SEE 9/AD811 FOR PLUMBING FIXTURE & ACCESSORY MOUNTING HEIGHTS
 - H. REFER TO EXTERIOR ELEVATIONS & MECHANICAL DRAWINGS FOR MECHANICAL LOUVER LOCATIONS.
 - I. ALL EXTERIOR WALLS ARE CONSTRUCTED ON CONC. CURBS. SEE AD701 & STRUCTURAL PLANS/DETAILS.
 - a. SEE 6/AD841 FOR INTERIOR FINISH @ EXT. WALL JUNCTION
 - J. ALL HORIZONTAL WALL LOCATIONS ARE DIMENSIONED TO FACE OF STUD, TYP. UNLESS OTHERWISE NOTED.
 - a. CLEAR DIMENSIONS ARE DIMENSIONED TO FACE OF FINISH.
 - b. SPOT ELEVATIONS (HEIGHT) ARE FROM TOP OF SLAB (+/- 0'-0")
 - c. OPENING HEIGHTS ARE FROM TOP OF SLAB

KEYNOTES

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

SEAL:

CONSULTANT:

BrokawDesign
P.O. BOX 3103
ROHNERT PARK, CA 94927
WWW.BROKAWDESIGN.COM

PROJECT:
**SHOP BUILDING
ADDITION**

1911 AIRPORT BLVD
SANTA ROSA, CA
95403

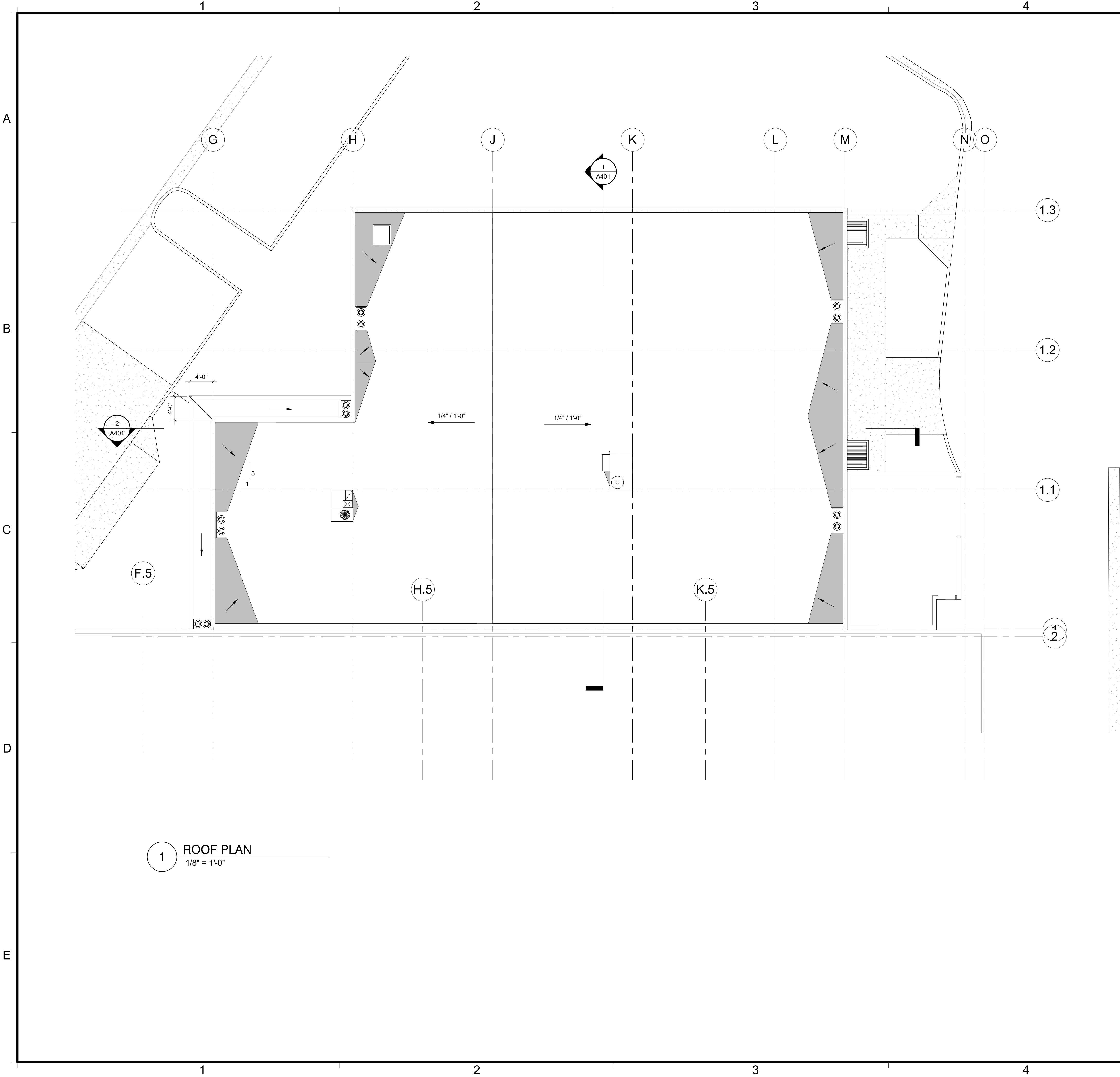
PARCEL NUMBER: 059-340-049

SHEET NAME:

**FLOOR PLAN -
NEW ADDITION**

ISSUE DATE:	7/11/26
PREPARATION AND REVIEW	
DRAWN BY:	--
DESIGNER:	--
PROJ MGR:	--
PEER REVIEW:	Checker
SHEET NUMBER:	

A202



- GENERAL NOTES - ROOF PLAN
- A. REFER TO SHEET AD712 FOR SINGLE-PLY MEMBRANE ROOFING DETAILS
 - B. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION DRAWINGS FOR EXTENT OF WORK THESE DISCIPLINES.
 - C. ROOFTOP EQUIPMENT AND/OR ASSOCIATED ROOF CURBS SHOWN IN SECTION(S) ARE APPROXIMATE.
 - D. PROVIDE TAPERED INSULATION CRICKETS AT ALL ROOF ACCESSORIES AS REQUIRED TO ENSURE POSITIVE DRAINAGE. SEE DETAIL 4/AD712.
 - E. SIZE OF MECHANICAL EQUIPMENT PADS ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY REQUIRED PAD DIMENSION WITH EQUIPMENT MANUFACTURER.
 - F. ROOF CRICKETS SHALL BE PROVIDED AT ALL EQUIPMENT ROOF CURBS AS TO ENSURE A MINIMUM 1/8" PER FOOT POSITIVE VALLEY SLOPE. COORDINATE LOCATIONS OF CRICKETS WITH ROOFTOP EQUIPMENT. SEE DETAIL 8 & 9/AD712.

KEYNOTES

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

SEAL:

CONSULTANT:

BrokawDesign
P.O. BOX 3103
ROHNERT PARK, CA 94927
WWW.BROKAWDESIGN.COM

PROJECT:
**SHOP BUILDING
ADDITION**

1911 AIRPORT BLVD
SANTA ROSA, CA
95403

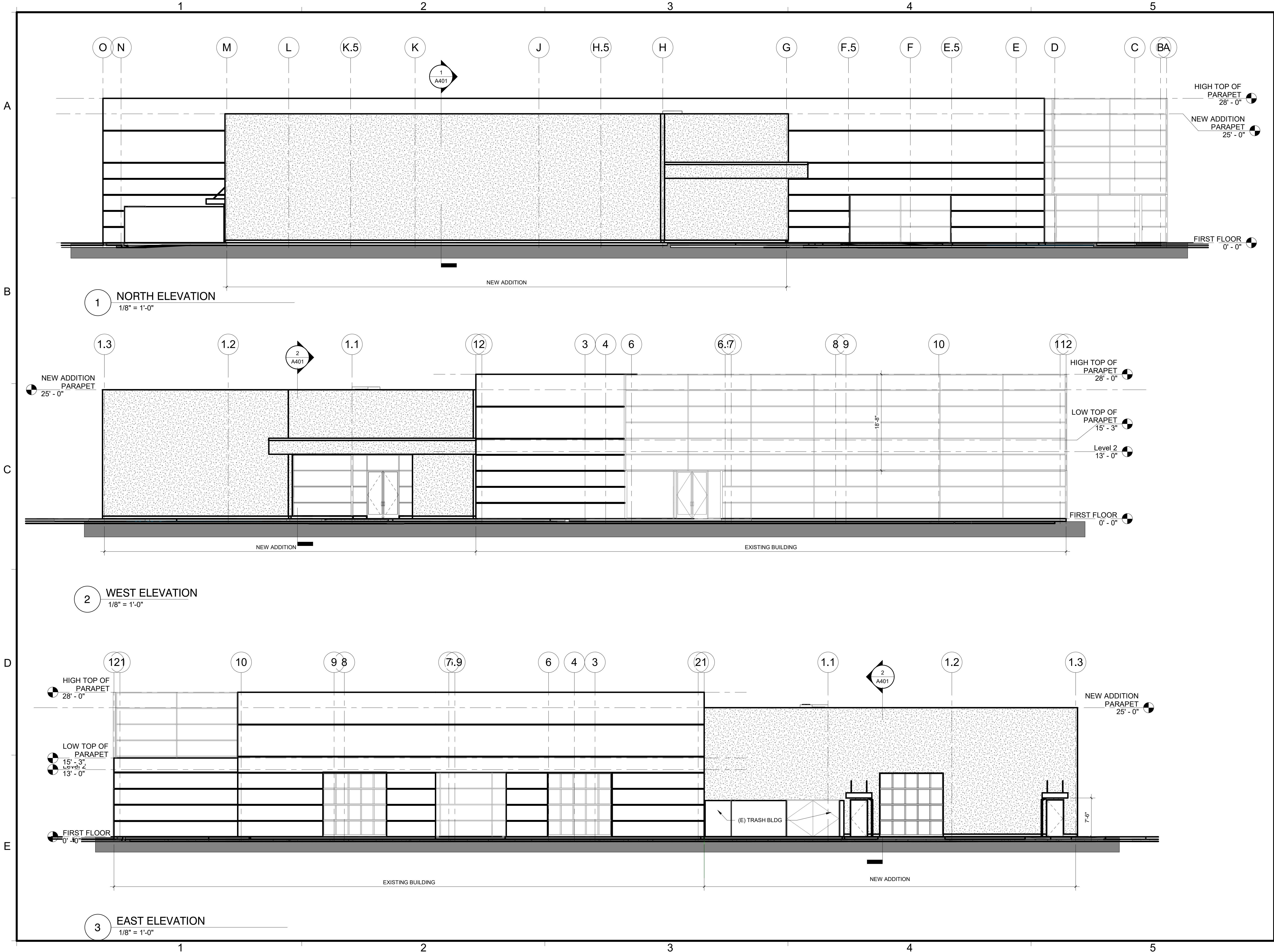
PARCEL NUMBER: 059-340-049

SHEET NAME:

ROOF PLAN

ISSUE DATE:	7/11/26
PREPARATION AND REVIEW	
DRAWN BY:	--
DESIGNER:	--
PROJ MGR:	--
PEER REVIEW:	Checker
SHEET NUMBER:	

A241



REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

SEAL:

CONSULTANT:

BrokawDesign
P.O. BOX 3103
ROHNERT PARK, CA 94927
WWW.BROKAWDESIGN.COM

PROJECT:
**SHOP BUILDING
ADDITION**

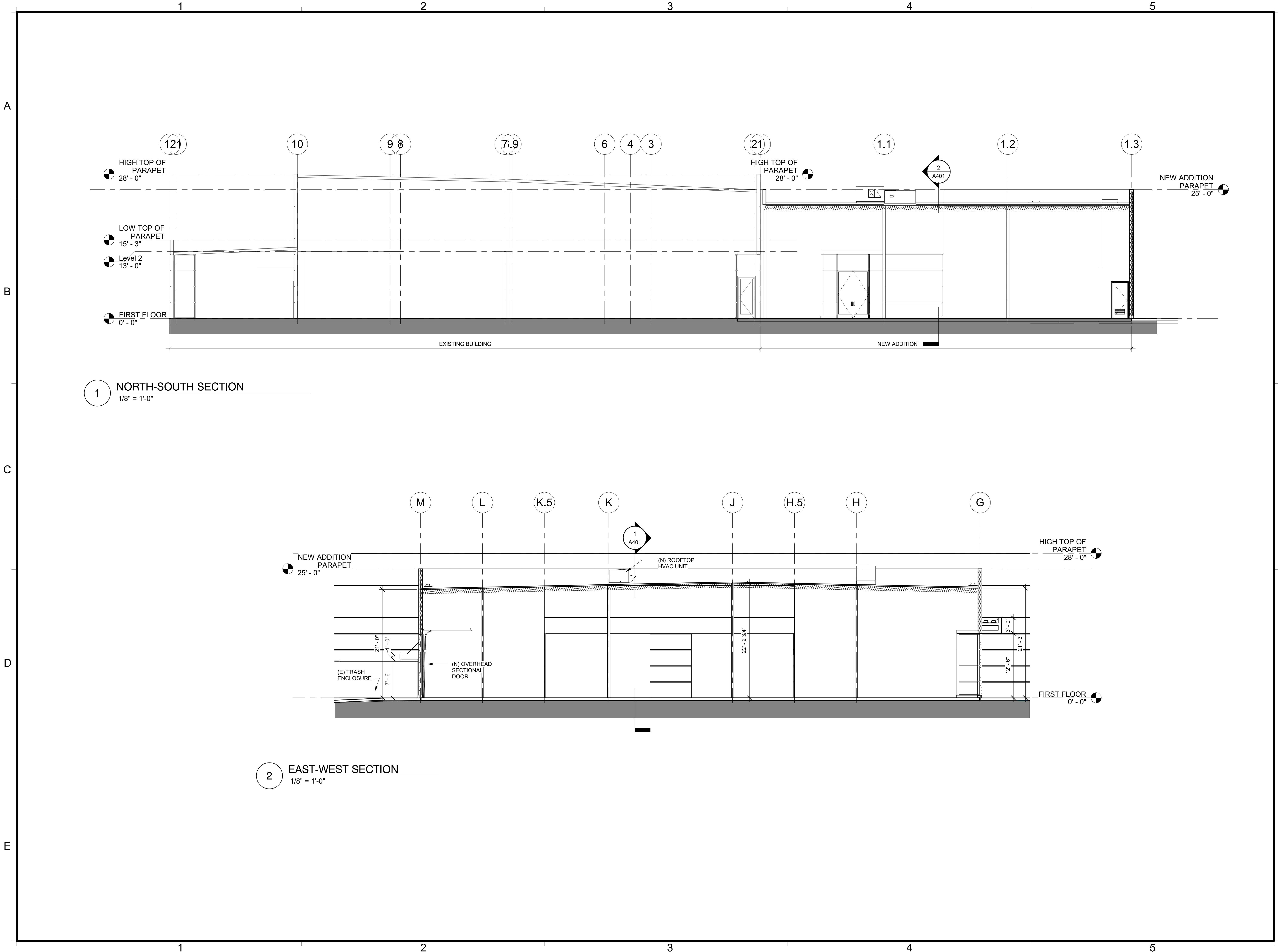
1911 AIRPORT BLVD
SANTA ROSA, CA
95403

PARCEL NUMBER: 059-340-049

SHEET NAME:
**EXTERIOR
ELEVATIONS**

ISSUE DATE:	7/11/26
PREPARATION AND REVIEW	
DRAWN BY:	--
DESIGNER:	--
PROJ MGR:	
PEER REVIEW:	Checker
SHEET NUMBER:	

A301



1 NORTH-SOUTH SECTION
1/8" = 1'-0"

2 EAST-WEST SECTION
1/8" = 1'-0"

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

SEAL:

CONSULTANT:

BrokawDesign
P.O. BOX 3103
ROHNERT PARK, CA 94927
WWW.BROKAWDESIGN.COM

PROJECT:
SHOP BUILDING ADDITION

1911 AIRPORT BLVD
SANTA ROSA, CA
95403

PARCEL NUMBER: 059-340-049

SHEET NAME:

BUILDING SECTIONS

ISSUE DATE:	7/11/26
PREPARATION AND REVIEW	
DRAWN BY:	--
DESIGNER:	--
PROJ MGR:	--
PEER REVIEW:	Checker
SHEET NUMBER:	

PROJECT STATUS: DESIGN REVIEW

A401

E

E



A horizontal number line with a tick mark at 1 and a label 5.

E104