



City of Santa Rosa

City Hall, Council
Chamber
100 Santa Rosa Ave
Santa Rosa, CA

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL-REVISED AUGUST 13, 2026

4:30 P.M. - REGULAR SESSION

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY
ATTENDING IN-PERSON FROM THE COUNCIL CHAMBERS LOCATED
AT 100 SANTA ROSA AVENUE, SANTA ROSA.**

THE PUBLIC CAN ALSO VIEW OR LISTEN TO THE MEETING LIVE AT:

**1. [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar). CLICK ON THE
"IN PROGRESS" LINK TO VIEW;**

**2. VIA ZOOM BY VISITING
[HTTPS://SRCITY-ORG.ZOOM.US/J/81986973863](https://srcity-org.zoom.us/j/81986973863), OR BY DIALING
877-853-5257 AND ENTERING WEBINAR ID: 819 8697 3863;**

3. COMCAST CHANNEL 28; AND

4. VIA YOUTUBE AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)

**Public Comment may be made live, in-person, during the meeting in the
Council Chamber or submitted in advance via email at
planningcommission@srcity.org by 5:00 pm the Wednesday before
the Planning Commission Meeting. Any written correspondence will be
included in the agenda before the meeting begins.**

**IN THE EVENT A BOARD MEMBER PARTICIPATES REMOTELY
BASED ON JUST CAUSE UNDER THE BROWN ACT, THE CITY
WILL ALLOW FOR PUBLIC COMMENT THROUGH THE ZOOM
LINK OR DIAL-IN NUMBER ABOVE.**

4:30 P.M.

1. CALL TO ORDER AND ROLL CALL

2. REMOTE PARTICIPATION UNDER THE BROWN ACT (Gov. Code § 54953.8)

This time is reserved for any Board Member to announce remote participation under the “Just Cause” provision of Government Code Section 54953.8.

3. APPROVAL OF MINUTES

3.1 Draft Minutes - July 9, 2026.

Attachments: [Draft Minutes - July 9, 2026](#)

4. PUBLIC COMMENTS

This is the time when any person may address matters not listed on this agenda, but which are within the subject matter of the jurisdiction the Planning Commission. The public may comment on agenda items when the item is called. Each speaker is allowed up to three minutes.

5. COMMISSION BUSINESS

5.1 STATEMENT OF PURPOSE

The Planning Commission is charged with carrying out the California Planning and Zoning Laws in the City of Santa Rosa. Duties include implementing of plans, ordinances and policies relating to land use matters; assisting in writing and implementing the General Plan and area plans; holding public hearings and acting on proposed changes to the Zoning Code, Zoning Map, General Plan, tentative subdivision maps, and undertaking special planning studies as needed.

5.2 COMMISSIONER REPORTS

5.3 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTIONS)

6. DEPARTMENT REPORTS

7. STATEMENTS OF ABSTENTION OR RECUSAL

8. STUDY SESSIONS

8.1 SOUTH SANTA ROSA SPECIFIC PLAN - DRAFT PREFERRED
ALTERNATIVE - FILE NO. ST23-004

The Planning and Economic Development Department recommends that the Planning Commission review and provide input on the Draft Preferred Alternative to help guide the preparation of the South Santa Rosa Specific Plan (SSRSP)..

Attachments: [Staff Report](#)
[Attachment 1 - Draft Preferred Alternative](#)
[Attachment 2 - Summary of Draft Preferred Alternative \(En](#)
[Attachment 3 - Summary of Draft Preferred Alternative \(Sp](#)
[Attachment 4 – Land Use and Circulation Alternatives Rep](#)
[Attachment 5 – Community Engagement Strategy](#)
[Presentation](#)
[Late Correspondence \(Uploaded 8-11-2026\)](#)
[Late Correspondence \(Uploaded 8-12-2026\)](#)

9. CONSENT ITEMS

None.

10. REPORT ITEMS

None.

11. PUBLIC HEARINGS

- 11.1*** PUBLIC HEARING - COLLEGE AVENUE STARBUCKS -
CONDITIONAL USE PERMIT FOR A RESTAURANT WITH
DRIVE-THROUGH AND WALK-UP SERVICE AND EXTENDED
HOURS OF OPERATION - 131 COLLEGE AVENUE - FILE NO.
PRJ23-013

BACKGROUND: The applicant requests approval of a Conditional Use Permit to allow development and operation of an approximately 1,280-square-foot restaurant with drive-through service, walk-up ordering and pickup service, and extended hours of operation (4 a.m. to 11 p.m.) at 131 College Avenue. The Project would demolish and replace an approximately 3,300-square-foot former automotive repair building with a new Starbucks pickup store, which will be for drive-through and walk-up only, it will not include any indoor or outdoor seating. The Project also requires Minor Design Review, which will be

considered by the Zoning Administrator following the Planning Commission's action on the Conditional Use Permit. Final architecture, materials, landscaping, lighting, pedestrian circulation, frontage treatment, and related site-design features are not before the Planning Commission as part of this action.

RECOMMENDATION: The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Conditional Use Permit to allow a restaurant with drive-through service, walk-up ordering and pickup service, and extended hours of operation from 4:00 a.m. to 11:00 p.m., seven days per week, for the property located at 131 College Avenue.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Project Description](#)
[Attachment 4 - Project Plans](#)
[Attachment 5 - Vehicle-Miles Traveled, Trip Generation, and](#)
[Attachment 6 - Air Quality and Greenhouse Gas Analysis](#)
[Attachment 7 - Accoustical Analysis Report](#)
[Attachment 8 - Public Correspondence](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)
[Late Correspondence \(Uploaded 8-11-2026\)](#)

12. ADJOURNMENT

*Ex parte communication disclosure required.

In compliance with Zoning Code Section 20-62, the decision of the Planning Commission is final unless an appeal is filed on a City Appeal Form (<https://srcity.org/DocumentCenter/Index/173>) and associated fees, as noted on the City's Fee Schedule (<https://srcity.org/DocumentCenter/View/16129/Planning--Economic-Development-Department-Fee-Schedule?bidId=>), are paid within 10 calendar days of the action. The time limit will extend to the following business day where the last day falls on a day that the City is not open for business.

Planning Commission

- FINAL-REVISED

AUGUST 13, 2026

The City of Santa Rosa does not discriminate against individuals (including member(s) of a legislative body) with disabilities in its employment, services, benefits, facilities, programs, or activities. Requests for accommodations, auxiliary aids, or services necessary to participate in a City program, service, or activity, including printed information in alternate formats, are available by contacting the Board Secretary at (707) 543-4646 (TTY Relay at 711) or mbrown@srcity.org. The e-mail subject line should read "ADA Accommodation Request" or "Language Assistance" and the email should include your name, address, telephone number, and a description of the request. If the request is received at least seven (7) business days prior to the board meeting, the copy shall be provided no later than two (2) business days prior to the board meeting. Meeting information can also be accessed via the internet at <http://srcity.org>.

Any writings or documents provided to a majority of the Planning Commission prior to this meeting regarding any item on this agenda are available for public review at <https://santa-rosa.legistar.com/calendar.aspx> or in person at the Planning and Economic Development Department, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.