



# City of Santa Rosa

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

## PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL JUNE 25, 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, AT&T U-VERSE CHANNEL 99; 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](mailto: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 - May 28, 2026 .

**Attachments:** [Draft Minutes - May 28, 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. PRESENTATIONS**

None.

## 9. CONSENT ITEMS

## 10. REPORT ITEMS

## 11. PUBLIC HEARINGS

### 11.1\* PUBLIC HEARING - PHAM ASSISTED LIVING - PLANNING RECORD - 631 BENJAMINS RD - PLN25-0206

BACKGROUND: Appeal of the Zoning Administrator's approval of a Minor Conditional Use Permit to allow a 15-bed Community Care Facility at 635 Benjamins Road. The project is exempt from the California Environmental Quality Act (CEQA).

PRESENTED BY: Hana Michaelson, Senior Planner

RECOMMENDATION: It is recommended by the Zoning Administrator and the Planning and Economic Development Department that the Planning Commission, by resolution, deny the Appeal, and uphold the decision of the Zoning Administrator approving a Minor Conditional Use Permit to allow a 15-bed Community Care Facility for the property located at 631 Benjamins Road.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Project Narrative](#)  
[Attachment 4 - Project Plans](#)  
[Attachment 5 - Public Comments Prior to December 18, 2025](#)  
[Attachment 6 – Public Comments](#)  
[Attachment 7 - SB 9 Approval Letter \(MIN23-007\)](#)  
[Attachment 8 - Parcel Map 760 SB 9 Urban Lot Split](#)  
[Attachment 9 - Traffic Division Collision Report, Benjamins](#)  
[Attachment 10 - HCD Group Home Technical Advisory 2025](#)  
[Attachment 11 - Appeal Form](#)  
[Attachment 12 - Resolution ZA-RES-2025-051 and Exhibit](#)  
[Attachment 13 - ZA Draft Minutes - December 18, 2025](#)  
[Resolution](#)  
[Presentation](#)

**11.2\*** PUBLIC HEARING - MD MARKET - CONDITIONAL USE PERMIT -  
1995 SEBASTOPOL RD - PLN25-0495

BACKGROUND: The project proposes approval of a Major Conditional Use Permit to allow a neighborhood-serving retail market with alcoholic beverage sales for off-site consumption and extended hours of operation from 6:00 a.m. to 12:00 a.m., seven days per week, within an existing commercial building located at 1995 Sebastopol Road. The project includes minor interior tenant improvements. No expansion of the existing building footprint is proposed. The application has been filed by Harman Dhillon (MD Market). File No. PLN25-0495. This project is exempt from the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Sheila Wolski, Senior Planner.

RECOMMENDATION: The project proposes approval of a Major Conditional Use Permit to allow a neighborhood-serving retail market with alcoholic beverage sales for off-site consumption and extended hours of operation from 6:00 a.m. to 12:00 a.m., seven days per week, within an existing commercial building located at 1995 Sebastopol Road. The project includes

minor interior tenant improvements. No expansion of the existing building footprint is proposed. The application has been filed by Harman Dhillon (MD Market). File No. PLN25-0495. This project is exempt from the California Environmental Quality Act (CEQA).

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Project Description](#)  
[Attachment 4 - Project Plans](#)  
[Attachment 5 - TIS 2026-04-09](#)  
[Attachment 6 - ABC Comments](#)  
[Attachment 7 - Police Information](#)  
[Attachment 8 - Census Tracts Map, Pop](#)  
[Attachment 9 - CDPH AlcoholOutletDensityCA2023 Resolution](#)  
[Staff Presentation](#)

## 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.*

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.*