



# City of Santa Rosa

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

## Planning Commission Regular Meeting Minutes - Draft

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Thursday, January 22, 2026

4:30 PM

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### 1. CALL TO ORDER AND ROLL CALL

Chair Weeks called the meeting to order at 4:30 p.m.

**Present** 6 - Chair Karen Weeks, Vice Chair Vicki Duggan, Commissioner Charles Carter, Commissioner Patti Cisco, Commissioner Miles Horton, and Commissioner Terrence Sanders

**Absent** 1 - Commissioner Aaron Pardo

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

None.

### 3. APPROVAL OF MINUTES

3.1 Draft Minutes - January 8, 2026

Approved as submitted.

### 4. PUBLIC COMMENTS

Chair Weeks opened public comment.

Janice Karrman spoke Commission Sanders appointment and zoning code construction hours.

Chair Weeks closed public comment.

### 5. COMMISSION BUSINESS

#### 5.1 STATEMENT OF PURPOSE

Chair Weeks read aloud the Statement of Purpose.

#### 5.2 COMMISSIONER REPORTS

None.

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

None.

## 6. DEPARTMENT REPORTS

Deputy Director Jones reported.

Chair Weeks opened and closed public comment.

## 7. STATEMENTS OF ABSTENTION OR RECUSAL

None.

## 8. PRESENTATIONS

None.

## 9. CONSENT ITEMS

None.

## 10. REPORT ITEMS

None.

## 11. PUBLIC HEARINGS

### 11.1 PUBLIC HEARING - FIRST 2026 GENERAL PLAN AMENDMENT PACKAGE - PLN25-0650

BACKGROUND: The project includes multiple amendments to the City's General Plan, consisting of 1) revisions to the Land Use Diagram to address discrepancies between current land use designations and existing or surrounding land uses on 33 properties throughout the City, including seven parcels within the Downtown Station Area Plan boundary, which would also require corresponding amendments to the Downtown Station Area Specific Plan Land Use Figure Map LU-3; and 2) the addition of bicycle and pedestrian network improvement figures to the Circulation Element to reflect the City's Active Transportation Plan, adopted after General Plan 2050.

The project also includes zoning map amendments to ensure zoning consistency with the proposed land use designations for 10 of the 33 properties.

RECOMMENDATION: The Planning and Economic Development Department recommends that the Planning Commission, by three

resolutions, recommend to the City Council: 1) adoption of an Addendum to the General Plan 2050 Environmental Impact Report (EIR); 2) adoption of land use diagram and text amendments to the General Plan 2050 and amendments to the land use figure within Downtown Station Area Specific Plan; 3) adoption of Zoning Map amendments to maintain consistency with the proposed General Plan land uses.

PRESENTED BY: Amy Nicholson, Supervising Planner  
Supervising Planning Nicholson presented.

Commissioners asked clarifying questions to Staff.

Chair Weeks opened the Public Hearing at 4:57 p.m.

Janice Karrman spoke on the zoning of properties and projects.

Ken McNabb spoke in support of the item.

Chair Weeks closed the Public Hearing at 5:02 p.m.

**A motion was made by Vice Chair Duggan, seconded by Commissioner Sanders, to waive reading of the text and adopt:**

**RESOLUTION NO. PC - RES - 2026-002 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AN ADDENDUM TO THE GENERAL PLAN 2050 ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE FIRST 2026 GENERAL PLAN AMENDMENT PACKAGE - FILE NUMBER PLN25-0650.**

**The motion carried by the following vote:**

**Yes:** 6 - Chair Weeks, Vice Chair Duggan, Commissioner Carter, Commissioner Cisco, Commissioner Horton and Commissioner Sanders

**Absent:** 1 - Commissioner Pardo

**A motion was made by Vice Chair Duggan, seconded by Commissioner Sanders, to waive reading of the text and adopt:**

**RESOLUTION NO. PC - RES - 2026-003 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF 33 PROPERTIES, ADD TWO FIGURES TO THE GENERAL PLAN CIRCULATION ELEMENT, AND AN AMENDMENT TO THE DOWNTOWN STATION AREA SPECIFIC PLAN LAND USE FIGURE - FILE NUMBER PLN25-0650.**

**The motion carried by the following vote:**

**Yes:** 6 - Chair Weeks, Vice Chair Duggan, Commissioner Carter, Commissioner Cisco, Commissioner Horton and Commissioner Sanders

**Absent:** 1 - Commissioner Pardo

**A motion was made by Vice Chair Duggan, seconded by Commissioner Sanders, to waive reading of the text and adopt:**

**RESOLUTION NO. PC - RES - 2026-004 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF 10 PROPERTIES TO IMPLEMENT THE GENERAL PLAN LAND USE DESIGNATION - FILE NUMBER PLN25-0650.**

**The motion carried by the following vote:**

**Yes:** 6 - Chair Weeks, Vice Chair Duggan, Commissioner Carter, Commissioner Cisco, Commissioner Horton and Commissioner Sanders

**Absent:** 1 - Commissioner Pardo

## **12. ADJOURNMENT**

Chair Weeks adjourned the meeting 5:07 p.m.