



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Draft

Thursday, February 27, 2025

4:30 PM

1. CALL TO ORDER AND ROLL CALL

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

Present 7 - Chair Karen Weeks, Vice Chair Vicki Duggan, Commissioner Charles Carter, Commissioner Patti Cisco, Commissioner Miles Horton, Commissioner Aaron Pardo, and Commissioner Terrence Sanders

2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

None.

3. APPROVAL OF MINUTES

3.1 December 12, 2024 - Draft Minutes

Approved as submitted.

Chair Weeks opened and closed public comment at 4:31 p.m.

4. PUBLIC COMMENTS

Chair Weeks opened public comments at 4:32 p.m.

Duane Dewitt made public comment on the Active Transportation Plan and the proposed Roseland Creek Bike Path.

Chair Weeks closed public comments at 4:35 p.m.

5. COMMISSION BUSINESS

5.1 STATEMENT OF PURPOSE

Chair Weeks read aloud the Statement of Purpose.

5.2 COMMISSIONER REPORTS

Commissioner Sanders reported on the Waterways Advisory Committee.

Chair Weeks introduced new Commissioner Horton and spoke on required trainings for the Commissioners.

Chair Weeks opened and closed public comment at 4:41 p.m.

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

Chair Weeks re-appointed Commissioner Sanders to the Waterways Advisory Committee and opened Vice Chair elections.

A motion was made by Commissioner Sanders, seconded by Commissioner Cisco, to nominate Commissioner Duggan to Vice Chair. Commissioner Duggan accepted the nomination.

Yes: 7 - Chair Weeks, Vice Chair Duggan, Commissioner Carter, Commissioner Cisco, Commissioner Horton, Commissioner Pardo and Commissioner Sanders

6. DEPARTMENT REPORTS

Deputy Director Jessica Jones reported.

Chair Weeks opened and closed public comment at 4:45 p.m.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

8. PRESENTATIONS

None.

9. CONSENT ITEMS

None.

10. REPORT ITEMS

None.

11. PUBLIC HEARINGS

11.1 PUBLIC HEARING - MESSAGE ORDINANCE MUNICIPAL CODE AMENDMENTS AND ADULT ENTERTAINMENT BUSINESS ZONING CODE AMENDMENT

BACKGROUND: In 2010, Santa Rosa adopted Ordinance No. 3937, regulating massage establishments and therapists per state certification standards. Following 2014 state revisions, local jurisdictions were authorized to implement further regulations. Recent community concerns regarding illicit massage businesses have exposed the need to update the Municipal Code. After subcommittee review and community input, a comprehensive replacement ordinance has been drafted to include a certification process for massage businesses. Separately, the City is also proposing a Zoning Code amendment to add permitting requirements for adult entertainment businesses within Commercial and Industrial Zoning Districts, which are not currently addressed for such uses.

PRESENTED BY: Lou Kirk, Assistant Chief Building Officer

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by two resolutions, recommend to the City Council adoption of Zoning and Municipal Code amendments to: 1) repeal Municipal Code Chapter 6-32 entitled Massage Therapy, Massage Business or Establishment; add a new Zoning Code Chapter 20-49 entitled Massage Regulation and Massage Establishment Registration; amend Zoning Code Sections 20-23.030 and 20-24.030 regarding permitting requirements for “massage related uses”; amend Sections 20-50.020(A), 20-52.060, and 20-62.030(B)(2) adding Administrative Adjustment provisions; and amend Section 20-70.020 revising the definition of “office - business/service” and adding a definition for “massage related uses”; and 2) amend Zoning Code Sections 20-23.030 and 20-24.030 regarding permitting requirements for “adult entertainment business.”

Director of Planning and Economic Development Gabe Osburn and Assistant Chief Building Officer Lou Kirk presented.

Staff responded to Commissioner questions.

Chair Weeks opened the Public Hearing at 5:07 p.m.

Mike Cook spoke in support to amending the existing Zoning and Municipal Code with recommended changes.

Kurtis Bennett spoke in support to amending the existing Zoning and Municipal Code with recommended changes.

Jessie Spearlings spoke in support to amending the existing Zoning and Municipal Code with recommended changes.

Chair Weeks closed the Public Hearing at 5:17 pm

Staff responded to Commissioner inquiries.

A motion was made by Vice Chair Duggan, seconded by Commissioner Cisco, to waive ready of the text and adopt as amended:

RESOLUTION NUMBER PC-RES-2025-001; ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND RECOMMENDING TO CITY COUNCIL AMENDMENTS TO TITLE 6 AND TITLE 20 OF THE SANTA ROSA CITY CODE BY REPEALING CHAPTER 6-32 ENTITLED MASSAGE THERAPY, MASSAGE BUSINESS OR ESTABLISHMENT IN ITS ENTIRETY; ADDING A NEW CHAPTER 20-49 ENTITLED MASSAGE REGULATION AND MASSAGE ESTABLISHMENT REGISTRATION; AMENDING SECTIONS 20-23.030 AND 20-24.030 REGARDING PERMITTING REQUIREMENTS FOR MASSAGE RELATED USES; AMENDING SECTIONS 20-50.020(A), 20-52.060 AND 20-62.030(B)(2) BY ADDING ADMINISTRATIVE ADJUSTMENT PROVISIONS;AND AMENDING SECTION 20-70.020 REGARDING DEFINITIONS OF MASSAGE RELATED USES AND BUSINESS SERVICE

The motion carried by the following vote:

Yes: 7 - Chair Weeks, Vice Chair Duggan, Commissioner Carter, Commissioner Cisco, Commissioner Horton, Commissioner Pardo and Commissioner Sanders

A motion was made by Commissioner Sanders, seconded by Commissioner Carter, to waive reading of the text and adopt:

RESOLUTION NUMBER PC-RES-2025-002; ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND RECOMMENDING TO CITY COUNCIL AMENDMENTS TO TITLE 20 OF THE SANTA ROSA CITY CODE TO AMEND SECTIONS 20-23.030 AND 20-24.030 REGARDING PERMITTING REQUIREMENTS FOR ADULT ENTERTAINMENT BUSINESSES.

The motion carried by the following vote:

Yes: 7 - Chair Weeks, Vice Chair Duggan, Commissioner Carter, Commissioner Cisco, Commissioner Horton, Commissioner Pardo and Commissioner Sanders

12. ADJOURNMENT

Chair Weeks adjourned the meeting at 6:17 p.m.