



**Planning Commission
Regular Meeting Minutes - Final**

Thursday, February 12, 2026

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 THE BROWN ACT (Gov. Code § 54953.8)

None.

3. APPROVAL OF MINUTES

3.1 Draft Minutes - January 22, 2026.

Approved as submitted.

There were no public comments.

4. PUBLIC COMMENTS

Dwayne DeWitt spoke on the General Plan book.

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)

Chair Weeks opened public comments

Dwayne DeWitt spoke on the composition of the Planning Commission.

Chair Weeks closed public comments.

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

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

6. DEPARTMENT REPORTS

None.

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 - DEL VALLE DRIVE THRU - CONDITIONAL USE PERMIT - 2000 SEBASTOPOL RD - CUP23-041 (PRJ23-008)

BACKGROUND: Conditional Use Permit for new 850 SF drive-through building and parking lot for Del Valle Mexican Restaurant., CEQA Exempt Project

RECOMMENDATION: The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Conditional Use Permit to allow the development of a drive-through restaurant, to operate between the hours of 7:00 a.m. and 9:00 p.m., for the property located at 2000 Sebastopol Road.

PRESENTED BY: Sachnoor Bisla, City Planner

Ex Parte Disclosures: No new information to disclose.

Project Planner Bisla presented.

Applicant representatives presented.

Staff and the Applicant representatives responded to Commissioner inquiries.

Chair Weeks opened the Public Hearing at 5:26 p.m.

Adina Flores spoke in support of the project.

Member of the public spoke in opposition to the project.

Sam spoke in opposition to the project.

Member of the public spoke in opposition to the project.

Member of the public spoke in opposition to the project.

Don Gimbel spoke in support of the project.

Member of the public spoke in opposition to the project.

Scott Robinson spoke in opposition to the project.

Member of the public spoke in opposition to the project.

Member of the public spoke in opposition to the project.

Ken Davis spoke in opposition to the project.

Member of the public spoke in support of the project.

Chair Weeks closed the Public Hearing at 5:57 p.m.

Staff responded to Commissioner inquiries.

Commissioners provided comments and feedback.

Chair Weeks recessed the meeting at 6:42 p.m.

Chair Weeks reconvened the meeting at 7:11 p.m.

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

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR DRIVE-THROUGH RETAIL SALES FOR THE PROPERTY LOCATED AT 2000 SEBASTOPOL ROAD - FILE NUMBER CUP23-041.

The motion failed by the following vote:

Yes: 2 - Commissioner Pardo and Commissioner Sanders

No: 5 - Chair Weeks, Vice Chair Duggan, Commissioner Carter, Commissioner Cisco and Commissioner Horton

A motion was made by Commissioner Cisco, seconded by Vice Chair Duggan, to waive reading of the text and adopt;

RESOLUTION NO. PC-RES-2026-005 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA DENYING A CONDITIONAL USE PERMIT FOR DRIVE-THROUGH RETAIL SALES FOR THE PROPERTY LOCATED AT 2000 SEBASTOPOL ROAD- FILE NUMBER CUP23-041.

The motion carried by the following vote:

Yes: 5 - Chair Weeks, Vice Chair Duggan, Commissioner Carter, Commissioner Cisco and Commissioner Horton

No: 2 - Commissioner Pardo and Commissioner Sanders

12. ADJOURNMENT

Chair Weeks adjourned the meeting at 7:16 p.m.

Approved on: February 26, 2026

S/ Madeline Brown, Recording Secretary