



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 FEBRUARY 26, 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 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 - February 12, 2026.

Attachments: [Draft Minutes - February 12, 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 SESSION

8.1 SOUTH SANTA ROSA SPECIFIC PLAN - STUDY FILE - 0 CITYWIDE - ST23-004

RECOMMENDATION: It is recommended by the Planning & Economic Development Department that the Planning Commission review and provide input on Draft Alternatives to help guide the preparation of the South Santa Rosa Specific Plan (SSRSP).

PRESENTED BY: Conor McKay, Senior Planner.

Attachments: [Staff Report](#)
[Attachment 1 - Land Use and Circulation Alternatives Report](#)
[Attachment 2 – Existing Conditions Report](#)
[Attachment 3 – Community Engagement Strategy Presentation](#)
[Late Correspondence \(Uploaded 2-25-2026\)](#)

9. CONSENT ITEMS

None.

10. REPORT ITEMS

None.

11. PUBLIC HEARINGS

11.1 PUBLIC HEARING - MD MARKET - CONDITIONAL USE PERMIT - 1478 GUERNEVILLE RD - CUP24-027 **(THIS ITEM IS CONTINUED TO THE MARCH 12, 2026 PLANNING COMMISSION MEETING)**

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 1478 Guerneville Road. The project includes minor interior tenant improvements and on-site modifications such as parking lot restriping, circulation adjustments, lighting upgrades, and installation of security features. No expansion of the existing building footprint is proposed. The application has been filed by Mangal Singh Dhillon (MD Market). File No. CUP24-027., This project is exempt from the California Environmental Quality Act (CEQA).

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a Conditional Use Permit (CUP) to allow the sale of alcoholic beverages off-site consumption and to allow extended hours of operation at the proposed MD Market, located at 1478 Guerneville Road, Assessor's Parcel No. 041-043-056.

11.2 PUBLIC HEARING - MEADOWOOD RANCH - TENTATIVE MAP AMENDMENT - PLANNING RECORD - 2875 DUTTON MEADOW - PLN25-0563 (THIS ITEM IS CONTINUED TO THE MARCH 12, 2026 PLANNING COMMISSION MEETING)

BACKGROUND: The project involves a Tentative Map Amendment to an approved residential subdivision known as Meadowood Ranch, located at 2853 and 2875 Dutton Meadow. The amendment proposes minor revisions to the previously approved subdivision layout, including adjustments to the shape of two residential lots (Lots 88 and 89) and revisions to Parcel A, which will remain a neighborhood park and open space parcel. The amendment removes a previously approved community building and swimming pool from Parcel A. No new lots are proposed, and there is no increase in the number of homes, density, traffic, or access points. All other aspects of the subdivision, including the street layout and overall development plan, would remain unchanged. This project is exempt from the California Environmental Quality Act (CEQA).

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a Tentative Map Amendment for the Meadowood Ranch Subdivision to allow a revised subdivision layout for Parcel A, located at 2853 and 2875 Dutton Meadow, Assessor Parcel Nos. 043-111-005 and 043-111-006, File No. PLN25-0563.

11.3 PUBLIC HEARING - ZONING CODE AMENDMENTS PERTAINING TO MESSAGE ORDINANCE

BACKGROUND: The proposed amendments to the Massage ordinance are primarily driven by the need to align City Code with DOJ and FBI criteria, allowing local authorization for national fingerprint-based background checks. The amendment establishes definitions for

ownership and partnership, creating the legal nexus required to deny permits based on disqualifying criminal histories. Beyond this, the amendments refine the City's administrative framework by clarifying the role of Zoning Clearances in the application process; by establishing transparent criteria for permit approvals and denials; by adding operational requirements pertaining to the use and storage of liquids, creams, or other preparations used in the operation of the massage establishment; and by making additional minor changes that will facilitate the reading and use of the ordinance.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, recommend to the City Council the adoption of Zoning Code amendments to Chapter 20-49 entitled Massage Regulation and Massage Establishment Registration.

PRESENTED BY: Lou Kirk, Senior Building Inspector

Attachments: [Staff Report](#)
[Attachment 1 - Draft Ordinance](#)
[Resolution](#)
[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.

