



**Planning Commission  
Regular Meeting Minutes - Draft**

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Thursday, February 26, 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 Miles Horton, Commissioner Aaron Pardo, and Commissioner Terrence Sanders

**Absent** 1 - Commissioner Patti Cisco

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

None.

**3. APPROVAL OF MINUTES**

3.1 Draft Minutes - February 12, 2026.

Approved as submitted.

**4. PUBLIC COMMENTS**

Ana Diaz spoke on a the February 12, 2026 meeting decisions.

**5. COMMISSION BUSINESS**

**5.1 STATEMENT OF PURPOSE**

Chair Weeks read aloud the Statement of Purpose.

**5.2 COMMISSIONER REPORTS**

Commissioner Sanders reported.

There were no public comments.

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

**6. DEPARTMENT REPORTS**

Staff Liaison Jessica Jones reported.

There were no public comments.

## 7. STATEMENTS OF ABSTENTION OR RECUSAL

None.

## 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.

Project Planner McKay presented.

Staff responded to Commissioner questions.

Chair Weeks opened public comment.

Fred Allebach spoke on what he wants to see with the project.

Concepcion Dominguez on what she wants to see with the project.

Irene Rosario spoke on what she wants to see with the project.

Esther Lemos spoke on what she wants to see with the project.

David Harris spoke on what he wants to see with the project.

Gregory Fearon spoke on the process of adopting the project plan.

Janice Karrman spoke on what she wants to see with the project.

Ana Diaz spoke on what she wants to see with the process of the project.

Chair Weeks closed public comment.

Staff responded to Commissioner questions and comments.

## 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 MASSAGE 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  
Plan Review Coordinator Lou Kirk presented.

Staff responded to Commissioner questions.

Chair Weeks opened the Public Hearing at 6:05 p.m.

Janice Karrman spoke on the project.

Chair Weeks closed the Public Hearing at 6:07 p.m.

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

**RESOLUTION NO. PC-RES-2026-006, ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND RECOMMENDING TO THE CITY COUNCIL AMENDMENTS TO CHAPTER 20-49 ENTITLED MASSAGE REGULATION AND MASSAGE ESTABLISHMENT REGISTRATION**

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

**Absent:** 1 - Commissioner Cisco

## **12. ADJOURNMENT**

Chair Weeks adjourned the meeting at 6:09 p.m.