



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 AUGUST 14, 2025

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/82970108050](https://srcity-org.zoom.us/j/82970108050), OR BY DIALING
877-853-5257 AND ENTERING WEBINAR ID: 829 7010 8050;**

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 PLANNING COMMISSIONER PARTICIPATES
REMOTELY BASED ON JUST CAUSE OR EMERGENCY
CIRCUMSTANCES PURSUANT TO AB 2449, THE PLANNING
COMMISSION WILL ALSO 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 AB 2449 (IF NEEDED)

To consider and take action on any request from a Board Member to participate in a meeting remotely due to Just Cause or Emergency Circumstances pursuant to AB 2449 (Government Code Section 54953(f)).

3. APPROVAL OF MINUTES

3.1 July 24, 2025 - Draft Minutes

Attachments: [July 24, 2025 - Draft Minutes](#)

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 public may comment on agenda items when the item is called. Each speaker is allowed 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. 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). **(THIS ITEM IS BEING CONTINUED TO A DATE UNCERTAIN)**

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

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

PRESENTED BY: Sachnoor Bisla, City Planner

11.2* PUBLIC HEARING - ANNEXATION - ANNEXATION PRE-ZONING - 2299 BRUSH CREEK RD - ANX24-001

BACKGROUND: Request for Pre-Zoning of 2299 Brush Creek Rd for the purpose of annexation into the City of Santa Rosa to allow for future sewer and water service connections from the City, to allow for building of an accessory dwelling unit in the future. CEQA Exempt Project

RECOMMENDATION: It is recommended by the Planning and

Economic Development Department that the Planning Commission, by resolution, recommend to the City Council approval of the proposed pre-zoning of the property located at 2299 Brush Creek Road to the RR-20 (Rural Residential) zoning district.

PRESENTED BY: Sachnoor Bisla, City Planner

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Neighborhood Context Map](#)
[Attachment 4 - Annexation Map](#)
[Attachment 5 - Assessor's Parcel Map](#)
[Attachment 6 - Public Comments](#)
[Updated Attachment 6 - Public Comments \(Uploaded 8-14-2025\)](#)
[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 on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings are available by contacting the Board Secretary at 707-543-4646 (TTY Relay at 711). Requests should be submitted as far in advance as possible, but no later than two business days before the scheduled meeting.

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.