



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Draft

Thursday, August 14, 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 July 24, 2025 - Draft Minutes

Approved as submitted.

There were no public comments.

4. PUBLIC COMMENTS

Chair Weeks opened public comment.

Janice Karrman spoke on the importance of trees.

Duane De Witt spoke on developments in Roseland.

Chair weeks closed public comment.

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)

None.

6. DEPARTMENT REPORTS

Staff Liaison Jones reported.

Chair Weeks opened public comment.

Janice Karrman spoke asking clarification on Staff Liaison Jones report out.

Chair Weeks closed public comment.

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). (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

Ex Parte Disclosures: None.

Project Planner Bisla presented.

Staff responded to questions by Commissioners.

Chair Weeks opened the Public Hearing at 4:51 p.m.

Jerry Comrata spoke in support of this project.

Member of the public spoke in support of the project.

Chair Weeks closed the Public Hearing at 4:55 p.m.

Staff and Applicant responded to additional questions by Commissioners.

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

RESOLUTION NO. PC-RES-2025-013 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL PREZONING OF PROPERTY LOCATED AT 2299 BRUSH CREEK ROAD TO THE RR-20 (RURAL RESIDENTIAL) ZONING DISTRICT - FILE NUMBER ANX24-001

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 5:00 p.m.