



City of Santa Rosa

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

**PLANNING COMMISSION
REGULAR MEETING AGENDA AND
SUMMARY REPORT - CANCELLED
JULY 23, 2026**

**THIS MEETING HAS BEEN CANCELLED. THE NEXT REGULAR MEETING
OF THE PLANNING COMMISSION WILL BE HELD ON THURSDAY,
AUGUST 13, 2026.**

**THE MESSAGE ESTABLISHMENT CERTIFICATE DENIAL APPEAL (ITEM
11.1) HAS BEEN
CONTINUED TO THE SEPTEMBER 10, 2026, PLANNING COMMISSION
MEETING.**

POSTED: July 22, 2026

/s/ Madeline Brown, Recording Secretary

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 - July 9, 2026

Attachments: [Draft Minutes - July 9, 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)

None.

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 - HIGHWAY 12 MESSAGE - 4908 HWY 12, SANTA ROSA, CA 95409 MESSAGE ESTABLISHMENT CERTIFICATE DENIAL APPEAL

BACKGROUND: The requirement for all businesses providing massage services to apply and obtain a Massage Establishment Certificate began through the adoption of the Massage Ordinance that went into effect on April 18, 2026. As a result, a Massage Establishment Certificate application was submitted by business owner Weihong Hu on September 23, 2025, on behalf of Highway 12 Massage located at 4908 Hwy 12, Santa Rosa, CA 95409. Staff reviewed the application and through the course of the investigation found illicit advertisements online for the establishment which included the location and published phone number for the business. The application was denied on April 15, 2026, based on violations of sections of the City's Massage Ordinance.

RECOMMENDATION: The Planning and Economic Development Department recommends that the Planning Commission, by resolution, deny the Appeal and uphold the decision of the Planning and Economic Development Director to deny the Massage Establishment Certificate for the property located at 4908 Highway 12.

PRESENTED BY: Daniela DeBaca, Senior Code Enforcement Officer

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Appeal Application](#)
[Attachment 4 - Hongyuan LLC](#)
[Attachment 5 - Property Detail Record - 4908 Hwy 12](#)
[Attachment 6 - Lease Agreement - 4908 hwy 12](#)
[Attachment 7- CAMTC verification of Weihong Hu certificat](#)
[Attachment 8 - Zoning Clearance ZC23-0243](#)
[Attachment 9 - Ads May 26-28, 2024](#)
[Attachment 10 - CAMTC Recertification Report - Weihong](#)
[Attachment 11 - Ads July 10, 2024 - 4908 Sonoma Hwy](#)
[Attachment 12 - Ads December 3, 2024](#)
[Attachment 13 - CAMTC Weihong Hu 2025 Renewal](#)
[Attachment 14 - Zoning Clearance PLN25-0049](#)
[Attachment 15 - Massage Establishment Certification Appli](#)
[Attachment 16 - Ads October 10, 2025 \(707\) 714-4499](#)
[Attachment 17 - Ads March 2026](#)
[Attachment 18 - Ads April 2026](#)
[Attachment 19 - Massage Establishment Certificate Denial
Resolution](#)
[Presentation](#)
[Appellants Brief](#)

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.

Planning Commission

- CANCELLED

JULY 23, 2026

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.