



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 MARCH 12, 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 26, 2026.

Attachments: [Draft Minutes - February 26, 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. PRESENTATIONS

None.

9. CONSENT ITEMS

None.

10. REPORT ITEMS

None.

11. PUBLIC HEARINGS

- 11.1 PUBLIC HEARING - MEADOWOOD RANCH - REVISED TENTATIVE MAP - PLANNING RECORD - 2875 DUTTON MEADOW - PLN25-0563 (THIS ITEM WAS CONTINUED FROM THE FEBRUARY 26, 2026 PLANNING COMMISSION MEETING. ITEM WITHDRAWN BY APPLICANT; HEARING WILL NOT BE HELD.)**

- 11.2 PUBLIC HEARING - CONDITIONAL USE PERMIT STREAMLINING**

BACKGROUND: The City is working on an initiative to streamline the Conditional Use Permit (CUP) process with the goal of making it more predictable and less costly for applicants and business owners. The primary objective is to support economic development within the City by making it easier to establish and expand businesses. The proposal includes amendments to the Zoning Code to address three main elements: 1) Create a new Director Level CUP process, allowing certain uses to be reviewed and approved administratively rather than requiring a public meeting or hearing, unless one is specifically requested; 2) Reduce the level of CUP (Director, Minor, or Major) required for certain uses, to reduce timelines, lower costs and improve overall efficiency, while maintaining appropriate review and oversight; and 3) Update the Temporary Use Permit section of the Zoning Code to allow for a broader range of temporary activities, including pop-up retail and interim activities for vacant or underutilized sites and buildings, supporting the activation of spaces and encouraging reinvestment. Staff is recommending that the Planning Commission make a recommendation to the City Council to amend the Zoning Code to streamline the CUP process.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by

resolution, recommend to the City Council adoption of Zoning Code text amendments to address streamlining and process improvements for the Conditional Use Permit process.

PRESENTED BY: Jessica Jones, Deputy Director of Planning

Attachments: [Staff Report](#)

[Attachment 1 - Draft ZC Amendments](#)

[Attachment 2 - Public Correspondence](#)

[Resolution](#)

[Presentation](#)

[Late Correspondence \(Uploaded 3-11-2026\)](#)

[Late Correspondence \(Uploaded 3-12-2026\)](#)

11.3* PUBLIC HEARING - MD MARKET - CONDITIONAL USE PERMIT - 1478 GUERNEVILLE RD - CUP24-027 (THIS ITEM WAS CONTINUED FROM THE FEBRUARY 26, 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 for 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.

PRESENTED BY: Kristinae Toomians, Senior Planner

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Updated Attachment 1 - Disclosure Form \(Uploaded 3-10-2](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Project Description](#)
[Attachment 4 - Project Plans](#)
[Attachment 5 - Final Trip Generation Study](#)
[Attachment 6 - ABC Comments](#)
[Attachment 7 - Public Correspondence](#)
[Attachment 8 - Correspondence from Police](#)
[Resolution](#)
[Presentation](#)
[Updated Presentation \(Uploaded 3-10-2026\)](#)
[Late Correspondence \(Uploaded 3-10-2026\)](#)
[Late Correspondence \(Uploaded 3-12-2026\)](#)

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.