



# 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 26, 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](mailto: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**

Draft Minutes - March 12, 2026.

**Attachments:** [Draft Minutes - March 12, 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

### 10.1 REPORT - GENERAL PLAN AND INCLUSIONARY HOUSING ANNUAL REVIEW REPORT FOR 2025

**BACKGROUND:** Each year, the Planning Commission and City Council review the progress made toward implementation of the General Plan during the prior calendar year. The General Plan Annual Review and Inclusionary Housing Report for 2025. The Annual Review Report provides an overview of progress made last year toward achieving General Plan goals, policies and actions and reviews the implementation of the Inclusionary Housing Ordinance as required by the City Code.

**RECOMMENDATION:** The Planning and Economic Development Department recommends that the Planning Commission, by motion, review and accept the General Plan and Inclusionary Housing Annual Review Report for 2025.

**PRESENTED BY:** Sachnoor Bisla, City Planner

**Attachments:** [Staff Report](#)  
[Attachment 1 - General Plan and Inclusionary Housing Ord](#)  
[Presentation](#)  
[Late Correspondence \(Uploaded 3-24-2026\)](#)

## 11. PUBLIC HEARINGS

### 11.1\* PUBLIC HEARING - 24 SEVEN FOODS & FUEL CUP - PLANNING RECORD - 3230 COFFEY LN - PLN25-0348

**BACKGROUND:** Major CUP to allow for the sale of distilled spirits for off-site consumption (ABC Type 21 License) at an existing convenience store, currently selling beer and wine. Exempt Project 15301

**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 sale of distilled spirits for off-site consumption at the existing 24 Seven Foods and Fuel at 3230 Coffey Lane. This item has no impact on current fiscal year budget.

PRESENTED BY: Jandon Briscoe, City Planner

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Project Description](#)  
[Attachment 4 - Floor Plan](#)  
[Attachment 5 - Site Plan](#)  
[Attachment 6 - Police Correspondence and Activity Report](#)  
[Attachment 7 - Letter from Police](#)  
[Attachment 8 - Police Beat Map](#)  
[Attachment 9 - Census Tract Map](#)  
[Attachment 10 - Beat 1 March 2026 Newsletter](#)  
[Attachment 11 - Data from SRPD](#)  
[Attachment 12 - PCN approval letter](#)  
[Presentation](#)  
[Resolution](#)

**11.2\*** PUBLIC HEARING - SPRING LAKE VILLAGE EAST GROVE -  
PLANNING PROJECT - 225 LOS ALAMOS RD - MJP14-012

BACKGROUND: Minor Conditional Use Permit, Hillside Development Permit, Rezoning, and an Environmental Impact Report (EIR). The project proposes 32 independent senior living units. On-site improvements would include a resident community building, support buildings, parking, outdoor lighting, fencing, landscaping, and other improvements.

RECOMMENDATION: The Planning and Economic Development Department recommends that the Planning Commission, by five resolutions, recommend that the City Council (1) certify the Final Environmental Impact Report (FEIR) and adopt the CEQA findings of

fact and mitigation monitoring and reporting program, (2) Rezone the property located at 225 Los Alamos Road from Rural Residential-Scenic Road (RR-40-SR) to Planned Development-Scenic Road (PD-0308-SR), (3) adopt a Text Amendment to the Planned Development Policy Statement (PD-0308), (4) approve a Minor Conditional Use Permit for a 32-unit Community Care Facility, and (5) approve a Hillside Development Permit for the properties located at 225 Los Alamos Road, 5803 and 5815 Melita Road.

PRESENTED BY: Monet Sheikhali, Supervising Planner.

**Attachments:** [Staff Report](#)  
[Staff Report - Redline \(Uploaded 3-24-2026\)](#)  
[Staff Report - Clean Version \(Uploaded 3-24-2026\)](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Project Narrative](#)  
[Attachment 4 - Project Plans](#)  
[Attachment 5 - Landscape Plans](#)  
[Attachment 6 - Existing Planned Development 0308 \(PD\) F](#)  
[Attachment 7 - New Planned Development 0308 \(PD\) Polic](#)  
[Attachment 8 - Design Review Board Resolution](#)  
[Attachment 9 - Draft EIR](#)  
[Attachment 10 - Final EIR](#)  
[Attachment 11 - Planning Commission minutes](#)  
[Attachment 12 - Public Comments](#)  
[Resolution 1](#)  
[Exhibit A - Findings of Fact](#)  
[Exhibit B - Mitigation Monitoring and Reporting Program](#)  
[Resolution 2](#)  
[Exhibit A - Engineering Development Services](#)  
[Resolution 3](#)  
[Exhibit A - Engineering Development Services](#)  
[Resolution 4](#)  
[Exhibit A - Planned Development 0308 Policy Statement](#)  
[Resolution 5](#)  
[Exhibit A - Planned Development 0308 Policy Statement](#)  
[Presentation](#)  
[Updated Presentation \(Uploaded 3-24-2026\)](#)  
[Consultant Presentation \(Uploaded 3-24-2026\)](#)  
[Late Correspondence \(Uploaded 3-24-2026\)](#)

## 12. ADJOURNMENT

\*Ex parte communication disclosure required.

**Planning Commission**

**- FINAL-REVISED**

**MARCH 26, 2026**

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*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](mailto: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.*