



# City of Santa Rosa

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

## PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL MAY 28, 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**

**3.1** Draft Minutes - April 9, 2026.

**Attachments:** [Draft Minutes - April 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)**

## **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 - STONEHOUSE HOTEL

**BACKGROUND:** Major Conditional Use Permit and Major Hillside Development Permit for the construction of a new 70-room hotel with associated site improvements. CEQA Exempt Project.

**RECOMMENDATION:** The Planning and Economic Development Department recommends that the Planning Commission, by two resolutions, approve a Major Conditional Use Permit and Hillside Development Permit to allow the construction of a new 70-room hotel building, renovation and conversion of the existing Stonehouse building into a five-room boutique hotel, and associated outdoor pool, garden, courtyard spaces, parking, landscaping, and related site improvements, located at 3331 and 3555 Highway 12. This item has no impact on current fiscal year budget.

**PRESENTED BY:** Suzanne Hartman, City Planner

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Project Plans](#)  
[Attachment 4 - Slope Analysis](#)  
[Attachment 5 - Visual Analysis](#)  
[Attachment 6 - Landscape Plans](#)  
[Attachment 7 - Traffic Analysis](#)  
[Attachment 8 - Noise Study](#)  
[Attachment 9 - Biological Resources Assessment](#)  
[Attachment 10 - Arborist Inventory Report](#)  
[Attachment 11 - Air Quality and GHG Analysis](#)  
[Attachment 12 - Air Quality and GHG Analysis](#)  
[Attachment 13 - Policy Statement \(PD 0441\)](#)  
[Resolution 1](#)  
[Exhibit A](#)  
[Resolution 2](#)  
[Exhibit A](#)  
[Presentation](#)

**11.2 PUBLIC HEARING - FISCAL YEAR 2026-2027 CAPITAL IMPROVEMENT PROGRAM CONSISTENCY WITH THE CITY OF SANTA ROSA GENERAL PLAN 2050**

BACKGROUND: Government Code Section 65401 requires that the Planning Commission review public projects associated with the City's Capital Improvement Program (CIP) each year for consistency with the General Plan. There are 6 new projects to be evaluated as part of the 2026-2027 CIP.

RECOMMENDATION: The Planning and Economic Development Department recommends that the Planning Commission, by resolution, find that the six new projects included in the Fiscal Year 2026-2027 Capital Improvement Program are consistent with the City of Santa Rosa General Plan 2050

PRESENTED BY: Sachnoor Bisla, City Planner.

**Attachments:** [Staff Report](#)  
[Attachment 1 - CIP New Projects FY 26-27 Information Sheet](#)  
[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 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.*