



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Final

Thursday, September 25, 2025

4:30 PM

1. CALL TO ORDER AND ROLL CALL

Chair Weeks called the meeting to order at 4:30 p.m.

Present 6 - Chair Karen Weeks, Vice Chair Vicki Duggan, Commissioner Charles Carter, Commissioner Patti Cisco, Commissioner Miles Horton, and Commissioner Terrence Sanders

Absent 1 - Commissioner Aaron Pardo

2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

None.

3. APPROVAL OF MINUTES

3.1 Draft Minutes - August 14, 2025

Approved as submitted.

There were no public comments.

4. PUBLIC COMMENTS

There were no public comments.

5. COMMISSION BUSINESS

5.1 STATEMENT OF PURPOSE

Chair Weeks read aloud the Statement of Purpose.

5.2 COMMISSIONER REPORTS

Chair Weeks reported on the City Councils approval of the appeal of the Elm Tree Station Project.

There were no public comments.

5.3 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTIONS)

None.

6. DEPARTMENT REPORTS

Staff Liaison Jessica Jones reported.

There were no public comments.

7. STATEMENTS OF ABSTENTION OR RECUSAL

Commission Cisco abstained from item 11.1 due to a conflict with her property.

It was later noted that Commission Cisco recused herself from item 11.1.

There were no public comments.

8. PRESENTATIONS

None.

9. CONSENT ITEMS

None.

10. REPORT ITEMS

None.

11. PUBLIC HEARINGS

11.1 PUBLIC HEARING - GENERAL PLAN 2050 IMPLEMENTATION PACKAGE - PLN25-001

BACKGROUND: In June 2025, the City Council adopted General Plan 2050, which establishes a long-term vision for Santa Rosa's physical development. Implementation of the General Plan occurs through multiple avenues, including the review of new development projects, guidance for City staff work plans, and direction for public investments in infrastructure and facilities. In addition to these tools, amendments to the Municipal Code, Zoning Code, and Zoning Map are necessary to fully align the City's regulatory framework with the General Plan. The majority of the proposed Municipal and Zoning Code and Map amendments serve to codify policies and land use changes already

established in the General Plan 2050. This package includes a Zoning Code text amendment to create the Missing Middle Housing (MMH) Combining District, along with a rezoning action to apply the MMH Combining District to 1,991 parcels. In total, 2,119 parcels citywide are proposed to be rezoned to ensure consistency between zoning designations and the General Plan land use map.

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 and Municipal Code Amendments and Zoning Map amendments to (1) implement actions and policies within the General Plan 2050, (2) rezone 2,119 parcels to be consistent with the existing General Plan land use designation, and (3) apply the Missing Middle Housing Combining District to 1,991 parcels within the City to allow for an option to construct Missing Middle Housing.

PRESENTED BY: Amy Nicholson, Supervising Planner
Commissioner Cisco left the Council Chambers at 4:34 p.m.

Supervising Planner Amy Nicholson presented.

Staff responded to Commissioner inquiries.

Chair Weeks opened the Public Hearing at 5:05 p.m.

Sandra Stone spoke in opposition of the project.

Pam Fresca spoke in opposition of the project.

Dan Reynolds spoke in opposition of the project.

Brad Childs spoke in opposition of the project.

Armando spoke in opposition of the project.

Kristine Temez spoke in opposition of the project.

Christina Sunderland spoke in opposition of the project.

Dennis Fresca spoke in opposition of the project.

Greg Nash spoke in opposition of the project.

Curtis Bennet spoke in opposition of the project.

Alana Kelly raised a zoning question.

Chair Weeks closed the Public Hearing at 5:36 p.m.

Commissioners asked Staff additional questions and provided final comments.

A motion was made by Vice Chair Duggan, seconded by Commissioner Carter, to waive the reading of the text and adopt:

RESOLUTION NO. PC-RES-2025-014 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL MUNICIPAL CODE AMENDMENTS TO TITLES 18, 19 AND TITLE 21 OF THE CITY CODE, AND ZONING CODE AMENDMENTS TO TITLE 20 OF THE CITY CODE TO IMPLEMENT THE GENERAL PLAN 2050 - FILE NUMBER PLN25-0393

The motion carried by the following vote:

Yes: 5 - Chair Weeks, Vice Chair Duggan, Commissioner Carter, Commissioner Horton and Commissioner Sanders

Absent: 1 - Commissioner Pardo

Recused: 1 - Commissioner Cisco

A motion was made by Vice Chair Duggan, seconded by Commissioner Horton, to waive the reading of the text and adopt:

RESOLUTION NO. PC-RES-2025-015 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL REZONING OF 2,119 PROPERTIES TO IMPLEMENT THE EXISTING GENERAL PLAN LAND USE DESIGNATION - FILE NUMBER PLN25-0393

The motion carried by the following vote:

Yes: 5 - Chair Weeks, Vice Chair Duggan, Commissioner Carter,
Commissioner Horton and Commissioner Sanders

Absent: 1 - Commissioner Pardo

Recused: 1 - Commissioner Cisco

A motion was made by Vice Chair Duggan, seconded by Commissioner Sanders, to waive the reading of the text and adopt:

RESOLUTION NO. PC-RES-2025-016 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL REZONING OF 1,991 PROPERTIES TO ADD THE MISSING MIDDLE HOUSING COMBINING DISTRICT - FILE NUMBER PLN25-0393

The motion carried by the following vote:

Yes: 5 - Chair Weeks, Vice Chair Duggan, Commissioner Carter,
Commissioner Horton and Commissioner Sanders

Absent: 1 - Commissioner Pardo

Recused: 1 - Commissioner Cisco

A motion was made by Commissioner Sanders, seconded by Vice Chair Duggan, to make a recommendation in connection with Resolution 2, to the City Council to either:

1) Consider removing the parcels along the south side of Parker Drive between Doyle Park Drive and Alderbrook Drive from the rezoning for consistency with pre-existing general plan designations, and direct staff to initiate a General Plan amendment to designate these parcels as Low Density Residential.

Or

2) Proceed with the rezoning for consistency with pre-existing general plan designations, and direct staff to initiate a General Plan amendment to designate the parcels along the south side of Parker Drive between Doyle Park Drive and Alderbrook Drive as Low Density Residential and rezone these parcels back to the R-1-6 (Single-Family) zoning district.

The motion carried by the following vote:

Yes: 5 - Chair Weeks, Vice Chair Duggan, Commissioner Carter,
Commissioner Horton and Commissioner Sanders

Absent: 1 - Commissioner Pardo

Recused: 1 - Commissioner Cisco

12. ADJOURNMENT

Chair Weeks adjourned the meeting at 6:30 p.m.

Approved on: November 13, 2025

/s/ Madeline Brown, Recording Secretary