



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 DECEMBER 11, 2025

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/82970108050](https://srcity-org.zoom.us/j/82970108050), OR BY DIALING
877-853-5257 AND ENTERING WEBINAR ID: 829 7010 8050;**

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 PLANNING COMMISSIONER PARTICIPATES REMOTELY BASED ON JUST CAUSE OR EMERGENCY CIRCUMSTANCES PURSUANT TO AB 2449, THE PLANNING COMMISSION WILL ALSO 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 AB 2449 (IF NEEDED)

To consider and take action on any request from a Board Member to participate in a meeting remotely due to Just Cause or Emergency Circumstances pursuant to AB 2449 (Government Code Section 54953(f)).

3. APPROVAL OF MINUTES

3.1 Draft Minutes - November 13, 2025.

Attachments: [Draft Minutes - November 13, 2025](#)

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

8.1 PRESENTATION - DRAFT COMMUNITY-BASED TRANSPORTATION PLAN FOR SOUTH SANTA ROSA AVENUE CORRIDOR

Attachments: [Staff Report](#)
[Presentation](#)

9. CONSENT ITEMS

None.

10. REPORT ITEMS

None.

11. PUBLIC HEARINGS

11.1 PUBLIC HEARING - HOUSING ELEMENT IMPLEMENTATION - PLN25-0397 (THIS ITEM IS BEING CONTINUED TO THE JANUARY 8, 2026 PLANNING COMMISSION MEETING)

BACKGROUND: Amendments to Title 20 and Title 21 of the City Code to implement the Housing Element. Addendum to General Plan 2035 EIR, CEQA Exemption 15061(b)(3), Statutory Exemption 15282(H) and Government Code 66333

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that, by resolution, recommend to the City Council adoption of Zoning and Municipal Code Amendments to implement goals, policies, and programs within the Housing Element..

11.2* PUBLIC HEARING - LAGO FRESCA APARTMENTS - CONDITIONAL USE PERMIT - 2445 SUMMERFIELD RD, 4744 HOEN AVE - CUP22-050

BACKGROUND: Major Conditional Use Permit for Lago Fresca Apartments a, 50-unit multifamily project. Four (4) of the 50 units are designated for very low-income residents. 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 to allow a 50-unit multifamily residential development project located at 2445 Summerfield Road and 4744 Hoen Avenue.

PRESENTED BY: Monet Sheikhal, Supervising Planner

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Project Narrative](#)
[Attachment 4 - Architectural Plans](#)
[Attachment 5 - Landscape Plan](#)
[Attachment 6 - Density Bonus Letter Request](#)
[Attachment 7 - Density Bonus approval letter](#)
[Attachment 8 - CEQA Class 32 Memorandum](#)
[Corrected Attachment 8 - CEQA Class 32 Memorandum \(L](#)
[Attachment 9 - Traffic Study](#)
[Attachment 10 - Parking Management Plan](#)
[Attachment 11 - Public Comments](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)
[Applicant Presentation](#)
[Late Correspondence \(Uploaded 12-10-2025\)](#)
[Late Correspondence \(Uploaded 12-11-2025\)](#)

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

- FINAL-REVISED

DECEMBER 11, 2025

The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings are available by contacting the Board Secretary at 707-543-4646 (TTY Relay at 711). Requests should be submitted as far in advance as possible, but no later than two business days before the scheduled meeting.

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.