



# City of Santa Rosa

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

## Planning Commission Regular Meeting Minutes - Final

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Thursday, December 11, 2025

4:30 PM

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### 1. CALL TO ORDER AND ROLL CALL

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

**Present** 7 - Chair Karen Weeks, Vice Chair Vicki Duggan, Commissioner Charles Carter, Commissioner Patti Cisco, Commissioner Miles Horton, Commissioner Aaron Pardo, and Commissioner Terrence Sanders

### 2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

None.

### 3. APPROVAL OF MINUTES

3.1 Draft Minutes - November 13, 2025.

Approved as submitted.

No public comments were made.

### 4. PUBLIC COMMENTS

No public comments were made.

### 5. COMMISSION BUSINESS

#### 5.1 STATEMENT OF PURPOSE

Chair Weeks read aloud the Statement of Purpose.

#### 5.2 COMMISSIONER REPORTS

None.

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

None.

### 6. DEPARTMENT REPORTS

None.

### 7. STATEMENTS OF ABSTENTION OR RECUSAL

None.

## 8. PRESENTATIONS

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

Steph Britt from the Sonoma County Transportation and Climate Authorities and City of Santa Rosa Transportation Planner Torina Wilson presented.

Commissioners asked questions to the presenters.

Public Comment: None.

## 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..

Continued to a date certain

**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 Sheikhali, Supervising Planner

Ex Parte Disclosures: None.

Project Planner Sheikhali presented.

Commissioners asked questions to Staff.

Applicant presented.

Commissioners asked questions to Applicant.

Chair Weeks opened the Public Hearing at 5:19 p.m.

Janice Karrman spoke in opposition of the project.

Member of the public spoke in opposition of the project.

Sonya spoke in opposition of the project.

Michael Freed spoke in opposition of the project.

Stephanie spoke in support of the project.

Robert spoke in opposition of the project.

Kashi spoke in opposition of the project.

Mary Cathrine Miranda spoke in opposition of the project.

Stephen Schwartz spoke in opposition of the project.

Mindy Shimbaugh spoke in opposition of the project.

Chair Weeks closed the Public Hearing at 5:45 p.m.

Staff and Applicant representatives responded to Commissioner inquiries.

**A motion was made by Commissioner Cisco, seconded by Commissioner Pardo, to waive reading of the text and adopt:**

**RESOLUTION NO. PC-RES-2025-018 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR 50-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT - LOCATED AT 2445 SUMMERFIELD ROAD AND 4744 HOEN AVENUE - FILE NUMBER PRJ22-019 (CUP22-050, DR22-037, AND DB22-004)**

**Yes:** 7 - Chair Weeks, Vice Chair Duggan, Commissioner Carter, Commissioner Cisco, Commissioner Horton, Commissioner Pardo and Commissioner Sanders

## **12. ADJOURNMENT**

Chair Weeks adjourned the meeting at 6:13 p.m.

**Approved on:**

**January 8, 2026**

**s/ Madeline Brown,  
Recording Secretary**