



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 JULY 9, 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 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 - June 25, 2026.

Attachments: [Draft Minutes - June 25, 2026](#)
[Redlined Draft Minutes - June 25, 2026 \(Uploaded 7-08-20](#)
[Revised Draft Minutes - June 25, 2026 \(Uploaded on 7-08-](#)
[Redlined Revised Draft Minutes - June 25, 2026 \(Uploade](#)
[Revised Draft Minutes - June 25, 2026 \(Uploaded 07-08-20](#)

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. STUDY SESSION

8.1 TRANSPORTATION IMPACT ANALYSIS REQUIREMENTS: PURPOSE, LIMITATIONS, AND CONSIDERATIONS FOR UPDATING LOCAL GUIDELINES

The Planning and Economic Development and Transportation and Public Works Departments recommend that the Planning Commission receive a presentation about Transportation Impact Analyses. The item is provided for information only and no formal action will be taken.

PRESENTED BY: Dan Hennessey, Director of Transportation and Public Works

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

9. CONSENT ITEMS

None.

10. REPORT ITEMS

10.1 REPORT - PUBLIC OUTREACH FOR THE GREENWAY CONNECTIVITY STUDY

BACKGROUND: City of Santa Rosa Transportation and Public Works staff are working on a study to determine the preferred way to link the existing Prince Memorial Greenway and the future Southeast Greenway multi-use paths. Staff received a federal Thriving Communities technical assistance grant to create a series of alternatives to present to the public and narrow down a preferred alternative to construct. The goal is to complete an entire east/west active transportation network across the city, leveraging existing multi-use paths to the west and the future Southeast Greenway in the east. Public outreach on the three alternatives is being conducted in June and July 2026.

RECOMMENDATION: The Transportation and Public Works Department will present on the public outreach campaign for the

Greenway Connectivity Study. This item is provided for information or for comments and no formal action will be taken.

Presented By: Torina Wilson, Transportation Planner

Attachments: [Staff Report](#)
[Attachment 1 - Project Alternatives and Visual Simulations](#)
[Attachment 2 - Project Survey](#)
[Presentation](#)

11. PUBLIC HEARINGS

None.

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) 543-4645 (TTY Relay at 711) or Cschnepper@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.