



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Draft

Thursday, June 25, 2026

4:30 PM

1. CALL TO ORDER AND ROLL CALL

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

Present 5 - Chair Karen Weeks, Vice Chair Vicki Duggan, Commissioner Patti Cisco, Commissioner Miles Horton, and Commissioner Terrence Sanders

Absent 2 - Commissioner Charles Carter, and Commissioner Aaron Pardo

2. REMOTE PARTICIPATION UNDER THE BROWN ACT (Gov. Code § 54953.8)

None

3. APPROVAL OF MINUTES

3.1 Draft Minutes - May 28, 2026 .

Approved as submitted.

Janice Karrman commented on the item.

4. PUBLIC COMMENTS

Janice Karrman Commented on non-agenda items.

5. COMMISSION BUSINESS

5.1 STATEMENT OF PURPOSE

Chair Weeks read aloud the Statement of Purpose and a brief recap of the Brown Act meeting procedures.

5.2 COMMISSIONER REPORTS

None.

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

None.

6. DEPARTMENT REPORTS

Staff-Liaison Jessica Jones reported.

Janice Karrman commented on the item.

7. STATEMENTS OF ABSTENTION OR RECUSAL

Commissioner Sanders stated that he will recuse himself from Item 11.2 - MD Market.

8. PRESENTATIONS

None.

9. CONSENT ITEMS

None.

10. REPORT ITEMS

None.

11. PUBLIC HEARINGS

11.1* PUBLIC HEARING - PHAM ASSISTED LIVING - PLANNING RECORD - 631 BENJAMINS RD - PLN25-0206

BACKGROUND: Appeal of the Zoning Administrator's approval of a Minor Conditional Use Permit to allow a 15-bed Community Care Facility at 635 Benjamins Road. The project is exempt from the California Environmental Quality Act (CEQA).

PRESENTED BY: Hana Michaelson, Senior Planner

RECOMMENDATION: It is recommended by the Zoning Administrator and the Planning and Economic Development Department that the Planning Commission, by resolution, deny the Appeal, and uphold the decision of the Zoning Administrator approving a Minor Conditional Use Permit to allow a 15-bed Community Care Facility for the property located at 631 Benjamins Road.

Ex Parte Disclosures: None.

Senior Planner Hana Michaelson presented.

The appellant presented.

The applicants and their representative presented.

Chair Weeks opened the Public Hearing at 5:08 p.m.

Mari McCormick spoke in favor of the project.

Lindsay Lawson spoke about the project.

Fred Seitel spoke against the project.

Mel Fagone spoke in favor of the project.

Janice Karrman spoke about the project.

Sherman Wong spoke about the project.

Chin Nguyen spoke in favor of the project.

Mike Faria spoke about the project.

Rich Gardner spoke about the project.

A member of the public spoke in favor of the project.

A member of the public provided comment.

Chair Weeks closed the Public Hearing at 5:29 p.m.

Staff responded to Commissioners inquiries.

The applicant was granted up to 5 minutes for their rebuttal but chose not to speak.

The appellant was granted up to 5 minutes for his rebuttal.

Commissioners provided final comments.

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

RESOLUTION NO. PC-RES-2026-019 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA DENYING AN APPEAL AND UPHOLDING THE DECISION OF THE ZONING ADMINISTRATOR APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW A 15-BED COMMUNITY CARE FACILITY FOR THE PROPERTY LOCATED AT 631 BENJAMINS ROAD, SANTA ROSA, APN: 183-240-040, FILE NO. PLN25-0206

The motion carried by the following vote:

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

Absent: 2 - Commissioner Carter and Commissioner Pardo

11.2*

PUBLIC HEARING - MD MARKET - CONDITIONAL USE PERMIT - 1995 SEBASTOPOL RD - PLN25-0495

BACKGROUND: The project proposes approval of a Major Conditional Use Permit to allow a neighborhood-serving retail market with alcoholic beverage sales for off-site consumption and extended hours of operation from 6:00 a.m. to 12:00 a.m., seven days per week, within an existing commercial building located at 1995 Sebastopol Road. The project includes minor interior tenant improvements. No expansion of the existing building footprint is proposed. The application has been filed by Harman Dhillon (MD Market). File No. PLN25-0495. This project is exempt from the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Sheila Wolski, Senior Planner.

RECOMMENDATION: The project proposes approval of a Major Conditional Use Permit to allow a neighborhood-serving retail market with alcoholic beverage sales for off-site consumption and extended hours of operation from 6:00 a.m. to 12:00 a.m., seven days per week, within an existing commercial building located at 1995 Sebastopol Road. The project includes minor interior tenant improvements. No expansion of the existing

building footprint is proposed. The application has been filed by Harman Dhillon (MD Market). File No. PLN25-0495. This project is exempt from the California Environmental Quality Act (CEQA).

Chair Weeks recessed the meeting at 5:44 p.m. for Commissioner Sanders to leave the room.

Chair Weeks reconvened the meeting at 5:47 p.m.

Ex Parte Disclosure: None.

Senior Planner Sheila Wolski presented.

Applicant answered questions from the Commissioners.

Commissioner Cisco amended her Ex Parte and disclosed a question she emailed the applicant prior to meeting. The applicant answered the question.

Chair Weeks opened and closed Public Hearing at 5:58 p.m.

Commissioners provided final comments.

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

RESOLUTION NO. PC-RES-2026-020 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A MAJOR CONDITIONAL USE PERMIT FOR ALCOHOLIC BEVERAGE SALES FOR OFF-SITE CONSUMPTION AND EXTENDED HOURS OF OPERATION (6:00 A.M. TO 12:00 A.M., SEVEN DAYS PER WEEK) LOCATED AT 1995 SEBASTOPOL ROAD – FILE NUMBER PLN25-0495

The motion carried by the following vote:

Yes: 4 - Chair Weeks, Vice Chair Duggan, Commissioner Cisco and Commissioner Horton

Absent: 2 - Commissioner Carter and Commissioner Pardo

Recused: 1 - Commissioner Sanders

12. ADJOURNMENT

Chair Weeks adjourned the meeting at 6:02 p.m.