



**Planning Commission
Regular Meeting Minutes - Draft**

Thursday, May 28, 2026

4:30 PM

1. CALL TO ORDER AND ROLL CALL

Acting Chair Duggan called the meeting to order at 4:30 pm.

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

Absent 2 - Chair Karen Weeks, and Commissioner Aaron Pardo

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

None.

3. APPROVAL OF MINUTES

3.1 Draft Minutes - April 9, 2026.

Approved as submitted.

4. PUBLIC COMMENTS

There were no public comments.

5. COMMISSION BUSINESS

5.1 STATEMENT OF PURPOSE

Acting Chair Duggan 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

Deputy Director Jessica Jones reported.

Public Comments: None.

7. STATEMENTS OF ABSTENTION OR RECUSAL

None.

8. PRESENTATIONS

None.

9. CONSENT ITEMS

None.

10. REPORT ITEMS

None.

11. PUBLIC HEARINGS

11.1* PUBLIC HEARING - STONEHOUSE HOTEL

BACKGROUND: Major Conditional Use Permit and Major Hillside Development Permit for the construction of a new 70-room hotel with associated site improvements. CEQA Exempt Project.

RECOMMENDATION: The Planning and Economic Development Department recommends that the Planning Commission, by two resolutions, approve a Major Conditional Use Permit and Hillside Development Permit to allow the construction of a new 70-room hotel building, renovation and conversion of the existing Stonehouse building into a five-room boutique hotel, and associated outdoor pool, garden, courtyard spaces, parking, landscaping, and related site improvements, located at 3331 and 3555 Highway 12. This item has no impact on current fiscal year budget.

PRESENTED BY: Suzanne Hartman, City Planner

Ex Parte Disclosure: None.

Project Planner Hartman presented.

Applicant presented.

Acting Chair Duggan opened the Public Hearing at 4:54 p.m.

Fred Allebach spoke on the project.

Deb Grabien spoke in opposition to the project.

Caroline spoke on the project.

Greg Hamblin spoke on the project.

Janet Noe spoke on the project.

Roy D. spoke in opposition to the project.

Helgie T. spoke in opposition to the project.

Nicole spoke in opposition to the project.

Acting Chair Duggan closed the Public Hearing at 5:13 p.m.

Staff and Applicant representatives responded to Commissioner questions.

Acting Chair Duggan recessed the meeting at 5:37 p.m.

Acting Chair Duggan reconvened the meeting at 5:45 p.m.

A motion was made by Commissioner Cisco, seconded by Commissioner Horton, to waive reading of the text and adopt;

RESOLUTION NO. PC - RES - 2026-016 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A MAJOR CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF THE NEW 70-ROOM STONEHOUSE HOTEL AND ASSOCIATED SITE IMPROVEMENTS - LOCATED AT 3331 AND 3555 HIGHWAY 12- FILE NUMBER PRJ25-001 (CUP25-001).

The motion carried by the following vote:

Yes: 3 - Vice Chair Duggan, Commissioner Cisco and Commissioner Horton

No: 2 - Commissioner Carter and Commissioner Sanders

Absent: 2 - Chair Weeks and Commissioner Pardo

A motion was made by Commissioner Cisco, seconded by Commissioner Horton, to waive reading of the text and adopt;

RESOLUTION NO. PC - RES - 2026-017 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR CONSTRUCTION OF A NEW 70-ROOM HOTEL BUILDING, RENOVATION OF THE EXISTING STONEHOUSE BUILDING INTO A FIVE-ROOM BOUTIQUE HOTEL, AND ASSOCIATED SITE AND HILLSIDE IMPROVEMENTS LOCATED AT 3331 AND 3555 HIGHWAY 12, FILE NUMBER PRJ25-001 (HDP25-001).

The motion carried by the following vote:

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

No: 1 - Commissioner Sanders

Absent: 2 - Chair Weeks and Commissioner Pardo

11.2 PUBLIC HEARING - FISCAL YEAR 2026-2027 CAPITAL IMPROVEMENT PROGRAM CONSISTENCY WITH THE CITY OF SANTA ROSA GENERAL PLAN 2050

BACKGROUND: Government Code Section 65401 requires that the Planning Commission review public projects associated with the City's Capital Improvement Program (CIP) each year for consistency with the General Plan. There are 6 new projects to be evaluated as part of the 2026-2027 CIP.

RECOMMENDATION: The Planning and Economic Development Department recommends that the Planning Commission, by resolution, find that the six new projects included in the Fiscal Year 2026-2027 Capital Improvement Program are consistent with the City of Santa Rosa General Plan 2050

PRESENTED BY: Sachnoor Bisla, City Planner.

Project Planner Bisla Presented.

Staff responded to Commissioner questions.

Acting Chair Duggan opened and closed the Public Hearing at 5:54 p.m.

A motion was made by Commissioner Sanders, seconded by Commissioner Cisco, to waive reading of the text and adopt;

RESOLUTION NO. PC - RES - 2026-018 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA FINDING THAT THE SIX NEW PROJECTS INCLUDED IN THE FISCAL YEAR 2026-2027 CAPITAL IMPROVEMENT PROGRAM ARE CONSISTENT WITH THE CITY OF SANTA ROSA GENERAL PLAN 2050.

The motion carried by the following vote:

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

Absent: 2 - Chair Weeks and Commissioner Pardo

12. ADJOURNMENT

Acting Chair Duggan adjourned the meeting at 5:55 p.m.