



# City of Santa Rosa

City Hall, Council  
Chamber  
100 Santa Rosa Avenue  
Santa Rosa, CA 95404

## CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT DECEMBER 14, 2021

**1:30 P.M. - CLOSED SESSION (HYBRID VIA IN-PERSON AND ZOOM)**

**4:00 P.M. - REGULAR SESSION (HYBRID VIA IN-PERSON AND ZOOM)**

**PURSUANT TO GOVERNMENT CODE SECTION 54953(e) AND THE RECOMMENDATION OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA, CITY COUNCIL MEMBERS WILL BE PARTICIPATING IN THIS MEETING EITHER VIA ZOOM WEBINAR OR IN-PERSON, SOCIALLY DISTANCED, IN THE COUNCIL CHAMBER AT 100 SANTA ROSA AVENUE.**

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY ATTENDING IN-PERSON FROM COUNCIL CHAMBER AT 100 SANTA ROSA AVENUE (MASK AND SOCIAL DISTANCING REQUIREMENTS WILL BE OBSERVED), VISITING**

**[HTTPS://SRCITY-ORG.ZOOM.US/J/91775475227](https://srcity-org.zoom.us/j/91775475227), OR BY DIALING 877-853-5257 AND ENTER WEBINAR ID: 917 7547 5227**

**THE MEETING WILL ALSO BE LIVE STREAMED AT [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar).**

**CLICK ON THE "IN PROGRESS" LINK TO VIEW.**

**THE MEETING CAN ALSO BE VIEWED ON COMCAST CHANNEL 28, AT&T U-VERSE CHANNEL 99, AND AT**

**[HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)**

**Public Comment may be made live during the meeting via Zoom, In-Person from Council Chamber, or submitted in advance by 5:00 pm, the Monday before the City Council Meeting via e-mail at [cc-comment@srcity.org](mailto:cc-comment@srcity.org), recorded voice message at 707-543-3005 or through the eComment feature at <https://santa-rosa.legistar.com>.**

**PLEASE NOTE THAT ALL E-MAILS SENT TO THE CITY COUNCIL ARE CONSIDERED TO BE PUBLIC RECORDS AND SUBJECT TO DISCLOSURE UNDER THE CALIFORNIA PUBLIC RECORDS ACT.**

**DEADLINES AND ADDITIONAL INSTRUCTION FOR PUBLIC COMMENT ARE SET FORTH BELOW.**

**COUNCIL MAY RECESS DURING THE EVENING FOR BREAKS. PUBLIC HEARING MATTERS WILL BEGIN NO EARLIER THAN 5:00 P.M.**

**MATTERS ON THE AGENDA MAY BE TAKEN OUT OF ORDER.**

**PUBLIC COMMENTS:**

Except for public hearing items, comments from the public will be allowed on all agenda items at the time each item is called. Comments on public hearing items may be made when the hearing is opened.

Live Public Comment: Members of the public can provide comment on an Agenda Item In-Person from Council Chamber by signing up with the Administrator in Council Chamber (in lieu of Speaker Card), by accessing the meeting through the Zoom link, or by dial-in at the time an Agenda Item is discussed during the City Council Meeting. Go to <https://srcity.org/virtualparticipation> for more information.

Advanced Public Comment:

E-mail Public Comment: To submit an e-mailed public comment to the City Council, please send to: [cc-comment@srcity.org](mailto:cc-comment@srcity.org) by 5:00 p.m., Monday, December 13. Identify in the subject line of your e-mail the Agenda Item Number on which you wish to comment, provide your name in the body of the e-mail and your comment. Please limit your e-mail to approximately 400 words (which is a speaking rate of 133 words per minute).

eComment: To submit an eComment, go to <https://santa-rosa.legistar.com> and click the eComment link near the agenda link. eComment period will

close at 5:00 p.m., Monday, December 13.

Recorded Voice Message Public Comment: To submit a voice message public comment, please call 707-543-3005 by 5:00 p.m., Monday, December 13. State your name, the Agenda Item Number(s) on which you wish to comment, and your comment. PLEASE DO NOT LEAVE YOUR PHONE NUMBER OR PERSONAL ADDRESS IN THE VOICE MESSAGE AS IT WILL BE PLAYED BACK LIVE DURING THE CITY COUNCIL MEETING.

E-mail and eComment public comments received by the deadline will be distributed to City Council members and uploaded to the agenda prior to the start of the City Council Meeting for public access. Recorded voice message public comments will be played during the meeting at the time the item is heard.

Non-Agenda Items are the time when any person may address the Council on matters not listed on this agenda, but which are within the subject matter jurisdiction of the Council. The first public comment period on non-agenda items (Agenda Item 13) will begin no earlier than 5:00 p.m. and will be limited to twelve speakers selected randomly by the Mayor. Each speaker will be allowed three minutes. Speakers who do not have an opportunity to speak during this time will be allowed to make public comment under Agenda Item 17.

### **1:30 P.M. (HYBRID VIA IN-PERSON AND ZOOM)**

#### **1. CALL TO ORDER AND ROLL CALL**

#### **2. ANNOUNCEMENT OF CLOSED SESSION ITEMS**

Following the announcement of Closed Session items and prior to recess into Closed Session, the public may speak up to three minutes on items to be addressed in Closed Session.

##### **2.1 CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)**

Agency Designated Representatives: Alan Alton, Acting Chief Financial Officer, Amy Reeve, Human Resources Director, Jeremia Mills, Deputy Director - Human Resources and Jeff Berk, Chief Assistant City

Attorney.

Employee Organizations: Santa Rosa Firefighters Association - Local 1401 (representing City Employee Unit 2); Operating Engineers Local 3, Maintenance and Utility System Operators (Employee Units 3 and 16); Santa Rosa City Employees Association (Employee Units 4, 6, 7); Santa Rosa Police Officers Association, (Employee Unit 5); Service Employees International Union Local 1021, (Employee Units 8 and 14); Public Safety Management Association (Employee Unit 9); Executive Management (Employee Unit 10); Middle Management (Employee Unit 11); Confidential (Employee Unit 12); Mechanics (Employee Unit 13); City Attorney (Employee Unit 15); Santa Rosa City Attorneys' Association (Employee Unit 17), Santa Rosa Management Association (Employee Unit 18).

**2.2 CONFERENCE WITH REAL PROPERTY NEGOTIATOR**  
(Government Code Section 54956.8)

Property: 555 1st Street, Santa Rosa, and 521 7th Street, Santa Rosa, APN's 010-066-016 and 010-035-033

Agency Negotiator: Jill Scott, Real Property Manager

Negotiating Parties: County of Sonoma

Under Negotiations: Price and terms of Parking Agreement.

**2.3 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**  
(Paragraph (1) of subdivision (d) of Government Code Section 54956.9)

Name of Case: Roseland Action, et al. v. City of Santa Rosa, et al.  
Sonoma County Superior Court Case No. SCV-269600

**RECESS CLOSED SESSION(S) AND RECONVENE TO OPEN SESSION IN THE COUNCIL CHAMBER AND VIA ZOOM.**

**3. STUDY SESSION - NONE.**

**4:00 P.M. (HYBRID VIA IN-PERSON AND ZOOM)**

**4. ANNOUNCEMENT OF ROLL CALL**

**5. REPORT, IF ANY, ON STUDY AND CLOSED SESSIONS**

**6. PROCLAMATIONS/PRESENTATIONS**

**7. STAFF BRIEFINGS**

This time is reserved for City staff to provide a five-minute briefing to the Council on departmental issues of interest. No action will be taken on these matters except to possibly place a particular item on a future agenda for Council consideration.

**7.1 COVID-19 RESPONSE UPDATE**

This will be a standing item on the agenda. No action will be taken except for possible direction to staff.

**8. CITY MANAGER'S/CITY ATTORNEY'S REPORTS**

**8.1 REPORT OF SETTLEMENTS AND ACTIVE LITIGATION**

The City Attorney will report on settlements over \$50,000 through November 2021 as well as provide a summary of pending litigation against the City.

**Attachments:** [Litigation Report](#)

**9. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS**

**10. MAYOR'S/COUNCIL MEMBERS' REPORTS**

**10.1 MAYOR'S/COUNCIL MEMBERS' SUBCOMMITTEE AND LIAISON REPORTS (AND POSSIBLE COUNCIL DIRECTION TO BOARD REPRESENTATIVE ON PENDING ISSUES, IF NEEDED)**

**10.1.1 Council Subcommittee Reports**

**10.1.2 Sonoma County Transportation Authority/Regional Climate Protection Authority (SCTA/RCPA)**

**10.1.3 Sonoma County Water Agency (SCWA) - Water Advisory Committee**

**10.1.4 Association of Bay Area Governments (ABAG)**

**10.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee**

**10.1.6 Sonoma Clean Power Authority (SCPA)**

**10.1.7 Zero Waste Sonoma (formerly known as Sonoma County Waste Management Agency (SCWMA))**

**10.1.8 Groundwater Sustainability Agency (GSA)**

**10.1.9 Home Sonoma County (HSC)**

**10.1.10 Renewal Enterprise District (RED)**

**10.1.11 Public Safety Subcommittee**

**10.1.12 Other**

**11. APPROVAL OF MINUTES**

11.1 October 12, 2021, Regular Meeting.

**Attachments:** [Draft Minutes](#)

**12. CONSENT ITEMS**

12.1 RESOLUTION - APPROVAL FOR FIRE DEPARTMENT TO PURCHASE TWO TYPE 1 PIERCE FIRE ENGINES

RECOMMENDATION: It is recommended by the Fire Department that the Council, by resolution, approve the purchase by the Fire Department of two Type 1 Pierce Fire Engines up to a not-to exceed amount of \$1,700,000 and delegate authority to the City Manager or designee to 1) utilize to the extent possible, cooperative purchasing through the Houston-Galveston Area Council (H-GAC) and H-GAC vendor Golden State Fire Apparatus, Inc., Sacramento, CA, including the issuance of any necessary purchase orders; and/or 2) negotiate and execute necessary documents and agreements for lease financing of the procurement provided staff determines such an arrangement is in the City's best financial interest and the related documents and agreements for any cooperative purchase and/or lease financing are in

a form approved by the City Attorney.

**Attachments:** [Staff Report](#)  
[Attachment 1 - HGAC Buy Contract - Golden State Fire Resolution](#)  
[Exhibit A - Hi Tech Proposal Type 1 Engines Presentation](#)

**12.2 RESOLUTION - NATIONAL PRESCRIPTION OPIATE LITIGATION - DISTRIBUTOR SETTLEMENT AGREEMENTS**

RECOMMENDATION: It is recommended by the City Attorney that the Council, by resolution, authorize the City Manager to execute the following settlement agreements, subject to approval as to form by the City Attorney: (1) Participation Agreement to the Distributors Settlement Agreement and any and all documents ancillary thereto; (2) Participation Agreement to the Janssen Settlement Agreement and any and all documents ancillary thereto; (3) Proposed California State-Subdivision Agreement Regarding Distribution and Use of Settlement Funds- Distributor Settlement; and (4) Proposed California State-Subdivision Agreement Regarding Distribution and Use of Settlement Funds- Janssen Settlement; and directing use of settlement proceeds.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Opioid Remediation Uses](#)  
[Attachment 2 - So Co Programs for Prevention of Opioid U Resolution](#)  
[Exhibit A - Settlement Participation Form Distributors](#)  
[Exhibit B - Settlement Participation Form Janssen](#)  
[Exhibit C - CA State Subdivision Agreement Distributors](#)  
[Exhibit D - CA State Subdivision Agreement Janssen Presentation](#)

**12.3 RESOLUTION - AUTHORIZING CERTAIN CITY STAFF TO ENTER INTO AGREEMENTS AND EXECUTE OTHER DOCUMENTS WITH CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT (HCD) COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) MITIGATION (MIT) PLANNING AND PUBLIC SERVICES PROJECTS DEVELOPED**

## IN RESPONSE TO THE 2017 TUBBS FIRE

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution, authorize the City Manager or Assistant City Manager in connection with Community Development Block Grant (CDBG) Mitigation (MIT) Planning and Public Services (PPS) projects developed in response to the 2017 Tubbs Fire, to enter into, execute and/or deliver the following: 1) the Standard Agreement and any and all subsequent amendments thereto with the State of California for the Grant; 2) all project applications and any and all related documentation related to the Agreement and to act on the City's behalf in all matters pertaining to all such applications and documentation; 3) all Notice(s) to Proceed, and any and all subsequent amendments thereto, if a grant application is approved; and 4) Funds Requests and all required reporting forms and other documentation as may be required for the Grant.

**Attachments:**    [Staff Report](#)  
                              [Attachment 1](#)  
                              [Resolution](#)  
                              [Presentation](#)

### 12.4 RESOLUTION - APPROVAL OF PARKING AGREEMENT WITH AIRPORT BUSINESS CENTER AND BLUE FOX PARTNERS FOR PARKING PERMITS FOR GARAGE 5 AND GARAGE 9 RELATED TO SETTLEMENT OF AIRPORT BUSINESS CENTER V. CITY OF SANTA ROSA LAWSUIT

RECOMMENDATION: It is recommended by the Planning and Economic Development Department and the City Attorney's Office that the Council, by resolution: 1) approve a Parking Agreement with Airport Business Center and Blue Fox Partners for Parking Permits in Garage 5 and Garage 9 related to Settlement and Dismissal with Prejudice of Airport Business Center v. City of Santa Rosa (Sonoma County Civil No. SCV-267372); and 2) authorize the City Manager to execute the Parking Agreement.

**Attachments:** [Staff Report](#)  
[Resolution](#)  
[Exhibit A - Parking Agreement](#)  
[Presentation](#)

**12.5** RESOLUTION - MEASURE O CYCLE X CHOICE GRANT PROGRAM EXTENSION

RECOMMENDATION: It is recommended by the Office of Community Engagement, that Council, by resolution: 1) extend the term for Cycle X of the CHOICE (Community Helping Our indispensable Children Excel) Grant Program through June 30, 2022; 2) increase the funding awards for the period of January 1, 2022 - June 30, 2022 by \$546,000; 3) direct staff to enter into funding agreement and/or amendments with approved providers; and 4) authorize the City Manager or designee to negotiate and execute agreements and any amendments with CHOICE Cycle X approved providers and with County of Sonoma for a necessary term extension and increase of \$50,000 or program monitoring services, all of which are subject to approval as to form by the City Attorney.

**Attachments:** [Staff Report](#)  
[Attachment 1](#)  
[Resolution](#)  
[Exhibit A - Funding Recommendations](#)  
[Presentation](#)

**12.6** RESOLUTION - MAKING REQUIRED MONTHLY FINDINGS AND AUTHORIZING THE CONTINUED USE OF TELECONFERENCING FOR PUBLIC MEETINGS OF THE CITY COUNCIL AND ALL THE CITY'S BOARDS, COMMISSIONS, AND COMMITTEES, PURSUANT TO ASSEMBLY BILL 361

RECOMMENDATION: It is recommended by the City Attorney that the Council, by resolution, make required monthly findings and authorize the continued use of teleconferencing for public meetings of the City Council and all of the City's boards, commissions and committees pursuant to Assembly Bill 361.

**Attachments:** [Resolution](#)

**12.7 RESOLUTION - TERMINATION OF PROCLAMATION OF LOCAL EMERGENCY DUE TO THE 2021 FLOOD**

RECOMMENDATION: It is recommended by the City Attorney's Office that the Council, by resolution, terminate the Proclamation of Existence of a Local Emergency, first proclaimed on October 24, 2021 and ratified on October 29, 2021.

**Attachments:** [Staff Report](#)  
[Attachment 1 - RES-2021-182](#)  
[Resolution](#)

**12.8 ORDINANCE ADOPTION - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ESTABLISHING THE MONTHLY SALARY OF \$22,500 AND OTHER COMPENSATION AND BENEFITS FOR THE CITY MANAGER**

RECOMMENDATION: This ordinance, introduced at the December 7, 2021 Regular Meeting by a 6-0-1 vote (Council Member Sawyer was absent), establishes the salary and other compensation and benefits for the newly hired City Manager.

**Attachments:** [Ordinance](#)

**13. PUBLIC COMMENT ON NON-AGENDA MATTERS**

This is the time when any person may address the Council on matters not listed on this agenda, but which are within the subject matter jurisdiction of the Council. This public comment period will begin no earlier than 5:00 p.m. and will be limited to twelve speakers selected randomly by the Mayor. Each speaker will be allowed three minutes. Speakers who do not have an opportunity to speak during this time will be allowed to make public comment under Agenda Item 17.

Voice message public comments received for non-agenda items may be played under Agenda Item 13 or at Item 17. Recorded public comments are limited to 3 minutes to mirror in-person meeting protocols.

**14. REPORT ITEMS**

**14.1 REPORT - FY 20-21 MEASURE O ANNUAL REPORT**

**BACKGROUND:** Ordinance 3680 added Chapter 3-26 to the Santa Rosa City Code establishing a special transaction and use tax. The special tax measure, known as Measure O, increased sales tax by a quarter percent to fund specific Police, Fire, and Gang Prevention/Intervention programs, as set forth in the Ordinance.

The Ordinance also established a seven-member Citizen Oversight Committee, with members appointed by the City Council, to annually review expenditures and appropriations of the tax revenues to ensure that all such revenues are spent or appropriated for the purposes and uses set forth in the Ordinance. Each year, an Annual Report is prepared by City staff, reviewed by the Citizen Oversight Committee and presented to the City Council reporting on expenditures and activities during the past fiscal year.

The tax revenues generated by Measure O are split between Fire (40%), Police (40%) and Gang Prevention/Intervention Programs (20%), with these revenues spent in accordance with an Implementation Plan which was adopted by the City Council.

**RECOMMENDATION:** It is recommended by the Finance, Fire and Police departments, the Violence Prevention Partnership program, and the Measure O Citizens' Oversight Committee that the Council, by motion accept the Measure O Annual Report for FY 2020-21.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Measure O Annual Report Presentation](#)

**14.2** REPORT - APPROVAL OF SHARED SCOOTER SYSTEM PILOT PROGRAM

**BACKGROUND:** The evolution of Shared Mobility Devices (SMDs) has surged in the last several years. Examples of these devices include electric scooters and electric bikes.

After receiving direction from the City Council study session in November 2020, staff began the process of developing a draft set of permit conditions for a shared scooter system pilot program.

Over the past year, staff has met with internal departments and gathered information from other jurisdictions with scooter programs in order to develop a permit process for a pilot program.

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution: 1) approve the City of Santa Rosa's Shared Scooter System Pilot Program; and 2) authorize the Assistant City Manager and/or Director of Transportation and Public Works or designee to modify permit conditions, issue and/or revoke permits, and/or limit and/or suspend the operation of a shared scooter system.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Parking and Fleet Requirements](#)  
[Resolution](#)  
[Exhibit A - Permit Conditions and Application](#)  
[Presentation](#)

**14.3** REPORT - EXTENSION OF COVID-19 RELATED TEMPORARY PARKING USER FEE REDUCTIONS THROUGH JUNE 30, 2022

BACKGROUND: Certain business operations have been required to reduce indoor operations since March 2020 due to COVID restrictions and have experienced revenue losses and staffing reductions. To assist the business community, an extension of certain temporary parking user fee reductions and a waiver of parking reservation fees associated with outdoor seating areas is proposed.

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution, authorize an extension through June 30, 2022 of: 1) the first hour free at the 3rd Street, 5th Street and D Street garages (first hour is already free at the 1st and 7th Street garages); 2) free parking at all five garages, Monday- Friday from 5PM to 6AM (Parking is already free from 1AM to 6AM); 3) free parking at all five garages on Saturday and Sunday (the D Street and 5th Street garages already have free parking on Sunday); 4) one free metered parking session using the Passport mobile payment application, up to \$3.15 in value, to a maximum of \$31,500.00 since inception on July 1, 2020; and

5) a waiver of meter reservation fees for temporary parklets, outdoor seating and retail to expand business footprint to meet physical distancing requirements related to COVID-19 health order.

**Attachments:**    [Staff Report](#)  
                          [Resolution](#)  
                          [Exhibit A](#)  
                          [Presentation](#)

## 15. PUBLIC HEARINGS

Public Hearing matters will begin no earlier than 5:00 p.m. or as soon thereafter as the matters are reached on the agenda.

### 15.1 PUBLIC HEARING - APPEAL - OLD SCHOOL CANNABIS - CONDITIONAL USE PERMIT 100 SEBASTOPOL ROAD - CUP21-027

BACKGROUND: On September 23, 2021, the Planning Commission approved a Major Conditional Use Permit to allow Old School Cannabis (Project) to operate a cannabis facility within an existing building, including following cannabis-related uses: 2,350-square-feet of Retail (Dispensary) with Delivery and onsite consumption; 17,120-square-feet for Commercial Cultivation (5,001-square-feet or greater); 870-square-feet for Distribution; 500-square-feet of Manufacturing - Level 2 (volatile). The virtual meeting was translated in real time by professional translators.

On September 30, 2021 and October 4, 2021, the City Clerk received two appeals of the Planning Commission's decision from two different appellants.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution, deny two appeals submitted by Duane DeWitt and Evette Minor and uphold the Planning Commission's decision to approve a Conditional Use Permit for Old School Cannabis to allow a Cannabis business including Retail (Dispensary) with Delivery and onsite consumption, Commercial Cultivation, Distribution, and Manufacturing - Level 2 (volatile) at 100 Sebastopol Road, File No. CUP21-027.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Vicinity Map](#)  
[Attachment 3 - Neighborhood Context Map](#)  
[Attachment 4 - Project Narrative](#)  
[Attachment 5 - Project Plans](#)  
[Attachment 6 - Odor Control Plan](#)  
[Attachment 7 - Focused Traffic Study](#)  
[Attachment 8 - Good Neighbor Policy](#)  
[Attachment 9 - Public Correspondence](#)  
[Attachment 10 - 09-23-2021 PC Minutes](#)  
[Attachment 11 - Appeal Statement No.1](#)  
[Attachment 12 - Appeal Statement No.2](#)  
[Attachment 13 - Cannabis Retail Application Status List](#)  
[Attachment 14 - Cannabis Retail Map](#)  
[Attachment 15 - Cannabis Land Use and Zoning Table Resolution](#)  
[Exhibit A - Engineering Development Services Conditions Presentation](#)  
[REVISED Presentation \(Uploaded 12-14-2021\)](#)  
[Applicant Presentation](#)  
[REVISED Applicant Presentation \(Uploaded 12-14-2021\)](#)  
[Appellant Presentation \(Uploaded 12-14-2021\)](#)  
[Late Correspondence \(Uploaded 12-14-2021\)](#)

- 15.2 PUBLIC HEARING - FALL 2021 GENERAL PLAN AMENDMENT PACKAGE - 38 DEGREES NORTH PHASE 3 - ADDENDUM TO PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION, GENERAL PLAN DIAGRAM AND TEXT AMENDMENTS, AND REZONING [The Brush Creek Road General Plan Amendment has been removed from the Fall 2021 General Plan Amendment Package and will be considered at a future meeting in 2022.]**

BACKGROUND: General Plan Amendments are considered three times per year in accordance with General Plan policy. This General Plan Amendment package includes one project described below and

requests action from City Council on one CEQA resolution, one amendment to the General Plan Land Use Diagram, one amendment to the General Plan Text, and one Rezoning ordinance.

1. 38 Degrees North Phase 3. This Project includes (1) a request to adopt an Addendum to a previously approved Mitigated Negative Declaration; (2) a request for General Plan Diagram and Text Amendments to change the current Medium Density Residential (8.0-18.0 units per acre) and Retail and Business Services Land Use Designations to Medium High Density Residential (18.0-30.0 unit per acre); eliminate the “star” symbol designating the site as a location for a Community Shopping Center; remove reference to a Community Shopping Center at the site on page 2-12 of the General Plan; remove reference to a “Community Shopping Center” in the southeast portion of the City in Table 2-4 on page 2-20, under General Plan Policy LUL-E-1; Remove reference to a Community Shopping Center at “Petaluma Hill Road at Yolanda Avenue” on page 2-22, Policy LUL-G-1; and Remove reference to the Community Shopping Center on page 2-30, Policies LUL-W and LUL-W-1, and (3) a request for Rezoning from CSC (Community Shopping Center) to R-3-30 (Multifamily Residential) for those parcels located at 2660 Petaluma Hill Road, which are also identified as Assessor’s Parcel Numbers 044-370-002, 044-370-010, 044-051-073, AND 044-051-055; File No. PRJ21-011.

**RECOMMENDATION:** It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council, by two separate resolutions: 1) adopt an Addendum to the previously adopted Mitigated Negative Declaration for the 38 Degrees North Phase 2 Project located at 2660 Petaluma Hill Road; and 2) approve a General Plan Diagram and Text Amendments changing the land use designation for 2660 Petaluma Hill Road from Medium Density Residential and Retail and Business Services to Medium High Density Residential, removing the “star” symbol from the Diagram and removing reference to the Community Shopping Center on pages 2-12, 2-20, 2-22, and 2-30 of the General Plan. It is further recommended that the Council introduce an ordinance to rezone the property located at 2660

Petaluma Hill Road from the CSC (Community Shopping Center) and PD-96-001C to R-3-30 (Multi-Family Residential). **The Brush Creek Road General Plan Amendment has been removed from the Fall 2021 General Plan Amendment Package and will be considered at a future meeting in 2022.**

**Attachments:** [Staff Report - 38 Degrees North](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Neighborhood Context Map](#)  
[Attachment 4 - General Plan Criteria Narrative](#)  
[Attachment 5 - General Plan Diagram Amendment](#)  
[Attachment 6 - Zoning Map Diagram Amendment](#)  
[Attachment 7 - Project Plans](#)  
[Attachment 8 - Retail and Grocery Market Analysis](#)  
[Attachment 9 - 1st Quarter 2021 Vacancy Rates](#)  
[Attachment 10 - IS-MND Addendum](#)  
[Attachment 11 - Public Correspondence](#)  
[Attachment 12 - Phase 1 and 2 Resolutions](#)  
[Attachment 13 - Phase 2 MND](#)  
[Resolution 1 - Addendum to previously Adopted MND - 38](#)  
[Exhibit A - IS-MND Addendum - 38 Degrees North](#)  
[Resolution 2 - GPAM - 38 Degrees North](#)  
[Ordinance - 38 Degrees North](#)  
[Presentation - 38 Degrees North](#)  
[Postcard - 38 Degrees North](#)

**16. WRITTEN COMMUNICATIONS - NONE.**

**17. PUBLIC COMMENTS ON NON-AGENDA MATTERS**

This is the time when any person may address the Council on matters not listed on this agenda, but which are within the subject matter jurisdiction of the Council and not able to speak under Agenda Item 13. Each speaker will be allowed three minutes.

**18. ANNOUNCEMENT OF CONTINUED CLOSED SESSION ITEMS, RECESS TO CLOSED SESSION IN THE MAYOR'S CONFERENCE ROOM, RECONVENE TO OPEN SESSION, AND ANNOUNCEMENTS [IF NEEDED]**

**19. ADJOURNMENT OF MEETING**

**20. UPCOMING MEETINGS**

This schedule is tentative and subject to change pending final publication and posting of the City Council Meeting Agenda.

**20.1 UPCOMING MEETINGS LIST**

**Attachments:** [Upcoming Meetings List](#)

**\*Did not appear on the preliminary agenda.**

**\*\*Quasi-judicial or adjudicative action.**

The Open Government Ordinance (ORD-2020-018) was adopted by City Council in December 2020. This ordinance, adds Chapter 1-10 to the City Code to codify the City of Santa Rosa's commitment to embrace a culture of open government to ensure public trust, engage the community, and establish a system of transparency, public participation, and collaboration. To view a full version of the Open Government Ordinance go to <http://srcity.org/OpenGovOrdinance>. To request a paper copy of the Open Government Ordinance contact the City Clerk's Office at 707-543-3015 (TTY Relay at 711) or [cityclerk@srcity.org](mailto:cityclerk@srcity.org).

The City of Santa Rosa does not discriminate against individuals 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 City Clerk's Office at 707-543-3015 (TTY Relay at 711) or [cityclerk@srcity.org](mailto:cityclerk@srcity.org). If the request is received at least 7 business days prior to the City Council meeting, the copy shall be provided no later than two (2) business days prior to the City Council meeting. Meeting information can also be accessed via the internet at <http://srcity.org>

*Any writings or documents provided to a majority of the City Council prior to this meeting regarding any item on this agenda, excluding closed session items, are available for public review in the City Clerk's Office, Room 10, City Hall, 100 Santa Rosa Ave, during normal business hours.*