



City Council
Regular Meeting Minutes - Final

Tuesday, August 8, 2023

2:30 PM

1. CALL TO ORDER AND ROLL CALL

Mayor N. Rogers called the meeting to order at 2:33 p.m.

Present: 6 - Mayor Natalie Rogers, Vice Mayor Dianna MacDonald, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Jeff Okrepkie, and Council Member Mark Stapp

Absent: 1 - Council Member Chris Rogers

2. ANNOUNCEMENT OF CLOSED SESSION ITEMS

Mayor N. Rogers informed Council Item 2.1 did not appear on the Preliminary or Final Agenda and in order for Council to take action on the item, Council must make findings of good cause to add the item to the agenda. The need for immediate action on Item 2.1 came after the Final agenda was published.

No public comments were made.

A motion was made by Vice Mayor MacDonald, seconded by Council Member Okrepkie, to make findings of good cause to add this item to the agenda due to the immediate need for action which was identified after the final agenda was published.

The motion carried by the following vote:

Yes: 6 - Mayor Natalie Rogers, Vice Mayor Dianna MacDonald, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Jeff Okrepkie, and Council Member Mark Stapp

Absent: 1 - Council Member Chris Rogers

Mayor N. Rogers recessed the meeting to closed session at 2:36 p.m. to discuss Item 2.1 as listed on the agenda:

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

Agency Designated Representative: Mayor Natalie Rogers
Unrepresented Employee: City Attorney

This item was received and filed.

Mayor N. Rogers adjourned closed session at 3:07 p.m. and reconvened the meeting at 3:11 p.m.

3. INTERVIEWS FOR BOARDS, COMMISSIONS AND COMMITTEES

Present: 6 - Mayor Natalie Rogers, Vice Mayor Dianna MacDonald, Council Member Victoria Fleming, Council Member Jeff Okrepkie, Council Member Chris Rogers, and Council Member Mark Stapp

Absent: 1 - Council Member Eddie Alvarez

Council Member Alvarez rejoined the meeting at 3:19 p.m.

3.1 INTERVIEWS FOR HOUSING AUTHORITY VACANCIES

The Council will interview applicants for the Housing Authority to fill one Tenant Commissioner At-Large vacancy and one Tenant Commissioner Senior vacancy, each to serve a two-year term expiring two years from the date of their appointments.

Attachments: [Staff Report](#)
[Attachment 1 - Notice of Availability of Applications](#)
[Attachment 2 - Council Policy 000-06](#)
[Attachment 3 - Housing Authority Resolution 1724](#)

PUBLIC COMMENT:

Gregory Fearon spoke in support of the Housing Authority and its role in supporting the City and those that are here to interview today.

Council interviewed the following applicants for Tenant Commissioner At-Large and Senior vacancies on the Housing Authority:

Scott Wimmer
Joe Rodriguez - not present
Timothy O'Brien
Raychel Norton
Doug Shivananda Friedman
Angela Conte
Shannon Cavanagh - not present
Lewis Brown
Betty Banda

Mayor N. Rogers recessed the meeting at 3:55 p.m. and reconvened 4:06p.m.

4. STUDY SESSION - NONE.

5. ANNOUNCEMENT OF ROLL CALL (IF NEEDED)

Present: 7 - Mayor Natalie Rogers, Vice Mayor Dianna MacDonald, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Jeff Okrepkie, Council Member Chris Rogers, and Council Member Mark Stapp

6. REPORT, IF ANY, ON STUDY AND CLOSED SESSIONS

Samantha Zutler, Interim City Attorney, reported that Council met in closed session and no reportable action was taken.

7. PROCLAMATIONS/PRESENTATIONS - NONE.

8. STAFF BRIEFINGS

8.1 COMMUNITY EMPOWERMENT PLAN UPDATE

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

Lon Peterson, Chief Communications and Intergovernmental Relations Officer, provided a brief report on engagement events including a recent listening session organized by the Santa Rosa Violence Prevention Partnership at Roseland University Prep School, with Police Chief John Cregan in attendance, an upcoming Town Hall on September 7 at 6:00 p.m. at Roseland University Prep School, the Santa Rosa Police Department's (SRPD) Youth Community Police Experience held the week of July 10-13, Tacos with a Cop at Mitote in Roseland on July 14, the National Night Out on August 2 with local partner agencies, the Active 20/30 Club's Children's Shopping Spree, the SRPD's 8th Annual Backpack Giveaway hosted by CBI and CAPS on August 5 with SRPD, and that SRPD participated in Top the Cops events several times this summer at Sonoma Raceway. Additional upcoming events include the 2nd Annual Sonoma Ready Roseland Event on Thursday, August 10th from 5:00-7:00 p.m., SRPD will be participating at the

Family Community Resource Fair at Leisure Mobile Home Park on Saturday, August 12th from 10:00 a.m. - 12:00 p.m., the WildfireReady Resource Fair (SRPD will have a booth) at Finley Community Center on Saturday, August 19 from 10:00 a.m. - 12:00 p.m., Summer in South Park at Martin Luther King Jr Park on Saturday, August 19 from 12:00-3:00 p.m., and Coffee with a Cop on Thursday, August 31 from 3:00-5:00 p.m. and 4:00-6:00 p.m.

PUBLIC COMMENT:

Greg Fearon spoke on the August 19 Summer in South Park event.

9. CITY MANAGER'S/CITY ATTORNEY'S REPORTS

No reports were made.

9.1 REPORT OF SETTLEMENTS AND ACTIVE LITIGATION

The City Attorney will report on settlements over \$50,000 through July 2023 as well as provide a summary of pending litigation against the City.

Attachments: [Litigation Report](#)

This item was received and filed.

10. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS

Council Member Okrepkie announced his abstention from Item 16.3 for perceived financial conflict.

11. MAYOR'S/COUNCIL MEMBERS' REPORTS

Council Member Stapp provided a brief report regarding recent events attended.

Council Member Okrepkie reported on recent community events attended and reported on a recent LAFCO meeting.

Council Member Alvarez provided a brief report on recent events attended.

Mayor N. Rogers announced appointments to the Cultural Heritage

Board - Janice Marzlin and Community Advisory Board - Angelina Vasquez, and recent community events attended.

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

11.1.1 Council Subcommittee Reports

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

11.1.3 Sonoma County Water Agency (SCWA) - Water Advisory Committee

11.1.4 Association of Bay Area Governments (ABAG)

11.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee

11.1.6 Sonoma Clean Power Authority (SCPA)

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

11.1.8 Groundwater Sustainability Agency (GSA)

11.1.9 Sonoma County Continuum of Care (CoC)

11.1.10 Renewal Enterprise District (RED)

11.1.11 Public Safety Subcommittee

11.1.12 Other

11.2 BOARD, COMMISSION & COMMITTEE APPOINTMENTS

11.2.1 Council may vote to make appointments to the following board:

- Housing Authority - One Tenant Commissioner At-Large Representative and one Tenant Commissioner Senior Representative, with terms ending two years from the date of appointment.

A motion was made by Council Member Okrepkie, seconded by Council Member Stapp, to appoint Angela Conte to the At-Large Tenant Commissioner vacancy. Mayor N. Rogers made an alternative motion to

appoint Lewis Brown to the At-Large tenant Commissioner vacancy. As there was no second, the motion failed and Council voted on the original motion to appoint Angela Conte to the At-Large Tenant Commissioner vacancy. The motion carried by the following vote:

Yes: 7 - Mayor Natalie Rogers, Vice Mayor Dianna MacDonald, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Jeff Okrepkie, Council Member Chris Rogers, and Council Member Mark Stapp

A motion was made by Council Member Fleming, seconded by Vice Mayor MacDonald, to appoint Doug Friedman to the Senior Tenant Commissioner vacancy. The motion carried by the following vote:

Yes: 7 - Mayor Natalie Rogers, Vice Mayor Dianna MacDonald, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Jeff Okrepkie, Council Member Chris Rogers, and Council Member Mark Stapp

11.2.2 Council may vote to make appointments to the following board:

- Board of Building Regulation Appeals - Six vacancies on the board. Incumbents may serve a four-year term expiring December 31, 2026 and new appointments will serve a two-year term expiring December 31, 2024.

Attachments: [Staff Report](#)
[Attachment 1 - Notice of Application Availability](#)
[Attachment 2 - Council Policy 000-06](#)
[Attachment 3 - BOBRA City Code](#)

A motion was made by Council Member Okrepkie, seconded by Vice Mayor MacDonald, to appoint Ken Coker (Incumbent = 4 yr Term), Craig Lawson (2yr Term), and Carl Colgrove (2yr Term) to the Board of Building Regulation Appeals. The motion carried by the following vote:

Yes: 7 - Mayor Natalie Rogers, Vice Mayor Dianna MacDonald, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Jeff Okrepkie, Council Member Chris Rogers, and Council Member Mark Stapp

12. APPROVAL OF MINUTES

12.1 July 22, 2023 Special Meeting Minutes.

Attachments: [Draft Minutes](#)

Approved as submitted.

12.2 July 25, 2023 Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

Approved as submitted.

The time not being 5:00 p.m. Mayor N. Rogers recessed the meeting at 4:33 p.m. and reconvened at 5:02 p.m.

13. CONSENT ITEMS

No public comments were made.

Approval of the Consent Agenda

A motion was made by Vice Mayor MacDonald, seconded by Council Member Stapp, to waive reading of the text and adopt Consent Items 13.1 through 13.6.

The motion carried by the following vote:

Yes: 7 - Mayor Natalie Rogers, Vice Mayor Dianna MacDonald, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Jeff Okrepkie, Council Member Chris Rogers, and Council Member Mark Stapp

13.1 RESOLUTION - APPROVAL OF GRANT OF EASEMENT TO, AND ACCEPTANCE OF QUITCLAIM OF EASEMENT INTERESTS FROM, PG&E AND AT&T, AND SUMMARY VACATION OF A PORTION OF PUBLIC UTILITY EASEMENT ALONG FOUNTAINGROVE PARKWAY

RECOMMENDATION: It is recommended by the Fire Department, Transportation and Public Works Department and Real Estate Services that the Council, by two separate resolutions: 1) approve (a) a grant of easement to Pacific Gas and Electric Company ("PG&E") and Pacific Bell Telephone Company, doing business as AT&T California ("AT&T") over a portion of City owned property located on Fountaingrove Parkway, Santa Rosa, APN 173-670-035 ("Property"), (b) acceptance of quitclaim deeds from PG&E and AT&T with respect to existing utility easements over the Property, and (c) summarily vacating approximately 1,086 square feet of an unused public utility easement; and 2) authorize the Assistant City Manager to execute the Easement Deed, certificates of acceptance with respect to the Quitclaim Deeds and any additional

documents necessary to accomplish these actions, subject to approval as to form by the City Attorney, in connection with the Fire Station 5 Resiliency and Relocation Project.

Attachments: [Staff Report](#)
 [Resolution 1](#)
 [Exhibit A - Easement Deed](#)
 [Resolution 2](#)
 [Exhibit A - Vacation of Public Utility Easement](#)

These Consent - Resolutions were adopted.

RESOLUTION NO. RES-2023-135 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE GRANT OF EASEMENT TO, AND ACCEPTANCE OF QUITCLAIM OF EASEMENT INTERESTS FROM, PG&E AND AT&T ALONG FOUNTAINGROVE PARKWAY IN CONNECTION WITH THE FIRE STATION 5 RESILIENCY AND RELOCATION PROJECT

RESOLUTION NO. RES-2023-136 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE SUMMARY VACATION OF APPROXIMATELY 1,086 SQUARE FEET OF AN EXISTING PUBLIC UTILITY EASEMENT IN CONNECTION WITH THE FIRE STATION 5 RESILIENCY AND RELOCATION PROJECT.

13.2 RESOLUTION - THIRD AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT F002334 WITH BELINDA M. FERNANDEZ, DBA STUDIO B (THIS ITEM WAS CONTINUED FROM THE JULY 11, 2023 REGULAR MEETING)

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution, approve the Third Amendment to Professional Services Agreement Number F002334 with Belinda M. Fernandez, DBA Studio B, to extend visitor focused marketing and brand management services for the Economic Development Division through June 30, 2024, increase compensation in the amount of \$70,000 for a total amount not to exceed \$322,000, and update the original scope of work.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Exhibit A -Third Amendment to Professional Services Agreement](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2023-137 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE THIRD AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT NO. F002334 WITH BELINDA M. FERNANDEZ, DBA STUDIO B

13.3 RESOLUTION - FIRST AMENDMENT TO SOFTWARE SUBSCRIPTION SERVICE AGREEMENT F002367 WITH PERMITROCKET SOFTWARE, LLC (DBA "EPERMITHUB")

RECOMMENDATION: It is recommended by the Planning and Economic Development and Information Technology Departments that the Council, by resolution, approve the First Amendment to Software Subscription Service Agreement F002367 with PermitRocket, LLC, dba "ePermitHub," ("First Amendment") for a two-year extension of electronic plan review software and add an option for additional support and configuration services, for a total amount of \$93,250, and a total cumulative contract amount of \$192,456.66.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2023-138 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE FIRST AMENDMENT TO SOFTWARE SERVICES AGREEMENT F002367 WITH PERMITROCKET SOFTWARE LLC DBA EPERMITHUB

13.4 RESOLUTION - RATIFICATION AND AUTHORIZATION OF INCREASED COMPENSATION FOR CONTINUED COOPERATIVE PURCHASE OF COMPUTER AND SERVER EQUIPMENT FROM DELL MARKETING L.P.

RECOMMENDATION: It is recommended by the Information Technology and Finance Departments that the Council, by resolution, authorize the City's continued purchase of computer and server equipment from Dell Marketing L.P. utilizing a cooperative purchase approach under the Minnesota National Association of State Procurement Officials (NASPO) Agreement(s) No. 23004 and associated California Participating Addenda with an increase in compensation in an amount not to exceed \$2,000,000 for a total not-to-exceed amount of \$5,016,358.79, as follows: (1) ratify purchases

dating back to August 1, 2022 in an amount not to exceed \$387,452.42; (2) approve and authorize the City Manager, Purchasing Agent or designee to continue to utilize NASPO Agreement(s) No. 23004 and California Participating Addenda No. 7-15-70-34-003 (expires October 31, 2023) and any successor California Participating Addendum in an amount not-to-exceed \$1,612,547.58 for the purchase of such computer and software equipment through June 30, 2025.

Attachments: [Staff Report](#)
[Attachment 1 - NASPO Master Agreement No. 23004](#)
[Resolution](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2023-139 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA RATIFYING AND APPROVING ADDITIONAL FUNDING FOR THE CONTINUED COOPERATIVE PURCHASE OF COMPUTER AND SERVER EQUIPMENT FROM DELL MARKETING, L.P. UNDER THE MINNESOTA NASPO AGREEMENT AND ASSOCIATED CALIFORNIA PARTICIPATING ADDENDA

13.5 RESOLUTION - APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH SLOAN SAKAI YEUNG & WONG LLP

RECOMMENDATION: It is recommended by the Human Resources Department and City Attorney's Office that Council, by resolution, approve a Professional Services Agreement with Sloan Sakai Yeung & Wong LLP for specialized labor relations and employment law services in an amount of \$500,000.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2023-140 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH SLOAN SAKAI YEUNG & WONG LLP

13.6 RESOLUTION - EXTENSION OF PROCLAMATION OF LOCAL HOMELESS EMERGENCY

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by resolution,

approve an extension of Resolution No. 28839 which formally proclaimed a local homeless emergency within Santa Rosa.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2023-141 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA EXTENDING A PROCLAMATION OF LOCAL HOMELESS EMERGENCY (Government Code Sections 8630et seq.)

14. PUBLIC COMMENT ON NON-AGENDA MATTERS

15. REPORT ITEMS - NONE.

16. PUBLIC HEARINGS

16.1 PUBLIC HEARING - REPEALING AND REPLACING CHAPTER 11-22 OF THE SANTA ROSA CITY CODE (CAMPING ON PUBLIC STREETS AND PUBLIC PROPERTY) - CAMPING ORDINANCE

BACKGROUND: Chapter 11-22 of the Santa Rosa City Code - Camping on Public Streets and Public Property (Camping Ordinance) was adopted by Council in 1994 and applies to camping on public and private property within the Santa Rosa city limits. The current Camping Ordinance prohibits camping on public property and conflicts with *Martin v. City of Boise (Martin)*, a 2019 decision by the United States Court of Appeals for the Ninth Circuit that prohibits cities from criminally enforcing camping restrictions on public property if they do not have enough shelter beds available for the homeless population. The update to the Camping Ordinance will eliminate the City's current blanket ban on camping on public property and establish camping standards that are protective of the public health and safety of all Santa Rosa residents.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that Council introduce an ordinance repealing and replacing Chapter 11-22 of the Santa Rosa City Code (Camping on Public Streets and Public Property) to: 1) eliminate a blanket ban on camping on public property to align with *Martin v. City of Boise*, a 2019 decision by the United States Court of Appeals for the

Ninth Circuit; and 2) establish standards for camping on public or private property that protect the health and safety of the community.

Attachments: [Staff Report](#)
[Ordinance](#)
[Presentation](#)
[Public Hearing Notice](#)
[Late Correspondence \(Uploaded 08-08-2023\)](#)
[Late Correspondence \(Uploaded 08-11-2023\)](#)

Kelli Kuykendall, Housing and Community Services Manager, presented and answered questions from Council.

Mayor N. Rogers opened the public hearing at 5:24 p.m.

Gerry LaLonda-Berg spoke on the item.

Jack Cabot spoke in support of the ordinance.

Thomas Ells spoke in opposition to the ordinance.

Gig Hitao spoke in support of the ordinance and provided a recommendation to clarify language of the ordinance.

Terrance Sanders spoke in support of the ordinance and provided a recommendation to clarify language of the ordinance.

Joe Dietzen, Treasurer of the Downtown Action Organization, spoke in support of the ordinance.

Gregory Fearon spoke on the ordinance.

Victoria Yanez spoke in opposition to the ordinance.

Hugh Futrell, Chair of Downtown Action Organization, spoke in support of the ordinance.

Mikeal O'Toole spoke in opposition to the ordinance.

Cadance Hinkle Allinson, Downtown Action Organization, spoke in

support of the ordinance.

Maria Barakat spoke in opposition to the ordinance.

Kirstyne Lange, Santa Rosa-Sonoma County NAACP, spoke in opposition to the ordinance.

Denise Hill spoke in support of the ordinance.

Allegra spoke in opposition to the ordinance.

Ananda Sweet, Santa Rosa Metro Chamber, spoke in support of the ordinance.

Michael Titone spoke in opposition of the ordinance.

Pauline Block spoke in support of the ordinance.

Jackie spoke in support of the ordinance.

Ludmilla Bade spoke in opposition to the ordinance.

Tracy provided pre-recorded public comment in support of the ordinance.

Stevan S., Downtown Action Organization, provided pre-recorded public comment in support of the ordinance.

Nicole G, Downtown Action Organization, provided pre-recorded public comment in support of the ordinance.

Kris Wilson, Historic Railroad Square, provided pre-recorded public comment in support of the ordinance.

Neicha W. provided pre-recorded public comment in support of the ordinance.

Mike Cooke provided pre-recorded public comment in support of the ordinance.

Leanna K., Downtown Action Organization, provided pre-recorded public comment in support of the ordinance.

Don T., Downtown Action Organization, provided pre-recorded public comment in support of the ordinance.

Craig W. provided pre-recorded public comment in support of the ordinance.

Mayor N. Rogers closed the public hearing at 6:25 p.m.

A motion was made by Council Member Fleming, seconded by Vice Mayor MacDonald, to waive reading of the text and introduce as amended

ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA REPEALING AND REPLACING CHAPTER 11.22 OF THE SANTA ROSA MUNICIPAL CODE SECTION 11-22- CAMPING ON PUBLIC STREETS AND PUBLIC PROPERTY

The motion carried by the following vote:

Yes: 7 - Mayor Natalie Rogers, Vice Mayor Dianna MacDonald, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Jeff Okrepkie, Council Member Chris Rogers, and Council Member Mark Stapp

16.2 PUBLIC HEARING - RESOLUTION AUTHORIZING A GRANT APPLICATION FOR FTA SECTION 5310 FUNDS FOR PURCHASE OF REPLACEMENT ADA PARATRANSIT VEHICLES

BACKGROUND: This FTA Section 5310 Grant Application for Americans With Disabilities Act (ADA) Accessible Vehicles is for the acquisition of replacement paratransit vehicles that have reached their useful life expectancy. The California Department of Transportation (Caltrans) requires that public agencies hold a public hearing to allow local non-profits to comment on both their ability to provide ADA complementary paratransit service and the City's interest in submitting a Section 5310 - Enhanced Mobility of Seniors and Individuals with Disabilities Program grant application.

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council: 1) hold a public hearing to receive public comment and to determine whether any private non-profit is readily available to provide paratransit services within the City; and 2) by resolution, authorize the City Manager or designee to execute and file a grant application with the California Department of Transportation under Federal Transit Act Section 5310 - Enhanced Mobility of Seniors and Individuals with Disabilities Program to purchase replacement ADA Paratransit cutaway vehicles.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Presentation](#)
 [Public Hearing Notice](#)

Rachel Ede, Deputy Director - Transit, and Shawn Sosa, Administrative Analyst, presented and answered questions from Council.

Mayor N. Rogers opened the public hearing at 7:08 p.m and hearing no public comment closed the public hearing at 7:08 p.m.

A motion was made by Council Member Stapp, seconded by Council Member Okrepkie, to waive reading of the text and adopt

RESOLUTION NO. RES-2023-142 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING A GRANT APPLICATION FOR FEDERAL FUNDING UNDER THE FEDERAL TRANSIT ADMINISTRATION'S SECTION 5310 (49 U.S.C. SECTION 5310) PROGRAM WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR PURCHASE OF REPLACEMENT ADA PARATRANSIT VEHICLES.

The motion carried by the following vote:

Yes: 7 - Mayor Natalie Rogers, Vice Mayor Dianna MacDonald, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Jeff Okrepkie, Council Member Chris Rogers, and Council Member Mark Stapp

****16.3 PUBLIC HEARING - 1650 W STEELE LANE APARTMENTS APPEAL**

BACKGROUND: On January 25, 2023, the Zoning Administrator approved the 1650 W Steele Lane Apartments Project (the Project),

which proposes to construct a 36-unit multifamily residential development located at 1650 W Steele Lane. The project included three Planning approvals including an Addendum to a previously certified EIR, a Minor Conditional Use Permit, and Minor Design Review. On February 6, 2023, an appeal of that action was received, which requires City Council review and action. On May 23rd, 2023, the Council elected to continue the item to a date uncertain.

RECOMMENDATION: It is recommended by the Zoning Administrator and the Planning and Economic Development Department that the Council, by three resolutions, deny the appeal and uphold the decision of the Zoning Administrator to 1) adopt an Addendum to the certified North Santa Rosa Station Area Specific Plan Environmental Impact Report, 2) approve a Minor Conditional Use Permit, and 3) approve Minor Design Review for the 1650 W Steele Lane Apartments Project located at 1650 W Steele Lane.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Conditional Use Permit Narrative](#)
[Attachment 3 - Density Bonus Project Narrative and Cost Reduction Statement](#)
[Attachment 4 - Zoning Administrator Plan Set](#)
[Attachment 5 - Addendum to North Santa Rosa Station Area Specific Plan EIR](#)
[Attachment 6 - Civil Submittal](#)
[Attachment 7 - Consideration of Design Review Board's Concept Comments](#)
[Attachment 8 - Climate Action Plan Checklist](#)
[Attachment 9 - Traffic Study and Parking Program Description](#)
[Attachment 10 - Public Comments received prior to July 25th, 2023](#)
[Attachment 11 - Applicant's Attorney Presentation](#)
[Attachment 12 - Appeal Application - Charles M Shulz Creative Associates](#)
[Attachment 13 - Appellant Presentation](#)
[Attachment 14 - City Council Plan Set](#)
[Attachment 15 - Applicant's Attorney Memo](#)
[Attachment 16 - Zoning Administrator Resolution No. ZA-2023-005](#)
[Attachment 17 - Zoning Administrator Resolution No. ZA-2023-006](#)
[Attachment 18 - Birds Eye View with Rendering](#)
[Attachment 19 - HCD Letter of Support and Technical Assistance](#)
[Attachment 20 - Appellant Disclosure](#)
[Resolution 1 - Addendum to the North Santa Rosa Station Area Specific Plan Exhibit A](#)
[Resolution 2 - Minor Conditional Use Permit](#)
[Resolution 3 - Minor Design Review Exhibit A Presentation](#)
[Public Hearing Notice](#)
[Location Map](#)
[Attachment 19 \(Revised\) - HCD Letter of Support and Technical Assistance \(Uploaded 08-08-2023\)](#)
[Late Correspondence \(Uploaded 08-08-2023\)](#)
[Late Correspondence \(Uploaded 08-11-2023\)](#)

Council Member Okrepkie left the dais at 7:11 p.m.

The following ex parte communications were disclosed:

Council Member Stapp met with applicant and appellant, and received no information that wasn't publicly disclosed in the agenda documents.

Council Member Fleming met with applicant and appellant, and received no information that wasn't publicly disclosed in the agenda documents.

Council Member Alvarez met with applicant and appellant, and

received no information that wasn't publicly disclosed in the agenda documents.

Council Member C. Rogers met with applicant and appellant and neighbors, and received no information that wasn't publicly disclosed in the agenda documents.

Mayor N. Rogers met applicant and appellant, and received no information that wasn't publicly disclosed in the agenda documents.

Jessica Jones, Deputy Director - Planning, Amy Nicolson, Supervising Planner, and Conor McKay, Senior Planner, presented and answered questions from Council.

Susie Murray, Zoning Administrator, provided comments.

Patrick O'Neil spoke on behalf of the applicant.

Peter Spoerl, Ragghianti Freitas, representing the applicant, presented.

Erin Carlson, Appellant Representative, presented.

Peter Spoerl, Applicant Representative, responded to Appellant's presentation.

Mayor N. Rogers opened the public hearing at approximately 8:05 p.m.

Ramon Meraz spoke in support of the item.

Gina Huntsinger spoke in opposition to the project in its current form and proposed an additional 16 parking spaces to improve the project.

Collette Michaud, CEO of Children's Museum of Sonoma County, spoke in opposition to the project in its current form and proposed

an additional 16 parking spaces to improve the project.

Barbara Gallagher, Snoopy's Home Ice, Charles M. Schulz Creative Associates, and the Schulz Family, spoke in opposition to the project in its current form and uphold the denial.

Joe Ehm, President of the Meadowbrook HOA, spoke in opposition to the project and expressed concerns related to parking spots.

Stephanie Picard Bowen, Deputy Director of Generation Housing, spoke in support of the item.

Betsy Anderson, Sunleaf Lane Homeowners Association, spoke in support of the project, expressed parking concerns, and provided suggestions for possible parking solutions.

Ana Diaz spoke in support of the project.

Gerry LaLonde-Berg spoke in support of high-density housing, in support of the project, and provided suggestions for possible parking solutions.

Linda Elyad spoke in support of the project and provided suggestions for permit parking on Hardies Lane.

Eric Fraser spoke on the item.

Alex spoke in opposition of the project.

Katie Murray, North Bay Leadership Council, in support of the item to deny the appeal.

Kathy Gonzales, Community Action Partnership of Sonoma County, spoke in support of the item to deny the appeal and uphold the Zoning Administrator's decision.

Rachel Edelstein spoke in support of the project.

Kathleen Obrien spoke in opposition to the project and in support of the appeal.

Kirstyne Lange, Santa Rosa-Sonoma County NAACP, spoke in support of denying the appeal.

Nima Kazeroonian spoke in support of the project.

Dawn spoke in support of the project.

Mayor N. Rogers closed the public hearing at 8:59 p.m.

A motion was made by Council Member Alvarez, seconded by Council Member Fleming, to waive reading of the text and adopt

RESOLUTION NO. RES-2023-143 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA DENYING AN APPEAL AND ADOPTING AN ADDENDUM TO THE CERTIFIED NORTH SANTA ROSA STATION AREA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 20111022034) FOR THE 1650 W STEELE LANE APARTMENTS PROJECT LOCATED AT 1650 W STEELE LANE, SANTA ROSA, APN 041-042-012 (FILE NUMBER PRJ21-010)

The motion carried by the following vote:

Yes: 6 - Mayor Natalie Rogers, Vice Mayor Dianna MacDonald, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Chris Rogers, and Council Member Mark Stapp

Abstain: 1 - Council Member Jeff Okrepkie

A motion was made by Council Member Alvarez, seconded by Mayor Rogers, to waive reading of the text and adopt

RESOLUTION NO. RES-2023-144 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA DENYING AN APPEAL AND APPROVING A MINOR CONDITIONAL USE PERMIT FOR A SUPPLEMENTAL DENSITY BONUS OF 65% FOR THE 1650 W STEELE LANE APARTMENTS PROJECT LOCATED AT 1650 W STEELE LANE, SANTA ROSA, APN 041-042-012 (FILE NUMBER PRJ21-010)

The motion carried by the following vote:

Yes: 6 - Mayor Natalie Rogers, Vice Mayor Dianna MacDonald, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Chris Rogers, and Council Member Mark Stapp

Abstain: 1 - Council Member Jeff Okrepkie

A motion was made by Council Member Alvarez, seconded by Mayor Rogers, to waive reading of the text and adopt

RESOLUTION NO. RES-2023-145 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA DENYING AN APPEAL AND APPROVING MINOR DESIGN REVIEW FOR THE CONSTRUCTION OF A THREE-STORY, 36-UNIT MULTIFAMILY DWELLING FOR THE 1650 W STEELE LANE APARTMENTS PROJECT LOCATED AT 1650 W STEELE LANE, SANTA ROSA, APN 041-042-012 (FILE NUMBER PRJ21-010)

The motion carried by the following vote:

Yes: 6 - Mayor Natalie Rogers, Vice Mayor Dianna MacDonald, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Chris Rogers, and Council Member Mark Stapp

Abstain: 1 - Council Member Jeff Okrepkie

17. WRITTEN COMMUNICATIONS

PUBLIC COMMENT:

Gregory Fearon spoke on Item 17.2.

- 17.1** NOTICE OF FINAL MAP - Schellinger-Burbank Subdivision - Provided for information.

Attachments: [Notice of Submittal](#)
[Location Map](#)

This item was received and filed.

- 17.2** STATE LEGISLATIVE UPDATE:

- Support for AB 1657 (Wicks) -- The Affordable Housing Bond Act of 2024. Provided for information.

Attachments: [State Legislative Memo](#)
[Bill Text - AB-1657 The Affordable Housing Bond Act of 2024](#)
[AB-1657 Letter of Support](#)

This item was received and filed.

18. PUBLIC COMMENTS ON NON-AGENDA MATTERS

Eric Fraser spoke on short-term rentals.

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

20. ADJOURNMENT OF MEETING

Mayor N. Rogers adjourned the meeting at 9:19 p.m. in the name of Bob Gaiser, Southeast Greenway advocate. The next regularly schedule meeting will be held on August 22, 2023.

21. UPCOMING MEETINGS

21.1 UPCOMING MEETINGS LIST

Attachments: [Upcoming Meetings List](#)

This item was received and filed.

Approved on: August 22, 2023

/s/ Dina Manis, City Clerk