



**City Council  
Regular Meeting Minutes - Final**

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Tuesday, February 6, 2018

3:30 PM

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

Mayor Coursey called the meeting to order at 4:00 p.m.

**Present:** 7 - Mayor Chris Coursey, Vice Mayor Chris Rogers, Council Member Julie Combs, Council Member Ernesto Olivares, Council Member John Sawyer, Council Member Tom Schwedhelm and Council Member Jack Tibbetts

**2. ANNOUNCEMENT OF CLOSED SESSION ITEMS**

The meeting to closed session was cancelled.

**2.1 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code Section 54956.9: one potential case

**This item was continued to a future meeting.**

**3. STUDY SESSION - NONE.**

**4. ANNOUNCEMENT OF ROLL CALL**

**Present:** 7 - Mayor Chris Coursey, Vice Mayor Chris Rogers, Council Member Julie Combs, Council Member Ernesto Olivares, Council Member John Sawyer, Council Member Tom Schwedhelm and Council Member Jack Tibbetts

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

There was nothing to report.

**6. PROCLAMATIONS/PRESENTATIONS - NONE.**

**7. STAFF BRIEFINGS**

**7.1 FIRE RECOVERY AND REBUILD UPDATE**

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

**Attachments:** [Presentation - Uploaded 2/6/2018](#)

Presented by David Guhin, Director of Planning and Economic Development.

Mayor Coursey recessed the meeting at 4:11 p.m. and reconvened the meeting at 4:18 p.m.

**7.2 WILDLAND-URBAN INTERFACE MAPPING AND BUILDING STANDARD REVIEW**

Discussion with Council to review the history of the mapping and process of defining the Wildland-Urban Interface (WUI) Fire Areas within the City of Santa Rosa. Conversation to include California Building Code, Chapter 7A Materials and Construction Methods for Exterior Wildfire Exposure and requirements as they relate the new building construction in the Wildland-Urban Interface Fire Area.

Attachments: [Presentation](#)

Presented by Scott Moon, Fire Marshall.

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

There was nothing to report.

**9. STATEMENTS OF ABSTENTION BY COUNCILMEMBERS**

There were no abstentions made.

**10. MAYOR'S/COUNCILMEMBERS' REPORTS**

Mayor and Council Members made announcements and reports of interest to the Council.

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

**10.1.1 Council Subcommittee Reports**

Mayor Coursey provided a brief report on the Downtown Subcommittee.

Mayor Coursey provided a brief report on the Infrastructure and Housing Committee.

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

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

Council Member Schwedhelm provided a brief report.

**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 Sonoma County Waste Management Agency (SCWMA)**

**10.1.8 Groundwater Sustainability Agency (GSA)**

**10.1.9 Other**

Mayor Coursey provided a brief report on the Infrastructure and Housing Committee.

Mayor Coursey provided a brief report on the Downtown Subcommittee.

**10.2 BOARD, COMMISSION & COMMITTEE APPOINTMENTS**

Following a vote by ballot the Council appointed Steve Rabinowitsh, Mark Neely, Arthur Deicke, and Kevin Sea.

**11. APPROVAL OF MINUTES**

11.1 November 1, 2017, Special Meeting.

Attachments: [Draft Minutes](#)

**Approved as submitted.**

11.2 November 14, 2017, Regular Meeting.

Attachments: [Draft Minutes](#)

**Approved as submitted.**

11.3 November 21, 2017, Regular Meeting.

Attachments: [Draft Minutes](#)

**Approved as submitted.**

## **12. CONSENT ITEMS**

### **Approval of the Consent Agenda**

**A motion was made by Vice Mayor Rogers, seconded by Council Member Tibbetts, to waive reading of the text and adopt Consent Items 12.1 through 12.5. The motion carried by the following vote:**

**Yes:** 7 - Mayor Coursey, Vice Mayor Rogers, Council Member Combs, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm and Council Member Tibbetts

#### **12.1 RESOLUTION - USE AGREEMENT FOR TEMPORARY FIRE STATION - FIRE DISTRICT 5**

**RECOMMENDATION:** It is recommended by the Fire Department that the Council, by resolution, approve the "Use Agreement" for the use of a temporary fire station trailer and apparatus tent owned by the Menlo Park Fire Protection District, in the amount of one dollar (\$1.00) per year.

**Attachments:** Staff Report  
Resolution  
Exhibit  
Presentation

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2018-014 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE AGREEMENT BETWEEN THE MENLO PARK FIRE PROTECTION DISTRICT AND THE CITY OF SANTA ROSA FOR THE USE OF TEMPORARY FIRE STATION TRAILER AND APPARATUS TENT IN FIRE DISTRICT 5**

#### **12.2 RESOLUTION - APPROVE RELOCATION OF ZAG**

**RECOMMENDATION:** It is recommended by the Art in Public Places Committee and the Recreation & Parks Department that the Council, by resolution, approve the relocation of "Zag," a sculpture by Michael Hayden.

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

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2018-015 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE RELOCATION OF PUBLIC ART INSTALLATION ZAG, A LIGHT SCULPTURE**

**12.3 RESOLUTION - ADOPTION OF MEMORANDUM OF UNDERSTANDING, UNIT 5 - SANTA ROSA POLICE OFFICERS ASSOCIATION**

RECOMMENDATION: It is recommended by the Human Resources Department and the City Manager's Office that the Council, by resolution: 1) rescind Resolution No. RES-2017-127 which adopted the erroneous Memorandum of Understanding with Unit 5 - Santa Rosa Police Officers Association adopted by the City Council on July 11, 2017; and 2) adopt the revised Memorandum of Understanding with Unit 5 - Santa Rosa Police Officers Association effective July 11, 2017, which corrects mistakes in the MOU previously adopted.

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

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2018-016 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA RESCINDING THE MEMORANDUM OF UNDERSTANDING WITH UNIT 5 - SANTA ROSA POLICE OFFICERS ASSOCIATION ADOPTED BY THE CITY COUNCIL ON JULY 11, 2017 THROUGH RESOLUTION NUMBER RES-2017-127 AND ADOPTING A MEMORANDUM OF UNDERSTANDING FOR AND ON BEHALF OF THE EMPLOYEES IN THE CITY OF SANTA ROSA'S UNIT 5 – POLICE OFFICERS REPRESENTED BY THE SANTA ROSA POLICE OFFICERS ASSOCIATION EFFECTIVE JULY 11, 2017 FOR THE TERM OF JULY 1, 2017 THROUGH JUNE 30, 2019**

**12.4 RESOLUTION - EXTENSION OF PROCLAMATION OF EXISTENCE OF LOCAL EMERGENCY DUE TO FIRES**

RECOMMENDATION: It is recommended by the City Attorney's Office that the Council, by resolution, declare that the proclamation of a state of local emergency within the City of Santa Rosa has been and remains

in full force and effect without interruption.

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

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2018-017 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA EXTENDING THE PROCLAMATION OF EXISTENCE OF A LOCAL EMERGENCY DUE TO FIRES**

**12.5 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](#)  
[Presentation](#)

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2018-018 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA EXTENDING A PROCLAMATION OF LOCAL HOMELESS EMERGENCY**

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

Liz Rentzel, Habitat for Humanity Sonoma County, spoke in support of housing affordability and inventory.

Tom Sawyer spoke in opposition to the installation of small cell towers in residential areas.

Alex Krohn spoke in opposition to the installation of small cell towers.

Gregory Fearon spoke regarding and offered tribute to Dave Berto; and in support of a homeless encampment program.

Bob Hansen spoke regarding election candidates and encouraged

public participation.

Paul McGavin spoke in opposition to the installation of small cell towers.

Eileen Bill commended Dave Berto's efforts to help the homeless; and requested for a homeless encampment program.

Anne Seeley spoke regarding various topics.

David Berto spoke in support of a homeless encampment program.

Elizabeth Neylon spoke regarding various topics.

**14.1** REPORT - AUTHORIZATION FOR LIMITED ACCESS TO PROPERTIES DESTROYED IN THE TUBBS FIRE TO EVALUATE SEWER LATERALS AND, IF NECESSARY, SUSPEND DISCHARGE TO THE TREATMENT PLANT

BACKGROUND: The Tubbs fire damaged or destroyed approximately 3,000 residential and commercial structures that are connected to the City of Santa Rosa's sewer collection system. During recent storm events, these damaged sewer laterals allowed storm water runoff, ash, debris and potentially hazardous waste to enter the sewer collection system. Depending on the magnitude of the rain event, this excessive inflow and infiltration has the potential to cause sanitary sewer overflows throughout the collection system and could foul the filtration and biological treatment systems at the City's wastewater treatment plant. The exposed sewer laterals pose a threat to the health and safety of the general public and to the operations at the wastewater collection and treatment facility. Staff has made every effort to coordinate with the debris removal process underway through the direction of the Army Corps of Engineers, which includes plugging the open and damaged sewer laterals. City staff believe, however, given the uncertainties surrounding the cleanup schedule, both the Army Corps and private efforts, as well as the risks to the regional wastewater system and the Laguna Treatment Plant, that a three-pronged approach that will also include work contracted for by the City's Water Department will be the most effective in protecting public health and the environment.

Proposals are currently being solicited to plug open sewer laterals in a subset of the Fountaingrove area. The solicitation for proposals for the rest of Fountaingrove and Coffey Park may be released for advertisement in the near future, if necessary.

**RECOMMENDATION:** It is recommended by the Water Department that Council, by resolution, authorize the Director of Santa Rosa Water, his staff and his delegates, limited access to enter upon damaged or destroyed properties within the City located in the Tubbs fire area in order to evaluate and determine whether it is necessary, and where determined it is necessary, to immediately suspend the user's discharge into the City's Public Owned Treatment Works by the temporary plugging of the sewer lateral.

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

Presented by Jennifer Burke, Deputy Director of Water and Engineering Resources and Lori Urbanek, Deputy Director of Capital Projects Engineering.

**A motion was made by Council Member Sawyer, seconded by Council Member Combs, to waive reading of the text and adopt:**

**RESOLUTION NO. RES-2018-019 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING LIMITED ACCESS TO PRIVATE PROPERTIES DESTROYED IN THE TUBBS FIRE TO ABATE OPEN SEWER LATERALS CONSISTENT WITH CITY CODE SECTION 15-06.140**

**The motion carried by the following vote:**

**Yes:** 7 - Mayor Coursey, Vice Mayor Rogers, Council Member Combs, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm and Council Member Tibbetts

**14.2**      **REPORT - CONTRACT AWARD - EMERGENCY SEWER LATERAL PLUGGING WITHIN AFFECTED TUBBS FIRE AREA - SKYFARM & HANSFORD CT**

**BACKGROUND:** The approximately 3,000 residential and commercial properties damaged or destroyed by the Tubbs fire are very likely to have sewer service laterals in a broken, leaking or obstructed condition



that are a public nuisance pursuant to City Code section 15-06.090 of the City of Santa Rosa. The imminent winter wet season will exacerbate and compound the adverse effects of the public nuisance as it will increase the likelihood of unauthorized inflow and infiltration into the wastewater collection system.

**RECOMMENDATION:** It is recommended by the Transportation and Public Works Department that the Council, by motion, award Contract No. C02163, Emergency Sewer Lateral Plugging Within Affected Tubbs Fire Area - Skyfarm and Hansford Ct, in the amount of \$225,605.00 to the lowest responsible bidder, TerraCon Constructors, Inc. of Healdsburg, CA, approve a 15% contract contingency, and authorize a total contract amount of \$259,445.75.

**Attachments:**    [Staff Report](#)  
                          [Attachment 1 - Summary of Bids](#)  
                          [Attachment 2 - Location Maps](#)  
                          [Presentation](#)

Presented by Jennifer Burke, Deputy Director of Water and Engineering Resources and Lori Urbanek, Deputy Director of Capital Projects Engineering.

**A motion was made by Council Member Schwedhelm, seconded by Council Member Combs, to approve Contract No. C02163, Emergency Sewer Lateral Plugging Within Affected Tubbs Fire Area - Skyfarm and Hansford Ct, in the amount of \$225,605.00 to the lowest responsible bidder, TerraCon Constructors, Inc. of Healdsburg, CA, a 15% contract contingency, and authorize a total contract amount of \$259,445.75.**

**The motion carried by the following vote:**

**Yes:** 7 - Mayor Coursey, Vice Mayor Rogers, Council Member Combs, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm and Council Member Tibbetts

**14.3      REPORT - URGENCY ORDINANCE AMENDING THE COMPREHENSIVE CANNABIS ORDINANCE TO AUTHORIZE THE DEPARTMENT TO ESTABLISH PRE-APPLICATION PROCEDURES TO ADDRESS CANNABIS RETAIL OVERCONCENTRATION**

**BACKGROUND:** On December 19, 2017, the City Council unanimously adopted the Comprehensive Cannabis Ordinance (ORD-2017-025). The regulations address the locational and operational requirements for

personal cannabis cultivation and commercial cannabis businesses, covering allowances for both medical and adult use. The ordinance went into effect on January 19, 2018 and the ordinance and application support tools are available at <https://srcity.org/Cannabis>. The adopted ordinance requires a setback of 600 feet between cannabis retail businesses and a Conditional Use Permit. In anticipation of high demand by applicants for this use, an urgency ordinance is needed to authorize the Department of Planning and Economic Development to establish a pre-application process that allows the City to determine which application proceeds to the use permit process should an issue of overconcentration between proposed cannabis retail businesses arise.

RECOMMENDATION: The Department of Planning & Economic Development and the City Attorney's Office recommend the Council adopt an Ordinance that amends City Code section 20-46.080(D)(1) to read as follows: "Overconcentration. To avoid overconcentration, a Cannabis Retail use shall not be established within 600 feet of any other Cannabis Retail use established within and permitted by the City of Santa Rosa. The Department shall establish evaluation criteria and selection procedures as necessary to avoid overconcentration of Cannabis Retail uses where competing applications are submitted within a 600-foot radius of each other."

**Attachments:** [Staff Report](#)  
[Attachment 1](#)  
[Attachment 2](#)  
[Ordinance](#)  
[Presentation](#)

Presented by Clare Hartman, Deputy Director of Planning and Economic Development.

#### PUBLIC COMMENT

Bob Hansen in opposition to legalizing cannabis.

Amber Risucci, with 421 Group, spoke in support of the item.

Nick Caston, with Golden State Government Relations, spoke in support of the item.

**A motion was made by Council Member Olivares, seconded by Vice Mayor**

**Rogers, to waive reading of the text and adopt:**

**ORDINANCE NO. ORD-2018-002 ENTITLED: AN URGENCY ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING THE COMPREHENSIVE CANNABIS ORDINANCE TO ALLOW FOR PREAPPLICATION PROCEDURES FOR COMMERCIAL CANNABIS RETAIL BUSINESSES TO AVOID OVERCONCENTRATION WITHIN THE CITY OF SANTA ROSA; REZ18-001**

**The motion carried by the following vote:**

**Yes:** 7 - Mayor Coursey, Vice Mayor Rogers, Council Member Combs, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm and Council Member Tibbetts

Mayor Coursey announced that the last vote taken from Item 10.2 was erroneous and that the votes for the selected candidates did not change.

## **15. PUBLIC HEARINGS**

### **15.1 PUBLIC HEARING - DISTRICT BASED CITY COUNCIL ELECTIONS: COMPOSITION OF DISTRICTS (CALIFORNIA VOTING RIGHTS ACT) - FIRST OF FIVE PUBLIC HEARINGS**

**BACKGROUND:** On August 29, 2017, the City Council adopted a resolution declaring its intent to initiate proceedings to transition the City from at-large to district-based Council member elections pursuant to Elections Code Section 10010 and Government Code Section 34886 (RES-2017-13).

The Council's resolution set forth a schedule of public hearings in connection with the drawing of the electoral districts. The first of those public hearings took place on October 3, 2017. The remaining public hearings were postponed due to the impacts of the wildfires that swept into the City beginning on October 8, 2017.

The City is now ready to resume proceedings to transition the City to district-based Council member elections. Pursuant to Elections Code Section 10010, the City Council is required to hold at least five public hearings in connection with the establishment of electoral districts, before the Council moves to consider an ordinance to transition the City to district-based elections. Two of the public hearings must be held before any map or maps of the boundaries of the proposed voting

districts are drawn. These two initial public hearings provide the public an opportunity to provide input regarding the criteria for the composition of the proposed districts and the sequencing of district elections. This is the first of those two initial public hearings. Two additional public hearings will be held after the proposed maps are drawn, to allow for public comment on the draft maps. A final public hearing will be held in connection with the Council's adoption of an ordinance establishing district-based elections.

**RECOMMENDATION:** It is recommended by the City Attorney that the City Council (1) adopt a resolution confirming the schedule for public hearings under the California Voting Rights Act; and (2) hold a public hearing to receive input from the community regarding the composition of new voting districts and sequence of elections to be established for the district-based election of Council members beginning in 2018, in accordance with Elections Code Section 10010..

**Attachments:**    [Staff Report](#)  
                          [Attachment](#)  
                          [Resolution](#)  
                          [Presentation](#)  
                          [Demographer Presentation - Revised 2/6/2018](#)  
                          [Public Notice](#)

Presented by Sue Gallagher, City Attorney.

Mayor Coursey opened the public hearing at 7:48 p.m.

Gregory Fearon spoke in support of defining neighborhoods and asked for West side and individual representation.

Steve Birdlebough spoke in support of dividing the districts according to open seats.

Bill Steck spoke regarding the district-based election maps that he created.

Anne Seeley, with Concerned Citizens of Santa Rosa, spoke in support of the district-based election map provided by Bill Steck.

Joe Dietzen spoke in support of Metro Chamber's map provided

and having multiple representations.

Ginny Doyle spoke in support of doing more to have additional community involvement.

Bob Hansen spoke in support of equality in representation.

Thomas Ells spoke in opposition to a majority of council representation for the downtown area and had concerns of Brown Act violations.

An unidentified speaker requested for election information to be accessible on the city's website.

Mayor Coursey closed the public hearing at 8:07 p.m.

Mayor Coursey recessed the meeting at 8:39 p.m. and reconvened at 9:05 p.m.

**A motion was made by Mayor Coursey, seconded by Vice Mayor Rogers, to receive input from the community regarding the composition of new voting districts and sequence of elections to be established for the district-based election of Council Members beginning in 2018, in accordance with Elections Code Section 10010; and to waive reading of the text and adopt:**

**RESOLUTION NO. RES-2018-020 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ESTABLISHING A RENEWED TIMELINE FOR CONDUCTING PUBLIC HEARINGS, FORMULATING PROPOSED DISTRICT MAPS AND ELECTION SYSTEMS, AND PRESENTING DRAFT ORDINANCE TO COUNCIL FOR DECISION**

**The motion carried by the following vote:**

**Yes: 7 - Mayor Coursey, Vice Mayor Rogers, Council Member Combs, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm and Council Member Tibbetts**

- 15.2 PUBLIC HEARING - ROUND BARN VILLAGE PROJECT - MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT AND REZONING - 0 ROUND BARN BOULEVARD - PRJ17-004 (This item was continued from the December 19, 2017, Regular Meeting)**

**BACKGROUND:** The project proposes a General Plan Amendment to change the existing land use designation from Business Park to Medium Low Density Residential and Open Space and a Rezoning from PD72-001 (Planned Development) to R-1-6 (Single-Family Residential) and OSC (Open Space - Conservation) for the 40.18-acre property located at 0 Round Barn Boulevard. Although no formal development applications have been received to date, the General Plan Amendment and Rezone would allow for future residential development on a portion of the property and the preservation of riparian, woodland areas and steeply sloped areas of the property in open space. On November 30, 2017 the Planning Commission unanimously recommended that the City Council adopt the Mitigated Negative Declaration and approve the General Plan Amendment and Rezoning. On December 19, 2017 the City Council held a public hearing and voted 5-1-1 to continue the matter to the February 6, 2018 meeting, requesting that staff provide an update to the fire prevention enhancements in the project area.

**RECOMMENDATION:** It is recommended by the Planning Commission and the Planning and Economic Development Department that the City Council, by resolutions, adopt a Mitigated Negative Declaration and approve a General Plan Amendment to change the land use designation from Business Park to Medium Low Density Residential and Open Space, and introduce an ordinance to rezone the site from PD72-001 to Single-Family Residential (R-1-6) and Open Space-Conservation (OSC) for the property located at 0 Round Barn Boulevard.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Neighborhood Context Map](#)  
[Attachment 3 - Site Analysis Map](#)  
[Attachment 4 - Existing GP-Zoning](#)  
[Attachment 5 - Fountaingrove PD Map](#)  
[Attachment 6 - Proposed GP-Zoning](#)  
[Attachment 7 - Developable Plans](#)  
[Attachment 8 - Economic Analysis](#)  
[Attachment 9 - IS-MND Hyperlink](#)  
[Attachment 10 - Public Correspondence](#)  
[Attachment 11 - Post Fire Existing Site Conditions Update, dated October 26, 2017.pdf](#)  
[Attachment 12 - Planning Commission Resolution Nos. 11865, 11866, 11867.pdf](#)  
[Attachment 13 - Memo from Santa Rosa Fire Department dated January 3, 2018.pdf](#)  
[Attachment 14 - Wildland-Urban Interface Fire Area Map.pdf](#)  
[Attachment 15 - Public Correspondence.pdf](#)  
[Resolution - Mitigated Neg Dec](#)  
[Exhibit A - Hyperlink to Mitigated Negative Declaration](#)  
[Resolution GPA](#)  
[GPA Reso Exhibit A](#)  
[Ordinance](#)  
[Ordinance Exhibit A](#)  
[Presentation](#)  
[Applicant Presentation - Revised 2/6/2018](#)  
[Public Hearing Notice](#)

Presented by Jessica Jones, Supervising Planner of Planning and Economic Development Department.

## PUBLIC COMMENT

Mayor Coursey opened the public hearing at 9:15 p.m.

Charity Wagner, applicant, spoke in support of the item and provided a presentation.

Phil Kerr spoke in support of the item and provided a presentation.

Erik Kunz spoke in support of the item.

Mike Cook spoke in support of the item.

Brian Ling spoke in support of the item.

Michael Flanagan spoke in support of the item.

Seeing no one else wishing to speak, Mayor Coursey closed the public hearing at 9:35 p.m.

**A motion was made by Council Member Tibbetts, seconded by Council Member Olivares, to waive reading of the text and adopt:**

**RESOLUTION NO. RES-2018-021 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A MITIGATED NEGATIVE DECLARATION FOR A GENERAL PLAN AMENDMENT FROM BUSINESS PARK TO MEDIUM LOW DENSITY RESIDENTIAL AND OPEN SPACE FOR ASSESSOR'S PARCEL NUMBERS 173-020-030 THROUGH 173-020-036 (0 ROUND BARN BOULEVARD), AND A REZONING FROM THE PLANNED DEVELOPMENT 72-001 ZONING DISTRICT TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) AND OPEN SPACE CONSERVATION ZONING DISTRICTS FOR ASSESSOR'S PARCEL NUMBERS 173-020- 030 THROUGH 173-020-036 (0 ROUND BARN BOULEVARD) - FILE NUMBER PRJ17-004**

**The motion carried by the following vote:**

**Yes:** 6 - Mayor Coursey, Vice Mayor Rogers, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm and Council Member Tibbetts

**No:** 1 - Council Member Combs

**A motion was made by Council Member Tibbetts, seconded by Council Member Sawyer, to waive reading of the text and adopt:**

**RESOLUTION NO. RES-2018-022 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A GENERAL PLAN AMENDMENT FROM BUSINESS PARK TO MEDIUM LOW DENSITY RESIDENTIAL AND OPEN SPACE FOR THE PROPERTY LOCATED ON 0 ROUND BARN BOULEVARD, ASSESSOR'S PARCEL NUMBERS 173-020-030 THROUGH 173- 020-036 - FILE NUMBER PRJ17-004**

**The motion carried by the following vote:**

**Yes:** 6 - Mayor Coursey, Vice Mayor Rogers, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm and Council Member Tibbetts

**No:** 1 - Council Member Combs



**A motion was made by Council Member Tibbetts, seconded by Council Member Olivares, to waive reading of the text and introduce:**

**ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE – RECLASSIFICATION OF PROPERTY LOCATED AT 0 ROUND BARN BOULEVARD TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL AND OSC (OPEN SPACE – CONSERVATION) DISTRICTS ROUND BARN VILLAGE – FILE NUMBER PRJ17-004**

**The motion carried by the following vote:**

**Yes:** 6 - Mayor Coursey, Vice Mayor Rogers, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm and Council Member Tibbetts

**No:** 1 - Council Member Combs

**16. WRITTEN COMMUNICATIONS - NONE.**

**17. PUBLIC COMMENTS ON NON-AGENDA MATTERS - NONE.**

**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

Hearing no further business, Mayor Coursey adjourned the meeting at 9:59 p.m. The next regularly scheduled meeting will take place on February 13, 2018, at a time set by the Mayor.

## 20. UPCOMING MEETINGS

### 20.1 UPCOMING MEETINGS LIST

Attachments: [List](#)

**This item was received and filed.**

Approved on: May 1, 2018

/s/: Daisy Gomez, City Clerk