



City of Santa Rosa

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

City Council Regular Meeting Minutes - Final

Tuesday, June 25, 2019

2:00 PM

1. CALL TO ORDER AND ROLL CALL

Mayor Schwedhelm called the meeting to order at 2:02 p.m. All Council Members were present with the exception of Council Members Combs, Sawyer, and Tibbetts. Council Member Combs joined the meeting at 2:15 p.m. Council Member Tibbetts joined the meeting at 3:00 p.m.

Present: 6 - Mayor Tom Schwedhelm, Vice Mayor Chris Rogers, Council Member Julie Combs, Council Member Victoria Fleming, Council Member Ernesto Olivares, and Council Member Jack Tibbetts

Absent: 1 - Council Member John Sawyer

2. ANNOUNCEMENT OF CLOSED SESSION ITEMS

Mayor Schwedhelm recessed to closed session at 2:02 p.m. to discuss Item 2.1 as listed on the agenda:

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.

Mayor Schwedhelm adjourned the closed session at 2:56 p.m. and reconvened to board interviews at 3:00 p.m.

3. INTERVIEWS FOR BOARDS, COMMISSIONS AND COMMITTEES

3.1 The Council will interview applicants for the Personnel Board's three At-Large vacancies and two Labor Representative vacancies.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Attachment 3](#)

Mayor Schwedhelm adjourned the interviews at 3:55 p.m. and reconvened the meeting at 4:02 p.m.

4. STUDY SESSION - NONE.

5. ANNOUNCEMENT OF ROLL CALL

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

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

City Attorney Gallagher announced that Council gave direction to staff for Item 2.1.

7. PROCLAMATIONS/PRESENTATIONS - NONE.

8. STAFF BRIEFINGS

8.1 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.

Nothing to report.

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

City Manager McGlynn and City Attorney Gallagher had nothing to report.

10. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS

There were no abstentions made.

11. MAYOR'S/COUNCIL MEMBERS' REPORTS

Council Member Tibbetts announced that he will be the Vice Chair of Renewal Enterprise District.

Council Member Tibbetts requested a future agenda item to consider contracting with a legal services provider for homeless individuals in Fiscal Year 2020/21. Council Member Fleming concurred with the request.

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 Sonoma County Waste Management Agency (SCWMA)

11.1.8 Groundwater Sustainability Agency (GSA)

11.1.9 Homeless System of Care (HSC)

11.1.10 Renewal Enterprise District (RED)

11.1.11 Other

Vice Mayor Rogers provided a brief report.

12. APPROVAL OF MINUTES - NONE.

13. CONSENT ITEMS

PUBLIC COMMENT

George Uberti spoke in support of Item 13.3 and spoke on Item 13.4.

Anne Seeley, Concerned Citizens of Santa Rosa, spoke in support of Item 13.3.

Approval of the Consent Agenda

A motion was made by Vice Mayor Rogers, seconded by Council Member Olivares, to waive reading of the text and adopt Consent Items 13.1 through 13.7.

The motion carried by the following vote:

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

13.1 RESOLUTION - AGREEMENT BETWEEN THE CITY OF SANTA ROSA AND SONOMA WATER TO CONTINUE THE CREEK STEWARDSHIP PROGRAM THROUGH FISCAL YEAR 2024-2025

RECOMMENDATION: It is recommended by the Water Department that Council, by resolution, authorize the Director of Water to execute a joint funding agreement with Sonoma Water to continue the Creek Stewardship Program through fiscal year 2024-2025 and authorize the use of Storm Water Enterprise funds for this purpose.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2019-076 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE DIRECTOR OF WATER TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF SANTA ROSA AND SONOMA WATER TO CONTINUE THE CREEK STEWARDSHIP PROGRAM THROUGH FISCAL YEAR 2024-2025 AND THE USE OF STORM WATER ENTERPRISE FUNDS FOR THIS PURPOSE

13.2 RESOLUTION - APPROPRIATIONS LIMIT FISCAL YEAR 2019-20

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution, (1) adopt the Article XIII B appropriation limit for the City of Santa Rosa at \$268,155,000 for the Fiscal Year 2019-20; and (2) approve the use of the inflation and population factors used in the calculation of the limit for Fiscal Year 2019-20.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2019-077 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING AN

APPROPRIATIONS LIMIT FOR THE CITY OF SANTA ROSA FOR FISCAL YEAR 2019-20 PURSUANT TO ARTICLE XIII B OF THE CALIFORNIA CONSTITUTION

- 13.3** RESOLUTION - APPROVE PURCHASE ORDER 159531 - PREFABRICATED RESTROOM ORDER, MADDEN INDUSTRIAL CRAFTSMEN, INC.

RECOMMENDATION: It is recommended by the Transportation and Public Works and Finance Departments that the Council, by resolution, approve Purchase Order No. 159531 with Madden Industrial Craftsmen, Inc., Portland, Oregon, for the acquisition and delivery of a Portland Loo™ prefabricated restroom unit, in the amount not to exceed \$125,000.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2019-078 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING PURCHASE ORDER NO. 159531 WITH MADDEN INDUSTRIAL CRAFTSMEN INC., PORTLAND, OREGON FOR THE ACQUISITION AND DELIVERY OF A PORTLAND LOO™ PREFABRICATED RESTROOM UNIT

- 13.4** RESOLUTION - ADOPTION OF MEMORANDUM OF UNDERSTANDING, UNIT 5 - POLICE OFFICERS, REPRESENTED BY THE SANTA ROSA POLICE OFFICERS ASSOCIATION EFFECTIVE JULY 1, 2019 THROUGH JUNE 30, 2020

RECOMMENDATION: It is recommended by the Human Resources Department and the City Manager's Office that the Council, by resolution, adopt the Memorandum of Understanding between the City of Santa Rosa and the Santa Rosa Police Officers Association for and on behalf of the employees in the City's Unit #5 - Police Officers, effective July 1, 2019 to June 30, 2020.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2019-079 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING THE 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 1, 2019 THROUGH JUNE 30, 2020

13.5 RESOLUTION - APPROVAL OF PAVEMENT RESTORATION FUNDING AGREEMENT WITHIN THE TUBBS FIRE BURN AREA

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the City Council, by resolution, approve the Pavement Restoration Funding Agreement within the Tubbs Fire Burn Area with PG&E for future pavement restoration in neighborhoods affected by the Tubbs Fire. The agreement will allow the City to accept \$1,328,325 towards future pavement restoration, where both PG&E and the City completed underground utility replacement projects within the same areas affected by the Tubbs Fire.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2019-080 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A PAVEMENT RESTORATION FUNDING AGREEMENT WITHIN THE TUBBS FIRE BURN AREA WITH PACIFIC GAS AND ELECTRIC (PG&E)

13.6 RESOLUTION - CONTRACT AWARD TO C.A.R.E. EVALUATORS, INC TO PROVIDE FUNCTIONAL ASSESSMENTS TO DETERMINE ELIGIBILITY FOR ADA PARATRANSIT SERVICES

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, award a contract to C.A.R.E. Evaluators, Inc. of Aliso Viejo, California, to provide functional assessments to determine eligibility for ADA paratransit services for an amount not to exceed \$300,000 for three years with two

one-year options to extend.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2019-081 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A CONTRACT WITH C.A.R.E. EVALUATORS, INC. TO PROVIDE FUNCTIONAL ASSESSMENT TO DETERMINE ELIGIBILITY FOR ADA PARATRANSIT SERVICES

13.7 RESOLUTION - INTER-AGENCY OPERATIONS AGREEMENT WITH SONOMA COUNTY JUNIOR COLLEGE DISTRICT

RECOMMENDATION: It is recommended by the Police Department that the Council, by resolution, approve the inter-agency operations agreement with the Sonoma County Junior College District for dispatch services during designated hours when the District's dispatch center closes and authorize the Chief of Police to execute the agreement.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2019-082 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE INTER-AGENCY OPERATIONS AGREEMENT WITH THE SONOMA COUNTY JUNIOR COLLEGE DISTRICT FOR DISPATCH SERVICES DURING DESIGNATED HOURS WHEN THE DISTRICT'S DISPATCH CENTER CLOSES AND AUTHORIZING THE CHIEF OF POLICE TO EXECUTE THE AGREEMENT

The time not being 5:00 p.m., Mayor Schwedhelm took Items 15.1 through 15.3 before Item 14.

14. PUBLIC COMMENT ON NON-AGENDA MATTERS

George Uberti extended an opportunity to Council Members to participate in a debate with him at the Downtown Santa Rosa Library at a time of their choosing.

Anne Seeley spoke regarding The Big Idaho Potato, stopped from its 60 city tour, outside of Council Chamber.

Elizabeth Neylon spoke regarding socialism and various topics.

15. REPORT ITEMS

15.1 REPORT - AMENDMENT TO THE MEASURE O IMPLEMENTATION PLAN FOR ALL PROGRAMS TO ALIGN WITH FISCAL YEAR 2019-20 ADOPTED BUDGET

BACKGROUND: Ordinance 3680 added Chapter 3-26 to the Santa Rosa City Code establishing a special transactions 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. An Implementation Plan was created on September 21, 2004, by Resolution No. 26069, which outlines the uses and purposes for which the special tax revenues may be used over time. The Implementation Plan has been revised several times since the original plan was adopted in 2004. In order to amend the Implementation Plan, the Ordinance requires six affirmative votes of the Council. On November 10, 2015, the City Council approved a new format for the Implementation Plan, consisting of current and forecast budget amounts for all Measure O programs. This new Implementation Plan forecasts Measure O program budgets through Fiscal Year 2024-25.

RECOMMENDATION: It is recommended by the Finance, Police, Fire, Recreation and Parks Departments, the Office of Community Engagement and the Measure O Citizens' Oversight Committee that the Council, by Resolution, amend the Transaction and Use Tax Implementation Plan to adjust for Fiscal Year 2019-20 budget and forecasted budget amounts for all Measure O programs.

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

Presented by Chuck McBride, Chief Financial Officer.

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

RESOLUTION NO. RES-2019-083 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING THE TRANSACTION AND USE TAX IMPLEMENTATION PLAN FOR POLICE, FIRE AND GANG PREVENTION/INTERVENTION SERVICES

The motion carried by the following vote:

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

No: 1 - Council Member Combs

15.2 REPORT - AWARD OF PROFESSIONAL SERVICES AGREEMENT WITH COASTLAND CIVIL ENGINEERING, INC. TO PERFORM FIRE CODE PLAN REVIEW AND INSPECTION TECHNICAL ASSISTANCE SERVICES

BACKGROUND: In 2018 after the retirement of our long-time Building Plans Examiner, the Fire Department reclassified the Building Plans Examiner position to a Fire Protection Engineer in an effort to prepare for the increase in technical cannabis operations as well as the redevelopment of the downtown area with the construction of multiple mid-rise and high-rise structures. Unfortunately, we were not successful in our recruitment due to a lack of qualified candidates and thus underfilled the position back to a Building Plans Examiner to allow our Plan Review Division to keep pace with the growing workload. The Fire Department has found it necessary to enter into an agreement with a consultant firm to allow the department the ability to send out a portion of the projects that require longer plan review times. These projects are typically more complex, which affects our ability to meet established turnaround times when keeping them in-house.

RECOMMENDATION: It is recommended by the Fire Department that the Council, by Resolution, approve a Professional Services Agreement with Coastland Civil Engineering, Inc. of Santa Rosa, CA to provide Fire Code plan review and inspection technical assistance services in an amount not to exceed \$800,000.

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

Presented by Ian Hardage, Assistant Fire Marshal.

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

RESOLUTION NO. RES-2019-084 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH COASTLAND CIVIL ENGINEERING, INC. FOR FIRE CODE PLAN REVIEW AND INSPECTION TECHNICAL ASSISTANCE SERVICES

The motion carried by the following vote:

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

15.3 REPORT - AMEND URGENCY ORDINANCES RESILIENT CITY (-RC) COMBINING DISTRICT

BACKGROUND: Due to high volumes of construction activity within the rebuilding areas and the impacts created by locally sourced materials such as concrete, the construction community has found it difficult at times to maintain a strict adherence to set construction schedules. The first year of the rebuild has shown that concrete pours for foundations may need to occur prior to 7:00 a.m. during times of significant regional concrete demand. Additionally, exterior activities such as framing may need to occur in the evening or early morning hours to reduce heat exposure during high temperature events. PED is requesting that the City Manager, or his or her designee, be granted the authority to extend the construction hours from 7:00 a.m. to 7:00 p.m. Monday through Saturday to 5:00 a.m. to 9:00 p.m., Monday through Friday, when it is determined that certain activities are critical to an expedient rebuild must occur outside of the standard hours.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council adopt an urgency ordinance, by five affirmative votes, to amend Section 20-28.100 of the Santa Rosa City Code, -RC Combining District, to exempt construction activities associated with the rebuilding efforts from adherence to the City's Noise Ordinance as described in Chapter 17-16 of the City Code and establish specific construction hours that may be modified by the

City Manager when needed to support a timely rebuilding process.

Attachments: [Staff Report](#)
[Ordinance](#)
[Presentation](#)

Presented by Bill Rose, Supervising Planner; Gabe Osburn, Deputy Director of Development Services; and Bob Oller, Development Review Coordinator.

PUBLIC COMMENT

George Uberti spoke in support of the item.

Reginald Piombo spoke regarding alternative housing.

John Allen, APM Homes, spoke in support of the item.

Ron Fiori spoke regarding rebuild efforts in Fountaingrove in relation to the item.

Bob Hansen spoke in support of the item.

Thomas Ells spoke in support of the item.

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

ORDINANCE NO. ORD-2019-006 ENTITLED: URGENCY ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE – AMENDING SECTION 20-28.100, RESILIENT CITY (-RC) COMBINING DISTRICT, TO EXEMPT CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE REBUILDING EFFORTS FROM ADHERENCE TO THE CITY’S NOISE ORDINANCE AS DESCRIBED IN CHAPTER 17-16 OF THE CITY CODE AND ESTABLISH SPECIFIC CONSTRUCTION HOURS THAT MAY BE MODIFIED BY THE CITY MANAGER WHEN NEEDED TO SUPPORT A TIMELY REBUILDING PROCESS FOR THOSE PARTS OF THE CITY OF SANTA ROSA MOST SEVERELY IMPACTED BY THE TUBBS AND NUNS FIRES OF OCTOBER 2017

The motion carried by the following vote:

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

16. PUBLIC HEARINGS

- 16.1 PUBLIC HEARING - (CONTINUED FROM MAY 7 AND MAY 28th, 2019, REGULAR MEETING) ROSELAND VILLAGE MIXED USE PROJECT. APPEAL OF PLANNING COMMISSION ACTION ON THE TENTATIVE MAP AND DENSITY BONUS FOR THE PLANNED ROSELAND VILLAGE MIXED USE PROJECT LOCATED AT 665 & 883 SEBASTOPOL ROAD, SANTA ROSA ASSESSOR'S PARCEL NUMBERS 125-101-031 & 125-111-037. FILE NUMBER: PRJ17-075; MAJ17-006; DB19-001**

BACKGROUND: On February 28, 2019, the Planning Commission approved the Roseland Village Tentative Map and Density Bonus by voting 6 ayes, 0 noes, and 1 absent. The Tentative Map would subdivide a 7.41-acre site into five lots, require subdivision infrastructure improvements, and establish public and private street circulation to accommodate the planned future development of three apartment buildings with 175 units, including 75 affordable units, a 25,000 square foot civic building, a 5,000 square foot market place, and a 1-acre public plaza. The Density Bonus allows a 34% increase in residential density and three incentives/concessions which allow phased development of the affordable units within a separate apartment building, and grant an 18 percent parking reduction. The planned Roseland Village Mixed Use project including Design Review of individual buildings and the plaza within Roseland Village will occur at a future date to be determined. The appeal asserts the Planning Commission's action is contrary to a private easement in that the approved Tentative Map eliminates access across the back of the neighboring Roseland Village Shopping Center; the Density Bonus allows housing units which is contrary to the private recorded easement and is against requirements affordable housing be incorporated within and constructed simultaneously; and the project will eliminate over 270 currently available parking spaces to 70 spaces. PRJ17-075; MAJ17-006, DB19-001.

RECOMMENDATION: It is recommended by the Planning and

Economic Development Department that the Council, by two resolutions, deny the appeal by Robert Paulsen and uphold the Planning Commission's action approving the Roseland Village Project Tentative Map and Density Bonus.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - General Plan & Zoning Map](#)
[Attachment 4 - Appeal](#)
[Attachment 5 - Appeal Supplemental Information](#)
[Attachment 6 - PC Minutes](#)
[Attachment 7 - PC Tentative Map Reso 11941](#)
[Attachment 8 - PC Density Bonus Reso 11940](#)
[Attachment 9 - Project Description](#)
[Attachment 10 - Tentative Map](#)
[Attachment 11 - Final Traffic Impact Study](#)
[Attachment 12 - Public Comments](#)
[Attachment 13 - County Counsel Legal Opinion](#)
[Resolution 1 - Tentative Map](#)
[Resolution 1 - Exhibit A - DAC Report](#)
[Resolution 2 - Density Bonus](#)
[Presentation](#)
[Presentation-Applicant \(Uploaded 6/25/19\)](#)

Presented by Andy Gustavson, Senior Planner; and Gabe Osburn, Deputy Director of Development Services.

Patti Cisco, Chair of the Planning Commission, spoke regarding the approval of the tentative map and density bonus for Roseland Village mixed use project.

Robert Paulsen, appellant, spoke in support of the appeal.

Robert Nellessen, on behalf of appellant, spoke in support of the appeal.

EX PARTE DISCLOSURE:

Mayor Schwedhelm, Vice Mayor Rogers, and Council Members Combs, Fleming, Sawyer and Olivares disclosed ex parte communications.

Ben Wickham, Affordable Housing Director for Sonoma County

Community Development Commission; and Jan Lindenthal, MidPen (applicant), provided a brief presentation.

Mayor Schwedhelm recessed the meeting at 6:43 p.m. due to technical difficulty and reconvened the meeting at 6:55 p.m.

Ben Wickham, Affordable Housing Director for Sonoma County Community Development Commission; and Jan Lindenthal, MidPen (applicant), provided a brief presentation, continued from before meeting was recessed.

Mayor Schwedhelm opened the public hearing at 7:45 p.m.

PUBLIC COMMENT

George Uberti spoke in support of the item.

Ann Hammond, Sonoma County Library, spoke in support of the item.

Peter Rumble, Santa Rosa Metro Chamber, spoke in support of this project and the item.

Paul Carroll, Community Action Partnership, spoke in support of the item.

Octavio Diaz spoke in support of the item.

Chris Grabill spoke in support of the item.

Efren Carrillo, Burbank Housing, spoke in support of the item.

June Grabill spoke in support of the item.

Ben Terry, NAACP Sonoma County, spoke in opposition to the item.

Thomas Ells spoke in support of the item.

Marco Suarez, Sonoma County Economic Development Board, spoke in support of the item.

Mayor Schwedhelm closed the public hearing at 8:13 p.m.

Mayor Schwedhelm recessed the meeting at 8:14 p.m. and reconvened at 8:46 p.m.

Ben Wickham, and Jan Lindenthal, Midpen (applicant), provided a rebuttal.

Robert Nellessen, on behalf of appellant, provided a rebuttal.

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

RESOLUTION NO. RES-2019-085 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA DENYING AN APPEAL AND MAKING FINDINGS AND DETERMINATIONS AND APPROVING THE ROSELAND VILLAGE TENTATIVE MAP FOR THE TWO EXISTING PARCELS LOCATED AT 665 AND 883 SEBASTOPOL ROAD – ASSESSOR’S PARCEL NUMBERS 125-111-037 AND 125-101-031 - FILE NUMBERS – PRJ17-075, MAJ17-006

The motion carried by the following vote:

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

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

RESOLUTION NO. RES-2019-086 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA DENYING AN APPEAL AND MAKING FINDINGS AND DETERMINATIONS AND APPROVING A DENSITY BONUS FOR ROSELAND VILLAGE MIXED USE, LOCATED AT 665 AND 883 SEBASTOPOL ROAD – ASSESSOR’S PARCEL NUMBERS 125-111-037 AND 125-101-031 - FILE NUMBERS – PRJ17-075, DB19-001

The motion carried by the following vote:

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

16.2 PUBLIC HEARING - GUERNEVILLE ROAD HOMES - PLANNING PROJECT - 1665 GUERNEVILLE RD - PRJ18-089

BACKGROUND: THE PROJECT INCLUDES APPLICATIONS FOR A REZONING, TENTATIVE MAP, AND CONDITIONAL USE PERMIT TO: REZONE AN APPROXIMATELY 1-ACRE PARCEL FROM RR-20 (RURAL RESIDENTIAL) TO R-3-18 (MULTI-FAMILY RESIDENTIAL); SUBDIVIDE THE PROPERTY INTO 12 LOTS; CONSTRUCT 12 ATTACHED, SINGLE-FAMILY DWELLINGS, AND THREE ACCESSORY DWELLING UNITS.

RECOMMENDATION: The Planning and Economic Development Department recommends that the Council introduce an ordinance to rezone a property located at 1665 Guerneville Road (Assessor's Parcel No. 036-101-010) from the RR-20 (Rural Residential) Zoning District to the R-3-18 (Multi-Family Residential) Zoning District to facilitate the development of 12 attached, single-family dwellings, and three accessory dwelling units, on a one-acre parcel.

Attachments: [Staff Report](#)
[Attachment 1 – Disclosure Form](#)
[Attachment 2 – Neighborhood Context Map](#)
[Attachment 3 – Site Photos](#)
[Attachment 4 – Tentative Map](#)
[Attachment 5 – Project Plans \(For Reference Only\)](#)
[Attachment 6 - Exhibit A Memo from Engineering](#)
[Attachment 7 – Environmental Noise Assessment](#)
[Attachment 8 - Public Correspondence](#)
[Attachment 9 – Rezoning PC Resolution No. 11958](#)
[Attachment 10 – CUP PC Resolution No. 11959](#)
[Attachment 11 – TM PC Resolution No. 11960](#)
[Ordinance](#)
[Presentation](#)

Presented by Kristinae Toomians, Senior Planner.

Vice Mayor Rogers left the meeting at 9:08 p.m.

Mayor Schwedhelm opened the public hearing at 9:13 p.m.

PUBLIC COMMENT

George Uberti spoke in support of the item.

Mayor Schwedhelm closed the public hearing at 9:14 p.m.

A motion was made by Council Member Olivares, seconded by Council Member Sawyer, 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 1665 GUERNEVILLE ROAD, APN 036-101-010, FROM THE RR-20 (RURAL RESIDENTIAL) ZONING DISTRICT TO THE R-3-18 (MULTI-FAMILY RESIDENTIAL) ZONING DISTRICT - FILE NUMBER: PRJ18-089

The motion carried by the following vote:

Yes: 6 - Mayor Schwedhelm, Council Member Combs, Council Member Fleming, Council Member Olivares, Council Member Sawyer, and Council Member Tibbetts

Absent: 1 - Vice Mayor Rogers

17. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION) - NONE.

18. PUBLIC COMMENTS ON NON-AGENDA MATTERS - NONE.

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

Hearing no further business, Mayor Schwedhelm adjourned the meeting at 9:20 p.m. The next regularly scheduled meeting will take place on July 9, 2019, at a time to be set by the Mayor.

21. UPCOMING MEETINGS

Approved on: July 16, 2019
/s/ Dina Manis, Deputy City Clerk