



**City Council
Regular Meeting Minutes - Draft**

Tuesday, March 4, 2025

2:30 PM

1. CALL TO ORDER AND ROLL CALL

Mayor Stapp called the meeting to order at 2:30 p.m.

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

2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

3. ANNOUNCEMENT OF CLOSED SESSION ITEMS

- 3.1 PUBLIC EMPLOYEE - EVALUATION OF PERFORMANCE
(Government Code Section 54957(b)) **(THIS ITEM WAS CONTINUED FROM THE FEBRUARY 25, 2025, REGULAR MEETING.)**

Title: City Attorney

No public comments were made.

Mayor Stapp recessed the meeting to closed session at 2:31 p.m. to discuss Item 3.1.

This item was received and filed.

4. STUDY SESSION - NONE.

Mayor Stapp adjourned closed session at approximately 4:08 p.m. and reconvened to regular session at 4:14 p.m.

5. ANNOUNCEMENT OF ROLL CALL (IF NEEDED)

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

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

Mayor Stapp reported there was no reportable action from closed session.

7. PROCLAMATIONS/PRESENTATIONS

7.1 PROCLAMATION - RED CROSS MONTH

Council Member Bañuelos read and presented the proclamation to Andy Witthohn, Red Cross Volunteer-Governmental Relations. Andy Witthohn provided brief comments on the work Red Cross performs within the community.

No public comments were made.

7.2 PROCLAMATION - ARBOR WEEK

Council Member Fleming read and presented the proclamation to James Castro, Parks Superintendent. James Castro provided brief comments related to the services the Parks crew provides to the City.

PUBLIC COMMENT:

Duane De Witt spoke in support of the proclamation and work the Parks team provides to the City.

8. STAFF BRIEFINGS

8.1 OVERVIEW OF RENEWAL ENTERPRISE DISTRICT

The Renewal Enterprise District (RED) will be providing an overview of the RED, efforts to date, and initiatives/focus for the next 12 months. No action will be taken except for possible direction to staff.

Megan Basinger, Director - Housing and Community Services introduced Robin Stefani, Executive Director - Renewal Enterprise District, and Chris Coursey, Sonoma County Supervisor, who then presented and answered questions from Council.

PUBLIC COMMENT:

Stephanie Bower, Deputy Director - Generation Housing, spoke in support of the Renewal Enterprise District.

Duane De Witt, Sonoma County Housing Advocacy Group, spoke in support of the Renewal Enterprise District and the work they are doing in the City.

This item was received and filed.

8.2 COMMUNITY EMPOWERMENT PLAN UPDATE

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

Ana Horta, Community Engagement Manager, presented. Shenanigans the Leprechaun made a special appearance, joined the staff table, and presented on the upcoming Leprechaun hunt in City parks throughout the month of March.

No public comments were made.

This item was received and filed.

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

Maraskeshia Smith, City Manager, presented on the launch of Redwood Bikeshare program launched with 35 e-bikes recently and for more information go to www.redwoodbikeshare.com; the draft Active Transportation Plan is now available for review, public comments are open until March 30 and for more information go to www.srcity.org/atp; and Recreation and Parks is hosting the St. Patrick's 5k run walk on March 16 and for more information go to <https://www.srcity.org/3927/Recreation-Parks>.

Teresa Stricker, City Attorney, had no report.

PUBLIC COMMENT:

Duane De Witt spoke on the Active Transportation Plan and reminded Council of the idea of a bikeway greenway along south side of Roseland Creek.

10. STATEMENTS OF ABSTENTION/RECUSAL BY COUNCIL MEMBERS

There were no statements of abstention or recusal.

11. MAYOR'S/COUNCIL MEMBERS' REPORTS

Council Member MacDonald announced the appointment of Kathryn Kelly to the Bicycle and Pedestrian Advisory Board and Omar Lopez to the Board of Community Services.

Council Member Rogers made a request for two future agenda items: 1) regarding downtown cannabis dispensary operations; and 2) regarding development of certificate of understanding process for solar panel energy production and potential homeowner offset. Council Member Alvarez concurred with the request for future agenda items.

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 Homeless Coalition

11.1.10 Renewal Enterprise District (RED)

11.1.11 Public Safety Subcommittee

11.1.12 Other

12. APPROVAL OF MINUTES - NONE.

13. CONSENT ITEMS

PUBLIC COMMENT:

Duane De Witt spoke on Item 13.4 and 13.6.

Approval of the Consent Agenda

A motion was made by Vice Mayor Alvarez, seconded by Council Member Rogers, 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 Mark Stapp, Vice Mayor Eddie Alvarez, Council Member Caroline Bañuelos, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Natalie Rogers

13.1 MOTION - ACCEPT 2024 ANNUAL PUBLIC RECORDS REQUESTS REPORT

RECOMMENDATION: It is recommended by the City Clerk's Office that the Council, by motion, accept the 2024 Annual Public Records Requests report.

This Consent - Motion was approved.

13.2 MOTION - COFFEY PARK AND FOUNTAINGROVE NEIGHBORHOOD ROADS DISASTER RECOVERY CONTINGENCY ACTION

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that Council, by motion, authorize additional construction contingency funds for the Coffey Park and Fountaingrove Neighborhood Roads Disaster Recovery Project, Contract Number C02258, in the amount of \$2,000,000, increasing the authorized total contract amount to \$22,031,245.97.

This Consent - Motion was approved.

13.3 RESOLUTION - AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT'S HOMEKEY+ GRANT PROGRAM WITH BURBANK HOUSING DEVELOPMENT

CORPORATION, CATHOLIC CHARITIES OF THE DIOCESE OF SANTA ROSA AND CARITAS HOMES PHASE II, LLC AS CO-APPLICANTS FOR CARITAS HOMES PHASE II IN AN AMOUNT NOT TO EXCEED \$13.95 MILLION

RECOMMENDATION: It is recommended by the Housing and Community Services Department that Council, by resolution, authorize the submittal of a grant application to the State of California Department of Housing and Community Development's Homekey+ grant program with Burbank Housing Development Corporation, Catholic Charities of the Diocese of Santa Rosa and Caritas Homes Phase II, LLC in an amount not to exceed \$13.95 million for Caritas Homes Phase II.

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2025-031 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE SUBMITTAL OF A JOINT APPLICATION TO AND PARTICIPATION IN THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT'S HOMEKEY+ PROGRAM FOR UP TO \$13.95 MILLION FOR DEVELOPMENT OF CARITAS HOMES PHASE II WITH CO-APPLICANTS BURBANK HOUSING DEVELOPMENT CORPORATION, CATHOLIC CHARITIES OF THE DIOCESE OF SANTA ROSA AND CARITAS HOMES PHASE II, LLC; AND AUTHORIZING THE MAYOR OR DESIGNEE TO EXECUTE A STANDARD AGREEMENT AND ANY AMENDMENTS THERETO

13.4 RESOLUTION - AUTHORIZING SUBMITTAL OF A MATCHING GRANT APPLICATION FOR THE LOWER COLGAN CREEK NEIGHBORHOOD PARK IMPROVEMENT PROJECT

RECOMMENDATION: It is recommended by the Recreation and Parks Department that the Council, by resolution: 1) authorize the submittal of an application to the State of California Department of Parks and Recreation Office of Grants and Local Services Outdoor Recreation Legacy Partnership Program for the improvement of Lower Colgan Creek Neighborhood Park for \$1,600,000 in grant funds, which is 19% of the total estimated project cost of \$8,365,495, the remainder of which will be matched by a combination of Park Development Impact (PDI) funds and a \$1,550,000 grant through the Sonoma County Agricultural Preservation and Open Space District's Matching Grant Program awarded in 2024; and 2) authorize the City Manager to accept the grant, execute a grant contract and any amendments thereto, a deed

restriction, any and all agreements, conservation easements and amendments thereto, and all other documents necessary for the completion of the design and construction of the park improvement project, subject to approval as to form by the City Attorney; and 3) authorize the Chief Financial Officer to increase appropriations by the amount of the grant award.

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2025-032 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING SUBMITTAL OF A GRANT APPLICATION TO THE STATE OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION OFFICE OF GRANTS AND LOCAL SERVICES OUTDOOR RECREATION LEGACY PARTNERSHIP PROGRAM FOR THE LOWER COLGAN CREEK NEIGHBORHOOD PARK IMPROVEMENT PROJECT

13.5 RESOLUTION - SERVICE CONTRACT WITH THE SANTA ROSA CITY SCHOOL DISTRICT TO PROVIDE SUMMER PROGRAMS FOR YOUTH

RECOMMENDATION: It is recommended by the Recreation and Parks Department that the Council, by resolution: 1) approve a Service Contract with the Santa Rosa City School District for the Recreation and Parks Department to provide services for summer youth programs; and 2) and authorize the City Manager to execute the Santa Rosa City Schools Service Contract.

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2025-033 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA TO APPROVE A SERVICE CONTRACT WITH THE SANTA ROSA CITY SCHOOL DISTRICT AND DELEGATE AUTHORITY TO THE CITY MANAGER TO EXECUTE THE AGREEMENT

13.6 RESOLUTION - REGIONAL HOUSING NEEDS ALLOCATION TRANSFER

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution, authorize the Mayor to sign a joint City of Santa Rosa and County of Sonoma letter agreeing to a transfer of 641 Regional Housing Needs

Allocation (RHNA) units from the County of Sonoma to the City of Santa Rosa, following the annexation of 34.93 acres in northwest Santa Rosa.

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2025-034 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE MAYOR TO SIGN AN LETTER AGREEING TO A TRANSFER OF 641 REGIONAL HOUSING NEEDS ALLOCATION (RHNA) UNITS FROM THE COUNTY OF SONOMA TO THE CITY OF SANTA ROSA

13.7 RESOLUTION - SOUTH SANTA ROSA SPECIFIC PLAN PROFESSIONAL SERVICES AGREEMENT

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution: 1) approve the Professional Services Agreement with Dyett & Bhatia, Urban and Regional Planners, Oakland, California, for public engagement, planning, and environmental review services for a twenty-two month period to prepare the South Santa Rosa Specific Plan and Environmental Impact Report in an amount not to exceed \$765,272; and 2) authorize the Chief Financial Officer to establish appropriations of \$104,428 with the source of funds being the Planning and Economic Development's Advance Planning Fund.

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2025-035 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH DYETT & BHATIA, URBAN AND REGIONAL PLANNERS, FOR PREPARATION OF THE SOUTH SANTA ROSA SPECIFIC PLAN AND ENVIRONMENTAL IMPACT REPORT AND AUTHORIZING THE CHIEF FINANCIAL OFFICER TO ESTABLISH APPROPRIATIONS OF \$104,428 WITH THE SOURCE OF FUNDS BEING THE PLANNING AND ECONOMIC DEVELOPMENT'S ADVANCE PLANNING FUND JL KEY 08015., FILE NO. ST23-004

14. PUBLIC COMMENT ON NON-AGENDA MATTERS

Adina Flores spoke on conflict considerations related to Council Member Okrepkie's place of employment.

Duane De Witt spoke on affordable housing concerns.

Mayor Stapp took Item 16.1 ahead of Item 15.1.

16. PUBLIC HEARINGS

16.1 PUBLIC HEARING - CONSIDERATION OF MASSAGE ORDINANCE MUNICIPAL CODE AMENDMENTS AND ADULT ENTERTAINMENT BUSINESS ZONING CODE AMENDMENT

BACKGROUND: In 2010, Santa Rosa adopted Ordinance No. 3937, regulating massage establishments and therapists per state certification standards. Following 2014 state revisions, local jurisdictions were authorized to implement further regulations. Recent community concerns regarding illicit massage businesses have exposed the need to update the Municipal Code. After subcommittee review and community input, a comprehensive replacement ordinance has been drafted to include a certification process for massage businesses. Proposed fees for managing the certification process are included under a proposed resolution. Separately, the City is also proposing a Zoning Code amendment to add permitting requirements for adult entertainment businesses within Commercial and Industrial Zoning Districts, which are not currently addressed for such uses.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council, by two ordinances and one resolution: 1) introduce an ordinance amending Titles 6 and 20 of the Santa Rosa City Code by repealing Chapter 6-32 entitled Massage Therapy, Massage Business or Establishment; add a new Zoning Code Chapter 20-49 entitled Massage Regulation and Massage Establishment Registration; amend Zoning Code Sections 20-23.030 and 20-24.030 regarding permitting requirements for “massage related uses”; amend Sections 20-50.020(A), 20-52.060, and 20-62.030(B)(2) adding Administrative Adjustment provisions; and amend Section 20-70.020 revising the definition of “office - business/service” and adding a definition for “massage related uses”; 2) introduce an ordinance amending Zoning Code Sections 20-23.030 and 20-24.030 regarding permitting requirements for “adult entertainment business”; and 3) adopt a resolution establishing fees for the processing and administration of massage establishment certifications, renewals, administrative adjustments and inspections.

Gabe Osburn, Director - Planning and Economic Development, introduced Lou Kirk, Assistant Chief Building Official and Jessica Jones, Deputy Director - Planning, and all presented and answered questions from Council.

John Cregan, Police Chief, and Detective Tim Raymond also answered questions from Council.

Mayor Stapp opened the public hearing at 6:12 p.m.

Kurtis Bennett spoke in support of Item 16.1.

Patrick Murray spoke in support of Item 16.1.

Mark Dixon, Chair of the California Massage Therapy Council, spoke in support of Item 16.1.

Laurie Fong, Asian American Pacific Islander Coalition of North Bay, spoke in support of Item 16.1 and in support of marginalized individuals.

Brad Childs spoke in support of Item 16.1.

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

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

ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 6 AND TITLE 20 OF THE SANTA ROSA CITY CODE BY REPEALING CHAPTER 6-32 ENTITLED MASSAGE THERAPY, MASSAGE BUSINESS OR ESTABLISHMENT, IN ITS ENTIRETY; ADDING A NEW CHAPTER 20-49 ENTITLED MASSAGE REGULATION AND MASSAGE ESTABLISHMENT REGISTRATION; AMENDING SECTIONS 20-23.030 AND 20-24.030 REGARDING PERMITTING REQUIREMENTS FOR MASSAGE RELATED USES; AMENDING SECTIONS 20-50.020(A), 20-52.060 AND 20-62.030(B)(2) BY ADDING ADMINISTRATIVE ADJUSTMENT PROVISIONS; AND AMENDING SECTION 20-70.020 REGARDING DEFINITIONS OF MASSAGE RELATED USES AND BUSINESS SERVICE

USES.

The motion carried by the following vote:

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

A motion was made, seconded by Council Member Fleming, 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 TO AMEND SECTIONS 20-23.030 AND 20-24.030 REGARDING REQUIREMENTS FOR ADULT ENTERTAINMENT BUSINESSES.

The motion carried by the following vote:

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

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

RESOLUTION NO. RES-2025-036 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ESTABLISHING FEES FOR THE PROCESSING AND ADMINISTRATION OF MASSAGE ESTABLISHMENT CERTIFICATIONS, RENEWALS, ADMINISTRATIVE ADJUSTMENTS, AND INSPECTIONS

The motion carried by the following vote:

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

15. REPORT ITEMS

15.1 REPORT - POLICE DEPARTMENT ANNUAL MILITARY EQUIPMENT REPORT

BACKGROUND: The Santa Rosa Police Department will provide a presentation to summarize the contents of their annual military

equipment report as required per Assembly Bill No. 481. Upon approval of a resolution by Council, The Santa Rosa Police Department will be allowed to continue to use the military equipment they possess and make any future purchases they have identified.

RECOMMENDATION: It is recommended by the Police Department that the Council, by resolution: 1) approve the Santa Rosa Police Department Annual Military Equipment Report which complies with the requirements of AB 481; 2) review Ordinance No. ORD-2022-007; and 3) renew Ordinance No. ORD-2022-007, codified as Chapter 2-38 of the Santa Rosa City Code per California Assembly Bill No. 481.

Chief Cregan and Christopher Mahurin, Lieutenant, presented and answered questions from Council.

No public comments were made.

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

RESOLUTION NO. RES-2025-037 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE SANTA ROSA POLICE DEPARTMENT MILITARY EQUIPMENT REPORT AND RENEWING CITY OF SANTA ROSA ORDINANCE NO. ORD-2022-007, CODIFIED AS CHAPTER 2-38 OF THE SANTA ROSA CITY CODE - MILITARY EQUIPMENT ORDINANCE.

The motion carried by the following vote:

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

Abstain: 1 - Council Member Caroline Bañuelos

17. WRITTEN COMMUNICATIONS - NONE.

18. PUBLIC COMMENT ON NON-AGENDA MATTERS

No public comments were made.

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 Stapp adjourned the meeting 7:05 p.m. The next regular meeting will be held on Tuesday, March 18, 2025, at a time to be set by the Mayor.

21. UPCOMING MEETINGS

21.1 UPCOMING MEETINGS LIST

Approved on:

Dina Manis
City Clerk