



City of Santa Rosa

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

CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT AUGUST 19, 2025

12:00 P.M. - CLOSED SESSION

4:00 P.M. - REGULAR SESSION

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY
ATTENDING IN-PERSON FROM COUNCIL CHAMBER AT
100 SANTA ROSA AVENUE, SANTA ROSA.**

THE PUBLIC CAN ALSO VIEW OR LISTEN TO THE MEETING LIVE AT:

- 1. [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar). CLICK ON THE
"IN PROGRESS" LINK TO VIEW;**
- 2. VIA ZOOM WEBINAR BY VISITING
[HTTPS://SRCITY-ORG.ZOOM.US/J/84471867952](https://srcity-org.zoom.us/j/84471867952), OR BY DIALING
877-853-5257 AND ENTERING WEBINAR ID: 844 7186 7952;**
- 3. COMCAST CHANNEL 28, AT&T U-VERSE CHANNEL 99; AND**
- 4. VIA YOUTUBE AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)**

**Public Comment may be made live during the meeting
In-Person from Council Chamber or submitted in advance
via email at cc-comment@srcity.org by 5:00 p.m. the
Monday before the City Council Meeting.**

**IN THE EVENT A COUNCIL MEMBER PARTICIPATES REMOTELY BASED
ON JUST CAUSE OR EMERGENCY CIRCUMSTANCES PURSUANT TO
AB 2449, THE CITY WILL ALSO ALLOW FOR PUBLIC COMMENT
THROUGH THE ZOOM LINK OR DIAL-IN NUMBER ABOVE.**

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

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

COUNCIL MAY RECESS DURING THE EVENING FOR BREAKS.

PUBLIC HEARING MATTERS WILL BEGIN NO EARLIER THAN 5:00 P.M. MATTERS ON THE AGENDA MAY BE TAKEN OUT OF ORDER.

PUBLIC COMMENTS:

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

Live Public Comment: Members of the public can provide comment on an Agenda Item In-Person from Council Chamber by completing a Speaker Card or signing up with the Administrator in Council Chamber.

Advanced Public Comment Via E-mail: To submit an e-mailed public comment to the City Council, please send to: cc-comment@srcity.org by 5:00 p.m., the Monday prior to the Council Meeting. Identify in the subject line of your e-mail the Agenda Item Number on which you wish to comment, and provide your name and comment in the body of the e-mail. E-mail public comments received by the deadline will be distributed to City Council members and uploaded to the agenda prior to the start of the City Council Meeting for public access.

Non-Agenda Items are the time when any person may address the Council on matters not listed on this agenda, but which are within the subject matter jurisdiction of the Council. The first public comment period on non-agenda items (Agenda Item 14) will begin no earlier than 5:00 p.m. and will be limited to twelve speakers selected randomly by the Mayor. Each speaker will be allowed up to three minutes. Speakers who do not have an opportunity to

Speak during this time will be allowed to make public comment under Agenda Item 18.

12:00 P.M.

1. CALL TO ORDER AND ROLL CALL

2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

To consider and take action on any request from a Council Member to participate in a meeting remotely due to Just Cause or Emergency Circumstances pursuant to AB 2449 (Government Code Section 549539(f)).

3. ANNOUNCEMENT OF CLOSED SESSION ITEMS

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

3.1 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.

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

Property: 730 3rd Street, APN 009-072-044
Agency Negotiator: Jill Scott, Real Property Negotiator
Negotiating Parties: LH GPM LLC; The Grupe Company & Visionary Home Builders of California, Inc.: Bayhill Ventures, LLC
Under Negotiations: Price and terms of payment.

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

Lucan Bohanan vs. City of Santa Rosa
Sonoma County Superior Court Case No. 24CV02519

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

Cindy Gemignani, as Conservator of the Estate of Daryl W. Titus, et al.

vs. City of Santa Rosa, et al.
Sonoma County Superior Court Case No. SCV-270898

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

4. STUDY SESSION - NONE.

Study Session items are items for in-depth discussion and possible direction to staff. No action will be taken.

4:00 P.M.

5. ANNOUNCEMENT OF ROLL CALL (IF NEEDED)

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

7. PROCLAMATIONS/PRESENTATIONS

7.1 PROCLAMATION - WOMEN'S EQUALITY DAY

Attachments: [Proclamation](#)

7.2 PRESENTATION - COUNTY OF SONOMA PRESENTATION OF PROPERTY TAX INFORMATION FOR THE CITY OF SANTA ROSA

Attachments: [Presentation](#)

8. STAFF BRIEFINGS

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

8.1 CAPITAL IMPROVEMENT PROGRAM STATUS UPDATE

Staff will provide an update of projects currently in the Capital Improvement Program. No action will be taken except for possible direction to staff.

Attachments: [Presentation](#)

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

9.1 REPORT OF SETTLEMENTS AND ACTIVE LITIGATION

The City Attorney will report on all settlements authorized by Council in closed session that were finalized in July 2025, which includes but may not be limited to all settlements requiring the City to pay more than \$50,000. The City Attorney will also provide a summary of pending litigation against the City.

Attachments: [Litigation Report](#)

10. STATEMENTS OF ABSTENTION/RECUSAL BY COUNCIL MEMBERS

11. MAYOR'S/COUNCIL MEMBERS' REPORTS

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

11.2 BOARD, COMMISSION & COMMITTEE APPOINTMENTS

11.2.1 CHAIRPERSON APPOINTMENT FOR BOARDS, COMMISSIONS, AND COMMITTEES

Mayor will announce a chair for the Board of Parks and Recreation, and recommends that the Council, by motion, approve the selection.

Attachments: [Attachment 1 - Council Policy 000-06](#)

12. APPROVAL OF MINUTES

12.1 August 5, 2025, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

13. CONSENT ITEMS

13.1 MOTION - RESPONSES TO THREE 2024-2025 GRAND JURY REPORTS

RECOMMENDATION: It is recommended by the City Manager, Housing and Community Services, and the Planning and Economic Development Department that the Council, by motion, authorize the Mayor to execute formal responses to three Sonoma County 2024-2025 Grand Jury Reports, "*Local Fees, Local Subsidies: Fees and subsidies cause local pain,*" "*Animal Services in Sonoma County: Separate and Not Equal,*" and "*Who Can Afford to Live in Sonoma County? A Tale of Two Cities.*"

Attachments: [Staff Report](#)
[Attachment 1 - Response to GJ Report Form Local City Fees](#)
[Attachment 2 - Response to GJ Report Form Animal Services](#)
[Attachment 3 - Response to GJ Report Form Housing](#)
[Attachment 4 - Letter to Presiding Judge](#)

13.2 RESOLUTION - BID AWARD APPROVAL - MOBILE MODULAR BUILDING TO MOBILE MODULAR MANAGEMENT CORPORATION

RECOMMENDATION: It is recommended by the Fire and Finance

Departments that the Council, by resolution, approve issuance of a Purchase Order to Mobile Modular Management Corporation, Livermore, California for the purchase of one mobile modular building in the amount of \$132,271.50.

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

13.3 MOTION - CONTRACT AWARD - SOUTH DAVIS NEIGHBORHOOD PARK PLAY AREA REVITALIZATION

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by motion, award Contract Number C02215, South Davis Neighborhood Park Play Area Revitalization, in the amount of \$1,498,794.50 to the lowest responsible bidder, Hanford Applied Restoration & Conservation of Petaluma, California, approve a 15% contract contingency, and authorize a total contract amount of \$1,723,613.67. The sources of funds are the Parks Bond Act Per Capita Grant and Zone 2 - Park Development Impact Fees. No City General Fund money is included in this project.

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

13.4 MOTION - CONTRACT AWARD - KAWANA SPRINGS COMMUNITY PARK GARDEN

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by motion: 1) consent to the withdrawal of the bid of S2SERM LLC of San Ramon, California, on Contract Number C02393, Kawana Springs Community Park Garden; and 2) award the contract in the amount of \$1,568,283.00 to the lowest responsive and responsible bidder, Ghilotti Bros, Inc. of San Rafael, California; approve a 10% contract contingency; and authorize a total contract amount of \$1,725,111.30. The source of funds is Capital Improvement Fund; no City General Fund money is included in this project.

Attachments: [Staff Report](#)
[Attachment 1 - Location Map](#)
[Attachment 2 - Summary of Bids](#)
[Attachment 3 - S2SERM LLC Relief of Bid](#)

13.5 MOTION - CONTRACT AWARD - TRAFFIC SIGNALIZATION AT HEARN AVENUE AND BURBANK AVENUE

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by motion, award Contract Number C02319, Traffic Signalization at Hearn Avenue and Burbank Avenue, in the amount of \$690,070 to the lowest responsible bidder, Mike Brown Electric Company of Cotati, California, approve a 10% contract contingency in the amount of \$69,007, and authorize the City Manager or designee to execute the Contract and any change orders in a total contract amount of \$759,077. No City General Fund money is included in this project.

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

13.6 MOTION - CONTRACT AWARD FOR THE 2025 PAVEMENT PREVENTATIVE MAINTENANCE

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by motion, award Contract Number C02496, 2025 Pavement Preventative Maintenance, in the amount of \$1,986,605.50 to the lowest responsible bidder, Pavement Coatings Co. of Sacramento, California, approve a 10% contract contingency, and authorize a total contract amount of \$2,185,266.05. The source of funds is the Capital Improvement Fund. No City General Fund money is included in this project.

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

13.7 RESOLUTION - APPROVAL OF NEW MASTER PROFESSIONAL SERVICE AGREEMENTS AND AUTHORIZATION TO EXECUTE

PROJECT WORK ORDERS UNDER THE AGREEMENT

RECOMMENDATION: It is recommended by the Transportation and Public Works, Water, and Planning and Economic Development Departments that the Council, by resolution: 1) approve ninety-six (96) Master Professional Services Agreements for the twenty-three (23) scopes of services categories provided by the departments; 2) authorize the City Manager or delegee to make non-substantive changes to the Master Professional Services Agreements, subject to approval by the City Attorney, and execute the Master Professional Services Agreements; and 3) authorize the Director of Transportation and Public Works or delegee to execute and make non-substantive changes to the Project Work Orders under the established Master Professional Services Agreements. This item has no impact on current fiscal year budget.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A – MPSA Scope of Services](#)
[Exhibit B – MPSA Agreement Form](#)

13.8 RESOLUTION - ESTABLISHING SPEED LIMITS TO REDUCE VEHICLE SPEEDS TO BETWEEN 25-40 MILES PER HOUR ON 29 STREET SEGMENTS CITYWIDE

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, establish radar enforceable speed limits that reduce vehicle speeds to between 25-40 miles per hour on 29 street segments throughout the City.

Attachments: [Staff Report](#)
[Attachment 1 - Vicinity Map](#)
[Resolution](#)

13.9 RESOLUTION - APPROVAL OF PURCHASE ORDER UNDER THE SOURCEWELL CONTRACT (042021-MOT) TO MOTOROLA SOLUTIONS, INC. TO EQUIP THREE FIRE DEPARTMENT APPARATUS

RECOMMENDATION: It is recommended by the Fire Department that

the Council, by resolution: 1) approve use of Sourcewell Contract (Contract Number 042021-MOT) with Motorola Solutions, Inc. of Farmers Branch, Texas to issue a purchase order for Motorola radios, equipment, and installation in an amount not to exceed \$128,065.70 to equip three apparatus with portable radios and one apparatus with a mobile radio system; and 2) authorize the City Manager to negotiate and execute any necessary agreement(s) to complete the purchase.

Attachments: [Staff Report](#)
[Attachment 1 - Sourcewell Contract 042021](#)
[Attachment 2 - Quote From Motorola Solutions](#)
[Resolution](#)

13.10 RESOLUTION - PARKING AGREEMENT BETWEEN THE CITY OF SANTA ROSA AND 425 HUMBOLDT, LLC FOR THE USE OF PARKING GARAGE 3

RECOMMENDATION: It is recommended by the Parking Division of the Finance Department that the Council, by resolution, approve a Parking Agreement with 425 Humboldt, LLC, Los Altos, California to obtain permits at Garage 3 located at 735 5th Street for residential parking in connection with a proposed multi-family, mixed-use development project consisting of 299 units to be located at 425 Humboldt Street.

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

13.11 RESOLUTION - APPROVAL OF THE SALE OF THE SURPLUS PARCEL LOCATED AT 0 COFFEY LANE (APN 058-033-014)

RECOMMENDATION: It is recommended by Real Estate Services that the Council, by resolution: 1) approve the sale of the surplus parcel located at 0 Coffey Lane (Assessor's Parcel Number 058-033-014); and 2) authorize the City Manager or designee to execute all documents necessary to complete the disposition, subject to approval as to form by the City Attorney.

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

13.12 RESOLUTION - APPROVAL OF THE SALE OF SURPLUS PARCELS LOCATED AT 5740 MONTECITO AVENUE AND 0 FOUNTAINGROVE PARKWAY (APNs 181-010-025, -026 AND -027) (THIS ITEM HAS BEEN CONTINUED TO THE SEPTEMBER 30, 2025, REGULAR MEETING)

RECOMMENDATION: It is recommended by Real Estate Services that the Council, by resolution: (1) Approve the sale of the surplus parcels located at 5740 Montecito Avenue and 0 Fountaingrove Parkway (Assessor's Parcel Numbers 181-010-025, 181-010-026 and 181-020-027) (collectively, the "Property"); and (2) Authorize the City Manager or designee to execute all documents necessary to complete the disposition.

13.13 RESOLUTION - APPROVAL OF THE SALE OF SURPLUS PARCELS LOCATED AT 970, 980, 988, 992, AND 996 STONY POINT ROAD (APNs 125-131-064, 125-131-060, 125-131-058, 125-131-061, AND 125-131-057)

RECOMMENDATION: It is recommended by Real Estate Services that the Council, by resolution: 1) approve the sale of the surplus parcels located at 970, 980, 988, 992, and 996 Stony Point Road (Assessor's Parcel Numbers 125-131-064, 125-131-060, 125-131-058, 125-131-061, and 125-131-057) (collectively, the "Property"); and 2) authorize the City Manager or designee to execute all documents necessary to complete the disposition, subject to approval as to form by the City Attorney.

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

13.14 RESOLUTION - PROFESSIONAL SERVICES AGREEMENT- MECA CONSULTING, INC. - FOR PHASE I, II, AND III ENVIRONMENTAL SITE ASSESSMENT SERVICES

RECOMMENDATION: It is recommended by Real Estate Services that the Council, by resolution, approve Professional Services Agreement Number F003061 with MECA Consulting, Inc., a California corporation, dba Millennium Consulting Associates ("Millennium"), Pleasanton, California, for Phase I, II and III Environmental Site Assessment

Services for the City Hall Complex, for a total amount not to exceed \$133,897.41.

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

13.15 RESOLUTION - MEMORANDUM OF UNDERSTANDING WITH THE BURBANK HOUSING MANAGEMENT CORPORATION FOR AFTER-SCHOOL ENRICHMENT AND RECREATION PROGRAMS

RECOMMENDATION: It is recommended by the Recreation Division that the Council, by resolution: 1) approve a Memorandum of Understanding with Burbank Housing Management Corporation for the Recreation Division to provide services for after-school enrichment and recreation programs; and 2) authorize the Director of Housing and Community Services or designee to negotiate, execute, and administer, subject to approval as to form by the City Attorney.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A - Memorandum of Understanding with Burbank H](#)

13.16 RESOLUTION - REVISIONS TO CITY COUNCIL MANUAL OF PROCEDURES AND PROTOCOLS

RECOMMENDATION: It is recommended by the City Clerk and City Attorney that the Council, by resolution, approve revisions to the City Council Manual of Procedures and Protocols.

Attachments: [Staff Report](#)
[Attachment 1 - Redline Changes to Manual of Procedures](#)
[Resolution](#)
[Exhibit A](#)

13.17 RESOLUTION - ACCEPTANCE OF FUNDING AWARD FROM THE CALIFORNIA HIGHWAY PATROL (CHP) CANNABIS TAX FUND GRANT PROGRAM FY25/26

RECOMMENDATION: It is recommended by the Police Department that the Council, by resolution: 1) accept grant funds in the amount of

\$498,245.30 from the California Highway Patrol through the Cannabis Tax Fund Grant Program FY 25/26; 2) authorize the City Manager or designee to execute award documents and any additional documents for administration of the grant; and 3) appropriate \$498,245.30 of grant funds to a project key.

Attachments: [Staff Report](#)
[Attachment 1 - Grant Award](#)
[Resolution](#)

14. PUBLIC COMMENT ON NON-AGENDA MATTERS

This is the time when any person may address the Council on matters not listed on this agenda, but which are within the subject matter jurisdiction of the Council. This public comment period will begin no earlier than 5:00 p.m. and will be limited to twelve speakers selected randomly by the Mayor. Each speaker will be allowed up to three minutes. Speakers who do not have an opportunity to speak during this time will be allowed to make public comment under Agenda Item 18.

LATE CORRESPONDENCE

Attachments: [Late Correspondence \(Uploaded 08-19-2025\)](#)

15. REPORT ITEMS

- 15.1** REPORT - REQUEST FOR SUMMARY VACATION OF TWO PUBLIC SERVICE EASEMENTS, LOCATED AT 4362 HIGHWAY 12, PARCEL NO. 032-010-068 (FILE NO. VAC24-001)

BACKGROUND: On October 16, 2024, the Planning and Economic Development Department received an application seeking a Summary Vacation of the Public Service Easements for utility (PUE) and emergency vehicle access (EVA) for the commercial property located at 4362 Highway 12. The EVA easement will be superseded by dedicating a new EVA easement from Highway 12 to serve the constructed self-storage facility. Since the development of the self-storage facility, a PUE along the entire lot frontage was dedicated in 2022 for public utility purposes including the future undergrounding of the overhead services along Highway 12. In addition, public water facilities have been relocated out of the existing PUE and fully encompassed within the

dedicated PUE from 2022.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution, approve a Summary Vacation of two Public Service Easements for the commercial property located at 4362 Highway 12.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Current ALTA Survey with Easements for V Resolution](#)
[Exhibit A - Legal description of Vacation of EVA](#)
[Exhibit B - Plat for Vacation of EVA](#)
[Exhibit C - Legal description of Vacation of Water Line Eas](#)
[Exhibit D - Plat for Vacation of Water Line Easement](#)
[Exhibit E - Engineering Development Services Conditions c Presentation](#)

15.2 REPORT - REQUEST FOR SUMMARY VACATION OF ONE EMERGENCY VEHICLE ACCESS EASEMENT, LOCATED AT 3901 HEATHFIELD PLACE, PARCEL NO. 173-490-035 (FILE NO. PLN25-0115)

BACKGROUND: On April 22nd, 2025, the Planning and Economic Development Department received an application seeking a Summary Vacation of the Emergency Vehicle Access Easement for emergency vehicle access for the residential property 3901 Heathfield Place. The subject easements have never been used for emergency vehicle access.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution, approve a Summary Vacation of an Emergency Vehicle Access Easement for the residential property located at 3901 Heathfield Place.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Resolution](#)
[Exhibit A - Legal Description of Vacation](#)
[Exhibit B - Plat for Vacation of EVA](#)
[Exhibit C - Engineering Conditions of Approval](#)
[Presentation](#)

16. PUBLIC HEARINGS

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

16.1** PUBLIC HEARING - APPEAL OF PLANNING COMMISSION DENIAL OF THE ELM TREE STATION PROJECT

BACKGROUND: On December 17, 2021, Conditional Use Permit and Design Review applications for the Elm Tree Station project (Project) were submitted. The Project includes the construction of a gas station with six gas pumps and four electric charging stations, and a 3,448-square-foot general retail space with an 806-square-foot, one-bedroom apartment above located at 874 N Wright Road. The Project also includes the construction of an additional 432-square-foot general retail use and park-like amenities, including patio/trellis area, benches and picnic area, and a bike path that would traverse the eastern and southern boundaries of the project site from the Joe Rodota Trail to North Wright Road. On September 13, 2022, the City Council adopted Ordinance No. ORD-2022-10, which amended the Zoning Code to prohibit new gas station land uses. The ordinance included an exemption for any existing applications deemed complete for processing on or before the effective date of the ordinance. Because the Project was deemed complete on December 17, 2021 it is exempt from the ordinance prohibiting new gas stations. While City staff had recommended approval of the Conditional Use Permit, on April 10, 2025, the Planning Commission unanimously denied the application. On April 21, 2025, pursuant to City Code Chapter 15-24, the applicant appealed the decision of the Planning Commission. City staff's position

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on the findings for granting approval have not changed; as such, the action before the Council includes two options: 1) accept the Appeal and approve the Conditional Use Permit, or 2) Deny the Appeal and uphold the Planning Commission's denial.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council consider the recommendations of the Planning Commission and City Staff and either 1) by two resolutions, accept the Appeal and adopt an Addendum to the Elm Tree Station Initial Study/Mitigated Negative Declaration and approve the Conditional Use Permit for the Elm Tree Station Project; or 2) by one resolution, deny the Appeal and uphold the Planning Commission's denial of the Conditional Use Permit for the Elm Tree Station Project.

- Attachments:**
- [Staff Report](#)
 - [Attachment 1 - Disclosure Form](#)
 - [Attachment 2 - Location Map](#)
 - [Attachment 3 - Project Description](#)
 - [Attachment 4 - Plans](#)
 - [Attachment 5 - Traffic Impact Study](#)
 - [Attachment 6 - Addendum to Traffic Impact Study](#)
 - [Attachment 7 - Trip Generation and Trip Length](#)
 - [Attachment 8 - Water Quality Control Board Section 401 C](#)
 - [Attachment 9 - Health Risk Assessment](#)
 - [Attachment 10 - Greenhouse Gas Emissions Memo](#)
 - [Attachment 11 - Communication from BAQQMD](#)
 - [Attachment 12 - Biological Resources Analysis 2012](#)
 - [Attachment 13 - Environmental Noise Study](#)
 - [Attachment 14 - Arborist Report](#)
 - [Attachment 15 - Climate Action Plan Checklist](#)
 - [Attachment 16 - Army Corps Verification](#)
 - [Attachment 17 - Gas Station Ban Ordinance, ORD-2022-0](#)
 - [Attachment 18 - Resolution PC-2022-020](#)
 - [Attachment 19 - IS-MND and MMRP, August 26, 2013](#)
 - [Attachment 20 - Stormwater LID](#)
 - [Attachment 21 - Public Correspondence](#)
 - [Attachment 22 - Prior Gas Station ZC Regulations](#)
 - [Attachment 23 - PD 0435](#)
 - [Attachment 24 - Planning Commission Staff Report](#)
 - [Attachment 25 - Appeal Form](#)
 - [Attachment 26 - Draft PC Approval Resolution 1 - Addendu](#)
 - [Attachment 27 - Draft PC Approval Resolution 2 - CUP with](#)
 - [Attachment 28 - Adopted Resolution of Denial - PC-RES-2](#)
 - [Attachment 29 - Correspondence](#)
 - [Draft Council Resolution of Approval 1](#)
 - [Exhibit A](#)
 - [Draft Council Resolution of Approval 2](#)
 - [Exhibit A](#)

[Draft Council Resolution of Denial](#)
[Presentation \(City\)](#)
[Presentation \(Applicant\)](#)
[Public Hearing Notice](#)
[Late Correspondence \(Uploaded 08-19-2025\)](#)

16.2 PUBLIC HEARING - PLACEMENT OF ANNUAL STORM WATER ENTERPRISE CHARGES ON THE SONOMA COUNTY PROPERTY TAX ROLL

BACKGROUND: The City of Santa Rosa is required under the federal Clean Water Act to obtain and comply with a National Pollutant Discharge Elimination System (NPDES) and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (Storm Water Permit). To comply with permit requirements and to control and reduce flooding, property damage, erosion, and storm water quality degradation in the City, the Council, in 1996, added Title 16 to the City Code, which created a Storm Water Enterprise and Utility ("Storm Water Enterprise") as an agency of the City. Under Title 16, the City Council is authorized to prescribe and collect charges (special assessments) for the services and facilities of the Enterprise. The Council's intention to collect the Storm Water Enterprise charges on the Sonoma County Property Tax Roll was stated in Resolution 22880, adopted in 1996, which levied the annual charges. The amount of the annual charges of the Storm Water Enterprise for fiscal year 2025-26 were adopted by the Santa Rosa City Council on June 17, 2025. This action only considers the manner in which the annual charges will be collected and not the amount of the fee.

RECOMMENDATION: It is recommended by the Board of Public Utilities and Santa Rosa Water that the Council, by resolution, adopt by 2/3 vote the Storm Water Enterprise Charge Report and approve placement of the Storm Water Enterprise charges on the Sonoma County Property Tax Roll, to be collected by the Sonoma County Auditor-Controller-Treasurer-Tax Collector at the same time and in the same manner as Sonoma County property taxes are collected, unless those charges do not meet the County minimum of \$10 and/or parcel owner contact information is known to be incorrect.

Attachments: [Staff Report](#)
[Attachment 1 - Storm Water Enterprise Charge Report](#)
[Resolution](#)
[Presentation](#)
[Public Hearing Notice](#)

16.3 PUBLIC HEARING - SUBMITTAL OF SUBSTANTIAL AMENDMENT TO THE HOME INVESTMENT PARTNERSHIPS - AMERICAN RESCUE PLAN (HOME-ARP) ALLOCATION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND APPROVAL OF SECOND AMENDMENT TO GRANT AGREEMENT WITH CATHOLIC CHARITIES HOME-ARP PROGRAM

BACKGROUND: The proposed action will authorize the submittal of the Substantial Amendment to the City of Santa Rosa's (City) HOME-ARP Allocation Plan to HUD. On April 30, 2025, HUD notified the City of an additional \$4,095 in HOME-ARP funding, increasing the total allocation to \$2,741,528. The Substantial Amendment also includes the reallocation of \$100,000 from City Administration and Planning to subrecipient Supportive Services and Non-Profit Operating Costs, aligning with the City's original intent to prioritize funds for programs that prevent and address homelessness.

The proposed action will also approve a Second Amendment with Catholic Charities increasing the agreement by \$104,095 for a revised total of \$1,719,539 for the period January 1, 2024, through June 30, 2026. All funding changes are within the Federal HOME-ARP program allocation and have no impact on the General Fund.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by resolution: 1) authorize submittal of the Substantial Amendment to the HOME Investment Partnerships - American Rescue Plan (HOME-ARP) Allocation Plan (Substantial Amendment) to the U.S. Department of Housing and Urban Development (HUD); 2) accept and appropriate additional HOME-ARP funds in the amount of \$4,095 and reallocate \$100,000 in HOME-ARP funds from City Administration and Planning to subrecipient Supportive Services and Non-Profit Operating Costs; 3)

authorize the City Manager or their designee to execute, in a form approved by the City Attorney, any forms or documents required by HUD to implement the HOME-ARP funds; 4) authorize the Chief Financial Officer to increase appropriations in a net amount of \$4,095; 5) approve a Second Amendment to Grant Agreement with Catholic Charities of the Diocese of Santa Rosa DBA Catholic Charities of Northwest California HOME-ARP Program (Second Amendment) to increase the amount of the agreement by \$104,095 for a total of \$1,719,539 for the period January 1, 2024 to June 30, 2026; and 6) authorize the Director of Housing and Community Services to execute the Second Amendment.

Attachments: [Staff Report](#)
[Attachment 1 - Substantial Amendment to the HOME-ARP Resolution - HOME-ARP Substantial Amendment](#)
[Resolution - HOME-ARP Substantial Amendment](#)
[Resolution - HOME-ARP 2nd Amendment](#)
[Exhibit A -Second Amendment to Grant Agreement](#)
[Public Hearing Notice](#)
[Presentation](#)

17. WRITTEN COMMUNICATIONS

17.1 NOTICE OF FINAL MAP - Cherry Ranch Subdivision - For Council action.

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

17.2 NOTICE OF FINAL MAP - Roseland Village - For Council action.

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

18. PUBLIC COMMENT ON NON-AGENDA MATTERS

This is the time when any person may address the Council on matters not listed on this agenda, but which are within the subject matter jurisdiction of the Council and not able to speak under Agenda Item 14. Each speaker will be allowed up to three minutes.

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

21. UPCOMING MEETINGS

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

21.1 UPCOMING MEETINGS LIST

Attachments: [Upcoming Meetings List](#)

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

****Quasi-judicial or adjudicative action, ex-parte communication disclosure is required.**

The Open Government Ordinance was adopted by City Council in December 2020 (ORD-2020-018) and amended in July 2021 (ORD-2021-007). These ordinances added and amended Chapter 1-10 to the City Code to codify the City of Santa Rosa's commitment to embrace a culture of open government to ensure public trust, engage the community, and establish a system of transparency, public participation, and collaboration. To view a full versions of the Open Government Ordinances go to <http://srcity.org/OpenGovOrdinance> and <http://srcity.org/OpenGovOrdinanceAmend>. To request paper copies of the Open Government Ordinances contact the City Clerk's Office at 707-543-3015 (TTY Relay at 711) or cityclerk@srcity.org.

The City of Santa Rosa does not discriminate against individuals with disabilities in its employment, services, benefits, facilities, programs, or activities. Requests for accommodations, auxiliary aids, or services necessary to participate in a City program, service, or activity, including printed information in alternate formats, are available by contacting the City Clerk's Office at 707-543-3015 (TTY Relay at 711) or cityclerk@srcity.org. If the request is received at least 7 business days prior to the City Council meeting, the copy shall be provided no later than two (2) business days prior to the City Council meeting. Meeting information can also be accessed via the internet at <http://srcity.org>

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