



City of Santa Rosa

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

City Council Regular Meeting Minutes - Final

Tuesday, November 12, 2019

4:00 PM

1. CALL TO ORDER AND ROLL CALL

Vice Mayor Rogers called the meeting to order at 4:22 p.m. and announced that Council Member Combs will be teleconferencing from Ecuador.

Present: 6 - 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

Absent: 1 - Mayor Tom Schwedhelm

Vice Mayor Rogers announced that Item 14.4 will be continued to a date certain of November 19, 2019.

2. ANNOUNCEMENT OF CLOSED SESSION ITEMS - NONE.

3. STUDY SESSION - NONE.

4. REPORT, IF ANY, ON STUDY AND CLOSED SESSIONS - NONE.

5. PROCLAMATIONS/PRESENTATIONS - NONE.

6. STAFF BRIEFINGS

6.1 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 \(Uploaded 11/14/2019\)](#)

Presented by Susan Naramore, Senior Specialist - Disaster Recovery, California Department of Housing and Community Development

This item was received and filed.

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

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

8. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS

Council Member Tibbetts announced his abstention from Item 14.1.

Council Member Combs announced her abstention from Item 10.1, and later identified her abstention from Item 11 - Consent Calendar.

Council Member Fleming announced her abstention from Item 10.1.

9. MAYOR'S/COUNCIL MEMBERS' REPORTS

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

Council Member Tibbetts provided a brief report that the Oakmont Village Association formed a subcommittee for a pilot program on micro-grids within that community.

Council Member Fleming provided a brief report acknowledging the recent Veteran's Day Holiday and expressed gratitude for those who served.

Council Member Olivares addressed concerns regarding recent ability to gather a Council quorum.

Vice Mayor Rogers provided a brief report on his attendance at recent community events including the Winterblast Festival, SOFA parade, and the local Rotary's Salute to Veterans.

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

9.1.1 Council Subcommittee Reports

Council Member Olivares provided a brief report on the Downtown Subcommittee.

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

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

9.1.4 Association of Bay Area Governments (ABAG)

9.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee

9.1.6 Sonoma Clean Power Authority (SCPA)

9.1.7 Sonoma County Waste Management Agency (SCWMA)

9.1.8 Groundwater Sustainability Agency (GSA)

9.1.9 Home Sonoma County (HSC)

9.1.10 Renewal Enterprise District (RED)

9.1.11 Other

10. APPROVAL OF MINUTES

10.1 November 1, 2019, Special Meeting Minutes.

Attachments: [Draft Minutes](#)

Approved as submitted with Council Members Combs and Fleming abstaining.

11. CONSENT ITEMS

11.1 ORDINANCE ADOPTION SECOND READING - SOUTH PARK REZONE FOR GENERAL PLAN CONSISTENCY - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE - RECLASSIFICATION OF 34 PROPERTIES LOCATED AT 900 & 910 SANTA ROSA AVENUE; 920, 930, 940, 950, 964, 972, 1014, 1026, 1038, 1110, 1212, 1240, 1310, 1316, 1320, 1400, 1426, 1452, 1540, 1576, 1580 PETALUMA HILL ROAD; 625 WARE AVENUE; ASSESSOR'S PARCEL NO. 038-155-016 (NO STREET ADDRESS ASSIGNED); 612 FRAZIER AVENUE; 611, 612 & 628 MILTON STREET; 636 & 1341 RUTLEDGE AVENUE; AND 614, 618 & 630 ASTON AVENUE TO THE CG (GENERAL COMMERCIAL) ZONING DISTRICT; FILE NUMBER PRJ18-055

RECOMMENDATION: This ordinance, introduced at the November 5,

2019, Regular Meeting by a 4-0-3 vote (Council Member Combs, Council Member Olivares and Council Member Sawyer absent), rezones properties located along the east side of Petaluma Hill Road and Santa Rosa Avenue, south of Bennett Valley Road and north of Colgan Avenue, into the CG (General Commercial) zoning district for General Plan consistency.

Attachments: [Ordinance](#)

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

ORDINANCE NO. ORD-2019-017 ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE - RECLASSIFICATION OF 34 PROPERTIES LOCATED AT 900 & 910 SANTA ROSA AVENUE; 920, 930, 940, 950, 964, 972, 1014, 1026, 1038, 1110, 1212, 1240, 1310, 1316, 1320, 1400, 1426, 1452, 1540, 1576, 1580 PETALUMA HILL ROAD; 625 WARE AVENUE; ASSESSOR'S PARCEL NO. 038-155-016 (NO STREET ADDRESS ASSIGNED); 612 FRAZIER AVENUE; 611, 612 & 628 MILTON STREET; 636 & 1341 RUTLEDGE AVENUE; AND 614, 618 & 630 ASTON AVENUE TO THE CG (GENERAL COMMERCIAL) ZONING DISTRICT; FILE NUMBER PRJ18-055

The motion carried by the following vote:

Yes: 4 - Vice Mayor Rogers, Council Member Fleming, Council Member Olivares, and Council Member Tibbetts

Absent: 1 - Mayor Schwedhelm

Abstain: 2 - Council Member Combs, and Council Member Sawyer

12. PUBLIC COMMENT ON NON-AGENDA MATTERS

Peter Tscherneff spoke on the homeless and various topics.

Duane DeWitt spoke regarding giving thanks; Veteran's Day celebration; and the approach to getting the Veteran's trail, grove and garden in Roseland.

Lisa Landrus, Citizens for Action Now (CAN), spoke regarding shopping/supporting downtown merchants, and other community sentiments regarding downtown.

Gregory Fearon spoke regarding the homeless concerns on the Joe Rodota Trail.

Tony Gerald, General Operations Manager Sonoma County Airport Express, expressed concerns regarding Council Member Combs living outside the jurisdiction.

Deborah Tavares, Stop the Crime.net, spoke regarding veterans concerns, PACE loans, and homelessness.

Vice Mayor Rogers recessed the meeting at 5:19 p.m. and reconvened the meeting at 5:27 p.m.

Kim Schroeder spoke regarding the installation of a Verizon cell tower at Montgomery High School.

Allen Thomas spoke regarding the illegal camping at the Joe Rodota Trail.

Anita LaFollette, Homeless Action, spoke regarding homeless efforts at the Joe Rodota Trail and various topics. Comment provided from speaker card: Does Kawana have affordable housing?

Steve Mosher spoke regarding the SMART Train.

Craig Murphy spoke regarding the encampments at the Joe Rodota Trail, more RV's in his neighborhood this week, suggestion of RV dumping vouchers for disposal at the fairgrounds, and affordable housing.

Elizabeth Neylon, Ragin' Grannies, spoke regarding various topics.

13. REPORT ITEMS - NONE.

14. PUBLIC HEARINGS

14.1 PUBLIC HEARING - OBJECTIVE DESIGN STANDARDS FOR STREAMLINED AND MINISTERIAL RESIDENTIAL DEVELOPMENTS

BACKGROUND: The purpose of the Objective Design Standards for Streamlined and Ministerial Residential Developments (Standards) is to prepare and adopt clear and objective design standards that respond to recent State legislation that requires a ministerial process for housing developments including Senate Bill 35 (SB 35) and Assembly Bill 2162 (AB 2162). The City is subject to SB35 and AB2162, which means that an eligible project within the City must be streamlined and shall not be subject to discretionary review (e.g.: Conditional Use Permit, Design Review and/or Landmark Alteration Permit). The Standards are sourced from the City's Design Guidelines, which address residential and non-residential development. The proposed Standards aim to incorporate the intent of the Santa Rosa Design Guidelines to the greatest extent possible, while complying with the intent of State legislation to facilitate the construction of housing in Santa Rosa.

The City Council's role is to consider Design Standards that will be codified into the City's Zoning Code.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council introduce an ordinance to amend Title 20 of the Santa Rosa City Code adding Chapter 20-39 - Objective Design Standards for Streamlined and Ministerial Residential Developments, related to objective design standards for streamlined and ministerial residential developments.

Attachments: [Staff Report](#)
[Attachment 1 - HCD - Draft SB35 Guidelines](#)
[Attachment 2 - Government Code for SB35](#)
[Attachment 3 - Government Code for AB2162](#)
[Attachment 4 - Joint DRB CHB Minutes - June 20, 2019](#)
[Attachment 5 - Results of Community Survey](#)
[Attachment 6 - Correspondence](#)
[Ordinance](#)
[Presentation](#)

Presented by Amy Nicholson, Senior Planner; and Clare Hartman, Deputy Director of Planning

Vice Mayor Rogers opened the public hearing at 6:17 p.m.

PUBLIC COMMENT

Anne Seeley, Concerned Citizens for Santa Rosa, spoke in opposition to the item and requested a public noticing requirement be incorporated.

Gregory Fearon spoke on the item and in support of citizen engagement.

Thomas Ells spoke on the item, open space and green areas downtown, and encouraged roof top and other innovative concept gardens.

Duane DeWitt, Sonoma County Housing Advocacy Group, spoke on the item and environmental concerns.

Hearing no further comments, Vice Mayor Rogers closed the public hearing at 6:28 p.m.

A motion was made by Council Member Sawyer, 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 ADDING CHAPTER 20-39 - OBJECTIVE DESIGN STANDARDS FOR STREAMLINED AND MINISTERIAL RESIDENTIAL DEVELOPMENTS TO CREATE OBJECTIVE DESIGN STANDARDS FOR STREAMLINED AND MINISTERIAL RESIDENTIAL DEVELOPMENTS - FILE NUMBER REZ19-019

The motion carried by the following vote:

Yes: 4 - Vice Mayor Rogers, Council Member Fleming, Council Member Olivares, and Council Member Sawyer

Absent: 2 - Mayor Schwedhelm, and Council Member Combs

Abstain: 1 - Council Member Tibbetts

14.2 PUBLIC HEARING - ADOPTION OF MITIGATED NEGATIVE DECLARATION FOR KAWANA SPRINGS COMMUNITY PARK MASTER PLAN AND ADOPTION OF THE KAWANA SPRINGS

COMMUNITY PARK MASTER PLAN

BACKGROUND: Kawana Springs is a nearly twenty-acre community park site located in the southeast quadrant of the City of Santa Rosa. A Master Plan is needed to show the community desired park amenities. An environmental declaration (Mitigated Negative Declaration) is required to construct amenities shown within the Master Plan.

RECOMMENDATION: It is recommended by the Transportation and Public Works Department, Parks Division, that the Council, by resolution, adopt the Mitigated Negative Declaration and Master Plan for Kawana Springs Community Park to include paved trails, community garden with portable restroom enclosure, parking, picnic areas, shade pavilions, children's play areas for ages 2-5 and 5-12, restroom building, bocce courts, dog park, bicycle pump track, half basketball court, table tennis, fitness stations, volleyball, multi-use turf area, pedestrian bridge, cross walks and looped walking paths.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Exhibit A - Kawana Springs Site Map](#)
 [Exhibit B - Kawana Springs Master Plan](#)
 [Presentation](#)

Presented by Jen Santos, Deputy Director of Parks; Elizabeth Dunn GSM Architects; and Will Burns, David Powers and Associates.

Vice Mayor Rogers opened the public hearing at 7:07 p.m.

PUBLIC COMMENT

Duane DeWitt spoke regarding the item.

Arlie Haig spoke in support of the item and the value of this park.

Kendra Holmes spoke in opposition to the item. Comment provided from speaker card: Crime in the area is not being addressed now - how is a park going to change this problem?

Mary Ann Wakefield spoke regarding the decision process at public meetings for the Kawana Springs Master Plan. Comment provided

from speaker card: Concern about drugs, safety of public, parking, and homeless.

Lynda Sheehan spoke regarding the possibility of incorporating a hand-pump station located in the Kawana Springs Park Master Plan for emergency preparedness.

Teri Lohrmann spoke in support of the item but voiced concerns regarding the policing of the park to keep crime down, speeding, and getting rid of the RV's in the park.

Hearing no further comments, Vice Mayor Rogers closed the public hearing at 7:24 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-2019-167 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION, INCLUDING A MITIGATION MONITORING AND REPORTING PROGRAM, FOR KAWANA SPRINGS COMMUNITY PARK TO INCLUDE PAVED TRAILS, COMMUNITY GARDEN WITH PORTABLE RESTROOM ENCLOSURE, PARKING, PICNIC AREAS, SHADE PAVILIONS, CHILDRENS PLAY AREAS FOR AGES 2-5 AND 5-12, RESTROOM BUILDING, BOCCE COURTS, DOG PARK, BICYCLE PUMP TRACK, HALF BASKETBALL COURT, TABLE TENNIS, FITNESS STATIONS, VOLLEYBALL, MULTI-USE TURF AREA, PEDESTRIAN BRIDGE, CROSS WALKS AND LOOPED WALKING PATHS; AND ADOPTING THE KAWANA SPRINGS COMMUNITY PARK MASTER PLAN

The motion carried by the following vote:

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

Absent: 1 - Mayor Schwedhelm

Vice Mayor Rogers recessed the meeting at 7:27 p.m. and reconvened at 7:50 p.m.

**14.3 PUBLIC HEARING - ORDINANCE INTRODUCTION -
ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA**

ROSA MODIFYING CHAPTER 18-33 TO ADOPT BY REFERENCE, WITH LOCAL AMENDMENTS, THE 2019 CALIFORNIA ENERGY CODE, TITLE 24, PART 6 OF THE BUILDING STANDARDS CODE (ALL-ELECTRIC REACH CODE) AND RESOLUTION SETTING A PUBLIC HEARING FOR ADOPTION OF THE ORDINANCE

BACKGROUND: The Santa Rosa City Council and has directed staff to pursue adoption of an All-Electric Reach Code after recommendation from the Climate Action Subcommittee. Extensive outreach and public engagement have been executed over the past several months.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council 1) introduce an ordinance adopting by reference the 2019 edition of the California Energy Code as adopted and amended by the State of California, and further amended based on local conditions, for use in Chapter 18-33 of the Santa Rosa City Code, and 2) adopt a resolution setting a public hearing on November 19, 2019, for adoption of the ordinance.

Attachments: [Staff Report](#)
[Attachment 1 - 2019 State Accepted Cost Effectiveness Study for Residential Reach Codes Ordinance](#)
[Resolution](#)
[Presentation](#)
[Late Correspondence \(Uploaded 11/18/2019\)](#)

Presented by Jesse Oswald, Chief Building Official; and David Guhin, Assistant City Manager

Vice Mayor Rogers opened the public hearing at 8:12 p.m.

PUBLIC COMMENT

Andy Ferguson spoke in support of the item.

Kevin Conway, Friends of the Climate Action, spoke in support of the item.

Jeff Stewart, President of Blue Star Gas, spoke in opposition to the item.

Peter Gang spoke in support of the item. Comment provided from speaker card: All-Electric Reach Code should be considered separate from building energy update.

Hal Beck spoke in opposition to the item. Comment provided from speaker card: Electrical energy is not reliable.

Amy Bolten, Christopherson Builders, spoke in opposition to the item.

Ben Granholm, Western Propane Gas Association, spoke in opposition to the item.

Joy Alafia spoke in opposition to the item unless amended.

Alex Gallard, Blue Star Gas, spoke in opposition to the item. Comment provided from speaker card: All-electric ordinance is dangerous and prohibits alternative fuels that lower GHGs.

Chris Thompson, Vice Chair of the Oakmont Democratic Club, spoke in support of the item.

Keith Woods, CEO North Coast Builders Exchange, spoke in opposition to the item.

Craig Lawson spoke in opposition to the item.

Keith Christopherson spoke in opposition to the item.

Tom Conlan, Sierra Club Sonoma Group, spoke in support of the item. Comment provided from speaker card: Kudos to staff for all good work!

Bryce Pattison, CEO Associated Propane, spoke in

opposition to the item.

Amy Rider spoke in support of the item.

Mike Turgeon, Friends of the Climate Action Plan, spoke in support of the item.

Justin Glover spoke on the item.

Tony White submitted speaker card but was not present during the public comment period. Public speaker card indicated support of the item. Comment provided from speaker card: Climate crisis requires adoption.

Hearing no further comments, Vice Mayor Rogers closed the public hearing at 8:48 p.m.

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

ORDINANCE ENTITLED: ORDINANCE OF THE CITY OF SANTA ROSA ADOPTING BY REFERENCE, WITH LOCAL AMENDMENTS, THE 2019 CALIFORNIA ENERGY CODE INCLUDING ALL-ELECTRIC, LOW-RISE RESIDENTIAL REACH CODE

The motion carried by the following vote:

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

Absent: 1 - Mayor Schwedhelm

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

RESOLUTION NO. RES-2019-168 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA SETTING A TIME AND PLACE FOR A PUBLIC HEARING (NOT INCLUDING THE CALIFORNIA ENERGY CODE) FOR THE PROPOSED ADOPTION, BY REFERENCE, OF THE 2019 CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24) AND THE 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE, EACH

WITH LOCAL AMENDMENTS; THE PROPOSED ADOPTION OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION (NPDES) PERMIT AND WASTE DISCHARGE REQUIREMENTS; AND THE RELATED REPEAL OF SELECTED SECTIONS OF THE SANTA ROSA CITY CODE THAT ARE OBSOLETE OR NO LONGER RELEVANT

The motion carried by the following vote:

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

Absent: 1 - Mayor Schwedhelm

- 14.4** PUBLIC HEARING - ORDINANCE INTRODUCTION - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA MODIFYING CHAPTER 18-44 IN ITS ENTIRETY AND SUBSECTION (B) OF SECTION 18-04.015 OF THE SANTA ROSA CITY CODE CONCERNING ADOPTION OF THE 2019 CALIFORNIA FIRE CODE AS AMENDED, ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA MODIFYING CHAPTER 18 TO ADOPT BY REFERENCE, WITH LOCAL AMENDMENTS, THE 2019 CALIFORNIA BUILDING STANDARDS CODE, (NOT INCLUDING THE 2019 CALIFORNIA ENERGY CODE), THE 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE, AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION PERMIT AND WASTE DISCHARGE REQUIREMENTS, AND RESOLUTION SETTING A PUBLIC HEARING FOR ADOPTION OF THE ORDINANCES

BACKGROUND: The State of California has adopted and published the 2019 update to the California Building Standards Code. The model State codes will go into effect in all California cities and counties effective January 1, 2020. The Health and Safety Code allows local jurisdictions to change or modify the State adopted model codes based on local geologic, climatic, or topographic conditions. The Fire Department is requesting adoption of the 2019 California Fire Code with local amendments and administrative changes. The Planning and Economic Development Department is requesting adoption of the 2019 California Building Standards Code as well as the updated 2018 International Property Maintenance Code, with certain local

amendments and administrative changes.

RECOMMENDATION: It is recommended by the Fire Department and the Planning and Economic Development Department that the Council: 1) introduce an ordinance adopting by reference the 2019 edition of the California Fire Code as adopted and amended by the State of California, and further amended based on local conditions, for use in Chapter 18-44 of the Santa Rosa City Code, repeal existing sections not applicable to new codes and modify the Santa Rosa City Code to reflect the new model code; 2) introduce an ordinance adopting by reference, with local amendments, the 2019 California Administrative Code, 2019 California Building Code, 2019 California Residential Code, 2016 California Green Building Standards Code, 2019 California Electrical Code, 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Historical Building Code, 2019 California Existing Building Code, 2019 California Referenced Standards Code, 2018 International Property Maintenance Code, and the National Pollutant Discharge Elimination Permit and Waste Discharge Requirements; and 3) adopt a resolution setting a public hearing on November 19, 2019, for adoption of the ordinances.

Attachments: [Staff Report](#)
[Resolution](#)
[Building Code Ordinance](#)
[Fire Code Ordinance](#)
[Presentation](#)

This item was continued to a date certain of November 19, 2019.

15. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION)

- 15.1** Support of the Santa Rosa Plain Groundwater Sustainability Agency's Grant Application - Provided for information.

Attachments: [Memo](#)
[Letter of support](#)

This item was received and filed.

16. PUBLIC COMMENTS ON NON-AGENDA MATTERS

Alex Krohn spoke regarding 5G infrastructure within the City of Santa Rosa.

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

18. ADJOURNMENT OF MEETING

Hearing no further business, Vice Mayor Rogers adjourned the meeting at 9:02 p.m. The next regularly scheduled meeting will take place on November 19, 2019, at a time set by the Mayor.

19. UPCOMING MEETINGS

19.1 UPCOMING MEETINGS LIST

Attachments: [Upcoming Meetings List](#)

This item was received and filed.

Approved on: December 3, 2019
/s/ Dina Manis, Acting City Clerk