



**City Council
Regular Meeting Minutes - Final**

Tuesday, May 1, 2018

1:00 PM

1. CALL TO ORDER AND ROLL CALL

Mayor Coursey called the closed session meeting at 1:06 p.m.

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

2. ANNOUNCEMENT OF CLOSED SESSION ITEMS

Mayor Coursey recessed the meeting to closed session at 1:06 p.m. to discuss Items 2.1 through 2.4 as listed on the agenda:

2.1 PUBLIC EMPLOYEE - EVALUATION OF PERFORMANCE
(Government Code section 54957(b))

Title: City Manager

2.2 CONFERENCE WITH LABOR NEGOTIATORS
(Government Code Section 54957.6)

Agency Designated Representatives: Jeremia Mills, Employee Relations Manager, Alan Alton, Interim Chief Financial Officer, Gloria Hurtado, Deputy City Manager, and Jon Holtzman, Renne Public Law Group.

Employee Organizations: Santa Rosa Firefighters Association - Operating Engineers Local 3, Maintenance and Utility System Operators (Employee Units 3 and 16); Santa Rosa City Employees Association (Employee Units 4, 6, 7); Service Employees International Union Local 1021 (Employee Units 8 and 14); Executive Management (Employee Unit 10); Middle Management (Employee Unit 11); Confidential (Employee Unit 12); Mechanics (Employee Unit 13); City Attorney (Employee Unit 15); Santa Rosa City Attorneys' Association (Employee Unit 17); Santa Rosa Management Association (Employee Unit 18).

2.3 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(Paragraph (1) of subdivision (d) of Government Code Section 54956.9)

Name of Case: Deborah Drake, et al. v. County of Sonoma, et al.
Court Case No. USDC Northern District of California Case No.
3:18-cv-1955 LB

2.4 THREAT TO PUBLIC SERVICES OR FACILITIES
(Government Code Section 54957(a))

Consultation with: Santa Rosa Police Department and Risk Management representatives.

Mayor Coursey adjourned the closed session at 3:24 p.m. and reconvened the meeting to open session in the Council Chamber at 4:00 p.m.

3. STUDY SESSION - NONE.

4. ANNOUNCEMENT OF ROLL CALL

Present: 6 - Mayor Chris Coursey, Council Member Julie Combs, Council Member Ernesto Olivares, Council Member John Sawyer, Council Member Tom Schwedhelm and Council Member Jack Tibbetts

Absent: 1 - Vice Mayor Chris Rogers

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

6. PROCLAMATIONS/PRESENTATIONS

6.1 PROCLAMATION - WATER AWARENESS MONTH & WATER-USE EFFICIENCY AWARDS

Attachments: [Proclamation](#)

Council Member Schwedhelm read and presented the proclamation to Sean McNeil, Water Use Efficiency Coordinator and awardees.

7. STAFF BRIEFINGS

7.1 FIRE RECOVERY AND REBUILD UPDATE

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

A brief report was provided by Dave Gouin, Director of Housing and Community Services, and Megan Basinger, Housing and Community

Services.

PUBLIC COMMENT

Jerry Dunn spoke in support of the interim solution to the water advisory.

Duane DeWitt spoke regarding the rebuilding efforts at Journey's End and housing solutions for residents misplaced by the fires.

Peter Tscherneff spoke regarding the rebuilding for the homeless.

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

City Manager McGlynn provided a brief report on the Northwestern Pacific Railroad Company that will be testing its Positive Train Control (PTC) system in the Santa Rosa area to meet Federal Railroad Administration requirements; and that families are invited to a Golden Spike celebration at Youth Community Park.

Vice Mayor Rogers joined the meeting at 4:32 p.m.

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

9. STATEMENTS OF ABSTENTION BY COUNCILMEMBERS

Council Member Olivares announced that he would abstain from Item 11.1.

10. MAYOR'S/COUNCILMEMBERS' REPORTS

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

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

10.1.1 Council Subcommittee Reports

Mayor Coursey provided a brief report on the Infrastructure

and Housing Ad Hoc Subcommittee meeting.

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

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

10.1.4 Association of Bay Area Governments (ABAG)

10.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee

10.1.6 Sonoma Clean Power Authority (SCPA)

10.1.7 Sonoma County Waste Management Agency (SCWMA)

10.1.8 Groundwater Sustainability Agency (GSA)

10.1.9 Other

11. APPROVAL OF MINUTES - NONE.

11.1 January 30, 2018, Regular Meeting.

Attachments: [Draft Minutes](#)

PUBLIC COMMENT

Duane DeWitt requested that the minutes reflect the reason he was in opposition to the purchase of 1370 Burbank Avenue, that it was due to the contamination on the property, and requested that an environmental site assessment examination be done before any purchase was to go forward.

Approved as amended.

11.2 February 6, 2018, Regular Meeting.

Attachments: [Draft Minutes](#)

Approved as submitted.

12. CONSENT ITEMS

PUBLIC COMMENT

Peggy Hendrix spoke in opposition of housing the homeless

through Catholic Charities.

Approval of the Consent Agenda

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

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

12.1 RESOLUTION - MEMORANDUM OF UNDERSTANDING WITH THE CONSERVATION CORPS NORTH BAY FOR LITTER ABATEMENT AND VEGETATION MANAGEMENT

RECOMMENDATION: It is recommended by the Water Department that the Council, by resolution, approve a Memorandum of Understanding (MOU) with the Conservation Corps North Bay for litter abatement and vegetation management, and authorize the Chief Financial officer to encumber funds.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2018-060 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE CONSERVATION CORPS NORTH BAY FOR SUPERVISED CREWS TO PROVIDE LITTER ABATEMENT AND VEGETATION MANAGEMENT

12.2 RESOLUTION - CONTRACT AWARD - CEMENT CONCRETE SUPPLY SERVICES

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution, approve a one-year General Services Agreement (GSA) F001695, with four (4) one-year renewal options for cement concrete supply services to Superior Supplies, Inc., Santa Rosa, CA, in an amount not to exceed \$1,300,000.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2018-061 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A GENERAL SERVICES AGREEMENT FOR CEMENT CONCRETE AND DELIVERY SERVICES TO SUPERIOR SUPPLIES, INC., SANTA ROSA, CALIFORNIA, IN AN AMOUNT NOT TO EXCEED \$1,300,000

12.3 RESOLUTION - EXTENSION OF PROCLAMATION OF EXISTENCE OF LOCAL EMERGENCY DUE TO FIRES

RECOMMENDATION: It is recommended by the City Attorney's Office that the Council, by resolution, declare that the proclamation of a state of local emergency within the City of Santa Rosa has been and remains in full force and effect without interruption.

Attachments: [Resolution](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2018-062 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA EXTENDING THE PROCLAMATION OF EXISTENCE OF A LOCAL EMERGENCY DUE TO FIRES

12.4 RESOLUTION - EXTENSION OF PROCLAMATION OF LOCAL HOMELESS EMERGENCY

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by resolution, approve an extension of Resolution No. 28839 which formally proclaimed a local homeless emergency within Santa Rosa.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2018-063 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA EXTENDING A PROCLAMATION OF LOCAL HOMELESS EMERGENCY (Government Code Sections 8630 et

seq.)

12.5 RESOLUTION - GOVERNOR'S OFFICE OF EMERGENCY SERVICES (CALOES) DESIGNATION OF APPLICANT'S AGENT RESOLUTION FOR NON-STATE AGENCIES

RECOMMENDATION: It is recommended by the Santa Rosa Fire Department (SRFD) that the Council, by resolution, grant certain staff the ability to sign on behalf of the City as Authorized Agents on state and federal grant applications and other forms related to disaster financial assistance for a period of three years.

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

This Consent - Resolution was adopted.

RESOLUTION NO. CAL OES-097-70098 ENTITLED: DESIGNATION OF APPLICANT'S AGENT RESOLUTION FOR NON-STATE AGENCIES BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA ROSA, CA THAT CITY MANAGER OR DEPUTY CITY MANAGER OR ASSISTANT CITY MANAGER IS HEREBY AUTHORIZED TO EXECUTE FOR AND ON BEHALF OF THE CITY OF SANTA ROSA, A PUBLIC ENTITY ESTABLISHED UNDER THE LAWS OF THE STATE OF CALIFORNIA, THIS APPLICATION AND TO FILE IT WITH THE CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES FOR THE PURPOSE OF OBTAINING CERTAIN FEDERAL FINANCIAL ASSISTANCE UNDER PUBLIC LAW 93-288 AS AMENDED BY THE ROBERT T. STAFFORD DISASTER RELIEF AND EMERGENCY ASSISTANCE ACT OF 1988, AND/OR STATE FINANCIAL ASSISTANCE UNDER THE CALIFORNIA DISASTER ASSISTANCE ACT.

The time not yet being 5:00 p.m., Mayor Coursey took Report Item 14.1 before Item 13 - Public Comment on Non-Agenda items.

13. PUBLIC COMMENT ON NON-AGENDA MATTERS

Duane DeWitt spoke regarding upgrading public participation accommodations during City Council meetings, and the concerns relating to nature preservers and habitats.

Peter Tscherneff spoke regarding various topics.

Kathleen Finigan, Homeless Action, spoke in opposition to the eviction of the homeless encampments.

Dana Bellwether spoke in support of homeless encampments.

Kathryn Jurik spoke in support of housing the homeless.

Joni Goshorn, Homeless Action, spoke in support of housing the homeless, and in support of AB 932.

Adrien Shader spoke in support of housing the homeless.

Merlin Davis spoke in support of housing the homeless.

Jacob Beckman spoke regarding the May Day event; and in support of housing the homeless and providing basic needs.

Anita LaFollette spoke in opposition of the new safety measures in the Council Chamber; spoke regarding May Day event; in support of emergency proclamation, housing the homeless, and providing basic needs to the homeless.

14. REPORT ITEMS

14.1 REPORT - KELSEY KNOLLS EMERGENCY VEHICLE ACCESS GATE PROPOSED OPENING

BACKGROUND: On March 9, 2018, neighborhood representatives of the Kelsey Knolls area provided a petition to Transportation and Public Works requesting that the Emergency Vehicle Access (EVA) gate on Kelsey Knolls be removed. Kelsey Knolls has been constructed to a minor street standard and, at one point, was planned to be opened to through traffic. The residents, at that time, requested the EVA gate to remain closed. Due to the recent fire events, the residents have now requested the gate be removed and the road opened to through traffic. Other residents have requested the gate remain closed. Transportation and Public Works, the Fire Department and the Police Department have no objections to the proposed gate removal.

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, approve the

opening of the Emergency Vehicle Access (EVA) Gate on Kelsey Knolls between Altruria Drive and Baldwin Way to through traffic to evaluate traffic impacts.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Attachment 3](#)
[Attachment 4](#)
[Attachment 5](#)
[Attachment 6](#)
[Resolution](#)
[Resolution Revised](#)
[Presentation](#)

Presented by Robert Sprinkle, Deputy Director of Transportation and Public Works Department.

PUBLIC COMMENT

Kristin Guerrero spoke in support of removing the gate.

Val Peterson spoke in opposition to opening the gate.

Peggy Hendrix spoke in support of keeping the gate opened.

Bruce Pearson, Homeless Action, spoke in support of homeless encampments, but withdrew comment as it was a non-agenda comment.

Merlin Davis spoke in support of allowing residents to decide for themselves.

Raul Guerrero spoke in support of removing the gate.

A motion was made by Council Member Tibbetts, seconded by Council Member Combs, to waive reading of the text as amended to permanently approve the opening of the Emergency Vehicle Access (EVA) Gate on Kelsey Knolls between Altruria Drive and Baldwin Way to through traffic to evaluate traffic impacts and adopt:

RESOLUTION NO. RES-2018-064 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE REMOVAL OF

THE EMERGENCY VEHICLE ACCESS GATE ON KELSEY KNOLLS

The motion carried by the following vote:

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

14.2 REPORT - APPROVAL OF THE PRELIMINARY 2018/19 SUBREGIONAL SYSTEM OPERATING AND MAINTENANCE, CAPITAL IMPROVEMENT, AND DEBT SERVICE BUDGET AND ALLOCATION OF COSTS

BACKGROUND: The Subregional System, managed by the City of Santa Rosa per Agreement, is a state-of-the-art wastewater treatment facility serving five member agencies (Santa Rosa, Rohnert Park, Sebastopol, Cotati, and the Sonoma County South Park Sanitation District, each hereinafter referred to as “User Agency” or collectively as “User Agencies”). The Laguna Treatment Plant is a tertiary-level treatment facility permitted for 21.34 million gallons per day (MGD) average dry weather flow. The operating Agreement requires that the City annually prepare a Preliminary Budget and Allocation of Costs for the Subregional System and notify the User Agencies of these costs by May 1st of each year. The Agreement further requires that the proposed budget and allocation of costs be reviewed by the Subregional Technical Advisory Committee (TAC), the Board of Public Utilities (BPU) and the Council of the City of Santa Rosa prior to noticing the partners of operating and debt service costs due.

The Preliminary Subregional System Operations and Maintenance (O&M) Fund budget request is \$35,161,214, the Subregional System cash-funded Capital Improvement Program (CIP) is \$11,739,000 and the Subregional System debt service due is \$22,319,235.

RECOMMENDATION: It is recommended by the Water Department, the Subregional Technical Advisory Committee and the Board of Public Utilities that the Council, by resolution, approve the Preliminary 2018/19 Subregional System Operating and Maintenance, Capital Improvement, and Debt Service Budget and Allocation of Costs for the purpose of notifying the participating Subregional User Agencies of their allocation of such costs on May 2nd.

Attachments: [Staff Report](#)
 [Staff Report \(Corrected 4/30/18\)](#)
 [Attachment 1](#)
 [Resolution](#)
 [Presentation](#)

Presented by Kimberly Zunino, Deputy Director of Water Department.

PUBLIC COMMENT

Merlin Davis spoke in support of community solutions to maintain neighborhoods.

Mayor Coursey recessed the meeting at 5:58 p.m. and reconvened at 6:07 p.m.

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

RESOLUTION NO. RES-2018-065 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE PRELIMINARY FY 2018/19 SUBREGIONAL SYSTEM OPERATING, CAPITAL AND DEBT SERVICE BUDGET AND ALLOCATION OF COSTS

The motion carried by the following vote:

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

14.3 REPORT - SUBDIVISION IMPROVEMENTS AND BOND PROCEEDS DISBURSEMENT AGREEMENT BETWEEN THE CITY OF SANTA ROSA AND SECTARIAN PROPERTIES, INC.

BACKGROUND: The Village Gardens project, a 110 lot residential subdivision located at the intersection of Sebastopol Avenue and Boyd Street, was left dormant with incomplete public improvements during the recent economic downturn. Performance bonds were obtained from the original developer to ensure the successful completion of the public improvements associated with the project. The City and bonding company entered into a Takeover Agreement, whereupon the surety accepted the obligation of completing the remaining improvements. The

surety ultimately determined that it would not complete the work and instead tendered a sum of \$1,186,340.98 to cover the cost of completing the remaining public improvements. Sectarian Properties, Inc., the current developer of the Village Gardens project, is requesting a reimbursement equaling a portion of the amount tendered by the surety in exchange for completing the public improvements for Village Gardens.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution, approve the Subdivision Improvements and Bond Proceeds Disbursement Agreement between the City of Santa Rosa and Sectarian Properties, Inc.

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

Presented by Gabe Osburn, Deputy Director of Development Services.

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

RESOLUTION NO. RES-2018-066 ENTITLED: RESOLUTION OF THE CITY COUNCIL TO APPROVE THE SUBDIVISION IMPROVEMENTS AND BOND PROCEEDS DISBURSEMENT AGREEMENT BETWEEN THE CITY OF SANTA ROSA AND SECTARIAN PROPERTIES, INC

The motion carried by the following vote:

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

15. PUBLIC HEARINGS

15.1 PUBLIC HEARING - RESILIENT CITY DEVELOPMENT MEASURES (This item was continued from the April 24, 2018, Regular Meeting)

BACKGROUND: Zoning Code Chapter 20-16, Resilient City Development Measures, was prepared to address housing needs and economic development Citywide following the Tubbs and Nuns fires of October 2017. The draft ordinance was unanimously recommended for

approval, with minor changes, by the Planning Commission on February 8, 2018. On April 3, 2018, the City Council voted 6-1 to adopt the sections of the ordinance that relate to temporary housing and structures, and accessory dwelling units. Through a separate action, the Council voted unanimously to continue proposed Sections 20-16.060 (Reduced Review Authority for Certain Uses), 20-16.070 (Modifications to the Design Review Process), and 20-16.080 (Changes to an Approved Residential, Lodging or Childcare Facility Project) to the April 24, 2018 City Council meeting. Direction was provided to staff to develop specific criteria for those projects that would receive reduced review authority, require that Zoning Administrator meetings for affected projects be held in the evening, to include Emergency Shelters in the list of uses for reduced review authority, excluding the Open Space zoning districts, and to require monthly reports to Council on implementation of the ordinance.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council introduce an ordinance amending Title 20 of the Santa Rosa City Code, adding Sections 20-16.060 through 20-16.090 to Chapter 20-16, Resilient City Development Measures, to address housing needs and economic development within the City of Santa Rosa following the Tubbs and Nuns fires of October 2017.

Attachments: [Staff Report](#)
[Attachment 1 - Redlined - Proposed Resilient City Development Measures Ordinance Amendment - updated 4-26-18](#)
[Attachment 2- Public Correspondence](#)
[Ordinance](#)
[Presentation](#)
[Presentation \(Revised 4/24/18\)](#)

Presented by David Guhin, Director of Planning and Economic Development; Jessica Jones, Supervising Planner; and Deputy Director Clare Hartman.

Mayor Coursey opened the public hearing at 8:29 p.m.

PUBLIC COMMENT

Richard Drury, Law office of Louis Drury, spoke in opposition to the item.

Teri Shore, Regional Director for Greenbelt Alliance, spoke in support or narrowing down the ordinance to include the priority development areas and downtown.

Duane DeWitt spoke in support of continuing the item to include community input, and have an environmental impact review done.

Brian Ling, Executive Director to the Sonoma County Alliance, spoke in support of the item.

Peter Rumble, Executive Officer to the Santa Rosa Metro Chamber, spoke in support of the item.

Seeing no one else wishing to speak, Mayor Coursey closed the public hearing at 8:42 p.m.

A motion was made by Council Member Tibbetts, seconded by Council Member Olivares, to waive reading of the text as amended to include one-half of the neighborhood appeal fee, limit up to ten (10) people in residential for emergency shelters, that the ordinance will be brought back to Council annually for review and introduce:

ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE – ADDING SECTIONS 20-16.060 THROUGH 20- 16.090 TO CHAPTER 20-16, RESILIENT CITY DEVELOPMENT MEASURES, TO ADDRESS HOUSING NEEDS AND ECONOMIC DEVELOPMENT WITHIN THE CITY OF SANTA ROSA FOLLOWING THE TUBBS AND NUNS FIRES OF OCTOBER 2017 - FILE NUMBER REZ17-013

The motion carried by the following vote:

Yes: 5 - Mayor Coursey, Council Member Olivares, Council Member Sawyer, Council Member Schwedhelm and Council Member Tibbetts

No: 2 - Vice Mayor Rogers and Council Member Combs

15.2 PUBLIC HEARING - PUBLIC HEARING AUTHORIZING SUBMISSION OF THE 2016 - 2020 AMENDED CONSOLIDATED PLAN AND FISCAL YEAR 2018/2019 ACTION PLAN, AND APPROVAL OF GRANT AGREEMENTS FOR PUBLIC SERVICES, FAIR HOUSING, AND

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS

BACKGROUND: The proposed action will authorize submission of the 2016 - 2020 Amended Consolidated Plan and the Fiscal Year 2018/2019 Action Plan to the U.S. Department of Housing & Urban Development (HUD) and approve Grant Agreements for public services, fair housing and Housing Opportunities for Persons with AIDS (HOPWA). The Consolidated Plan is being substantially amended as required by the City's Citizen Participation Plan (CPP) to include the contemplation of the use of HOME Investments Partnership Act (HOME) funds for tenant-based rental assistance (TBRA). The use of a portion of HOME funds for TBRA could provide additional funding for rental subsidies. Submission of the annual Action Plan and the Amended Consolidated Plan is required by HUD so that the City can continue to receive federal housing and community development funds from HUD in the form of Community Development Block Grant (CDBG), HOME, and HOPWA grants.

In the past, HUD has required Santa Rosa to submit its Plans by May 15, however, because the funding allocations for grantees have not yet been announced by HUD, HUD has instructed its grantees to delay submission of their Plans to HUD until 60 days after the date funding allocations are announced by Congress, or August 16, 2018, whichever comes first. Because the timing for allocation announcements is uncertain, the Housing & Community Services Department recommends that Council act on the Plans and the Grant Agreements now so that the Plans can be submitted when HUD instructs the City to do so, Grant Agreements can be executed as soon as actual grant allocation amounts are certain, and there is no interruption in public services.

As directed by HUD, and because HUD will not execute its grant agreements with the City until it receives Plans that include the actual amounts Santa Rosa will receive, the Plans include the statement that all proposed activities' budgets are estimates and will be proportionately adjusted from the estimated funding levels to match the actual allocation amounts.

RECOMMENDATION: It is recommended by the Housing & Community Services Department that the Council, by resolution:

- Authorize submission of the 2016 - 2020 Amended Consolidated Plan and the Fiscal Year 2018/2019 Action Plan to the U.S. Department of Housing & Urban Development (HUD);
- Approve the Fiscal Year 2018/2019 Grant Agreements for public services, fair housing, and Housing Opportunities for Persons with AIDS (HOPWA) funds in the estimated amount of \$648,469; and
- Authorize the City Manager to execute the Grant Agreements with service providers, the annual federal funding agreements with HUD, and any additional forms or documents required by HUD to implement the 2016 - 2020 Amended Consolidated Plan and the Fiscal Year 2018/2019 Action Plan.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Attachment 3A](#)
[Attachment 3B](#)
[Attachment 3C](#)
[Attachment 3D](#)
[Attachment 4](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)

Presented by Nancy Manchester, Program Specialist, Housing and Community Services.

Mayor Coursey opened the public hearing at 9:53 p.m.

Seeing no one wishing to speak, Mayor Coursey closed the public hearing at 9:53 p.m.

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

RESOLUTION NO. RES-2018-067 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING SUBMISSION OF THE 2016 – 2020 AMENDED CONSOLIDATED PLAN AND FISCAL YEAR 2018/2019 ACTION PLAN, AND APPROVING GRANT AGREEMENTS FOR PUBLIC SERVICES, FAIR HOUSING, AND HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS

The motion carried by the following vote:

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

15.3 PUBLIC HEARING - YOLANDA REZONING - 376, 380, 386 AND 414 YOLANDA AVENUE, CITY FILE NO. REZ17-011

BACKGROUND: The project proposes to reclassify four properties along Yolanda Avenue from the CG (General Commercial) zoning district to the IL (Light Industrial) zoning district, for General Plan consistency. On March 8, 2018, the Planning Commission reviewed the project and supported staff's recommendation.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning & Economic Development Department that the Council, by ordinance, reclassify the properties located at 376, 380, 386 and 414 Yolanda Avenue to the IL (Light Industrial) zoning district.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - General Plan & Zoning Exhibit](#)
[Attachment 4 - Zoning Code Chapter 20-24](#)
[Attachment 5 - Letter to 414 Yolanda Avenue Property Owner](#)
[Attachment 6 - PC Resolution 11886](#)
[Ordinance](#)
[Presentation](#)
[Public Hearing Notice](#)

Presented by Jessica Jones, Supervising Planner.

Mayor Coursey opened the public hearing at 10:01 p.m.

Seeing no one wishing to speak, Mayor Coursey closed the public hearing at 10:01 p.m.

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

ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE BY RECLASSIFYING THE PROPERTIES LOCATED AT 376, 380, 386 AND 414 YOLANDA AVENUE TO THE IL (LIGHT INDUSTRIAL) ZONING DISTRICT, FILE NO. REZ17-011

The motion carried by the following vote:

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

15.4 PUBLIC HEARING - BALDI CORNER ANNEXATION PREZONING - 43, 77, AND 91 MIDDLE RINCON ROAD & 4785, 4801, 4847, AND 4865 HIGHWAY 12 - FILE NO. ANX17-003

BACKGROUND: It is recommended by the Planning & Economic Development Department and the Planning Commission that the Council, by resolution, introduce an ordinance to Prezone the properties located at 43, 77, and 91 Middle Rincon Road and 4785, 4801, 4847, and 4865 Highway 12 to the R-1-6 (Single-family Residential) and CG (General Commercial) zoning districts to accommodate the proposed Baldi Corner annexation.

RECOMMENDATION: It is recommended by the Planning & Economic Development Department and the Planning Commission that the Council, by resolution, introduce an ordinance to Prezone the properties located at 43, 77, and 91 Middle Rincon Road and 4785, 4801, 4847, and 4865 Highway 12 to the R-1-6 (Single-family Residential) and CG (General Commercial) zoning districts to accommodate the proposed Baldi Corner annexation.

Attachments: [Staff Report](#)
[Attachment 1- Disclosure Form](#)
[Attachment 2- Location Map](#)
[Attachment 3- General Plan Zoning Map](#)
[Attachment 4- Project Description](#)
[Attachment 5- Proposed Annexation Area Maps](#)
[Attachment 6- Annexation Consent Forms](#)
[Attachment 7- Public Services Plan](#)
[Attachment 8- Comments from LAFCO 3-19-17](#)
[Attachment 9- Comments from PRMD 3-24-17](#)
[Attachment 10-PC Minutes 8-24-2017](#)
[Attachment 11- PC Resolution 11846](#)
[Attachment 12 - Change of Ownership Letter Ordinance](#)
[Presentation](#)
[Public Hearing Notice](#)

Presented by Patrick Streeter, Senior Planner.

Mayor Coursey opened the public hearing at 10:10 p.m.

Seeing no one wishing to speak, Mayor Coursey closed the public hearing at 10:10 p.m.

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

ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA PREZONING THE PROPERTIES LOCATED AT 43, 77, AND 91 MIDDLE RINCON ROAD AND 4785, 4801, 4847, AND 4865 HIGHWAY 12 TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) AND CG (GENERAL COMMERCIAL) ZONING DISTRICTS; ASSESSOR'S PARCEL NUMBERS 182-540-020, -021, -022, -023, -024, -025, -026, -027, -028; FILE NO. ANX17-003

The motion carried by the following vote:

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

16. WRITTEN COMMUNICATIONS

- 16.1** FINAL MAP MONTGOMERY CREEK SUBDIVISION. Provided for information.

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

This item was received and filed.

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

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

19. ADJOURNMENT OF MEETING

Hearing no further business, Mayor Coursey adjourned the meeting at 10:12 p.m. The next regularly scheduled meeting will take place on May 8, 2018, at a time set by the Mayor.

20. UPCOMING MEETINGS

20.1 **UPCOMING MEETINGS LIST**

Attachments: [List](#)

This item was received and filed.

Approved on: August 7, 2018
/s/ Daisy Gomez, City Clerk