



**City Council
Regular Meeting Minutes - Final**

Tuesday, September 25, 2018

3:30 PM

1. CALL TO ORDER AND ROLL CALL

Vice Mayor Rogers called the closed session to order at 3:34 p.m.

Present: 5 - Vice Mayor Chris Rogers, Council Member Julie Combs, Council Member Ernesto Olivares, Council Member John Sawyer, and Council Member Tom Schwedhelm

Absent: 2 - Mayor Chris Coursey, and Council Member Jack Tibbetts

2. ANNOUNCEMENT OF CLOSED SESSION ITEMS

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

Name of Case: Santa Rosa Garden Apartments v. City of Santa Rosa
(Appeal of Decision of City of Santa Rosa Administrative Hearing Officer)

Case No. MCV-245634

Vice Mayor Rogers adjourned the closed session at 3:43 p.m. and reconvened the meeting at 4:00 p.m.

3. STUDY SESSION - NONE.

4. ANNOUNCEMENT OF ROLL CALL

Present: 6 - 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

Absent: 1 - Mayor Chris Coursey

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

6. PROCLAMATIONS/PRESENTATIONS - NONE.

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.

Attachments: [Attachment - Rec and Parks \(Uploaded 9/24/2018\)](#)
[Presentation \(Uploaded 9/24/2018\)](#)

David Guhin, Assistant City Manager and Planning and Economic Development Director; Paul Lowenthal, Fire Marshal; and Bill Rose, Supervisor Planner provided brief reports. Jen Santos provided a brief presentation of the fire affected parks.

PUBLIC COMMENT

Duane DeWitt requested that updates be provided to the public on the status of renters and Journey's End impacted by the fire.

Richard Canini spoke regarding the concerns of rebuilding in the fire-impacted areas.

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

David Guhin provided a brief report that the Federal Transit Administration has awarded Santa Rosa CityBus \$1.78 million to purchase two zero emission electric buses; and that the near-completed Bud Snow mural is part of the Public Art Program's Downtown Connect project and is located on the back wall of the Roxy Movie Theater.

9. STATEMENTS OF ABSTENTION BY COUNCILMEMBERS

There were no abstentions made.

10. MAYOR'S/COUNCILMEMBERS' REPORTS

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

Council Member Combs provided a brief report on the CASA Subcommittee meeting.

PUBLIC COMMENT

Peter Tscherneff spoke regarding the Groundwater Sustainability

Agency.

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

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

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

Vice Mayor Rogers provided a brief report on the Consolidated Oversight to the Successor Agencies Board meeting.

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)

Council Member Sawyer provided a brief report.

10.1.8 Groundwater Sustainability Agency (GSA)

10.1.9 Other

10.2 MATTERS FROM COUNCIL REGARDING FUTURE AGENDA ITEMS

10.2.1 REQUEST FOR AGENDA ITEM REGARDING COMMUNITY HOMELESS ASSISTANCE PROGRAM UPDATE AND ALTERNATIVE HOUSING OPTIONS

BACKGROUND: At the September 4, 2018, City Council meeting, Council Member Tibbetts requested a future agenda item to discuss the Community Homeless Assistance Program update and possible alternative housing options. Council Member Combs concurred with the request.

This item was continued to a future meeting.

11. APPROVAL OF MINUTES

11.1 June 19, 2018, Regular Meeting.

Attachments: [Draft Minutes](#)
[Draft Minutes \(Uploaded 9/24/2018\)](#)

Approved as submitted.

12. CONSENT ITEMS

PUBLIC COMMENT

Duane DeWitt spoke regarding Item 12.1, in opposition to Item 12.3, requested that the adoption of Item 12.5 be published to a local newspaper, and that all filers be listed under full disclosure Category A.

Approval of the Consent Agenda

A motion was made by Council Member Olivares, seconded by Council Member Sawyer, to waive reading of the text and adopt Consent Items 12.1, 12.2, and 12.4 through 12.6. The motion carried by the following vote:

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

Absent: 1 - Mayor Coursey

12.1 MOTION - TRAFFIC SIGNAL DETECTION CAMERA SOLE MANUFACTURER STANDARDIZATION

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by motion, approve a three-year sole manufacturer standardization for Gridsmart traffic signal detection cameras.

Attachments: Staff Report
Presentation

This Consent - Motion was approved.

12.2 RESOLUTION - APPROVAL OF SEVENTH AMENDMENT TO GENERAL SERVICES AGREEMENT F000608 SMILE BUSINESS PRODUCTS, INC.

RECOMMENDATION: It is recommended by the Finance Department, that the Council, by resolution, approve a Seventh Amendment to the General Services Agreement (GSA) F000608 to add funds for copier rental and service with Smile Business Products, Inc., Sacramento, California, in the total amount not to exceed \$300,000 bringing the total Agreement amount not to exceed \$1,089,813.02.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2018-160 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE SEVENTH AMENDMENT TO GENERAL SERVICES AGREEMENT (GSA) NO. F000608 WITH SMILE BUSINESS PRODUCTS, INC.

12.3 RESOLUTION - SIXTH AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH PFM ASSET MANAGEMENT, LLC FOR INVESTMENT ADVISORY SERVICES

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution: 1) waive the competitive selection procedures in Council Policy 600-01 as in the best interests of the City; and 2) approve the Sixth Amendment to Professional Services Agreement Number 008687 for investment advisory services with PFM Asset Management, LLC, to extend the term for one additional year from October 8, 2018 to October 9, 2019, and increase compensation by \$235,000 for a total amount not to exceed \$2,040,000.

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

A motion was made by Council Member Olivares, seconded by Council Member Sawyer, to waive the reading of the text and adopt Consent Item 12.3:

RESOLUTION NO. RES-2018-164 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE SIXTH AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NO. 008687

**WITH PFM ASSET MANAGEMENT, LLC, SAN FRANCISCO, CALIFORNIA
FOR INVESTMENT ADVISORY SERVICES**

The motion carried by the following vote:

Yes: 5 - Vice Mayor Rogers, Council Member Combs, Council Member Olivares, Council Member Sawyer, and Council Member Schwedhelm

No: 1 - Council Member Tibbetts

Absent: 1 - Mayor Coursey

12.4 RESOLUTION - AGREEMENT WITH EPLUS FOR A NEW STORAGE AREA NETWORK (SAN)

RECOMMENDATION: It is recommended by the Information Technology Department that the Council, by Resolution, approve a 3-year Professional Services Agreement with ePlus Technology, Inc., Herndon, VA, for the replacement of its Storage Area Network (SAN), and associated ongoing maintenance, in the total amount not to exceed \$256,936.93.

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

This Consent - Resolution was adopted.

RESOLUTION NO. 2018-161 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH EPLUS TECHNOLOGY, INC. FOR REPLACEMENT OF THE CITY'S STORAGE AREA NETWORK (SAN)

12.5 RESOLUTION - ADOPTING AMENDED CONFLICT OF INTEREST CODE

RECOMMENDATION: It is recommended by the City Clerk that the Council, by resolution, adopt an amended Conflict of Interest Code for the City of Santa Rosa.

Attachments: [Staff Report](#)
[Staff Report \(Revised 9/25/2018\)](#)
[Attachment 1 - Appendix A](#)
[Attachment 1 - Appendix A \(Revised 9/25/2018\)](#)
[Attachment 2 - FPPC Regulation 18730](#)
[Resolution](#)
[Exhibit A](#)
[Exhibit A Revised \(Revised 9/25/2018\)](#)
[Presentation](#)

This Consent - Resolution was adopted as amended.

AMENDED RESOLUTION NO. RES-2018-162 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ADOPTING AN AMENDED CONFLICT OF INTEREST CODE FOR THE CITY OF SANTA ROSA

12.6 RESOLUTION - SECOND AMENDMENT TO SOLID WASTE COLLECTION SERVICES AGREEMENT BETWEEN THE CITY OF SANTA ROSA AND RECOLOGY SONOMA MARIN, DBA RECOLOGY SANTA ROSA

RECOMMENDATION: It is recommended by the City Manager's Office that the Council, by resolution, approve the Second Amendment to the Solid Waste Collection Services Agreement between the City of Santa Rosa and Recology Sonoma Marin, dba Recology Santa Rosa.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2018-163 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE SECOND AMENDMENT TO THE SOLID WASTE COLLECTION SERVICES AGREEMENT BETWEEN THE CITY OF SANTA ROSA AND RECOLOGY, INC.

13. PUBLIC COMMENT ON NON-AGENDA MATTERS

Duane DeWitt spoke regarding the efforts made along Roseland Creek for a Veteran's Trail; and announced the Make a Difference Day projects in Roseland.

Michelle Trammell spoke regarding Journey's End Mobile Home

Park needing assistance.

Kathleen Winston spoke in support of affordable housing.

Anita Lafollette spoke in support of alternative housing options.

Peter Tscherneff spoke regarding supporting the veterans.

Kathryn Jurik spoke regarding assisting the unsheltered people.

14. REPORT ITEMS

- 14.1 REPORT - REQUEST FOR SUMMARY VACATION OF AN APPROXIMATELY 1,700-SQUARE-FOOT PUBLIC SERVICE EASEMENT ALONG THE WEST PROPERTY LINE OF A PROPERTY AT 2220 MERCURY WAY, LOCATED ON THE SOUTH SIDE OF MERCURY WAY, APPROXIMATELY 100-FEET WEST OF APOLLO WAY. APN 035-490-032 - FILE NO. VAC18-002

BACKGROUND: Application for a summary vacation of public service easement that has not been used for such purpose for five consecutive years.

RECOMMENDATION: The Planning and Economic Development Department recommends that the Council, by resolution, approve a summary vacation of an approximately 1,700-square-foot public service easement, located along the west property line of a property at 2220 Mercury Way.

Attachments: [Staff Report](#)
[Attachment 1- Disclosure Form](#)
[Attachment 2 - Location and Neighborhood Context Map](#)
[Attachment 3 - Engineering Development Services Memo](#)
[Attachment 4 - Resolution for DR17-071 \(Seasonal Spirits\) Resolution](#)
[Exhibit A](#)
[Exhibit B](#)
[Presentation](#)

Presented by Kristinae Toomians, Senior Planner.

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

RESOLUTION NO. RES-2018-165 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA FOR SUMMARY VACATION OF AN APPROXIMATELY 1,700-SQUARE-FOOT PUBLIC SERVICE EASEMENT ALONG THE WEST PROPERTY LINE OF A PROPERTY LOCATED AT 2220 MERCURY WAY APN 035-490-032 – FILE NO. VAC18-002

The motion carried by the following vote:

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

Absent: 1 - Mayor Coursey

14.2 REPORT - HOMELESS SYSTEM OF CARE REDESIGN

BACKGROUND: In 2017, with support from HomeBase/The Center for Common Concerns, a national technical assistance provider for the U.S. Department of Housing and Urban Development (HUD), the Sonoma County Community Development Commission (CDC) undertook an examination of Sonoma County's homeless system of care. The CDC is the lead agency for the Sonoma County Continuum of Care (CoC) which receives approximately \$3 million annually in HUD CoC funding. HomeBase presented preliminary recommendations for redesigning the system of care to the Sonoma County Board of Supervisors on August 22, 2017, and the City Council on September 26, 2017. On November 7, 2017, a joint meeting of the Board of Supervisors and the City Council was held during which representatives from each body were appointed to a Joint County of Sonoma and City of Santa Rosa Homeless System of Care Redesign Ad Hoc Committee.

As a result of the HomeBase study and ten months of planning between staff, stakeholders, and the Ad Hoc Committee, including meeting with the existing CoC Board, the Ad Hoc Committee developed a governance structure for the new Sonoma County Homeless System of Care, comprised of a Leadership Council and a Technical Advisory Committee, outlined in the Redesign Plan (attached). It is necessary to have the new Leadership Council formed by or before November 2018 in order to authorize and access approximately \$12.1 million in State funding through the Homeless Emergency Aid Program (HEAP), which will become available in January 2019. Staff is asking the Mayor to appoint two members of the Council to the Leadership Council of the

new Sonoma County Homeless System of Care, the HUD mandated CoC program for Sonoma County.

Staff is seeking 1) Council's approval of the Redesign Plan and formation of the Leadership Council and Technical Advisory Committee of the new Sonoma County Homeless System of Care, the HUD mandated CoC program for Sonoma County and 2) Council's approval of the Mayor's appointment of Council members Julie Combs and Tom Schwedhelm to the Leadership Council.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that 1) the Council, by motion, approve the Redesign Plan and formation of the Leadership Council and Technical Advisory Committee of the new Sonoma County Homeless System of Care, the U.S. Department of Housing and Urban Development (HUD) mandated Continuum of Care (CoC) program for Sonoma County, and 2) the Council, by motion, approve the Mayor's appointment of two members of the Council to the nine-member Leadership Council.

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

Presented by Kelli Kuykendall, Housing and Community Services Manager, and David Gouin, Director of Housing and Community Services Department.

PUBLIC COMMENT

Kathryn Jurik spoke in support of community involvement.

Anita Lafollette spoke in support of homeless encampments.

Thomas Ells spoke in support of the item, and in support of public involvement.

A motion was made by Council Member Sawyer, seconded by Council Member Combs, to approve the Redesign Plan and formation of the Leadership Council and Technical Advisory Committee of the new Sonoma County Homeless System of Care, the U.S. Department of Housing and Urban Development (HUD) mandated Continuum of Care (CoC) program for

Sonoma County. The motion carried by the following vote:

Yes: 5 - Vice Mayor Rogers, Council Member Combs, Council Member Olivares, Council Member Sawyer, and Council Member Schwedhelm

Absent: 2 - Mayor Coursey, and Council Member Tibbetts

A motion was made by Council Member Sawyer, seconded by Council Member Olivares, to approve the appointment of Council Members Combs and Schwedhelm to the nine-member Leadership Council. The motion carried by the following vote:

Yes: 5 - Vice Mayor Rogers, Council Member Combs, Council Member Olivares, Council Member Sawyer, and Council Member Schwedhelm

Absent: 2 - Mayor Coursey, and Council Member Tibbetts

14.3 REPORT - CONTRACT EXTENSION WITH MV TRANSPORTATION FOR ADA PARATRANSIT SERVICES AND OAKMONT DEVIATED FIXED-ROUTE SERVICE

BACKGROUND: In 2015, the City Council awarded a three-year contract with two one-year extension options to MV Transportation, Inc., for delivery of citywide paratransit services mandated by the Americans with Disabilities Act, and a deviated fixed-route service in Oakmont, in an amount not to exceed \$3,728,046. Staff seeks Council approval to extend the contract through June 30, 2020 with renegotiated costs to reflect an increase in employee wages and benefits intended to address ongoing challenges with paratransit staff recruitment and retention.

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, approve the Second Amendment to Professional Services Agreement with MV Transportation, Inc. to 1) extend the contract for delivery of ADA paratransit services and a deviated fixed-route service through June 30, 2020 using two one-year options to extend (Year Four and Year Five), 2) increase the compensation payable under the Agreement by \$2,718,051 to an amount not to exceed \$6,606,151, 3) suspend a specific liquidated damages provision during Year Four, 4) provide for sharing the cost of MV Transportation's increased contribution to employee healthcare premiums over a specific threshold of employee participation; and 5) authorize the Director of Public Works to execute

the amendment.

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

Presented by Yuri Koslen, Transit Planner.

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

RESOLUTION NO. RES-2018-166 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT F000983 WITH MV TRANSPORTATION, INC. TO PROVIDE ADA PARATRANSIT SERVICES AND A DEVIATED FIXED ROUTE SERVICE IN THE OAKMONT COMMUNITY AND AUTHORIZING THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS TO EXECUTE THE AMENDMENT

The motion carried by the following vote:

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

Absent: 1 - Mayor Coursey

14.4 REPORT - HIGH-DENSITY MULTI-FAMILY RESIDENTIAL INCENTIVE PROGRAM

BACKGROUND: The purpose of the High-Density Multi-Family Residential Incentive Program (Incentive Program) is to encourage housing development and increased density in downtown Santa Rosa through the reduction/deferral of City development impact fees. The program supports City Council goals to foster a strong downtown and meet housing needs and implements City Council priority 1.4 Downtown Housing.

The proposed Incentive Program is recommended to have a limited term of five years and be targeted toward residential projects located within the Downtown Station Area Specific Plan Area and the General Plan Downtown Core Boundary. The Incentive Program includes reductions to the Park Impact Fee and the Capital Facilities Fee, as well as the deferral of water and wastewater demand fees. In addition, the Incentive

Program includes incentives specifically for affordable housing projects and inclusionary housing projects that designate a certain percentage of affordable units consistent with the City's Inclusionary Policy.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by approval of three separate resolutions, adopt a High-Density Multi-Family Residential Incentive Program to encourage the near-term development of multi-family housing in downtown Santa Rosa.

Attachments: [Staff Report](#)
[Attachment 1 - Downtown Map](#)
[Attachment 2 - KM Memo](#)
[Resolution 1](#)
[Exhibit A - Downtown Map](#)
[Resolution 2](#)
[Exhibit A - Downtown Map](#)
[Resolution 3](#)
[Exhibit A - Downtown Map](#)
[Presentation](#)

Presented by David Guhin, Assistant City Manager and Planning and Economic Development Director.

PUBLIC COMMENT

Duane DeWitt, Sonoma County Housing Advocacy Group, spoke in support of the item.

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

Peter Rumble, Chief Executive Officer for the Metro Chamber of Commerce, spoke in support of the item.

Thomas Ells spoke in support of the item.

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

RESOLUTION NO. RES-2018-167 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA SETTING FORTH THE SCHEDULE OF CAPITAL FACILITIES FEES CHARGED PURSUANT TO CHAPTER 21-04 OF THE SANTA ROSA CITY CODE AND AMENDING RESOLUTION NO. RES- 2018-082, ESTABLISHING A RESIDENTIAL

PROJECT INCENTIVE PROGRAM TO INCREASE HIGH DENSITY DEVELOPMENT AND AFFORDABLE HOUSING DOWNTOWN

The motion carried by the following vote:

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

Absent: 1 - Mayor Coursey

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

RESOLUTION NO. RES-2018-168 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA SETTING FORTH THE SCHEDULE OF PARK FEES CHARGED PURSUANT TO CHAPTER 19-70 OF THE SANTA ROSA CITY CODE AND AMENDING RESOLUTION NO. RES-2018-083, ESTABLISHING A RESIDENTIAL PROJECT INCENTIVE PROGRAM TO INCREASE HIGH DENSITY DEVELOPMENT AND AFFORDABLE HOUSING DOWNTOWN AND REQUIRING THAT 100% OF PARK FEE REVENUE BE SPENT WITHIN THE DOWNTOWN STATION AREA SPECIFIC PLAN AND THE GENERAL PLAN DOWNTOWN CORE BOUNDARY FOR THE CREATION, EXPANSION, AND/OR ENHANCEMENT OF PARKS AND RECREATION FACILITIES

The motion carried by the following vote:

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

Absent: 1 - Mayor Coursey

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

RESOLUTION NO. RES-2018-169 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ESTABLISHING PAYMENT OPTIONS FOR WATER AND WASTEWATER DEMAND FEES FOR HIGH-DENSITY RESIDENTIAL WITHIN THE DOWNTOWN SPECIFIC PLAN AREA

The motion carried by the following vote:

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

Absent: 1 - Mayor Coursey

15. PUBLIC HEARINGS

15.1 PUBLIC HEARING - ACCESSORY DWELLING UNIT UTILITY CONNECTION FEES

BACKGROUND: On December 5, 2017, the City Council introduced an ordinance amending the Santa Rosa Zoning Code to allow for Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) in compliance with State law and in support of the City's Housing Action Plan, and approved a resolution reducing capital facilities and park impact fees for new ADU's. Subsequently, on December 12, 2017, the Council adopted the aforementioned ordinance, and, on December 19, 2017, the Council approved a second resolution to reduce the Southeast and Southwest Area Development Impact fees (SEADIF and SWADIF, respectively) for new ADU's. The City Council will consider an additional amendment to the ADU ordinance to no longer require new or separate utility connection or related connection fee or capacity charge for new accessory dwelling units that are 750 square-feet or smaller.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council introduce an ordinance amending Title 20 of the Santa Rosa City Code, amending Section 20-42.130(D)(3)(b), Utility Connection Fees, to no longer require new or separate utility connection or related connection fee or capacity charge for new accessory dwelling units that are 750 square-feet or smaller.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Ordinance](#)
[Public Hearing Notice](#)
[Presentation](#)

Presented by Jessica Jones, Supervising Planner.

Vice Mayor Rogers opened the public hearing at 7:31 p.m.

PUBLIC COMMENT

Duane DeWitt spoke in support of the item.

Charles Metz spoke in support of reducing fees for accessory dwelling units and junior accessory dwelling units.

Alima Silverman spoke in support of the item.

Scott Johnson spoke in support of the item.

Thomas Ells spoke in support of the item.

Seeing no one else wishing to speak, Vice Mayor Rogers closed the public hearing at 7:44 p.m.

A motion was made by Council Member Combs, seconded by Council Member Schwedhelm, 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, SECTION 20-42.130(D)(3)(b), UTILITY CONNECTION FEES, TO NO LONGER REQUIRE NEW OR SEPARATE UTILITY CONNECTION OR RELATED CONNECTION FEE OR CAPACITY CHARGE FOR ACCESSORY DWELLING UNITS THAT ARE 750 SQUARE-FEET OR SMALLER

The motion carried by the following vote:

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

Absent: 1 - Mayor Coursey

15.2 PUBLIC HEARING - TEMPORARY HOUSING DEVELOPMENT IMPACT FEES

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. On April 10, 2018, the City Council adopted the sections

of the ordinance that relate to temporary housing and structures, and accessory dwelling units. On May 22, 2018, the Council adopted the remaining sections of the ordinance, related to reduced review authority for residential, lodging and childcare facilities. As part of the temporary housing section, the ordinance includes language to waive water and wastewater connection/demand fees. However, the City's other development impact fees, including capital facilities, housing and parks impact fees, were not addressed. Due to the temporary nature of the housing, it has been determined that omitting a waiver of these additional impact fees was an oversight and should be added to Chapter 20-16.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council introduce an ordinance amending Title 20 of the Santa Rosa City Code, adding Section 20-16.030(E), Impact Fees, to Chapter 20-16, Resilient City Development Measures, to address waiving of capital facilities, housing and parks impact fees for temporary housing.

Attachments: [Staff Report](#)
[Attachment 1 – Zoning Code Section 20-16.030 – Proposed Changes in Strikeout and Underline Format](#)
[Ordinance](#)
[Presentation](#)

Presented by Jessica Jones, Supervising Planner.

Vice Mayor Rogers opened the public hearing at 7:51 p.m.

PUBLIC COMMENT

Duane DeWitt spoke requested that Council consider temporary housing locations on vacant lots and parcels near the Transit Mall and Railroad Square as presented by University of Southern California to the State of California Business Transportation and Housing Agency.

Scott Johnson spoke in support of the item and expressed concerns of the need for temporary housing.

Seeing no one else wishing to speak, Vice Mayor Rogers closed

the public hearing at 7:55 p.m.

A motion was made by Council Member Schwedhelm, 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 SECTION 20-16.030(E) TO CHAPTER 20- 16, RESILIENT CITY DEVELOPMENT MEASURES, TO ADDRESS WAIVING OF CAPITAL FACILITIES, HOUSING AND PARKS IMPACT FEES FOR TEMPORARY HOUSING - FILE NUMBER REZ18-008

The motion carried by the following vote:

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

Absent: 1 - Mayor Coursey

16. WRITTEN COMMUNICATIONS - NONE.

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, Vice Mayor Rogers adjourned the meeting in memory of Helen Rudy at 7:56 p.m. The next regularly scheduled meeting will take place on October 2, 2018, at a time set by the Mayor.

20. UPCOMING MEETINGS

20.1 UPCOMING MEETINGS LIST

Attachments: [Upcoming Meetings List.pdf](#)

This item was received and filed.

Approved on: November 13, 2018

/s/ Daisy Gomez, City Clerk

