



**City Council
Regular Meeting Minutes - Final**

Tuesday, July 16, 2019

12:00 PM

1. CALL TO ORDER AND ROLL CALL

Mayor Schwedhelm called the meeting to order at 12:23 p.m.

Present: 6 - Mayor Tom Schwedhelm, Vice Mayor Chris Rogers, Council Member Victoria Fleming, Council Member Ernesto Olivares, Council Member John Sawyer, and Council Member Jack Tibbetts

Absent: 1 - Council Member Julie Combs

2. ANNOUNCEMENT OF CLOSED SESSION ITEMS - NONE.

3. STUDY SESSION

3.1 MINIMUM WAGE STUDY SESSION

Staff will present information to the Council about the efforts and potential impacts of California Senate Bill 3 (Leno) on the City of Santa Rosa and other comparable cities within and outside of Sonoma County. SB 3 was signed into law on April 4, 2016 and sets the stage to raise the state minimum wage by set amounts each year to reach \$15.00 per hour by January 1, 2022, for employers with 26 or more employees, and by January 1, 2023, for employers with 25 or fewer employees. Additionally, information will be included from labor, environmental, and community organizations, led by North Bay Jobs with Justice and the North Bay Labor Council, regarding their proposal to expedite the State timeline to 2020, and remove certain employer exemptions allowed by state law.

Attachments: [Staff Report](#)
[Attachment 1 - SB 3 Phase-in / FAQ](#)
[Attachment 2 - Summary of NBJJ Proposed Minimum Wage Ordinance](#)
[Attachment 3 - Estimated Impact of a Proposed Minimum Wage Law for the North Bay](#)
[Attachment 4 - UCR - The Minimum Wage: An analysis of the Impact on the Restaurant Industry](#)
[Attachment 5 - Sonoma County Cities and Santa Rosa Comparator Cities Minimum Wage Overview](#)
[Attachment 6 - Recreation and Parks Seasonal Employee Minimum Wage Analysis](#)
[Attachment 7 - League of California Cities Local Minimum Wage Laws and the Challenge of Balancing Interests](#)
[Attachment 8 - NBJJ Minimum Wage Fact Sheet](#)
[Attachment 9 - NBJJ Minimum Wage Q&A](#)
[Attachment 10 - Draft Model Minimum Wage Ordinance Provided by NBJJ Presentation](#)
[Presentation \(Uploaded 7/16/2019\)](#)

Presented by Raissa de la Rosa, Economic Development Manager; and Ian Eve Perry, Research and Policy Associate, UC Berkeley Labor Center.

PUBLIC COMMENT

Peter Rumble spoke in support of the item.

Miles Burgin, Sonoma County Conservation Action, spoke in support of the item.

Mara Ventura, North Bay Jobs with Justice, spoke in support of the item.

Marty Bennett, North Bay Jobs with Justice, spoke in support of the item.

Maddy Hirshfield, Political Director for North Bay Labor Council, spoke in support of the item.

Jack Buckhorn, Executive Director of the North Bay Labor Council, spoke in support of the item.

Patricia Moreno spoke in support of the item. Comment from

speaker card: As a minimum wage worker and a mother, I support raising wages to fifteen dollars by 2020.

Laura Tapper spoke in support of the item. Comment from speaker card: Santa Rosa needs fifteen dollars per hour wage!

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

Christy Lubin, Executive Director of Graton Day Labor Center, spoke in support of the item.

Ana Salgado, trabajos con justicia, spoke in support of the item.

Bonnie Petty, North Bay Jobs with Justice, spoke in support of the item.

Thomas Ells spoke in support of the item.

June Brashares, Green Party Sonoma County, spoke in support of the item.

Debbie McKay, League of Women Voters, spoke in support of the item.

This item was received and filed.

3.2 REVIEW OF PROPOSED BUILDING AND FIRE CODE ADOPTION AND COMMUNITY WILDFIRE PROTECTION PLAN

This study session is to provide the Council with an opportunity to review and discuss proposed-upcoming Building and Fire Code adoptions. The document presented as part of this study session is a consensus draft document that was the result of this committee's work that achieves the highest level of consistency and community protection.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Presentation](#)

Presented by Ian Hardage, Assistant Fire Marshal; Jesse Oswald, Chief Building Official

This item was received and filed.

Mayor Schwedhelm recessed the meeting at 2:27 p.m. and reconvened at 4:04 p.m.

4. ANNOUNCEMENT OF ROLL CALL

Present: 6 - Mayor Tom Schwedhelm, Vice Mayor Chris Rogers, Council Member Victoria Fleming, Council Member Ernesto Olivares, Council Member John Sawyer, and Council Member Jack Tibbetts

Absent: 1 - Council Member Julie Combs

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.

There was nothing to report.

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

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

9. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS

Council Member Sawyer announced his abstention on Items 11.1, 12.3, 12.4, and 15.1.

10. MAYOR'S/COUNCIL MEMBERS' REPORTS

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

Mayor Schwedhelm announced that he appointed himself and Council Member Sawyer to an ad-hoc committee to review request for qualifications and proposals for the Bennett Valley Senior

Center. The Housing Authority will also appoint three people to this ad-hoc committee.

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

10.1.1 Council Subcommittee Reports

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

Council Member Fleming provided a brief report on the Recovery Rebuild Subcommittee.

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 Homeless System of Care (HSC)

10.1.10 Renewal Enterprise District (RED)

10.1.11 Other

Vice Mayor Rogers provided a brief report on the Sonoma County Youth Ecology Corps.

11. APPROVAL OF MINUTES

11.1 June 25, 2019, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

Approved as submitted, with Council Member Sawyer abstaining.

12. CONSENT ITEMS

Adoption of the Consent Agenda

12.1 RESOLUTION - APPROVAL OF THE THIRD AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NUMBER F001625 WITH ERNST & YOUNG

RECOMMENDATION: It is recommended by the City Manager's Office that the Council, by resolution, approve the Third Amendment to the Professional Services Agreement number F001625 with Ernst & Young, LLP, of San Francisco, CA, in the amount of \$300,000, for a total not to exceed \$2,613,000.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)
[third amendment.pdf](#)

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

RESOLUTION NO. RES-2019-096 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE THIRD AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NUMBER F001625 WITH ERNST & YOUNG, LLP, SAN FRANCISCO, CA.

The motion carried by the following vote:

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

Absent: 1 - Council Member Combs

12.2 MOTION - COOPER DRIVE SLOPE STABILIZATION AND DRAINAGE IMPROVEMENTS - CONTINGENCY ACTION

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by motion, approve the additional construction contingency in the amount of \$120,000 for the Cooper Drive Slope Stabilization and Drainage Improvement Project,

increasing the contract amount to a total of \$744,645.50, to address a new slope failure within the construction zone that occurred this winter.

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

A motion was made by Vice Mayor Rogers, seconded by Council Member Sawyer, to approve by motion, the additional construction contingency in the amount of \$120,000 for the Cooper Drive Slope Stabilization and Drainage Improvement Project, increasing the contract amount to a total of \$744,645.50, to address a new slope failure within the construction zone that occurred this winter.

The motion carried by the following vote:

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

Absent: 1 - Council Member Combs

12.3 ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ADDING ZONING DISTRICTS TO THE AREA WITHIN THE SOUTHEAST GREENWAY BOUNDARIES, A 1.9 LINEAR MILE AREA BETWEEN FARMERS LANE/HIGHWAY 12 AND SPRING LAKE REGIONAL PARK, IN SOUTHEAST SANTA ROSA - FILE NUMBERS ST14-003, GPAM19-002 AND REZ19-007

RECOMMENDATION: This ordinance, introduced at the July 9, 2019, Regular Meeting by a 5-0-1-1 vote (Council Member Combs absent and Council Member Sawyer abstained/recused), adding zoning districts to the area within the Southeast Greenway Boundaries, a 1.9 linear mile area between Farmers Lane/Highway 12 and Spring Lake Regional Park, in Southeast Santa Rosa - File Numbers ST14-003, GPAM19-002 and REZ19-007.

Attachments: [Ordinance - Approval of a Rezoning](#)

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

ORDINANCE NO. ORD-2019-008 ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ADDING ZONING DISTRICTS TO THE AREA WITHIN THE SOUTHEAST GREENWAY BOUNDARIES, A 1.9 LINEAR MILE AREA BETWEEN FARMERS LANE/HIGHWAY 12 AND

SPRING LAKE REGIONAL PARK, IN SOUTHEAST SANTA ROSA - FILE NUMBERS ST14-003,19-002 AND REZ19-007

The motion carried by the following vote:

Yes: 5 - Mayor Schwedhelm, Vice Mayor Rogers, Council Member Fleming, Council Member Olivares, and Council Member Tibbetts

Absent: 1 - Council Member Combs

Recused: 1 - Council Member Sawyer

- 12.4** ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A ZONING CODE TEXT AMENDMENT RELATED TO THE SOUTHEAST GREENWAY GENERAL PLAN AMENDMENT AND REZONING PROJECT - FILE NUMBERS ST14-003, GPAM19-002 AND REZ19-007

RECOMMENDATION: This ordinance, introduced at the July 9, 2019, Regular Meeting by a 5-0-1-1 vote (Council Member Combs absent and Council Member Sawyer abstained/recused), approves a Zoning Code text amendment related to the Southeast Greenway General Plan Amendment and Rezoning Project - File Numbers ST14-003, GPAM19-002 and REZ19-007.

Attachments: [Ordinance - Approval of a Zoning Code Text Amendment](#)

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

ORDINANCE NO. ORD-2019-009 ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A ZONING CODE TEXT AMENDMENT RELATED TO THE SOUTHEAST GREENWAY GENERAL PLAN AMENDMENT AND REZONING PROJECT - FILE NUMBERS ST14-003, GPAM19-002 AND REZ19-007

The motion carried by the following vote:

Yes: 5 - Mayor Schwedhelm, Vice Mayor Rogers, Council Member Fleming, Council Member Olivares, and Council Member Tibbetts

Absent: 1 - Council Member Combs

Recused: 1 - Council Member Sawyer

13. PUBLIC COMMENT ON NON-AGENDA MATTERS

14. REPORT ITEMS

14.1 REPORT - PROJECT APPROVAL - BUILDING DEMOLITION

BACKGROUND: In 2017 Council commissioned an assessment and maintenance analysis of city-owned structures. In 2018, after the assessment was completed and findings presented, Council approved demolition of all sites listed in the recommendation except an unused shed at 4099 Walker Road and an unused storage shed at Doyle Park. Neither structure was considered in the facilities assessment but are recommended for demolition because the structures are in poor condition, are not needed for any City use and it is in the best interest of the City to demolish and remove the structures.

This item seeks approval to demolish a total of 31 city-owned structures in and outside of City limits at the following locations:

1. 2810 4th Street
 - a. Small commercial building
2. 952 Sonoma Avenue
 - a. Single family residence
 - b. Garage
3. 7630 Lakeville Highway
 - a. Single family residence
 - b. Lean-to structure
4. 7650 Lakeville Highway
 - a. Single family residence
 - b. Single family residence
5. 1595 Meadow Lane
 - a. Single family residence
 - b. Barn
 - c. Barn
 - d. Barn
 - e. Detached garage
 - f. Gazebo
6. 4090 Walker Road
 - a. Single family residence
 - b. Barn
7. 4099 Walker Road
 - a. Storage shed

8. 1027 McMinn
 - a. Single family residence
9. 1370 Burbank Avenue
 - a. Single family residence
 - b. Single family residence
 - c. Storage Shed
 - d. Storage Shed
 - e. Storage Shed
10. 1400 Burbank Avenue
 - a. Single family residence
 - b. Barn
11. Doyle Park
 - a. Shop storage building
 - b. Concession stand
 - c. Ballfield storage building
 - d. Storage shed
 - e. Storage building
12. Howarth Park
 - a. Caretaker's House
13. Juilliard Park
 - a. Bathroom

Staff has identified each location as an independent, stand-alone project for purposes of review and compliance with the California Environmental Quality Act (CEQA). Staff has independently reviewed each of the individual projects and has determined that each project is Categorically Exempt pursuant to CEQA Guidelines. As a cost-saving measure, the City chose to bundle all demolition project sites into a single construction contract.

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, approve the demolition of 31 structures located at 2810 4th Street, 952 Sonoma Avenue, 7630 Lakeville Highway, 7650 Lakeville Highway, 1595 Meadow Lane, 4090 Walker Avenue, 4099 Walker Avenue, 1027 McMinn Avenue, 1370 Burbank Avenue, 1400 Burbank Avenue, Doyle Park, Howarth Park, and Juilliard Park.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Resolution - 952 Sonoma Ave](#)
[Resolution - 1027 McMinn Ave](#)
[Resolution - 1370 Burbank Ave](#)
[Resolution - 1400 Burbank Ave](#)
[Resolution - 1595 Meadow Ln](#)
[Resolution - 2810 4th St](#)
[Resolution - 4090 Walker Rd](#)
[Resolution - 4099 Walker Rd](#)
[Resolution - 7630 Lakeville Hwy](#)
[Resolution - 7650 Lakeville Hwy](#)
[Resolution - 7650 Lakeville Hwy \(Redline\)](#)
[Resolution - 7650 Lakeville \(Final\)](#)
[Resolution - Doyle Park](#)
[Resolution - Howarth Park](#)
[Resolution - Juilliard Park](#)
[Late Correspondence \(Uploaded 7/15/2019\)](#)
[Presentation](#)

Presented by Grant Bailey, Associate Civil Engineer; and Erich Rauber, Supervising Engineer

Council Member Combs joined the meeting at 4:21 p.m.

PUBLIC COMMENT

George Uberti spoke in opposition to the item.

A motion was made by Council Member Sawyer, seconded by Council Member Combs, to exclude RESOLUTION ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE DEMOLITION OF THE HOWARTH PARK CARETAKER'S HOME, ASSESSOR'S PARCEL NO. 013-191-014, and to waive reading of the text and adopt the following resolutions:

RESOLUTION NO. RES-2019-097 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE DEMOLITION OF THE STRUCTURES AT 952 SONOMA AVENUE, ASSESSOR'S PARCEL NO. 009-211-086

RESOLUTION NO. RES-2019-098 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE DEMOLITION OF THE STRUCTURE AT 1027 MCMINN AVENUE, ASSESSOR'S PARCEL NO. 125-252-004

RESOLUTION NO. RES-2019-099 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE DEMOLITION OF THE STRUCTURES AT 1370 BURBANK AVENUE, ASSESSOR'S PARCEL NO. 125-252-003

RESOLUTION NO. RES-2019-100 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE DEMOLITION OF THE STRUCTURES AT 1400 BURBANK AVENUE, ASSESSOR'S PARCEL NO. 125-331-001

RESOLUTION NO. RES-2019-101 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE DEMOLITION OF THE STRUCTURES AT 1595 MEADOW LANE, ASSESSOR'S PARCEL NO. 134-231-024

RESOLUTION NO. RES-2019-102 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE DEMOLITION OF THE STRUCTURE AT 2810 4TH STREET, ASSESSOR'S PARCEL NO. 181-200-009

RESOLUTION NO. RES-2019-103 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE DEMOLITION OF THE STRUCTURES AT 4090 WALKER AVENUE, ASSESSOR'S PARCEL NO. 134-232-02

RESOLUTION NO. RES-2019-104 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE DEMOLITION OF A STRUCTURE AT 4099 WALKER AVENUE, ASSESSOR'S PARCEL NO. 134-231-021

RESOLUTION NO. RES-2019-105 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE DEMOLITION OF STRUCTURES AT 7630 LAKEVILLE HIGHWAY, ASSESSOR'S PARCEL NO. 068-120-012

RESOLUTION NO. RES-2019-106 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE DEMOLITION OF STRUCTURES AT 7650 LAKEVILLE HIGHWAY, ASSESSOR'S PARCEL NO. 068-120-013

RESOLUTION NO. RES-2019-107 ENTITLED: RESOLUTION OF THE

COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE DEMOLITION OF STRUCTURES AT DOYLE PARK, ASSESSOR'S PARCEL NO. 009-231-004

RESOLUTION NO. RES-2019-108 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE DEMOLITION OF THE JUILLIARD PARK BATHROOM, ASSESSOR'S PARCEL NO. 010-212-001.

The motion carried by the following vote:

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

14.2 REPORT - REJECTION OF BID PROTEST; CONTRACT AWARD - BUILDING DEMOLITION - VARIOUS CITY LOCATIONS (13 LOCATIONS)

BACKGROUND: In 2017 Council commissioned an assessment and maintenance analysis of city-owned structures to improve its ability to properly deploy staffing resources and develop a long-term maintenance program. A number of structures were recommended for sale/divestiture or demolition.

In 2018 and 2019, Council authorized the razing of buildings and structures shown below. Once these authorizations were granted, staff began preparing a construction contract to demolish the structures.

This contract will demolish a total of 31 city-owned structures in and outside of City limits at the following locations:

1. 2810 4th Street
 - a. Small commercial building
2. 952 Sonoma Avenue
 - a. Single family residence
 - b. Garage
3. 7630 Lakeville Highway
 - a. Single family residence
 - b. Lean-to structure
4. 7650 Lakeville Highway

- a. Single family residence
- b. Single family residence
- 5. 1595 Meadow Lane
 - a. Single family residence
 - b. Barn
 - c. Barn
 - d. Barn
 - e. Detached garage
 - f. Gazebo
- 6. 4090 Walker Road
 - a. Single family residence
 - b. Barn
- 7. 4099 Walker Road
 - a. Storage shed
- 8. 1027 McMinn
 - a. Single family residence
- 9. 1370 Burbank Avenue
 - a. Single family residence
 - b. Single family residence
 - c. Storage Shed
 - d. Storage Shed
 - e. Storage Shed
- 10. 1400 Burbank Avenue
 - a. Single family residence
 - b. Barn
- 11. Doyle Park
 - a. Shop storage building
 - b. Concession stand
 - c. Ballfield storage building
 - d. Storage shed
 - e. Storage building
- 12. Howarth Park
 - a. Caretaker's House
- 13. Juilliard Park
 - a. Bathroom

Historic evaluations were completed for all structures included in this contract by City staff and City consultants, Tom Origer & Associates or

Architectural Resources Group, Inc. It was concluded that all structures in this contract do not appear to meet the eligibility criteria outlined in the California Register for historic significance.

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, to 1) reject the bid protest by Asbestos Management Group of California, Inc., 2) waive any minor irregularities in the lowest bid, 3) award Contract No. C02162, Building Demolition - Various City Locations, in the amount of \$511,000.00 to the lowest responsible bidder, AFM Environmental, Inc. of West Sacramento, California, and 4) approve a 10% contract contingency, and authorize a total contract amount of \$562,100.00.

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

Presented by Grant Bailey, Associate Civil Engineer; and Erich Rauber, Supervising Engineer

PUBLIC COMMENT

Nicole Tai, GreenLynx, spoke regarding options for Howarth Park Caretaker's Cottage, and time to bid project. Comment from speaker card: GreenLynx can provide salvage and deconstruction of the house if that would assist the City.

George Uberti spoke in opposition to the item.

A motion was made by Council Member Tibbetts, seconded by Council Member Olivares, to waive reading of the text and adopt as amended to exclude demolition of the Howarth Park Caretaker's Cottage:

RESOLUTION NO. RES-2019-109 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA REJECTING THE BID PROTEST BY ASBESTOS MANAGEMENT GROUP OF CALIFORNIA, INC., WAIVING ANY IRREGULARITIES IN THE LOWEST BID AND AWARDING CONTRACT C02162 AFM ENVIRONMENTAL, INC. FOR THE DEMOLITION OF 30

CITY-OWNED STRUCTURES AT 12 SEPARATE CITY LOCATIONS.

The motion carried by the following vote:

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

15. PUBLIC HEARINGS

- 15.1** PUBLIC HEARING - RESIDENCE INN BY MARRIOTT (AJAIB BHADARE) APPEAL OF PLANNING COMMISSION ACTION ON A CONDITIONAL USE PERMIT FOR THE PROPOSED RESIDENCE INN BY MARRIOTT HOTEL AT 3558 ROUND BARN CIRCLE, SANTA ROSA, CA 95403; ASSESSOR'S PARCEL NUMBER 173-020-008; FILE NO. PRJ17-045 AND CUP18-162.

BACKGROUND: On February 12, 2019, the City Council held a public hearing regarding the proposed 114-room, four story hotel on a 4.6-acre site located at 3558 Round Barn Circle. This public hearing followed an appeal of the Planning Commission action on December 10, 2018, which resulted in the denial of the Conditional Use Permit. The grounds for the appeal include that the application meets or exceeds all requirements for approval and staff recommended its approval, that the development meets or exceeds all fire-related requirements, that the project is consistent with the General Plan and Zoning Ordinance, that the project meets all height requirements and incorporated input from two Design Review Board pre-applicating meetings, and that the project is exempt from CEQA.

Following the February 12, 2019, public hearing, the Council continued the item.

RECOMMENDATION: The Planning and Economic Development Department recommends that the Council, by resolution, grant the appeal of the Planning Commission's decision and approve a Conditional Use Permit (CUP) for the proposed Residence Inn by Marriott hotel.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 -Appeal](#)
[Attachment 3 - Location and Neighborhood Context Map](#)
[Attachment 4 - Site Plan](#)
[Attachment 5 - Elevations, Floor Plans, and Sections](#)
[Attachment 6 - Renderings](#)
[Attachment 7 - Preliminary Landscape Plan](#)
[Attachment 8 - Grading Plan](#)
[Attachment 9 - Project Narrative and Visual Analysis](#)
[Attachment 10 - Slope Analysis](#)
[Attachment 11 - Traffic Study - W Trans](#)
[Attachment 12 - Biological Resources Assessment](#)
[Attachment 13 - Climate Action Plan Appendix E New Development Checklist](#)
[Attachment 14 - Improvement Plan for Lot 6 of Fountaingrove Executive Center](#)
[Attachment 15 - February 2017 Concept DR Plans and Minutes](#)
[Attachment 16 - October 2016 Concept DR Plans and Minutes](#)
[Attachment 17 - Policy Statement for PD 72-001](#)
[Attachment 18 - Public Correspondence](#)
[Attachment 19 - Evacuation Plan](#)
[Attachment 20 - Amended Grading Plan](#)
[Attachment 21 - Amended Elevation and Sections](#)
[Attachment 22 - Summary of Resolution](#)
[Attachment 23 - Economic Impact Analysis.pdf](#)
[Attachment 24 - Late Public Correspondence](#)
[Late Correspondence \(Uploaded 7/15/2019\)](#)
[Late Correspondence \(Uploaded 7/16/2019\)](#)
[Resolution](#)
[Presentation](#)

Council Member Sawyer left the meeting at 5:09 p.m.

EX PARTE DISCLOSURE:

Mayor Schwedhelm, Vice Mayor Rogers, and Council Members Combs, Fleming, and Tibbetts disclosed ex parte communications.

Presented by Amy Nicholson, City Planner

Tina Wallis, legal counsel on behalf of appellant, presented. In place of having voluminous public comments on the item, Ms. Wallis read the following list of audience members present in support of the item: Mousa Abbasi; Deanna Alexander, Nordby Construction; Natalie Balfour; Tom Birdgall; Andrew Botka, Keysight Technologies; Bill Carson; Joti Chandi, Chandi Hospitality Group; Sonu Chandi, Chandi Hospitality Group; Dan Condron, Santa Rosa

Metro Chamber; Janet Condron; Tom Davenport; Joe Dietzen, Metro Chamber of Commerce; Michael Hyman; Danny Jones, Keegan and Coppin Co.; Gary Lentz, Santa Rosa Chamber; Brian Ling, Sonoma County Alliance; John McHugh, Metro Chamber; Donette Moix, Woodmont Real Estate Services; Craig Nordby, Nordby Construction; Dave Peterson; Peter Rumble, Santa Rosa Metro Chamber; Paul Schwartz, S.R.C.T.C; and Robin Stephani, 8th Wave.

Mayor Schwedhelm opened the public hearing at 6:11 p.m.

PUBLIC COMMENT

Tyler Hedden, Chief Executive with St. Joseph Health, spoke in support of the item.

Mike Williams, Basin Street Properties, spoke in support of the item.

George Uberti spoke in opposition to the item.

Mayor Schwedhelm closed the public hearing at 6:17 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-2019-110 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA GRANTING THE RESIDENCE INN BY MARRIOTT/AJAIB BHADARE APPEAL AND APPROVING A CONDITIONAL USE PERMIT APPROVAL FOR THE RESIDENCE INN BY MARRIOTT HOTEL PROJECT AT 3558 ROUND BARN CIRCLE; APN: 173-020-008- FILE NUMBER PRJ17-045 AND CUP18-162

The motion carried by the following vote:

Yes: 5 - Mayor Schwedhelm, Vice Mayor Rogers, Council Member Fleming, Council Member Olivares, and Council Member Tibbetts

No: 1 - Council Member Combs

Recused: 1 - Council Member Sawyer

16. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION) - 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, Mayor Schwedhelm adjourned the meeting at 6:39 p.m. The next regularly scheduled meeting will take place on July 23, 2019, at a time set by the Mayor.

20. UPCOMING MEETINGS

20.1 UPCOMING MEETINGS LIST

Attachments: [Upcoming Meetings List](#)

This item was received and filed.

Approved on: August 6, 2019
/s/ Dina Manis, Acting City Clerk