



**City Council
Regular Meeting Minutes - Final**

Tuesday, July 24, 2018

2:00 PM

1. CALL TO ORDER AND ROLL CALL

Mayor Coursey called the closed session to order at 2:03 p.m.

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

Absent: 1 - 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: 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

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

Name of Case: Bilingual Broadcasting Foundation, Inc.

City of Santa Rosa Administrative Enforcement Order

Mayor Coursey adjourned closed session at 3:20 p.m. and reconvened the meeting to open session in the Council Chamber at 3:40 p.m.

3. STUDY SESSION

- 3.1 STUDY SESSION SANTA ROSA POLICE DEPARTMENT
UNMANNED AERIAL SYSTEM PROGRAM

The purpose of this study session is to provide an update on the unmanned aerial system (UAS) program; what we have done, where we are now, and where we plan to go with this technology. The use of small unmanned aerial systems, also unmanned aerial vehicles (UAV) or drones, has been growing rapidly in the last two years. These

devices have proven their value in commercial industry, hobby use, and for governmental purposes many times. They have been especially helpful in the realm of public safety and emergency response. The department began studying how law enforcement agencies could earn or maintain their communities' trust in implementing UAS programs designed to assist in a wide variety of law enforcement and public safety applications. Over the last two years, the exploration of UAS use has matured into the beginning stages of an operational program for the Santa Rosa Police Department.

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

Presented by Craig Schwartz, Police Captain.

This item was received and filed.

4. ANNOUNCEMENT OF ROLL CALL

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

Absent: 1 - Council Member Jack Tibbetts

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

City Attorney Sue Gallagher announced that Council provided direction on Items 2.1 and 2.2.

6. PROCLAMATIONS/PRESENTATIONS

6.1 PROCLAMATION - NATIONAL PARKS AND RECREATION MONTH

Attachments: [Proclamation](#)

Council Member Sawyer read the proclamation and presented it to Bill Fickelstein, Santa Rosa Parks Foundation.

Mayor Coursey left the meeting at 4:35 p.m.

7. STAFF BRIEFINGS

7.1 JULY IS NATIONAL PARKS MONTH

Recreation and Parks Department staff will provide information on 'Parks Make Life Better' Bash, which will take place Friday, July 27,

from 4:00 -7:00 p.m., at Howarth Park. Staff will provide an overview of the event and information on the activities that will take place.

Attachments: [Presentation](#)

Presented by Kristi Buffo, Marketing and Outreach Coordinator, Recreation and Parks Department.

7.2 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.

Eric Lamoureux, Deputy Director for Regional Response Operations of Cal OES, provided a brief report.

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

There was nothing to report.

9. STATEMENTS OF ABSTENTION BY COUNCILMEMBERS

Council Member Sawyer announced that he would be abstaining from Item 10.2.1.

Vice Mayor Rogers announced that Item 10.2.1 would be continued to a future, pending a full council.

10. MAYOR'S/COUNCILMEMBERS' REPORTS

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

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

Council Member Schwedhelm provided a brief report on the Standing Home Meeting in Coffey Park and Joint City/County Homeless System of Care Redesign Ad Hoc committee meeting.

Vice Mayor Rogers provided brief report on Mayors and Council Members Association meeting.

10.2 MATTERS FROM COUNCIL REGARDING FUTURE AGENDA ITEMS

- 10.2.1** REQUEST FOR AGENDA ITEM REGARDING CITY RENT STABILIZATION ORDINANCE (This item was continued from the July 10, 2018, Regular Meeting)

BACKGROUND: At the June 26, 2018, City Council meeting, Council Member Combs requested a future agenda item to discuss a city rent stabilization ordinance. Council Member Tibbetts concurred with the request.

This item was continued to a future meeting.

11. APPROVAL OF MINUTES - NONE.

12. CONSENT ITEMS

Vice Mayor Rogers recessed the meeting at 4:59 p.m. and reconvened the meeting at 5:01 p.m.

Approval of the Consent Agenda

RESOLUTION NO. RES-2018-122 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AWARDING GENERAL SERVICES AGREEMENT EF001552, IN THE

AMOUNT OF \$149,000.00 TO TERRACON CONSTRUCTORS, INC. OF HEALDSBURG, CALIFORNIA.

A motion was made by Council Member Combs, seconded by Council Member Sawyer, to waive reading of the text and adopt Consent Item 12.1. The motion carried by the following vote:

Yes: 4 - Vice Mayor Rogers, Council Member Combs, Council Member Sawyer, and Council Member Schwedhelm

Absent: 3 - Mayor Coursey, Council Member Olivares, and Council Member Tibbetts

12.1 RESOLUTION - GENERAL SERVICES AGREEMENT APPROVAL - CLOSED CIRCUIT TELEVISION SERVICES FOR FIRE IMPACTED STORM DRAINS

RECOMMENDATION: It is recommended by the Water Department that the Council, by resolution, award and ratify General Services Agreement EF001552 in the amount of \$149,000.00 to TerraCon Constructors, Inc. of Healdsburg, California, for Closed Circuit Television services previously performed to assess storm drain damage related to the October 2017 wildfires.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2018-122 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AWARDED GENERAL SERVICES AGREEMENT EF001552, IN THE AMOUNT OF \$149,000.00 TO TERRACON CONSTRUCTORS, INC. OF HEALDSBURG, CALIFORNIA

13. PUBLIC COMMENT ON NON-AGENDA MATTERS

Vice Mayor Rogers recessed the meeting at 4:59 p.m. and reconvened the meeting at 5:01 p.m.

Scott Wagner spoke in support of affordable housing.

Paul McGavin spoke in opposition to small cell installations.

Lucy Marie Neff spoke regarding homelessness.

Cindy Armada spoke regarding weed abatement and affects of homelessness causing debris, illegal dumping, fire danger, and blight in her neighborhood.

Jennifer Coleman spoke in opposition to Item 10.2.1 being continued to a future agenda.

Victor Puterbaugh spoke in opposition of Catholic Charities; and in support of affordable housing.

Alima Silverman, architect and member with Rebuild Green Coalition, spoke in support of accessory dwelling units and in opposition of the permit processes.

John Jaffray with Unitarian Universalist Congregation spoke regarding unsupervised homeless encampments.

Eric Fraser, Greater Cherry Street Neighborhood Association, spoke regarding pedestrian injuries as a result of defective sidewalk in the Cherry Street neighborhood.

14. REPORT ITEMS

14.1 REPORT - SANTA ROSA TOURISM BUSINESS IMPROVEMENT AREA FISCAL YEAR 2017-2018 ANNUAL REPORT AND FISCAL YEAR 2018-2019 WORK PLAN

BACKGROUND: The Santa Rosa Tourism Business Improvement Area (SRTBIA) was established by Ordinance 3946 creating an assessment district on Santa Rosa lodging establishments. Per the ordinance, the Advisory Board is comprised of one Santa Rosa Chamber of Commerce employee, one City of Santa Rosa employee and three Santa Rosa lodging operators, at least one of whom is employed by a full-service hotel and one by a select service hotel.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution,

accept the SRTBIA's Fiscal Year 2017-2018 Annual Report, approve the continuation of the annual assessment on Santa Rosa lodging businesses, and adopt the Fiscal Year 2018-2019 Budget and Work Plan.

Attachments: [Staff Report](#)
 [Attachment 1](#)
 [Attachment 2](#)
 [Resolution](#)
 [Exhibit A](#)
 [Presentation](#)
 [Presentation - Revised \(Uploaded 7/23/2018\)](#)

Presented by Raissa de la Rosa, Economic Development Manager, assisted by Brad Calkins, Executive Director with Visit Santa Rosa.

Mayor Coursey joined the meeting at 5:48 p.m.

PUBLIC COMMENT

Eric Fraser spoke on financial impacts on the city budget, home sharing economy, and the lack of tax representation to local businesses.

Peggy Marie Hendrix spoke on various topics.

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

RESOLUTION NO. RES-2018-123 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ACCEPTING AND APPROVING THE 2017-2018 SANTA ROSA TOURISM BUSINESS IMPROVEMENT AREA ANNUAL REPORT AND ADOPTING THE WORK PLAN FOR 2018-2019

The motion carried by the following vote:

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

Absent: 1 - Council Member Tibbetts

14.2 **REPORT - ENTERPRISE AGREEMENT WITH ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC. FOR GIS SOFTWARE**

BACKGROUND: Environmental Systems Research Institute, Inc. (ESRI) provides the GIS software used to create all internal and public-facing maps in use by the City. In addition, ESRI tools provide the analysis engine behind spatial models used to assess and improve city services. The ESRI government enterprise agreement will allow the City to acquire and use ESRI tools at a lower overall cost.

RECOMMENDATION: It is recommended by the Information Technology Department that the Council, by resolution: 1) waive competitive bidding pursuant to Section 3-08.100, subdivision (D) of the Santa Rosa City Code; and, 2) approve a three-year Small Enterprise Agreement with Environmental Systems Research Institute, Inc. (ESRI) for Geographic Information System (GIS) software in the amount of \$450,000.

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

Presented by Eric McHenry, Director and Chief Information Officer, and Kristie Bartlett, Division Manager, Information Technology Department.

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

RESOLUTION NO. RES-2018-124 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA WAIVING COMPETITIVE BIDDING PURSUANT TO SECTION 3-08.100(D) OF THE SANTA ROSA CITY CODE AND APPROVING AN ENTERPRISE AGREEMENT WITH ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC. (ESRI) FOR GIS SOFTWARE

The motion carried by the following vote:

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

Absent: 1 - Council Member Tibbetts

14.3 REPORT - CITY OF SANTA ROSA REVENUE BALLOT MEASURES FOR AFFORDABLE HOUSING AND GENERAL CITY SERVICES

BACKGROUND: Additional financial resources are needed to enable

the City to meet several unmet needs. Options for generating these additional financial resources include increasing the City sales tax by a quarter-cent; increasing Transient Occupancy Tax (TOT) from 9% up to 12%; and, an Affordable Housing General Obligation Bond. All of these options would require voter approval. Sales tax and TOT increases designated for general City purposes would require a majority (50% plus one vote). If designated for special purposes, such tax increases would require a two-thirds vote. A General Obligation bond for Affordable Housing would also require a two-thirds vote.

The City engaged the services of two firms to conduct an opinion survey gauging voter opinion on a quarter-cent sales tax increase, a TOT increase, and a Housing and Infrastructure General Obligation Bond. The results of which were provided to Council on June 26, 2018. At this meeting, the City Council requested a second opinion survey on a General Obligation Bond only for Affordable Housing, and at various ad valorem tax rate increases.

The purpose of this item is to allow the City Council to consider each of the revenue options put forward, and vote on all of the revenue options.

RECOMMENDATION: It is recommended by the City Manager, Finance, and Housing and Community Services Departments, and the City Council Infrastructure and Housing Finance Ad Hoc Committee that the Council:

(1) Introduce an ordinance to add Chapter 3-29 to the City Code to establish a temporary .25% (1/4¢) sales tax for a period of six years for general City services, and, by resolution, order the submission of a ballot measure to seek voter approval of the ordinance at the November 6, 2018 General Municipal Election and direct related actions;

(2) Introduce an ordinance to amend Section 3-28.020 of the City Code to increase the Transit Occupancy Tax by 3%, from 9% up to 12%, and, by resolution, order the submission of a ballot measure to seek voter approval of the ordinance at the November 6, 2018 General Municipal Election and direct related actions;

(3) Select a levy amount and introduce an ordinance to amend Chapter 4-40 of the City Code to authorize the issuance of general obligation bonds for the purpose of funding affordable housing, and by resolution,

order the submission of a ballot measure to seek voter approval of the ordinance at the November 6, 2018 General Municipal Election and direct related actions. Voter approval of the measure would result in the placement of an ad valorem property tax on properties within the city limits of Santa Rosa, with proceeds being used for affordable rental and homeownership housing. It is recommended that the Council consider setting the ad valorem property tax levy at a rate between \$19 and \$49 per every \$100,000 of assessed value.

Attachments: [Staff Report](#)
[Attachment 1 - Policy Framework](#)
[TOT Resolution](#)
[TOT Ordinance](#)
[Sales Tax Resolution](#)
[Sales Tax Ordinance](#)
[Housing Bond Resolution Opt A](#)
[Housing Bond Resolution Opt B](#)
[Housing Bond Ordinance \(Urgency\)](#)
[Presentation 1 - Consultant \(Uploaded 7/23/2018\)](#)
[Presentation 1a - Consultant Topline Report](#)
[Housing Bond Reso Opt A REDLINED](#)
[Presentation 2 \(Uploaded 7/23/2018\)](#)
[Housing Bond Reso Opt A FINAL](#)
[Housing Bond Reso Opt B REDLINED](#)
[Housing Bond Reso Opt B FINAL](#)
[REVISED Sales Tax Resolution REDLINED](#)
[REVISED Sales Tax Resolution FINAL](#)
[REVISED TOT Resolution REDLINED](#)
[REVISED TOT Resolution FINAL](#)

Presented by Alan Alton, Deputy Director of Finance.

PUBLIC COMMENT

Peter Rumble, Santa Rosa Metro Chamber's Chief Executive Officer, spoke regarding selecting a priority among the three proposed ballot measures of either transient occupancy tax, sales tax, or housing bond.

Chris Grabill, Co-chair of the Santa Rosa Housing and Recovery Bond Campaign, spoke regarding amending the housing bond ordinance text to include additional focus on recovery.

Tiffany Wong with spoke regarding in support of housing bond ballot

measure.

Bryce Dow-Williamson spoke, on behalf of Council Member Tibbetts, in support of the housing bond ballot measure.

Leydi Vasquez, alumni from Roseland University Prep, spoke in support of the housing bond ballot measure.

Brigette Mansell, teacher with Santa Rosa City Schools, spoke in support of the housing bond ballot measure, and requested to include recovery-focused verbiage.

Joe Holcomb spoke in support of the transient occupancy tax, sales tax, and housing bond ballot measures.

Jacqueline Ortiz, Senior at Roseland University Preparatory School, spoke in support of the housing bond ballot measure.

Vicki McCammon spoke in support of the housing bond ballot measure.

Riley Weissenborn, Project manager with MidPen Housing, spoke in support of the housing bond ballot measure.

Eric Fraser spoke in support of the housing bond ballot measure, and concerns with transient occupancy tax ordinance verbiage.

Nadine Condon spoke in support of the housing bond ballot measure.

Jack Buckhorn, Chief Executive Officer of North Bay Labor Council and Building Trades Council, spoke in support of amending the housing bond ballot measure with labor provisions.

Brad Calkins spoke regarding the concerns of the transient occupancy tax verbiage.

Mary Dominguez spoke in support of the housing bond ballot measure.

Bill Nicholl spoke in support of the housing bond ballot measure.

Dorothy Battenfeld, Santa Rosa Junior College Board of Trustees, spoke in support of the housing bond ballot measure.

Keith Woods, Chief Executive Officer with North Coast Builders Exchange, spoke in opposition to the housing bond ballot measure.

Scott Johnson, EAH Housing, spoke in support of the housing bond ballot measure.

Thomas Ells spoke in support of the sales tax, transient occupancy tax, and housing bond ballot measures.

Mara Ventura, Director of North Bay Jobs with Justice, spoke in support of the amended housing bond ballot measure with labor provisions.

Gail Simons spoke in support of the transient occupancy tax, sales tax, and housing bond ballot measures.

Brian Ling with Sonoma County Alliance spoke in support of the housing bond ballot measure; and in opposition to the sales tax, infrastructure, and transient occupancy tax ballot measures.

Efren Carrillo spoke in support of the housing bond ballot measure.

Frank Baumgardner spoke in support of the housing bond ballot measure.

Kathleen Winston spoke in support of the housing bond ballot measure; and in support of safe parking.

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

RESOLUTION NO. RES-2018-125 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ORDERING SUBMISSION OF A BALLOT MEASURE TO APPROVE AN ORDINANCE OF THE CITY OF SANTA ROSA ADDING CHAPTER 3-29 TO TITLE 3 OF THE SANTA ROSA CITY CODE TO IMPOSE A TEMPORARY 1/4 CENT GENERAL TRANSACTIONS AND USE TAX TO BE ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION, APPROVING BALLOT LANGUAGE, PERMITTING THE FILING OF REBUTTAL ARGUMENTS, DIRECTING THE CITY ATTORNEY TO PROVIDE AN IMPARTIAL ANALYSIS, AND PROVIDING DIRECTION REGARDING BALLOT ARGUMENTS IN SUPPORT OF THE MEASURE

The motion carried by the following vote:

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

Absent: 1 - Council Member Tibbetts

Mayor Coursey recessed the meeting at 8:50 p.m. and reconvened the meeting at 9:02 p.m.

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

RESOLUTION ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ORDERING SUBMISSION OF A BALLOT MEASURE TO APPROVE AN ORDINANCE OF THE CITY OF SANTA ROSA AMENDING SECTION 3-28.020 OF THE SANTA ROSA CITY CODE TO INCREASE THE CITY'S TRANSIENT OCCUPANCY TAX, APPROVING BALLOT LANGUAGE, PERMITTING THE FILING OF REBUTTAL ARGUMENTS, DIRECTING THE CITY ATTORNEY TO PROVIDE AN IMPARTIAL ANALYSIS, AND PROVIDING DIRECTION REGARDING BALLOT ARGUMENTS IN SUPPORT OF THE MEASURE

The motion failed by the following vote:

Yes: 2 - Vice Mayor Rogers, and Council Member Combs

No: 4 - Mayor Coursey, Council Member Olivares, Council Member Sawyer, and Council Member Schwedhelm

Absent: 1 - Council Member Tibbetts

A motion was made by Council Member Combs, seconded by Council

Member Schwedhelm, to waive reading of the text and adopt as amended:

**HOUSING BOND OPTION A - RESOLUTION NO. RES-2018-126 ENTITLED:
RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA
DETERMINING THAT PUBLIC INTEREST AND NECESSITY DEMAND THE
ISSUANCE OF GENERAL OBLIGATION BONDS FOR THE ACQUISITION
AND IMPROVEMENT OF AFFORDABLE HOUSING, SUBMITTING TO THE
SANTA ROSA ELECTORATE A MEASURE TO AUTHORIZE GENERAL
OBLIGATION BONDS FOR AFFORDABLE HOUSING PROJECTS AND
REQUESTING SONOMA COUNTY TO CONSOLIDATE A BOND ELECTION
TO BE HELD ON NOVEMBER 6, 2018**

The motion carried by the following vote:

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

Absent: 1 - Council Member Tibbetts

**A motion was made by Council Member Combs, seconded by Council
Member Schwedhelm, to waive reading of the text and adopt as amended:**

**HOUSING BOND OPTION B - RESOLUTION NO. RES-2018-127 ENTITLED:
RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA
DETERMINING THAT PUBLIC INTEREST AND NECESSITY DEMAND THE
ISSUANCE OF GENERAL OBLIGATION BONDS FOR THE ACQUISITION
AND IMPROVEMENT OF AFFORDABLE HOUSING, SUBMITTING TO THE
SANTA ROSA ELECTORATE A MEASURE TO AUTHORIZE GENERAL
OBLIGATION BONDS FOR AFFORDABLE HOUSING PROJECTS AND
REQUESTING SONOMA COUNTY TO CONSOLIDATE A BOND ELECTION
TO BE HELD ON NOVEMBER 6, 2018**

The motion carried by the following vote:

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

Absent: 1 - Council Member Tibbetts

Council Member Combs requested that staff provide guidelines along with housing materials at the August 7, 2018, City Council meeting.

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

ORDINANCE NO. ORD-2018-018 ENTITLED: AN URGENCY ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING ARTICLE I OF CHAPTER 4-40 OF THE SANTA ROSA CITY CODE TO AUTHORIZE THE ISSUANCE OF GENERAL OBLIGATION BONDS FOR THE PURPOSE OF FUNDING AFFORDABLE HOUSING

The motion carried by the following vote:

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

Absent: 1 - Council Member Tibbetts

15. PUBLIC HEARINGS

- 15.1** PUBLIC HEARING - APPEAL OF FINAL DESIGN REVIEW FOR THE PROPOSED OAKMONT OF EMERALD ISLE COMMUNITY CARE FACILITY LOCATED AT 0 GULLANE DR, SANTA ROSA, CA 95403; ASSESSOR'S PARCEL NUMBERS 173-670-004 AND 173-670-016; FILE NO. DR17-027 AND PRJ17-031

BACKGROUND: On March 15, 2018, the Design Review Board approved Final Design Review for Oakmont of Emerald Isle, a 49-unit assisted living facility, proposed in a new two-story building on a 12.5-acre site located at 0 Gullane Drive. On March 26, 2018, an appeal of the Design Review Board's action was filed by Ms. Beth Eurotas and Ms. Gloria Eurotas. The grounds for appeal question the Design Review Board's consideration of over-concentration of community care facilities, adequacy of the project's environmental review, and the findings made by the Design Review Board in granting Final Design Review approval.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department and the Design Review Board that the Council, by resolution, deny the appeal and approve Final Design Review for the proposed Oakmont of Emerald Isle community care facility located at 0 Gullane Dr, Santa Rosa, Ca 95403; Assessor's Parcel Numbers 173-670-004 and 173-670-016; File No. DR17-027 and PRJ17-031.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - General Plan Zoning Map](#)
[Attachment 4 - Appeal Statement Oakmont Emerald Isle 2018-03-26](#)
[Attachment 5 - Applicant Appeal Response w Attachments 2018-05-09](#)
[Attachment 6 - DRB Res 18-977 18-972](#)
[Attachment 7 - Final DR Plan Set 2018-02-01](#)
[Attachment 8 - Project Description 4-27-2017](#)
[Attachment 9 - DRB Minutes 3-15-2018 1-4-2018 8-18-2016](#)
[Attachment 10 - Fountaingrove Ranch Policy Statement](#)
[Attachment 11 - Mitigated Negative Declaration - 9-25-2017](#)
[Attachment 11a - Traffic Analysis](#)
[Attachment 11b - Air Quality Greenhouse Gas Study](#)
[Attachment 11c - Biological Resources Study](#)
[Attachment 11d - Geotechnical Analysis](#)
[Attachment 11e - Prelim SUSMP Report](#)
[Attachment 11f - Noise Impact Analysis](#)
[Attachment 12 - Mitigation Monitoring and Reporting Program](#)
[Attachment 13 - Photo Sims](#)
[Attachment 14 - Bike Rack Location](#)
[Attachment 15 - Memo on Wildfire CEQA Impacts](#)
[Attachment 16 - PC Late Correspondence 11-30-2017](#)
[Attachment 17 - PC Minutes 11-30-2017](#)
[Attachment 18 - PC Resos 11860 11861 11862](#)
[Attachment 19 - Updated Tree Mitigation Plan](#)
[Attachment 20 - Comments 01-04-2018](#)
[Resolution](#)
[Presentation](#)

This Public Hearing was continued to a future meeting.

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, Mayor Coursey adjourned the meeting at 9:27 p.m. The next regularly scheduled meeting will take place on August 7, 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: October 16, 2018

/s/ Daisy Gomez, City Clerk