



**City Council  
Regular Meeting Minutes - Draft**

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Tuesday, April 24, 2018

1:00 PM

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**1. CALL TO ORDER AND ROLL CALL**

Mayor Coursey called the closed session meeting to order at 1:00 p.m.

**Present:** 6 - Mayor Chris Coursey, Vice Mayor Chris Rogers, Council Member Julie Combs, Council Member John Sawyer, Council Member Tom Schwedhelm and Council Member Jack Tibbetts

**Absent:** 1 - Council Member Ernesto Olivares

**2. ANNOUNCEMENT OF CLOSED SESSION ITEMS**

**PUBLIC COMMENT**

Duane DeWitt spoke regarding Item 2.1, and requested that closed session items provided more description for public participation; and spoke in opposition to purchasing 1370 Burbank Avenue.

Mayor Coursey recessed the meeting to closed session at 1:03 p.m. to discuss Item 2.1 as listed on the agenda:

**2.1 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9: potential number of cases unknown

Mayor Coursey adjourned the closed session at 2:19 p.m. and reconvened the meeting to open session in the Council Chamber at 2:21 p.m.

**RECESS CLOSED SESSION(S) AND RECONVENE TO OPEN SESSION IN THE COUNCIL CHAMBER FOR A SPECIAL JOINT MEETING OF THE CITY COUNCIL AND PLANNING COMMISSION**

**3. STUDY SESSION**

Also present: Chair Casey Edmonson, Vice Chair Karen Weeks,

Commissioner Vicki Duggan, Commissioner Curt Groninga, and Commissioner Julian Peterson.

**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

**3.1** GENERAL PLAN ANNUAL REVIEW, HOUSING ACTION PLAN UPDATE, DOWNTOWN STATION AREA SPECIFIC PLAN UPDATE, AND GENERAL PLAN UPDATE

Each year, the Planning Commission and City Council review the General Plan consistent with State planning and zoning law. This study session will allow time to cover General Plan actions in 2017, housing needs information, as well as to review the operation of the Growth Management Ordinance and the Housing Allocation Plan over the last year. A review of the progress that has been made on implementation of the Housing Action Plan, as well as a review of the upcoming Downtown Station Area Specific Plan and General Plan update projects, will also be provided.

Presented by David Guhin, Director of Planning and Economic Department, Jessica Jones, Supervising Planner, and Raissa de la Rosa, Economic Development Manager.

**PUBLIC COMMENT**

Duane DeWitt spoke regarding the Federal Government and Urban Housing Ideology and Change in Public Policy; in support of housing veterans.

Zach Berkowitz spoke in support of the developments in the City of Santa Rosa; and in opposition to the increase of fees.

Anne Seeley spoke regarding the need of having an intake staff person at the Resilient City Permit Center.

Peter Tscherneff spoke in support of housing the homeless.

Steve Birdlebough spoke in support of building houses.

David Petritz spoke in support of current and future developments.

Deborah Tavares spoke in opposition to the increased development and growth, and concerns with Resilient Permits company.

Ada Chan, Association of Bay Area Governments/Metropolitan Transportation Commission, spoke in support of current and future developments.

**This item was received and filed.**

Vice Mayor Rogers adjourned the special joint meeting at 4:59 p.m. and reconvened the regular meeting at 5:05 p.m.

Council Member Olivares left the meeting at 5:00 p.m.

#### **4. ANNOUNCEMENT OF ROLL CALL**

**Present:** 5 - Vice Mayor Chris Rogers, Council Member Julie Combs, Council Member John Sawyer, Council Member Tom Schwedhelm and Council Member Jack Tibbetts

**Absent:** 2 - Mayor Chris Coursey and Council Member Ernesto Olivares

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

City Attorney Gallagher provided direction to staff.

#### **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.

Paul Lowenthal, Assistant Fire Marshal provided a brief report.

Ben Horenstein, Director of Water, provided a brief report.

**PUBLIC COMMENT**

Duane DeWitt spoke regarding the need of updates to Journey's End mobile park.

Deborah Tavares spoke regarding Marin/Sonoma Mosquito and Vector Control District and the concerns of the spray products used.

Peter Tscherneff spoke regarding the need of placing erosion control and using himself and the homeless to install it.

Colleen Fernald spoke regarding the need to do more for fire recovery and rebuild and the use of safer non-carcinogenic materials.

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

There was nothing to report.

## **9. STATEMENTS OF ABSTENTION BY COUNCILMEMBERS**

There were no abstentions made.

## **10. MAYOR'S/COUNCILMEMBERS' REPORTS**

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

Council Member Schwedhelm provided a brief report on the Joint Continuum of Care Ad-Hoc committee meeting.

### **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**

Vice Mayor Rogers provided a brief report on the Cannabis 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)**

Council Member Combs provided a brief report.

**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**

Vice Mayor Rogers provided brief reports on the League of Cities Annual Lobby Day and the Mayors and Council Members Legislative Task Force.

**10.2 MATTERS FROM COUNCIL REGARDING FUTURE AGENDA ITEMS**

**10.2.1 REQUEST FOR AGENDA ITEM REGARDING PRICE GOUGING**

BACKGROUND: At the April 17, 2018, City Council meeting, Vice Mayor Rogers requested a future agenda item to discuss extending a prohibition on rental housing price gouging within the City of Santa Rosa. Council Member Tibbetts concurred with the request.

**A motion was made by Council Member Combs, seconded by Council Member Tibbetts, to discuss extending a prohibition on rental housing price gouging within the City of Santa Rosa at a future meeting. The motion carried by the following vote:**

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

**Absent:** 2 - Mayor Coursey and Council Member Olivares

**11. APPROVAL OF MINUTES - NONE.**

**12. CONSENT ITEMS - NONE.**

**13. PUBLIC COMMENT ON NON-AGENDA MATTERS**

Susan Chunco spoke in support of homeless encampments and assisting the homeless.

Adrienne Lauby, Homeless Action, spoke in support of homeless

encampments and assisting the homeless, and spoke in opposition of homeless encampment eviction process.

Peter Tscherneff spoke regarding various topics.

Merlin David spoke in support of homeless encampments; providing the homeless resources; and using vacant fields, lots, property for homeless encampments.

Scott Wagner spoke in support of homeless encampments and assisting the homeless.

Vice Mayor Rogers recessed the meeting at 5:58 p.m. and reconvened at 6:04 p.m.

Annette Pierson stood in silence.

Kathryn Jurik stood in silence.

Colleen Fernald spoke regarding the issues of violence.

Deborah Tavares spoke regarding the concerns of the homelessness, affects from the fire, and other subjects.

#### **14. REPORT ITEMS - NONE.**

#### **15. PUBLIC HEARINGS**

##### **15.1 PUBLIC HEARING - RESILIENT CITY DEVELOPMENT MEASURES**

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.

**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, Vice Mayor Rogers adjourned the meeting at 6:20 p.m. The next regularly scheduled meeting will take place on May 1, 2018, at a time set by the Mayor.

**20. UPCOMING MEETINGS**

**20.1 UPCOMING MEETINGS LIST**

**This item was received and filed.**

Approved on:

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Daisy Gomez  
City Clerk