



**City Council  
Regular Meeting Minutes - Final**

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Tuesday, January 8, 2019

1:00 PM

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

Mayor Schwedhelm called the closed session to order at 1:04 p.m.

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

**2. ANNOUNCEMENT OF CLOSED SESSION ITEMS**

Mayor Schwedhelm recessed the meeting to closed session at 1:04 p.m. to discuss Item 2.1 as listed on the agenda:

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

Name of Case: Nicholle Vannucci, et al. v. County of Sonoma, et al.  
Court Case No. USDC Northern District of California Case No.  
3:18-cv-01955-VC

Mayor Schwedhelm adjourned the closed session at 2:05 p.m. and reconvened the meeting at 2:05p.m.

**3. JOINT STUDY SESSION**

Planning Commissioners also present: Chair Patti Cisco, Vice Chair Karen Weeks, Commissioner Akash Kalia, Commissioner Casey Edmondson, Commissioner Vicki Duggan, Commissioner Julian Peterson, Commissioner Jeff Okrepkie

**3.1 DOWNTOWN STATION AREA SPECIFIC PLAN UPDATE - SCOPE AND VISIONING**

The City has initiated an update to the Downtown Station Area Specific Plan, which was originally adopted in 2007. This study session will provide the Planning Commission and the Council an opportunity to review the scope and vision of the update and to provide feedback to City staff.

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

Presented by David Guhin, Assistant City Manager and Planning and Economic Development Director, and Patrick Streeter, Senior Planner.

#### PUBLIC COMMENT

Susan Hildreth, Sonoma County Library Director, spoke in support of the item.

Peter Rumble spoke in support of the item.

Steve Birdleough spoke in support of the item.

Teri Shore spoke in support of the item.

Ray Morgan spoke in support of the item.

Deborah Tavares spoke in support of the item and provided solar information.

Efren Carrillo spoke in support of the item.

Nick Caston spoke in support of the item.

Mayor Schwedhelm recessed the meeting at 3:46 p.m. and reconvened the meeting at 3:48 p.m.

**This Study Session was received and filed.**

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

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

#### **5. STUDY SESSION**

## 5.1 GENERAL PLAN 2035 UPDATE

The General Plan expresses the City's community vision and contains goals and policy that shape future housing and job development, foster healthy and resilient neighborhoods, protect and manage natural resources, and promote social and economic equity. The Santa Rosa General Plan 2035, which was adopted in November 2009, is in need of an update to address changes in State law, as well as changes in the community, since its adoption. While a limited scope update to address the State law changes would be sufficient, due to the recent focus on resiliency, housing, commercial and industrial uses and newly annexed land, among other issues, a comprehensive update to the General Plan is recommended.

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

Presented by Andy Gustavson, Senior Planner.

### PUBLIC COMMENT

Susan Hildreth, Interim Sonoma County Library Director, announced the appointment of Ann Hammond as the new Library Director and encouraged the use of the Sonoma County libraries.

Miles Burgin spoke in support of speaking with other jurisdictions for better practices, like Minneapolis.

Teri Shore, Regional Director of Greenspace Alliance, spoke in support of the item.

Deborah Tavares spoke regarding the impact of geothermal plants.

Peter Stanley spoke in support of the item.

Tom Conlon, Sierra Club, spoke in support of the item.

Thomas Ells spoke in support of the item.

**This Study Session was received and filed.**

## **6. ANNOUNCEMENT OF ROLL CALL**

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

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

City Attorney Gallagher announced that Council provided direction to staff for Item 2.1.

## **8. PROCLAMATIONS/PRESENTATIONS - NONE.**

## **9. STAFF BRIEFINGS**

### **9.1 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.

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

City Manager McGlynn provided a brief report of the impacts of the federal shutdown to city operations.

## **11. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS**

There were no abstentions made.

## **12. MAYOR'S/COUNCIL MEMBERS' REPORTS**

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

Mayor Schwedhelm announced his appointments of Terri Griffin to the Board of Community Services, Vince Harper to the Community Advisory Board, Eric Goldschlag to the Design Review Board, Christine Dektor to the Bicycle and Pedestrian Advisory Board, Bill Arnone to the Board of Public Utilities, Cecile Querubin to the Community Advisory Board, Jeff Okrepkie to the Planning Commission, and Monica Bryant to the Art in Public Places Committee.

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

### **12.1.1 Council Subcommittee Reports**

Council Member Combs provided a brief report on the Committee to House the Bay Area (CASA) compact and Metropolitan Transportation Commission.

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

### **12.1.2 Sonoma County Transportation Authority/Regional Climate Protection Authority (SCTA/RCPA)**

### **12.1.3 Sonoma County Water Agency (SCWA) - Water Advisory Committee**

### **12.1.4 Association of Bay Area Governments (ABAG)**

Council Member Combs provided a brief report.

### **12.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee**

### **12.1.6 Sonoma Clean Power Authority (SCPA)**

### **12.1.7 Sonoma County Waste Management Agency (SCWMA)**

### **12.1.8 Groundwater Sustainability Agency (GSA)**

### **12.1.9 Homeless System of Care**

### **12.1.10 Other**

## **13. APPROVAL OF MINUTES**

13.1 December 18, 2018, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)  
[Draft Minutes Revised \(Uploaded 1/8/19\)](#)

Approved as submitted.

## **14. CONSENT ITEMS**

## Approval of the Consent Agenda

**A motion was made by Vice Mayor Rogers, seconded by Council Member Combs, to waive reading of the text and adopt Consent Items 14.1 through 14.3. The motion carried by the following vote:**

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

**Absent:** 1 - Council Member Fleming

### 14.1 MOTION - APPROVAL OF THE 2018 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT APPLICATION

RECOMMENDATION: It is recommended by the Police Department that the Council, by motion, approve the application for the Edward Byrne Justice Assistance Grant Program that was made available for public comment for a period of 30 days; and authorize the Mayor to sign the required Certifications and Assurances.

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

**This Consent - Motion was approved.**

### 14.2 RESOLUTION - SECOND AMENDMENT TO GENERAL SERVICES AGREEMENT NO. F000656 WITH IPS GROUP, INC. - PARKING METER SERVICES AND SUPPLIES.

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution, approve the Second Amendment to General Services Agreement (GSA) F000656 with IPS Group, Inc., San Diego, California, to increase compensation by \$600,000, for a total amount not to exceed \$1,158,121.50. The additional funds will be used for additional parking meters, parking meter replacement parts, and communication and credit card fees.

**Attachments:** [Staff Report](#)  
[Resolution](#)  
[Resolution \(Redlined Revised\)](#)  
[Resolution \(Revised\)](#)  
[Exhibit A](#)  
[Presentation](#)

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2019-001 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE SECOND AMENDMENT TO GENERAL SERVICES AGREEMENT NUMBER F000656 WITH IPS GROUP, INC.**

**14.3** ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE - ADDING SECTION 20-16.120, ONE-TIME, AUTOMATIC, 12 MONTH EXTENSION FOR TENTATIVE MAPS AND ASSOCIATED ENTITLEMENTS, TO ADDRESS HOUSING NEEDS WITHIN THE CITY FOLLOWING THE TUBBS AND NUNS FIRES OF OCTOBER 2017 - FILE NUMBER REZ18-012

RECOMMENDATION: This ordinance, introduced at the December 18, 2018, Regular Meeting by a 7-0-0 vote, amends City Code Chapter 20-16, Resilient City Development Measures, to add a one-time, automatic, 12-month extension to approved tentative maps and associated entitlements, to address housing needs within the City following the Tubbs and Nuns fires of October 2017.

Attachments: [Ordinance](#)

**This Consent - Ordinance was adopted.**

**ORDINANCE NO. ORD-2019-001 ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE – ADDING SECTION 20-16.120, ONE-TIME, AUTOMATIC, 12 MONTH EXTENSION FOR TENTATIVE MAPS AND ASSOCIATED ENTITLEMENTS, TO ADDRESS HOUSING NEEDS WITHIN THE CITY FOLLOWING THE TUBBS AND NUNS FIRES OF OCTOBER 2017 - FILE NUMBER REZ18-012**

## **15. PUBLIC COMMENT ON NON-AGENDA MATTERS**

Deborah Tavares, with StopTheCrime.net, spoke regarding Ernst and Young, and primarywater.org.

Elizabeth Neylon and group sang various songs.

Robert Kumparak spoke regarding the concerns of his stolen dog

named Lucy, human trafficking, and prostitution.

John Walthall spoke regarding the concerns of illegal dumping and homeless encampments near Kawana Springs.

## 16. REPORT ITEMS

### 16.1 REPORT - COMMUNITY ENGAGEMENT STRATEGY - DOWNTOWN STATION AREA SPECIFIC PLAN UPDATE

**BACKGROUND:** On November 27, 2018, the City Council authorized the Mayor to sign a Professional Services Agreement with Dyett & Bhatia Urban and Regional Planners for preparation of the Downtown Station Area Specific Plan Update. Since that time City staff and Dyett & Bhatia have developed a Community Engagement Strategy for the project, the purpose of which is to ensure that effective, diverse communication occurs through a community-wide outreach and engagement program.

**RECOMMENDATION:** It is recommended by the Planning and Economic Development Department that the Council, by motion, waive Council Policy 000-06 regarding appointments to Boards/Commissions/Committees, accept the Community Engagement Strategy for the Downtown Station Area Specific Plan Update, and authorize the Director of Planning and Economic Development to appoint members of the Community Advisory Committee as necessary.

**Attachments:** [Staff Report](#)  
[Attachment 1](#)  
[Attachment 2](#)  
[Attachment 3](#)  
[Presentation](#)

Presented by Jessica Jones, Supervising Planner, and Jess Patrick Streeter, Senior Planner.

### PUBLIC COMMENT

Susan Hildreth spoke in support of the item and a hybrid multi-service grocery market and library, encouraged that the Library be used to facilitate meetings.



Teri Shore, Director of Greenbelt Alliance, spoke in support of the item and would like to be considered as part of the community engagement component.

Gregory Fearon spoke in support of the item.

Daisy Pistey Lyhne, Sonoma County Conservation Action, spoke in support of the item and provided many suggestions for community engagement.

Thomas Ells spoke regarding the specific and general plan updates and notifications.

Mayor Schwedhelm recessed the meeting at 6:09 p.m. and reconvened at 6:25 p.m.

**A motion was made by Council Member Sawyer, seconded by Council Member Combs, to waive Council Policy 000-06 regarding appointments to Boards/Commissions/Committees, accept the Community Engagement Strategy for the Downtown Station Area Specific Plan Update, and authorize the Director of Planning and Economic Development to appoint members of the Community Advisory Committee as necessary. 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

## 17. PUBLIC HEARINGS

### 17.1 PUBLIC HEARING - DENSITY BONUS ORDINANCE UPDATE

**BACKGROUND:** The amendment would update the Santa Rosa Zoning Code Chapter 20-31 (Density Bonus and Other Developer Incentives) to: (1) to conform with recent amendments to the State density bonus law, as codified in Government Code Section 65915, which allows eligible housing development (five or more dwelling units) within the City to increase residential density by up to 35 percent density above the applicable maximum general plan land use density; (2) add provisions for a local supplemental density bonus that allows eligible housing development within the boundaries of the Downtown Station Area

Specific Plan and North Santa Rosa Station Area Specific Plan areas within the City to increase residential density up to 100 percent above the applicable maximum general plan land use density; and (3) other procedural and administrative amendments, consistent with the State density bonus law, related to the definitions, review authorities, application requirements, review procedures, and findings. On October 25, 2018, following public hearings on both September 26 and October 25, 2018, the Planning Commission voted 5-1-1 to recommend that the City Council adopt the Negative Declaration and approve the Ordinance.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council (1) by resolution adopt a Negative Declaration for the Density Bonus Ordinance Update, and (2) introduce an ordinance amending Chapter 20-31, Density Bonus and Other Developer Incentives, to be consistent with State law and to provide for supplemental density bonus options.

**Attachments:** [Staff Report](#)  
[Attachment 1](#)  
[Attachment 2](#)  
[Attachment 3](#)  
[Attachment 4](#)  
[Attachment 5](#)  
[Attachment 6](#)  
[Attachment 7](#)  
[Attachment 8](#)  
[Attachment 9](#)  
[Attachment 10](#)  
[Ordinance](#)  
[Resolution](#)  
[Exhibit A](#)  
[Ordinance Summary](#)  
[Presentation](#)

Presented by Andy Gustavson, Senior Planner.

Mayor Schwedhelm opened the public hearing at 7:10 p.m.

#### PUBLIC COMMENT

Teri Shore spoke in support of the item.

John Lowry spoke in support of the item and suggested programs.

Thomas Ells spoke in support of the item.

Daisy Pistey Lyhne spoke in support of the item.

Hearing no one else wishing to speak, Mayor Schwedhelm closed the public hearing at 7:17 p.m.

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

**RESOLUTION NO. RES-2019-002 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING A NEGATIVE DECLARATION FOR ZONING CODE TEXT AMENDMENT TO AMEND ZONING CODE CHAPTER 20-31, DENSITY BONUS AND OTHER DEVELOPER INCENTIVES, TO BE CONSISTENT WITH UPDATES TO CALIFORNIA GOVERNMENT CODE SECTION 65915, STATE DENSITY BONUS LAW, AND TO EXTEND STATE LAW WITH A SUPPLEMENTAL DENSITY BONUS OF UP TO 100% WITHIN THE BOUNDARIES OF THE DOWNTOWN STATION AREA SPECIFIC PLAN AND THE NORTH SANTA ROSA STATION SPECIFIC PLAN - FILE NUMBER REZ18-004**

**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**

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

**ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CODE – UPDATING ZONING CODE CHAPTER 20-31, DENSITY BONUS AND OTHER DEVELOPER INCENTIVES, TO BE CONSISTENT WITH UPDATES TO CALIFORNIA GOVERNMENT CODE SECTION 65915, STATE DENSITY BONUS LAW, AND TO EXTEND STATE LAW WITH A SUPPLEMENTAL DENSITY BONUS OF UP TO 100 PERCENT WITHIN THE BOUNDARIES OF THE DOWNTOWN STATION AREA SPECIFIC PLAN AND THE NORTH SANTA ROSA STATION SPECIFIC PLAN - FILE NUMBER REZ18-004**

**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

**18. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION) - NONE.**

**19. PUBLIC COMMENTS ON NON-AGENDA MATTERS - NONE.**

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

**21. ADJOURNMENT OF MEETING**

Hearing no further business, Mayor Schwedhelm adjourned the meeting at 7:25 p.m. The next regularly scheduled meeting will take place on January 15, 2019, at a time set by the Mayor.

**22. UPCOMING MEETINGS**

**22.1 UPCOMING MEETINGS LIST**

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

**This item was received and filed.**

Approved on: January 29, 2019

/s/ Daisy Gomez, City Clerk