



City Council
Regular Meeting Minutes - Final

Tuesday, December 5, 2017

1:30 PM

1. CALL TO ORDER AND ROLL CALL

Mayor Coursey called the closed session meeting to order at 1:30 p.m.

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

2. ANNOUNCEMENT OF CLOSED SESSION ITEMS

Mayor Coursey recessed the meeting to closed session at 1:30 p.m. to discuss Items 2.1 and 2.2 as listed on the agenda:

2.1 CONFERENCE WITH LABOR NEGOTIATORS
(Government Code Section 54957.6)

Agency Designated Representatives: Mayor Chris Coursey

Unrepresented Employee: City Manager

2.2 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 2:23 p.m. and reconvened the meeting to open session in the Council Chamber at 3:14 p.m.

3. STUDY SESSION

3.1 RESILIENT CITY DEVELOPMENT MEASURES

The City Council will provide direction to staff on potential development measures and policies to support housing build and rebuild efforts in response to the fires.

Attachments: [Presentation uploaded December 5, 2017](#)

Presented by David Guhin, Director of Planning and Economic Development.

PUBLIC COMMENT

Steve Birdlebough spoke regarding the affects of residents being displaced due to the fires and the need for emergency temporary housing.

Anne Seeley, Concerned Citizens for Santa Rosa, spoke regarding rebuilding affordable homes using alternative materials for new developments.

Teri Shore spoke in support of rebuilding burnt areas over new developments and asked Council to reconsider the ordinance and footprint of the rebuild.

Nicole Tai spoke on the concept of tiny homes and the options for temporary housing.

Peter Tscherneff spoke on various topics.

Cheryl Diehm spoke on her evacuation experience during the fire and asked that new buildings have battery back-ups for garage doors.

Miguel Elliott, with Living Earth Structures, spoke in support of a pilot program for communal living.

Tony Bess, with Prestige Manufactured Homes, spoke in support of making special accommodations for displaced residents as they rebuild their homes.

Rick Theis spoke in support of rebuilding homes using energy saving components.

Richard Canini spoke in support of prohibiting ridgeline development.

4. ANNOUNCEMENT OF ROLL CALL

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

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

Mayor Coursey reported on Item 2.1 that Council gave direction to Council Negotiator and that action will be taken on Item 14.1.

City Attorney Gallagher provided a report on Item 2.2 that Council gave staff direction.

6. PROCLAMATIONS/PRESENTATIONS - NONE.

7. STAFF BRIEFINGS - NONE.

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

Deputy City Manager provided a brief reported Santa Rosa Fire Department teams assisting Los Angeles County with the Creek Fire; and reminded residents to shop local this holiday season to support local businesses.

City Attorney Gallagher provided a brief update on the applications for the inspection and abatement warrant in accordance to the adopted urgency ordinance; and the status of the district-based elections according to the California Voting Rights Act and its suspension due to the fires until early spring.

9. STATEMENTS OF ABSTENTION BY COUNCILMEMBERS

10. MAYOR'S/COUNCILMEMBERS' REPORTS

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

Council Member Rogers announced that he was appointed to the California League of Cities Environmental Quality Committee.

Vice Mayor Tibbetts announced his appointment of Akash Khalia to the Planning Commission.

Mayor Coursey announced that he is seeking to make appointments to the Board of Public Utilities; and Community Advisory Board from Southwest Santa Rosa.

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

10.2 ELECTION OF VICE MAYOR

The Council, in accordance with the City's Charter Section 15 and the City Council Manual of Protocols and Procedures, will elect a Vice Mayor from among its members. The Vice Mayor will serve a term of one year.

Attachments: [Memorandum](#)
[Attachment](#)

Jack Tibbetts nominated Julie Combs and Chris Rogers. Julie Combs removed her name from consideration and nominated Chris Rogers. Seeing no other nominations, Council Member Rogers was appointed

Vice Mayor.

11. APPROVAL OF MINUTES - NONE.

12. CONSENT ITEMS

A motion was made by Vice Mayor Rogers, seconded by Council Member Olivares, to waive reading of the text and adopt Consent Items 12.1 through 12.8.. The motion carried by the following vote:

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

Approval of the Consent Agenda

A motion was made by Vice Mayor Rogers, seconded by Council Member Olivares, to waive reading of the text and adopt Consent Items 12.1 through 12.8. The motion carried by the following vote:

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

12.1 MOTION - CONTRACT AWARD - CROSSWALK ENHANCEMENTS THROUGHOUT SANTA ROSA

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by motion, award Contract No. C01869, Crosswalk Enhancements Throughout Santa Rosa, in the amount of \$737,037.00 to the lowest responsible bidder, PTM General Engineering Services, Inc. of Riverside, California, approve a 10% contract contingency, and authorize a total contract amount not to exceed \$810,740.70.

Attachments: [Staff Report](#)
[Attachment 1 - Summary of Bids](#)
[Attachment 2 - Notice of Exemption](#)
[Attachment 3 - NEPA Clearance](#)
[Attachment 4 - Location Maps](#)
[Presentation](#)

This Consent - Motion was adopted.

12.2 RESOLUTION - CONTRACT - EXTEND CONTRACT AND ADD FUNDS - MAINTENANCE AND REPAIR OF HVAC EQUIPMENT

RECOMMENDATION: It is recommended by the Transportation and

Public Works, Water, and Finance Departments that the Council, by resolution, approve the Third Amendment to General Services Agreement No. F001312 with Alan Troxel, dba Troxel HVAC, Petaluma, California, to extend the contract for an additional year and add funding to the contract term in the amount of \$250,000, for a total amount not to exceed of \$639,000.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2017-227 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE THIRD AMENDMENT TO GENERAL SERVICES AGREEMENT NO. F001312 WITH ALAN TROXEL, DBA TROXEL HVAC

12.3

RESOLUTION - ANNUAL APPROVAL OF NEW MASTER AGREEMENTS TO PROVIDE PROFESSIONAL SERVICES

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, approve 30 new Master Professional Services Agreements (MPSAs) and include Project Work Orders under these MPSAs in the cumulative not to exceed sum of \$15 million for FY 2017-2018 authorized for existing MPSAs by Resolution Nos. RES-2017-094 28500, 28618, 28647 and 28867.

Attachments: [Staff Report](#)
[Attachment 1 - 2017 Potential New Consultants](#)
[Attachment 2 - MPSA Form](#)
[Resolution](#)
[Exhibit A](#)
[Exhibit B](#)
[Presentation](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2017-228 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING MASTER PROFESSIONAL SERVICES AGREEMENTS; DELEGATION OF AUTHORITY TO APPROVE AND EXECUTE PROJECT WORK ORDERS ISSUED UNDER THE AGREEMENTS

12.4 RESOLUTION - PURCHASE ORDER AWARD - LED STREET LIGHT EQUIPMENT

RECOMMENDATION: It is recommended by the Finance and Transportation and Public Works (TPW) Departments that the City Council, by resolution, approve a purchase order for light emitting diode (LED) street light equipment to Consolidated Electrical Distributors, Inc., dba City Electric Supply, Santa Rosa, California, in the total amount not to exceed \$169,490.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2017-229 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A PURCHASE ORDER FOR LED STREET LIGHT EQUIPMENT TO CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC., DBA CITY ELECTRIC SUPPLY

12.5 RESOLUTION - CONTRACT EXTENSION - JANITORIAL SUPPLIES

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution, approve the Second Amendment to General Services Agreement (GSA) #F001318 with Fishman Supply Company, Petaluma, California, to extend the contract for an additional one year term and add funding in the amount of \$67,700 for a total Agreement amount not to exceed \$134,946.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2017-230 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE SECOND AMENDMENT TO GENERAL SERVICES AGREEMENT NO. F001318 WITH FISHMAN SUPPLY COMPANY, PETALUMA, CA

12.6 RESOLUTION - REVIEW AND RE-ADOPT CITY OF SANTA ROSA POLICIES REGARDING THE PROVISION OF PRIORITY WATER AND SEWER SERVICE TO RESIDENTIAL DEVELOPMENTS WITH

AFFORDABLE HOUSING UNITS

RECOMMENDATION: It is recommended by the Board of Public Utilities and the Water Department that Council, by resolution, re-adopt City of Santa Rosa policies 200-20 regarding the Provision of Priority Water Service to Residential Developments with Affordable Housing Units and 200-21 regarding the Provision of Priority Sewer Service to Residential Developments with Affordable Housing Units as amended.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2017-231 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA RE-ADOPTING AS AMENDED COUNCIL POLICY NO. 200-20 - PROVISION OF PRIORITY WATER SERVICE TO RESIDENTIAL DEVELOPMENTS WITH AFFORDABLE HOUSING UNITS AND COUNCIL POLICY NO. 200-21 - PROVISION OF PRIORITY SEWER SERVICE TO RESIDENTIAL DEVELOPMENTS WITH AFFORDABLE HOUSING UNITS

12.7 RESOLUTION - RECOLOGY SONOMA MARIN AGREEMENT WITH REPUBLIC SERVICES OF SONOMA COUNTY AND THE CITY OF SANTA ROSA TO BE BOUND BY CITY'S WASTE DELIVERY COMMITMENT

RECOMMENDATION: It is recommended by the City Manager's Office that the Council, by resolution, approve the "Franchised Hauler's Agreement to be Bound by City's Waste Delivery Commitment" between Recology Sonoma Marin, Republic Services of Sonoma County, and the City of Santa Rosa for the delivery by Recology of all Committed City Waste to County Facilities.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2017-232 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING FRANCHISED HAULER'S AGREEMENT TO BE BOUND BY THE CITY'S WASTE DELIVERY COMMITMENT WITH RECOLOGY SONOMA MARIN, DBA RECOLOGY SANTA ROSA, AND REPUBLIC SERVICES OF SONOMA COUNTY

12.8 ORDINANCE ADOPTION - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE - RECLASSIFICATION OF PROPERTY LOCATED AT 243 MIDDLE RINCON ROAD, APN 182-210-013, TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT - FILE NUMBER: REZ17-003

RECOMMENDATION: This ordinance, introduced at the November 21, 2017, Regular Meeting by a 6-0-1 vote (Council Member Olivares absent), amends Title 20 of the Santa Rosa City Code - reclassification of property located at 243 Middle Rincon Road, APN 182-210-013, to the R-1-6 (Single-family Residential) District - File Number: REZ17-003.

Attachments: [Ordinance](#)

This Consent - Ordinance was adopted.

ORDINANCE NO. ORD-2017-022 ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE - RECLASSIFICATION OF PROPERTY LOCATED AT 243 MIDDLE RINCON ROAD, APN 182-210-013, TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT - FILE NUMBER: REZ17-003

13. PUBLIC COMMENT ON NON-AGENDA MATTERS

Emily Winfield spoke regarding the conditions of Doyle Park.

Carol Cranston spoke regarding the conditions of Doyle Park.

Mark Holtz thanked first responders for their efforts during the fires and spoke regarding the conditions of Doyle Park.

Peter Tscherneff spoke on various topics.

Bob Hansen spoke in opposition to rebuild the 5,000 homes lost in the city; and spoke regarding the impact they will have on the community.

Stephanie Wagner, with Prestige Manufactured Homes, spoke regarding the arrangements of temporary housing they can bring in for residents who lost their homes in the fire.

Anita Lafollette spoke regarding the negative stigma of being homeless and people living in the encampments.

Diana Christopher, Community Outreach Coordinator for Sonoma Patient Group, spoke in support of including a section in the cannabis dispensary ordinance for existing dispensaries to allow the option to relocate within 600 feet of the dispensary offset.

Scott Wagner spoke in support of the homeless encampment.

Michael Titone spoke in support of homeless encampments.

Mayor Coursey recessed the meeting at 5:55 p.m. and reconvened the meeting at 6:25 p.m. All Council Members were present.

14. REPORT ITEMS

- 14.1** REPORT - RESOLUTION APPROVING AMENDMENT NO. 2 TO CITY MANAGER'S EMPLOYMENT AGREEMENT AND INTRODUCTION OF ORDINANCE INCREASING THE COMPENSATION OF THE CITY MANAGER BY PROVIDING, EFFECTIVE JULY 9, 2017, (1) A 3% COST OF LIVING SALARY INCREASE AND (2) A CONTRIBUTION BY THE CITY FOR THE 2017-2018 FISCAL YEAR EQUAL TO 0.25% OF BASE SALARY TO THE CITY MANAGER'S RETIREE HEALTH SAVINGS PLAN

BACKGROUND: The City Manager's salary and compensation are set by ordinance adopted by City Council, and the City's employment agreement with the City Manager is approved by the Council by resolution.

As established by ordinance, and provided in the City Manager's

employment agreement as previously amended (“Employment Agreement”), the City Manager’s current salary is \$18,801 per month.

The Employment Agreement provides that “[t]he City Manager’s compensation shall change by the percentage of the cost of living salary adjustment, if any, and benefits adjustment, if any, paid to the City’s executive management in the then current fiscal, unless the Council fixes some different amount for the City Manager in advance of July 1st.”

The Employment Agreement further provides that the City shall provide the City Manager with a Retiree Health Savings Plan “under the same terms it is provided to other executive management employees.”

On July 18, 2017, the Council approved a 3% cost of living salary increase and, for the current fiscal year, a 0.25% of base salary retiree health savings plan contribution for executive management. These benefits took effect on July 9, 2017. The Council has not yet taken action to provide the City Manager with a cost of living increase or a retiree health savings plan contribution for the current fiscal year.

RECOMMENDATION: It is recommended by the Human Resources Department that the Council, by resolution, approve Amendment No. 2 to the Employment Agreement of the City Manager and introduce an Ordinance to increase the compensation of the City Manager by providing, effective July 9, 2017, (1) a 3% cost of living salary increase, and (2) a contribution by the City for the current fiscal year equal to 0.25% of base salary to the City Manager’s Retiree Health Savings Plan.

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

Presented by Joanne Narloch, Interim Human Resources Director.

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

RESOLUTION NO. RES-2017-233 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AMENDMENT NO. 2

TO THE CITY'S EMPLOYMENT AGREEMENT WITH CITY MANAGER TO PROVIDE, EFFECTIVE JULY 9, 2017, (1) A 3% COST OF LIVING SALARY INCREASE AND (2) A CONTRIBUTION BY THE CITY FOR THE 2017-2018 FISCAL YEAR EQUAL TO 0.25% OF BASE SALARY TO THE CITY MANAGER'S RETIREE HEALTH SAVINGS PLAN

The motion carried by the following vote:

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

Absent: 1 - Council Member Tibbetts

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

ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA INCREASING THE COMPENSATION OF THE CITY MANAGER BY PROVIDING, EFFECTIVE JULY 9, 2017, (1) A 3% COST OF LIVING SALARY INCREASE AND (2) A CONTRIBUTION BY THE CITY FOR THE 2017-2018 FISCAL YEAR EQUAL TO 0.25% OF BASE SALARY TO THE CITY MANAGER'S RETIREE HEALTH SAVINGS PLAN

The motion carried by the following vote:

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

Absent: 1 - Council Member Tibbetts

14.2 REPORT - FISCAL YEAR 2017-18 BUDGET AMENDMENT FOR PLANNING AND ECONOMIC DEVELOPMENT

BACKGROUND: Final revenue received from fees paid related to Planning and Economic Development (PED) operations was considerably more than budget estimates. Staff is proposing to appropriate these funds to pay for one-time operational needs relative to Engineering, Planning, and Building services in PED.

RECOMMENDATION: It is recommended by the City Manager and the Finance Department that the Council, by resolution, amend the Fiscal Year (FY) 2017-18 adopted budget.

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

Presented by Deborah Lauchner, Chief Financial Officer.

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

RESOLUTION NO. RES-2017-234 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING THE FISCAL YEAR 2017-18 PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT BUDGET

The motion carried by the following vote:

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

Absent: 1 - Council Member Tibbetts

14.3 REPORT - APPROVAL OF AN EXCLUSIVE NEGOTIATION AGREEMENT WITH CORNERSTONE PROPERTIES FOR THE POTENTIAL ACQUISITION AND DEVELOPMENT OF CITY OF SANTA ROSA SURFACE PARKING LOT NUMBER TWO LOCATED AT 521 FIFTH STREET SUBJECT TO APPROVAL OF A DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE PROJECT

BACKGROUND: One of the top City Council Goals is to address housing; a goal made more pressing by the Tubbs Fire that dramatically exacerbated Santa Rosa's housing shortage. To meet the housing need, and as described in the Housing Action Plan, the City is looking aggressively at how to increase housing stock using City owned properties in the downtown core. In addition, the City is looking for creative solutions to redevelop its aging and/or underutilized infrastructure and facilities. The City owned parcel at 521 Fifth Street, currently used as a surface parking lot, is adjacent to and shares a common property line with 427 Mendocino Avenue, owned by Cornerstone Properties on which an office building and private parking lot are currently situated. Considering the City's housing goals, the desired use of the City and the privately held parcels is to increase density and retain the City-operated parking spaces while enhancing

other community benefitting uses, including but not limited to market rate and affordable housing and ground floor retail.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution, approve an exclusive negotiating agreement with Cornerstone Properties, a California limited liability company, for the potential acquisition and development of City of Santa Rosa Parking Lot 2 at 521 Fifth Street, subject to approval of a disposition and development agreement for the project that is to include inclusionary affordable housing.

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

Presented by Raissa de la Rosa, Economic Development Manager.

PUBLIC COMMENT

Scott Johnson, Urban Community Partnership, spoke in support of this item.

Scott Wagner spoke in support of this item.

Teri Shore, with Greenbelt Alliance, spoke in support of this item.

Thomas Ells spoke in support of this item being offered as a surplus property to non-profit developers.

Peter Stanley spoke in support of the item.

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

RESOLUTION NO. RES-2017-235 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AN EXCLUSIVE NEGOTIATION AGREEMENT WITH CORNERSTONE PROPERTIES FOR THE POTENTIAL ACQUISITION AND DEVELOPMENT OF CITY OF SANTA ROSA SURFACE PARKING LOT TWO, LOCATED AT 521 FIFTH STREET,

SUBJECT TO APPROVAL OF A DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE PROJECT

The motion carried by the following vote:

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

15. PUBLIC HEARINGS

15.1 PUBLIC HEARING - ACCESSORY DWELLING UNIT CITY CODE TEXT AMENDMENT AND IMPACT FEE REDUCTION

BACKGROUND: Recent revisions to the California Code of Regulations reduce the requirements for new Accessory Dwelling Units (ADUs), and create opportunities for the development of Junior ADUs, necessitating revisions to local government codes for consistency. In addition, City Council has provided direction in the Housing Action Plan to reduce obstacles to ADU construction, and minor text changes to the City Code for consistency. The revisions have been combined into a single proposed Zoning Code text amendment. On June 22, 2017 the Planning Commission recommended unanimously that the Council approve the proposed amendment. Also proposed, as a way to incentivize construction of ADUs, is a reduction to the City's Capital Facilities and Park Impact fees.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the City Council introduce an ordinance amending Zoning Code Sections 20-22.030, 20-36.040, 20-42.130, 20-58.060, and 20-70.020 to allow for Accessory Dwelling Units and Junior Accessory Dwelling Units in compliance with State law and in support of the City's Housing Action Plan, minor text changes to other City Code sections for consistency, and approve a resolution reducing Capital Facilities and Park Impact fees for new Accessory Dwelling Units.

Attachments: [Staff Report](#)
[Attachment 1 - Assembly Bill 2299, Senate Bill 1069, Assembly Bill 2406](#)
[Attachment 2 - Public Correspondence](#)
[Attachment 3 - Council Policy 300-02 \(Utility Certificates\)](#)
[Attachment 4 - Obtaining a permit for existing ADU](#)
[Attachment 5 - Planning Commission Resolutin No. 11836](#)
[Attachment 6 - Planning Commission Meeting Draft Minutes, dated June 22, 2017](#)
[Attachment 7 - Cultural Heritage Board Minutes dated June 6, 2017](#)
[Attachment 8 - Proposed Zoning Code Text Amendments \(redline\) Resolution](#)
[Ordinance](#)
[Presentation](#)

Presented by Jessica Jones, Supervising Planner.

Mayor Coursey opened the public hearing at 8:37 p.m.

Jeff Ashi Olshiau spoke in support of garage conversions and of accessory dwelling units.

Lee Reich spoke in support of accessory dwelling units and her concerns that the fees that are prohibiting.

Stacey Lincin spoke in support of accessory dwelling units and her concern about the costs associated with building the units are prohibiting.

Mary Hickey spoke on the prohibitive costs of building an accessory dwelling unit.

Meg McNees spoke in support of an accessory dwelling unit used as a short term rental.

Scott Wagner spoke on his concerns of the size of the accessory dwelling units.

Ellen Crusue, Real Estate Agent, spoke on behalf of a client in support of the item.

Cindy Toran spoke in support of reducing the fees and of limiting to owner occupancy.

Bob Higham spoke in support of garage conversions and spoke of the benefits they provide.

Rachel Ginis spoke in support of the item and asked that the permit process for accessory dwelling units be streamlined.

Scott Johnson spoke in support of adding aesthetic surveys.

Alan Strachan spoke in support of standardized garage conversions.

Ricardo Franco spoke in support of the item.

Thomas Ells spoke in support of the item, and of having them owner occupied.

Mayor Coursey closed the public hearing at 9:13 p.m.

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

ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE SECTIONS - 20-22.030, 20-36.040, 20-42.130 AND 20-70.020 - FILE NUMBER REZ17-006

The motion carried by the following vote:

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

No: 2 - Council Member Olivares and Council Member Sawyer

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

RESOLUTION NO. RES-2017-236 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A REDUCTION IN THE CAPITAL FACILITIES AND PARK IMPACT FEES FOR ACCESSORY DWELLING UNITS - FILE NUMBER REZ17-006

The motion carried by the following vote:

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

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 10:01 p.m. The next regularly scheduled meeting will take place on December 12, 2017, 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: February 13, 2018

/s/ Stephanie A. Williams, Deputy City Clerk