



**City Council
Regular Meeting Minutes - Final**

Tuesday, January 14, 2020

1:30 PM

1. CALL TO ORDER AND ROLL CALL

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

2. ADMINISTRATION OF OATH OF OFFICE AND PRESENTATION OF CERTIFICATE OF APPOINTMENT TO NEWLY APPOINTED COUNCIL MEMBER RICHARD DOWD.

PUBLIC COMMENT

Duane De Witt spoke regarding the appointment of Mr. Dowd.

Mayor Schwedhelm recessed the meeting at 1:38 p.m and reconvened at 2:01 p.m in the Mayor's Conference Room.

3. ANNOUNCEMENT OF CLOSED SESSION ITEMS

PUBLIC COMMENT

Duane De Witt spoke regarding Items 3.1, 3.2, and 3.3 and the importance of transparency.

Mayor Schwedhelm recessed the meeting to closed session at 2:03 p.m. to discuss Items 3.1, 3.2, and 3.3 as listed on the agenda:

3.1 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

This item was received and filed.

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

Name of Case: Andy Ford v. City of Santa Rosa, et al.
Court Case No. USDC Northern District of California 3:19-cv-02741
WHA

This item was received and filed.

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

Name of Case: William P. Gallaher v. City of Santa Rosa, et al.
Court Case No.: Sonoma County Superior Court SCV-265711

This item was received and filed.

Mayor Schwedhelm adjourned closed session and reconvened the meeting to open session in the Council Chamber at 4:35 p.m.

4. STUDY SESSION - NONE.

5. ANNOUNCEMENT OF ROLL CALL

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

Jorge Inocencio, joined Council Member Rogers at the dais to observe the meeting as a participant in the Council sit-along program.

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

City Attorney Gallagher announced that Council provided direction to staff for Items 3.1, 3.2, and 3.3.

7. PROCLAMATIONS/PRESENTATIONS - NONE.

8. STAFF BRIEFINGS

8.1 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.

This item was received and filed.

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

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

10. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS

Council Member Tibbetts announced his abstention from Items 3.1 and Item 16.3.

Council Member Rogers announced his abstention from Item 3.2.

Council Member Sawyer announced his abstention on Item 12.1.

Council Member Dowd announced his abstention on Items 12.1 through 12.4.

11. MAYOR'S/COUNCIL MEMBERS' REPORTS

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

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

11.1.1 Council Subcommittee Reports

11.1.2 Sonoma County Transportation Authority/Regional Climate Protection Authority (SCTA/RCPA)

Council Member Rogers provided a brief report.

11.1.3 Sonoma County Water Agency (SCWA) - Water Advisory Committee

11.1.4 Association of Bay Area Governments (ABAG)

11.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee

11.1.6 Sonoma Clean Power Authority (SCPA)

11.1.7 Sonoma County Waste Management Agency (SCWMA)

11.1.8 Groundwater Sustainability Agency (GSA)

11.1.9 Home Sonoma County (HSC)

11.1.10 Renewal Enterprise District (RED)

11.1.11 Other

Council Member Rogers provided a brief report on the Measure M Ad-Hoc committee.

Vice Mayor Fleming provided a brief report regarding the recent community meeting held at Community Child Care Council (4Cs) - Paulin Creek; and announced her appointment of Jacquelyne Ocana to the Community Advisory Board.

Council Member Olivares announced his appointment of Glen Wright to the Board of Public Utilities.

Mayor Schwedhelm announced the appointment of himself, Council Member Rogers, and Council Member Dowd to the Climate Action Subcommittee; the appointment of himself, Vice Mayor Fleming, and Council Member Sawyer to the Long Term Financial Policy and Audit Subcommittee; and the appointment of Council Member Rogers, Council Member Olivares, and Council Member Dowd to the Open Government Task Force.

11.2 BOARD, COMMISSION & COMMITTEE APPOINTMENTS

- 11.2.1** On December 31, 2019, the Council's representative on the Marin/Sonoma Mosquito and Vector Control District Board of Trustees expired. Art Deicke is the incumbent and has expressed interest in being reappointed. In order for Mr. Deicke to continue to serve as a voting member on the Board of Trustees, the Council needs to reappoint him as their representative. The Council may make a motion and vote to reappoint Mr. Deicke to serve as the Santa Rosa representative to the Board of Trustees for a term of two (2) or four (4) years at the discretion of the appointing authority.

A motion was made by Vice Mayor Fleming, seconded by Council Member Olivares, to appoint Art Deicke as the Santa Rosa representative to the Board of Trustees for the Marin/Sonoma Mosquito and Vector Control District for a term of four (4) years.

The motion carried by the following vote:

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

11.3 COUNCIL LIAISON POSITIONS ON JOINT POWERS AUTHORITY

PUBLIC COMMENT

Duane De Witt spoke regarding item 11.3.1.

11.3.1 APPOINTMENT OF REPRESENTATIVE AND ALTERNATE TO SONOMA COUNTY TRANSPORTATION AUTHORITY / REGIONAL CLIMATE PROTECTION AUTHORITY

The Council may, by motion, select and appoint a representative and alternate to the Sonoma County Transportation Authority / Regional Climate Protection Authority Board of Directors.

A motion was made by Mayor Schwedhelm, seconded by Council Member Olivares, to appoint Council Member Rogers as the representative and Council Member Dowd as the alternate representative to the Sonoma County Transportation Authority / Regional Climate Protection Authority Board of Directors.

The motion carried by the following vote:

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

11.3.2 APPOINTMENT OF REPRESENTATIVE AND ALTERNATE TO SONOMA CLEAN POWER AUTHORITY

The Council may, by motion, select and appoint a representative and an alternate to serve on the Sonoma Clean Power Authority Board of Directors.

A motion was made by Mayor Schwedhelm, seconded by Council Member Olivares, to appoint Council Member Tibbetts as representative and Council Member Rogers as alternate representative to the Sonoma Clean Power Authority Board of Directors.

The motion carried by the following vote:

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

11.3.3 APPOINTMENT OF REPRESENTATIVE AND ALTERNATE TO SONOMA COUNTY WASTE MANAGEMENT AGENCY

The Council may, by motion, select and appoint a representative and an alternate to the Sonoma County Waste Management Agency Board of Directors.

A motion was made by Mayor Schwedhelm, seconded by Council Member Tibbetts, to appoint Council Member Sawyer as representative and Council Member Dowd as alternate representative to the Sonoma County Waste Management Agency Board of Directors.

The motion carried by the following vote:

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

11.3.4 APPOINTMENT OF REPRESENTATIVE AND ALTERNATE TO RENEWAL ENTERPRISE DISTRICT

The Council may, by motion, select and appoint two representatives and an alternate to the Renewal Enterprise District.

A motion was made by Mayor Schwedhelm, seconded by Council Member Sawyer, to appoint Council Member Tibbetts and Vice Mayor Fleming as representatives, and Council Member Dowd as alternate representative to the Renewal Enterprise District.

The motion carried by the following vote:

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

11.4 COUNCIL LIAISON REGIONAL POSITIONS

11.4.1 Mayor's Appointments to County, Regional and State Positions

Mayor Schwedhelm will announce and request Council approval of his appointments to county, regional and state bodies on which the City is represented per City Charter section 15.

A motion was made by Mayor Schwedhelm, seconded by Council Member Tibbetts, to appoint the following county, regional and state bodies on which the City is represented per City Charter section 15:

Mayor Schwedhelm as the City's representative and Vice Mayor Fleming as the City's alternate representative on the Association of Bay Area Government General Assembly;

Vice Mayor Fleming as the City's representative on the Sonoma County Health Action Council;

Council Member Tibbetts as the City's representative on the Library Advisory Board;

Council Members Olivares and Sawyer as the City's representatives on the League of California Cities, North Bay Division;

Council Members Rogers and Olivares as the City's representative on the Mayor's and Council Member's Association, Legislative Liaison to League of California Cities;

Council Member Dowd as the City's representative and Vice Mayor Fleming as the alternate representative on the Russian River Watershed;

Vice Mayor Fleming as the City's representative and Council Member Dowd as the alternate representative on the Sonoma County's Water Advisory Committee;

Mayor Schwedhelm as the City's representative and Council Member Dowd as the alternate representative on the Groundwater Sustainability Agency; and

Mayor Schwedhelm and Council Member Olivares as the City's representative on Home Sonoma County (formerly known as Homeless Leadership Council).

The motion carried by the following vote:

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

12. APPROVAL OF MINUTES

12.1 December 3, 2019, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

Approved as submitted, with Council Member Dowd and Council Member Sawyer abstaining.

12.2 December 10, 2019, Regular Meeting Minutes

Attachments: [Draft Minutes](#)

Approved as submitted, with Council Member Dowd abstaining.

12.3 December 17, 2019, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

Approved as submitted, with Council Member Dowd abstaining.

12.4 December 20, 2019, Special Meeting Minutes.

Attachments: [Draft Minutes](#)

Approved as submitted, with Council Member Dowd abstaining.

Mayor Schwedhelm recessed the meeting at 4:56 p.m. and reconvened at 5:00 p.m.

13. CONSENT ITEMS - NONE.

14. PUBLIC COMMENT ON NON-AGENDA MATTERS

Duane De Witt spoke regarding the Open Government Task Force draft Sunshine Ordinance and in support of participatory budgeting.

Brian Reyes Guerrero, Roseland Community Prep, spoke regarding fewer school hours benefiting student work.

Vanessa Mendoza Andrade spoke regarding the benefits of free college education.

Daniel Ruiz spoke regarding requiring speech class as part of common core.

Anne Seeley spoke regarding the benefit of increasing the size of street signs.

Teresa Bruner spoke regarding homeless concerns.

Alyssa Garcia spoke in support of housing the homeless.

Stephanie Guzman spoke regarding homelessness.

Raul Gallardo spoke regarding homelessness.

Essaw Kahsay spoke regarding global warming.

15. REPORT ITEMS

Mayor Schwedhelm announced he would take Item 16.1 - Public Hearing, before Item 15.2.

15.1 REPORT - CLIMATE EMERGENCY RESOLUTION

BACKGROUND: Over 1,295 local governments in 25 countries have declared a climate emergency and have developed climate emergency resolutions to solidify their commitment to mobilizing an emergency response that is commensurate with the scale of the climate crisis.

Sonoma County remains the only county in the United States to create a Regional Climate Protection Authority (RCPA) to coordinate and support climate action countywide. RCPA has identified continuing areas of concern and unanimously approved a Climate Emergency Resolution on September 9, 2019.

Staff recommends adopting the Resolution to provide support for future efforts related to climate change and greenhouse gas emission reductions through the implementation of the Climate Action Subcommittee, the work of City departments, and RCPA.

RECOMMENDATION: It is recommended by the Climate Action Subcommittee that the Council, by resolution, declare a climate emergency and endorse the mobilization to restore a safe climate.

Attachments: [Staff Report](#)
[Attachment 1 - Public Correspondence \(18 MB\)](#)
[Attachment 2 - Additional Public Correspondence](#)
[Resolution](#)
[Presentation](#)
[Late Correspondence \(Uploaded 1/13/2020\)](#)
[Late Correspondence \(Uploaded 1/21/2020\)](#)

Presented by Amy Nicholson, Senior Planner; and David Guhin
Assistant City Manager

PUBLIC COMMENT

Duane De Witt spoke in support of the item.

Jane Bender spoke in support of the item.

Richard Canini spoke regarding the item.

Christine Hoex, 350 Bay Area, spoke in support of the item.
Comment provided from speaker card: Please adopt the strongest
resolution possible.

Mark Mortensen, Santa Rosa Climate Emergency Resolution (CER)
Group, spoke in support of a stronger climate emergency resolution.

Elaine Wellin, Unitarian Universalist Creating Climate Solutions,
spoke in support of the item.

Woody Hastings, Coalitions Opposing New Gas Stations, spoke in
support of the item. Comment provided from speaker card: Please
include revising permitting rules for new gas stations as one of your
climate emergency actions.

Abigail Zoger spoke in support of the item. Comment provided from
speaker card: Please adopt the community generated resolution.

Freg Krueger spoke in support of the item.

Wally Juchert spoke in support of the item.

June Brashares spoke in support of the item and adopting the strongest resolution possible.

Bill Haluzak spoke regarding the item.

Anne Jacopetti, 350 Sonoma, submitted speaker card but was not present during public comment period. Speaker card indicated support of the item and comment provided: We need a resolution with a definite timeline, commensurate to an accelerating emergency.

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

RESOLUTION NO. RES-2020-002 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ENDORSING THE DECLARATION OF A CLIMATE EMERGENCY AND IMMEDIATE EMERGENCY MOBILIZATION TO RESTORE A SAFE CLIMATE

The motion carried by the following vote:

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

A motion was made by Council Member Rogers, seconded by Vice Mayor Fleming, to direct the Climate Action Subcommittee to review the specific steps needed to honor the spirit of the climate emergency.

The motion carried by the following vote:

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

16.1 PUBLIC HEARING - ADOPTION OF MITIGATED NEGATIVE DECLARATION AND MASTER PLAN FOR ROSELAND CREEK COMMUNITY PARK

BACKGROUND: Roseland Creek Community Park is a nearly twenty-acre community park site located in the Southwest Quadrant of the City of Santa Rosa. A Master Plan is needed to show the community desired park amenities. An environmental declaration (Mitigated

Negative Declaration) is required to construct amenities shown within the Master Plan.

RECOMMENDATION: It is recommended by the Transportation and Public Works Department, Parks Division that the Council, by resolution, 1) adopt the Mitigated Negative Declaration, including a Mitigation Monitoring and Reporting Program, and 2) adopt the Roseland Creek Community Park Master Plan to include preservation of native grassland, oak woodland and purple needlegrass habitat in addition to community serving improvements including pedestrian and bicycle trails, community garden or outdoor classroom, nature center, picnic areas with barbeques and sink, parking, children's play areas for ages 2-5 and 5-12, restroom building, sport court, fitness stations, irrigated turf area, two pedestrian bridges, crosswalk, looped walking paths and interpretive signage.

Attachments: [Staff Report](#)
 [Attachment 1 - Correspondence](#)
 [Resolution](#)
 [Exhibit A - Master Plan Map](#)
 [Exhibit B - Initial Study \(156 MB\)](#)
 [Presentation](#)
 [Late Correspondence \(Uploaded 1/13/2020\)](#)
 [Late Correspondence \(Uploaded 1/21/2020\)](#)

Presented by Jen Santos, Deputy Director - Parks; Ben Fish, Associate from Design Workshop; Will Burns, Vice President of David J. Powers and Associates; Steve Noll, Principal from Design Workshop; and Brian Freiermuth, Design Workshop.

Mayor Schwedhelm opened the public hearing at 6:47 p.m.

PUBLIC COMMENT

Trish Tatarian spoke in opposition to the item.

Patricia Krueger spoke in opposition to the item.

Fred Krueger spoke in opposition to the item.

Susan Kirks, Madrone Audubon Society, spoke regarding the item.

Brian McKeown spoke in opposition to the item.

Virginia B Hotz, Friends of Roseland Creek, spoke regarding the item. Comment provided from speaker card: Importance of public open space to Roseland community.

Tim Lewallen spoke in support of an open nature park.

Kathy Kerst, Sonoma County Pickleball Club, recommended adding a pickleball court to the plan.

Suzanne Reta, Madrone Audubon Society, spoke regarding the item.

Silvia Langan spoke in opposition to the item.

Bill Haluzak spoke in opposition to the item.

Melissa spoke in opposition to the item and regarding preservation of the area.

Paige Hotchkiss-Needleman spoke in support of the item. Comment provided from speaker card: Community farm on the plot of proposed development next to park.

John Murray spoke in opposition to the item.

Ana Munoz spoke in opposition to the item. Comment provided from speaker card: Community requested the park be left underdeveloped, and only to add natural vegetation and maintenance of grasses.

Tatiana Peavey spoke in opposition to the item in its current form.

Jim Bray spoke in support of the item.

John Gilluly spoke in opposition to the item. Comment provided

from speaker card: Would like to see a nature park.

Amanda Totemeier spoke in support of the item. Comment provided from speaker card: Would like to see the addition of a dog run area in the park.

Laima OBrien spoke in support of the item.

Larry Hanson, Forest Unlimited, spoke in opposition to the item.

Eliseo Pachuca, Roseland University Prep, spoke in opposition to the item.

Virginia Lazo spoke in opposition to the item.

Audra Lehman spoke in opposition to the item.

Cindy Crowder spoke in opposition to the item.

Alex Sebastian spoke regarding the item. Comment provided from speaker card: Traffic concerns, school traffic parks on edge of park.

Jeff Bodwin spoke in opposition of the item.

Duane De Witt spoke in opposition to the item.

Carol Klesow spoke on the item.

Oshi Ingram spoke in opposition to the item.

Harold Goldman spoke in opposition to the item.

Michael Obrien spoke regarding the item.

Seeing no one else wishing to speak, Mayor Schwedhelm closed the public hearing at 7:48 p.m.

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

Member Olivares, to continue the public hearing item to a date uncertain, and to direct staff to address concerns that were brought up this evening and consider the submitted Roseland Creek Neighborwood Preserve map dated July 2019.

The motion carried by the following vote:

Yes: 4 - Mayor Schwedhelm, Council Member Olivares, Council Member Tibbetts, and Council Member Dowd

No: 3 - Vice Mayor Fleming, Council Member Rogers, and Council Member Sawyer

Mayor Schwedhelm recessed the meeting at 8:20 p.m. and reconvened at 8:48 p.m.

15.2 REPORT - REVIEW OF THE FIRE DEPARTMENT STAFFING NEEDS ASSESSMENT

BACKGROUND: This study is to review various staffing and work schedule models within the Fire Department. Through review and analysis, recommendations are presented. This item is provided solely for Council's information. Fire Management will review findings and return to Council for additional funding, if deemed necessary.

RECOMMENDATION: It is recommended by the Fire Department that the Council receive the Fire Department Staffing Needs Assessment dated October 2019 as prepared by Emergency Services Consulting International (ESCI).

Attachments: [Staff Report](#)
[Attachment 1 - Staffing Study](#)
[Presentation](#)
[Presentation \(Updated 1/13/2020\)](#)

Presented by Tony Gossner, Fire Chief; and Kurt Latipow, Joe Parrott, and Randy Park of ESCI.

PUBLIC COMMENT

Duane De Witt spoke regarding the item.

A motion was made by Council Member Sawyer, seconded by Council Member Tibbetts, to receive the Fire Department Staffing Needs Assessment dated October 2019 as prepared by Emergency Services Consulting International (ESCI).

The motion carried by the following vote:

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

16. PUBLIC HEARINGS

16.2 PUBLIC HEARING - TEFRA PUBLIC HEARING AND ISSUANCE OF BONDS BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY IN AN AMOUNT NOT TO EXCEED \$20 MILLION FOR BOYD STREET FAMILY APARTMENTS - 811 BOYD STREET

BACKGROUND: The issuance of tax exempt, private activity bonds must be approved by the jurisdiction the project is located following a public hearing. Santa Rosa Boyd, LP (“Borrower”) has selected the California Municipal Finance Authority (“CMFA”), a joint-powers authority of which the City is a member, to be the issuer of multifamily housing revenue bonds for Boyd Street Family Apartments, 46 rental units, located at 811 Boyd Street (the “Project”), in an amount not to exceed \$20 million, and has requested that the City Council conduct a public hearing in accordance with the Tax Equity and Fiscal Responsibility Act of 1983 (“TEFRA”). A public hearing is required to provide a reasonable opportunity for interested individuals to express their views, orally or in writing, on the proposed issue of bonds and the location and nature of the proposed project to be financed. All financial obligations of the bond issuance are the responsibility of the Borrower. This Item relates to the Council’s goal to meet housing needs by supporting production of new affordable housing.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, (1) conduct a public hearing under the requirements of the Tax Equity and Fiscal Responsibility Act of 1983 and the Internal Revenue Code of 1986, as amended, and, (2) by resolution, approve the issuance of tax exempt multifamily housing revenue bonds by the California Municipal Finance Authority in an amount not to exceed \$20 million to finance Boyd Street Family Apartments, 811 Boyd Street.

Attachments: [Staff Report](#)
[Attachment 1 - Aerial Location Map](#)
[Attachment 2 - request letter for public hearing](#)
[Resolution](#)
[Presentation](#)

Presented by Frank Kasimov, Program Specialist, Housing and Community Services

Seeing no one wishing to speak, Mayor Schwedhelm opened and closed the public hearing at 10:05 p.m.

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

RESOLUTION NO. RES-2020-003 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE ISSUANCE OF QUALIFIED RESIDENTIAL RENTAL PROJECT BONDS IN AN AMOUNT NOT TO EXCEED \$20 MILLION BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY IN ACCORDANCE WITH SECTION 147(f) OF THE INTERNAL REVENUE CODE AND THE JOINT EXERCISE OF POWERS AGREEMENT RELATING TO SAID AUTHORITY

The motion carried by the following vote:

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

16.3 PUBLIC HEARING - STATE LEGISLATION ZONING CODE TEXT AMENDMENT

BACKGROUND: The purpose of the State Legislation Zoning Code text amendment is to ensure the City Code remains in compliance with any State laws which preempt local regulations. In 2018 and 2019, the State of California adopted three legislative bills, Assembly Bill 2162, Assembly Bill 3194, and Senate Bill 234, that impact how local governments process housing development entitlements and regulate large family day care homes. The text amendment includes modifications to the City's Zoning Code related to Large Family Day Care Homes, Supportive Housing, and eliminates the requirement for rezoning for General Plan consistency for housing projects.

RECOMMENDATION: It is recommended by the Planning Commission

and the Planning and Economic Development Department that the Council introduce an ordinance amending Zoning Code Sections 20-20.020, 20-22.030, 20-23.030, 20-24.030, 20-26.030, 20-36.040, 20-42.050, 20-64.020, 20-70.020, as outlined in the attached ordinance.

Attachments: [Staff Report](#)
[Attachment 1 - AB 2162 Text](#)
[Attachment 2 - AB 3194 Text](#)
[Attachment 3 - SB 234 Text](#)
[Attachment 4 - Zoning Code Text Changes](#)
[Ordinance](#)
[Ordinance Revised \(1/14/2020\)](#)
[Ordinance Revised \(Redlines\)](#)
[Presentation](#)

Council Member Tibbetts left the dais.

Presented by Clare Hartman, Deputy Director Community Development - Planning; and Amy Nicholson, Senior Planner

Seeing no one wishing to speak, Mayor Schwedhelm opened and closed the public hearing at 10:16 p.m.

A motion was made by Vice Mayor Fleming, seconded by Council Member Dowd, to introduce on first reading:

ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE BY MODIFYING ZONING CODE SECTIONS 2020.020, 20-22.030, 20-23.030, 20-24.030, 20-26.030, 20-36.040, 20-42.050, 20-64.020, 2070.020 - FILE NUMBER REZ19-011

The motion carried by the following vote:

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

Abstain: 1 - Council Member Tibbetts

16.4 PUBLIC HEARING - JOURNEY'S END MOBILE HOME RELOCATION IMPACT REPORT - PRJ19-040

BACKGROUND: Beginning on the evening of October 8, 2017, and continuing for days thereafter, a series of wildfire events known as the Tubbs Fire damaged or destroyed thousands of residential and

commercial structures within the City of Santa Rosa. On October 1, 2019, the City Council, by urgency ordinance, amended City Code Section 20-28.100, the Resilient City (-RC) Combining District, to facilitate the recovery process for mobile home park sites severely impacted by the Fires.

Through this policy, the Journey's End Mobile Home Park owner requests Council approval of the proposed Mobile Home Relocation Impact Report. Pursuant to State Government Code 65863.7 and Santa Rosa City Code 20-28.100.J, the report discusses the impact of the closure upon the prior residents of the Park and the availability of adequate replacement housing in nearby mobile home parks. It also proposes mitigation measures to provide assistance to those households whose mobile homes were destroyed, defines who is eligible for assistance, and when assistance will be provided.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution, approve the Journey's End Mobile Home Park Relocation Impact Report prepared in accordance with Santa Rosa City Code 20-28.100.J (Resilient City Mobile Home Park Conversions).

Attachments: [Staff Report](#)
 [Attachment 1 - Public Correspondence](#)
 [Resolution](#)
 [Exhibit A - Relocation Impact Report prepared November 25 2019](#)
 [Presentation](#)
 [Late Correspondence \(Uploaded 1/13/2020\)](#)
 [Late Correspondence \(Uploaded 1/21/2020\)](#)

Council Member Tibbetts returned to the dais.

Presented by Clare Hartman, Deputy Director Community Development - Planning

Mayor Schwedhelm opened the public hearing at 10:33 p.m.

Jeffery Hoffman, directing attorney for California Rural Legal Assistance, spoke in support of the item.

Ramsey Shuayto, owner of Journey's End Mobilehome Park, spoke in support of the item.

Linda Adrain spoke in support of the item.

Duane De Witt spoke regarding the item.

Kendall Jarvis, Legal Aid of Sonoma County, submitted a speaker card but was not present during the public hearing. Comment provided from speaker card: E-mailed letter of support to City Council.

Virginia Tizusvold submitted a speaker card, but was not present during the public hearing. Card indicated opposition to the item.

Michelle Trammell submitted a speaker card but was not present during the public hearing. Card indicated opposition to the item. Comment provided from speaker card: I am disabled and lived with my mother for 14 years at Journey's End but I received no relocation assistance.

Seeing no one else wishing to speak, Mayor Schwedhelm closed the public hearing at 10:44 p.m.

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

RESOLUTION NO. RES-2020-004 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE JOURNEY'S END MOBILE HOME PARK RELOCATION IMPACT REPORT PREPARED IN ACCORDANCE WITH CITY CODE SECTION 20-28.100.J - FILE NO. PRJ19-040 RECOMMENDATION

The motion carried by the following vote:

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

17. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION) - NONE.

18. PUBLIC COMMENTS ON NON-AGENDA MATTERS

Alex Krohn spoke regarding small cells on light poles.

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

20. ADJOURNMENT OF MEETING

Hearing no further business, Mayor Schwedhelm adjourned the meeting at 10:51 p.m. The next regularly scheduled meeting will take place on January 28, 2020, at a time set by the Mayor.

21. UPCOMING MEETINGS

21.1 UPCOMING MEETINGS LIST

Attachments: [Upcoming Meetings List](#)

This item was received and filed.

Approved on: January 28, 2020
/s/ Dina Manis, Acting City Clerk