



**City Council
Regular Meeting Minutes - Final**

Tuesday, November 16, 2021

12:00 PM

1. CALL TO ORDER AND ROLL CALL

Mayor Rogers called the meeting to order at 12:03 p.m.

Present: 6 - Mayor Chris Rogers, Vice Mayor Natalie Rogers, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member John Sawyer, and Council Member Tom Schwedhelm

Absent: 1 - Council Member Jack Tibbetts

Planning Commission Roll Call:

Present: 6 - Chair Karen Weeks, Vice Chair Julian Peterson, Commissioner Cisco, Commissioner Charles Carter, Commissioner Vicki Duggan, Commissioner Jeff Okrepkie

Absent: 1 - Commissioner Jeffrey Holton

2. ANNOUNCEMENT OF CLOSED SESSION ITEMS - NONE.

3. STUDY SESSION

3.1 2050 GENERAL PLAN HOUSING ELEMENT UPDATE

Study Session to review and provide input on the 2050 General Plan Housing Update Report. PlaceWorks, the lead General Plan update consultant, is contracted to prepare a Housing Element consistent with State housing law including a housing needs assessment, evaluation of the existing housing element, housing site inventory analysis, potential and actual government constraints analysis, analysis of the Growth Management Ordinance, and housing implementation goals, policies, and programs to support housing production, housing affordability, and homelessness among other topics. Outcomes and policy direction from the Affordable Housing and Anti-Displacement Strategies will be incorporated into the Housing Element as appropriate.

The housing element will be completed in conjunction with the general

plan so that it will be reviewed in concert with the other elements of the general plan in the fall of 2022 and submitted to the State Housing and Community Development Department by the January 2023 deadline.

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

Clare Hartman, Assistant City Manager, Amy Lyle, Supervising Planner, Cynthia Walsh, Placeworks, and Lucy Rollins, Placeworks, presented and answered questions from Council and Planning Commissioners.

Council Member Tibbetts joined the meeting at 12:14 p.m.

PUBLIC COMMENTS

Jen Klose, Executive Director Generation Housing, spoke on a new state housing designation which increases jurisdictions eligibility for state grant funding.

ADJOURN SPECIAL JOINT MEETING OF THE CITY COUNCIL AND PLANNING COMMISSION AND RECONVENE TO THE CITY COUNCIL STUDY SESSION

Mayor Rogers adjourned the special joint meeting with the Planning Commission at 1:00 p.m. and reconvened City Council for study session Item 3.2.

3.2 EQUITY PRIORITY COMMUNITIES' WORK PLAN

The objective of the Equity Priority Communities' Empowerment and Outreach Work Plan is to inform, consult, provide opportunities to participate, and empower every resident of Santa Rosa to be part of the decision-making processes related to the General Plan Update, known as Santa Rosa Forward. The Work Plan will focus on vulnerable, underrepresented, and historically marginalized populations and areas with significant concentrations of low-income households and people of color - defined as "Santa Rosa Equity Priority Communities," based on Plan Bay Area 2050 (Metropolitan Transportation Commission).

The City of Santa Rosa will partner and collaborate with diverse local organizations and residents, adjust the Community Involvement

Strategy (CIS) to make it more inclusive, and use place-based outreach methods to meet Santa Rosa's residents where they are. Funds from the Healthy City Grant granted by Kaiser Permanente will be used to provide resources to residents, groups of residents, or organizations who are part of or who are working with any of the Equity Priority Populations or Areas to empower and engage these individuals in the General Plan Update. This Work Plan will contribute to develop trust, long term skills, and knowledge for decision making in planning, community design, and development.

Attachments: [Staff Report](#)
[Attachment 1 - Equity Priority Areas Map 2021](#)
[Presentation](#)

Beatriz Guerra Auna, Senior Planner, presented and answered questions from the Council.

PUBLIC COMMENT

Gregory Fearon spoke thanking staff for their work, the need for the City to work with the County, to provide a better data system, and for better communication.

This item was received and filed.

3.3 SANTA ROSA CREEK FLOOD STUDY AND FEMA MAP REVISION

It is recommended by Santa Rosa Water and the Planning and Economic Development Department that Council hold a Study Session to receive information, ask questions, discuss, and provide feedback to staff regarding the Santa Rosa Creek Flood Study and Federal Emergency Management Agency (FEMA) map revision. The City is in the process of engaging with FEMA to update flood hazard maps for Santa Rosa Creek and its key tributaries so that FEMA can generate new Flood Insurance Rate Maps and update Flood Insurance Studies for the study area. The City will evaluate implications of map updates on local property owners, lead stakeholder engagement efforts, communicate findings, and assist the public in understanding National Flood Insurance Program requirements and options.

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

Flannery Banks, Assistant Engineer - Storm Water & Creeks, Jesse Oswald, Chief Building Official, Betty Andrews, Principal Engineer, Environmental Science Associates, presented and answered questions from Council.

PUBLIC COMMENT

Jen Klose, Executive Director Generation Housing, spoke on her concern the report did not provide information on how to avoid floods, the possibility of moving City Hall from its current site to a high rise building in downtown to create prime real estate for housing at its current site and opening up Santa Rosa Creek.

This item was received and filed.

The time not yet being 4:00 p.m. to start the Regular meeting, Mayor Rogers recessed the meeting at 2:35 p.m. and reconvened at 4:00 p.m.

4. ANNOUNCEMENT OF ROLL CALL

Present: 7 - Mayor Chris Rogers, Vice Mayor Natalie Rogers, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member John Sawyer, Council Member Tom Schwedhelm, and Council Member Jack Tibbetts

5. REPORT, IF ANY, ON STUDY AND CLOSED SESSIONS - NONE.

6. PROCLAMATIONS/PRESENTATIONS

No public comments were made.

6.1 PROCLAMATION - NATIONAL NATIVE AMERICAN HERITAGE MONTH

Attachments: [Proclamation](#)

Council Member Alvarez read the proclamation and presented it to Delmar Billy, Chairperson of Ya-Ka-Ama Education and Development, Inc.

PUBLIC COMMENT

Delmar Billy made comments of thanks to the Council and it being an honor to receive the proclamation.

Maria Cardenez spoke on being grateful and thankful for the proclamation and thanked the board members present.

Madonna Rose Feather Cruz spoke on what equity means to her.

This item was presented.

6.2 PROCLAMATION - NATIONAL APPRENTICESHIP WEEK

Attachments: [Proclamation](#)

Council Member Fleming read the proclamation and presented it to John McIntaggert, Business Manager for International Brotherhood of Electrical Workers Local 551, who made comments of thanks and the importance of working in the union trades.

Dan commented on the impact the apprenticeship program had on his life.

Mike made comments of thanks and on his experience going through the apprenticeship program.

This item was presented.

7. STAFF BRIEFINGS

No public comments were made.

7.1 COVID-19 RESPONSE UPDATE

This will be a standing item on the agenda. No action will be taken except for possible direction to staff.

Interim City Manager Jeff Kolin provided information on obtaining COVID-19 boosters.

This item was received and filed.

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

8.1 REPORT OF SETTLEMENTS AND ACTIVE LITIGATION

The City Attorney will report on settlements over \$50,000 through October 2021 as well as provide a summary of pending litigation against

the City.

Attachments: [Litigation Report](#)

City Attorney Gallagher reported there were no new settlements made, 29 active litigation cases, 5 receiverships of which three of the properties rehabilitation are underway and close to being finalized, 10 general litigations of which three have been either resolved or close to being resolved, 6 cases of personal injury or dangerous conditions, 4 police actions, and 4 writs of mandate. City Attorney Gallagher reported these were in addition to other legal proceedings handled in the City Attorney's Office.

No public comments were made.

This item was received and filed.

9. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS

Council Member Schwedhelm announced he would be abstaining from Item 11.4 due to not being in attendance at the meeting.

Council Member Tibbetts announced he would be abstaining from Item 12.1 due to his organization being one of the applicants.

10. MAYOR'S/COUNCIL MEMBERS' REPORTS

Vice Mayor Rogers announced her appointment Guido Boccaleoni to the Board of Community Services, and made comments of thanks and appreciation to Police Officer Anthony Scalercio for the way he interacts with the community.

Council Member Alvarez reported on the sideshow community meeting that was conducted in Spanish.

Council Member Schwedhelm reported he attended the Veteran's Day flag ceremony at City Hall, and commended the Merit Awards Committee and the recipients for the work they do for the community.

No public comments were made.

10.1 MAYOR'S/COUNCIL MEMBERS' 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 Zero Waste Sonoma (formerly known as Sonoma County Waste Management Agency (SCWMA))

10.1.8 Groundwater Sustainability Agency (GSA)

Council Member Schwedhlem provided a brief report.

10.1.9 Home Sonoma County (HSC)

10.1.10 Renewal Enterprise District (RED)

10.1.11 Public Safety Subcommittee

10.1.12 Other

11. APPROVAL OF MINUTES

11.1 October 6, 2021, Special Meeting.

Attachments: [Draft Minutes](#)

Approved as submitted.

11.2 October 19, 2021, Special Meeting.

Attachments: [Draft Minutes](#)

Approved as submitted.

11.3 October 20, 2021, Special Meeting.

Attachments: [Draft Minutes](#)

Approved as submitted.

11.4 October 29, 2021, Special Meeting.

Attachments: [Draft Minutes](#)

Approved as submitted with Council Member Schwedhelm abstaining due to not being present at the meeting.

12. CONSENT ITEMS

PUBLIC COMMENTS

Erin Rineberg spoke asking if changes made to the zoning code were intended to make the process easier, and if Item 12.1 would help the homeless issue.

12.1 RESOLUTION - SUBMITTAL OF TWO APPLICATIONS TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT'S HOMEKEY GRANT PROGRAM FOR THE CITY TO BE A CO-APPLICANT IN TWO PROJECTS: 1) CARITAS IN AN AMOUNT NOT TO EXCEED \$11.36 MILLION AND 2) ST. VINCENT DE PAUL COMMONS IN AN AMOUNT NOT TO EXCEED \$7.6 MILLION

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by two resolutions: 1) approve the submittal of a grant co-application to the State of California Department of Housing and Community Development's Homekey Grant program with Catholic Charities of the Diocese of Santa Rosa for Caritas Center in an amount not to exceed \$11.36 million for Caritas Center; and 2) approve the submittal of a grant co-application to the State of California Department of Housing and Community Development's Homekey Grant program in an amount not to exceed \$7.6 million for St. Vincent de Paul Commons.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Resolution - Caritas](#)
[Resolution - St. Vincent](#)
[Presentation](#)

A motion was made by Vice Mayor Rogers, seconded by Council Member

Alvarez, to waive reading of the text and adopt Consent Item 12.1

RESOLUTION NO. RES-2021-199 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE SUBMITTAL OF JOINT APPLICATION TO AND PARTICIPATION IN THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR UP TO \$11.36 MILLION IN FUNDING FROM THE HOMEKEY GRANT PROGRAM FOR DEVELOPMENT OF CARITAS CENTER WITH CATHOLIC CHARITIES OF THE DIOCESE OF SANTA ROSA; AUTHORIZE THE EXECUTION OF A STANDARD AGREEMENT AND ANY AMENDMENTS THERETO

RESOLUTION NO. RES-2021-200 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE SUBMITTAL OF JOINT APPLICATION TO AND PARTICIPATION IN THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR UP TO \$7.6 MILLION IN FUNDING FROM THE HOMEKEY GRANT PROGRAM FOR DEVELOPMENT OF THE ST. VINCENT DE PAUL COMMONS WITH THE SOCIETY OF ST. VINCENT DE PAUL DISTRICT COUNCIL OF SONOMA COUNTY; AUTHORIZE THE EXECUTION OF A STANDARD AGREEMENT AND ANY AMENDMENTS THERETO

The motion carried by the following vote:

Yes: 5 - Mayor Rogers, Vice Mayor Rogers, Council Member Alvarez, Council Member Sawyer, and Council Member Schwedhelm

Absent: 1 - Council Member Fleming

Recused: 1 - Council Member Tibbetts

Approval of the Consent Agenda

A motion was made by Vice Mayor Rogers, seconded by Council Member Schwedhelm, to waive reading of the text and adopt Consent Items 12.2 through 12.4. The motion carried by the following vote:

Yes: 6 - Mayor Rogers, Vice Mayor Rogers, Council Member Alvarez, Council Member Sawyer, Council Member Schwedhelm, and Council Member Tibbetts

Absent: 1 - Council Member Fleming

12.2 RESOLUTION - AMEND THE FISCAL YEAR 2021-22 ADOPTED BUDGET TO APPROPRIATE FUND BALANCE TO ESTABLISH FLEXIBLE SPENDING ACCOUNT RESERVE

RECOMMENDATION: It is recommended by the Human Resources Department that the Council, by resolution, amend the Fiscal Year 2021-22 adopted budget to appropriate \$77,000 from the General Fund reserves to establish an account from which to pay Flexible Spending Account claims.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2021-201 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING THE FISCAL YEAR 2021-22 ADOPTED BUDGET TO APPROPRIATE \$77,000 FROM GENERAL FUND RESERVES TO ESTABLISH A REVENUE AND EXPENDITURE ACCOUNT TO PAY FLEXIBLE SPENDING ACCOUNT CLAIMS

12.3 RESOLUTION - TERMINATION OF PROCLAMATION OF LOCAL EMERGENCY DUE TO THE 2020 GLASS FIRE

RECOMMENDATION: It is recommended by the City Attorney's Office that the Council, by resolution, terminate the Proclamation of Existence of a Local Emergency, first proclaimed on September 27, 2020 and extended since that time relating to the 2020 Glass Fire.

Attachments: [Staff Report](#)
[Attachment 1 - RES-2020-157](#)
[Resolution](#)
[Presentation](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2021-202 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA TERMINATING THE PROCLAMATION OF EXISTENCE OF A LOCAL EMERGENCY RESULTING FROM THE 2020 GLASS FIRE

12.4 ORDINANCE ADOPTION - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA TO AMEND CITY ZONING CODE CHAPTER 20-31, DENSITY BONUS AND OTHER DEVELOPER INCENTIVES TO BE CONSISTENT WITH STATE GOVERNMENT CODE SECTION 65915, DENSITY BONUSES AND OTHER INCENTIVES - FILE NUMBER REZ21-003

RECOMMENDATION: This ordinance, introduced at the November 9, 2021, Regular Meeting by a 6-0-1 vote (Council Member Tibbetts absent) to amend City Zoning Code Chapter 20-31, Density Bonus and Other Developer Incentives, to be consistent with State Government Code Section 65915, Density Bonuses and Other Incentives.

Attachments: [Ordinance](#)
[Ordinance Summary](#)

This Consent - Ordinance was adopted.

ORDINANCE NO. ORD-2021-014 ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA TO AMEND CITY ZONING CODE CHAPTER 20-31, DENSITY BONUS AND OTHER DEVELOPER INCENTIVES TO BE CONSISTENT WITH STATE GOVERNMENT CODE SECTION 65915, DENSITY BONUSES AND OTHER INCENTIVES - FILE NUMBER REZ21-003

Mayor Rogers announced the agenda is being ordered to take Item 14.1, Item 13, Public Hearing Items 15.1 through 15.3 and then resume with Report Item 14.2.

14. REPORT ITEMS

14.1 REPORT - DECLARING RACISM A PUBLIC AND HUMAN RIGHTS CRISIS IN SANTA ROSA

BACKGROUND: On May 5, 2021, staff from the Office of Community Engagement presented the Community Empowerment Plan Listening Sessions Report to the City Council. Included in the report were community feedback, input and recommendations that focused on systemic racism in Santa Rosa. One of the community recommendations was declaring racism as a public health crisis in Santa Rosa.

RECOMMENDATION: It is recommended by the Office of Community Engagement that the City Council, by resolution, declare racism as a public health and human rights crisis in Santa Rosa.

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

Magali Telles, Deputy Director - Community Engagement, and Danielle Garduno, Community Engagement Coordinator, presented and answered questions from Council.

PUBLIC COMMENT

Evan Phillips spoke on his experiences in Santa Rosa as a 30 year resident, and in support of the resolution.

Shelby spoke on segregation happening now due to vaccinations, and equity not being found in Santa Rosa.

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

RESOLUTION NO. RES-2021-203 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA DECLARING RACISM A HUMAN RIGHTS AND PUBLIC HEALTH CRISIS IN SANTA ROSA

The motion carried by the following vote:

Yes: 6 - Mayor Rogers, Vice Mayor Rogers, Council Member Alvarez, Council Member Sawyer, Council Member Schwedhelm, and Council Member Tibbetts

Absent: 1 - Council Member Fleming

13. PUBLIC COMMENT ON NON-AGENDA MATTERS

David Harris spoke regarding his personal offense with the design of the Hwy 101 over-crossing.

Erin Rineberg spoke on her concern of not being noticed properly for this meeting.

Shelby spoke regarding the community being put in a situation of losing jobs for not being vaccinated and felt this is a form of racism.

Lorna spoke echoing a previous comment on the homeless encampment, the negative experiences she is having related to the encampment, and the need for the city to enforce the code.

Adina Flores spoke regarding having access to city facilities as an unvaccinated person, and vaccinations creating a racial divide in communities.

Mayor Rogers recessed the meeting at 5:34 p.m. and reconvened at 5:37 p.m.

Present: 6 - Mayor Chris Rogers, Vice Mayor Natalie Rogers, Council Member Eddie Alvarez, Council Member John Sawyer, Council Member Tom Schwedhelm, and Council Member Jack Tibbetts

Absent: 1 - Council Member Victoria Fleming

15. PUBLIC HEARINGS

15.1 PUBLIC HEARING - STONY POINT FLATS APARTMENTS APPEAL

BACKGROUND: Appeal of Design Review Board's September 2, 2021, decisions to adopt an Addendum to the certified Roseland Area/Sebastopol Road Specific Plan Environmental Impact Report and approve Minor Design Review for Stony Point Flats Apartments, a 50-unit, Multi-family affordable housing project located at 2268 Stony Point Road.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution, deny the appeal and uphold the Design Review Board's action adopting an Addendum to the certified Roseland Area/Sebastopol Road Specific Plan Environmental Impact Report and approving Minor Design Review for Stony Point Flats Apartments, a 2- and 3-story, 50-unit, Multi-family affordable housing project located at 2268 Stony Point Road.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Design Narrative 7-15-2021 and Addendum 8-26-2021](#)
[Attachment 4 - Stony Point Flats EIR Addendum dated 8-2021](#)
[Attachment 5 - Memo Regarding Stony Point Flats Addendum Appendices A-H](#)
[Attachment 6 - Traffic Analysis Memorandum 8-26-21 and revised 8-26-2021](#)
[Attachment 7 - Project Plans and Recorded Site Survey received 7-28-2021](#)
[Attachment 8 - Tree Inventory Plan received 08-12-2021](#)
[Attachment 9 - Density Bonus Eligibility Notice](#)
[Attachment 10 - Creekside Setback Determination Letter](#)
[Attachment 11 - Prior Board Minutes, Resolutions, Recommendations](#)
[Attachment 12 - Public Correspondence](#)
[Attachment 13 - Floodplain Update Memo and Delineation Map](#)
[Attachment 14 - Grounds For Appeal received 9-13-2021](#)
[Attachment 15 - September 2, 2021 DRB Meeting - Final Minutes](#)
[Attachment 16 - Signed DRB Resolution 1 - Stony Point Flats Addendum](#)
[Attachment 17 - Signed DRB Resolution 2 - Minor Design Review](#)
[Attachment 18 - Design Review Project Analysis and Staff Recommendation](#)
[Attachment 19 - Appendix to Appellant Presentation](#)
[Resolution](#)
[Resolution Redline \(rev. 11.16.2021\)](#)
[Resolution Final \(rev. 11.16.2021\)](#)
[Exhibit A - Reso No. 21-1023](#)
[Exhibit A - Replacement \(rev. 11.16.2021\)](#)
[Presentation](#)
[Presentation - Applicant](#)
[Presentation - Appellant Stony Point Flats](#)
[Late Correspondence \(Uploaded 11-16-2021\)](#)
[Late Correspondence \(Uploaded 11-22-2021\)](#)

Conor McKay, City Planner, and Andrew Trippel, Acting Supervising Planner, presented and answered questions from Council.

Rob Sprinkle, Traffic Engineer, answered questions from Council.

The following ex parte communications were made by Council:

Council Member Sawyer received emails and phone calls and no new information was received.

Council Member Alvarez received emails, visited the site, and no new information was received.

Mayor Rogers received emails, phone calls, and no new information was received.

Drew Wiegall, Chair of the Design Review Board, presented information on the actions of the Board on this project at their meeting on September 22, stating it passed unanimously.

Phil Wood, Applicant, presented information on the project and answered questions from the Council.

The husband of Appellant Erin Rineberg spoke on behalf of Friends of Roseland Creek, informed Council the Appellants are withdrawing the heritage tree appeal, and presented information on perceived violations of the Brown Act, inadequate public comment allowed, concerns about the traffic study, the U-turn requirement to go north, the Environmental Impact Report, fencing, and requested Council impose required remedies to make the project equitable before it moves forward.

Applicant Phil Wood responded to the Appellant's concerns regarding the traffic study, flooding on the property, and fencing,

Mayor Rogers opened the public hearing at 6:32 p.m.

Annette spoke regarding giving permits to new housing developments throughout the community and not just in Roseland.

Lorna spoke echoing the comments that development in Roseland impacts the quality of life, and against the comments made by Mr. Wood regarding keeping people out, the assertion that the parcel was dry, and concern with traffic having to go north before it can go south.

Ryan Schwab spoke regarding his concerns the fencing is only on the south side and not around the entire community, and concern the solid median only allowing right turns in and out of the property.

Stevan spoke regarding the project being affected by COVID and his concern on how traffic will exit the parcel, asked for Council to

visit the site, for the City Engineer to do another traffic study, and for a wall to be built instead of a fence.

Jen Klose, Executive Director Generation Housing, spoke regarding the need for more affordable housing in Santa Rosa and supports the project being built without delay.

David Harris spoke in support of the project, and the need to make infrastructure improvements.

Chris Stewart, Santa Rosa Community Health, spoke regarding the housing crisis, affordable housing solutions needed and the project being a part of meeting the needs of the shelterless.

A concerned citizen spoke in opposition to more building in the area.

Mayor Rogers closed the public hearing at 6:52 p.m.

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

RESOLUTION NO. RES-2021-204 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA DENYING AN APPEAL AND UPHOLDING THE DESIGN REVIEW BOARD'S ADOPTION OF AN ADDENDUM TO THE CERTIFIED ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2016012030) AND APPROVAL OF MINOR DESIGN REVIEW FOR STONY POINT FLATS APARTMENTS, A 2- and 3-STORY, 50-UNIT, MULTI-FAMILY AFFORDABLE HOUSING PROJECT LOCATED AT 2268 STONY POINT ROAD, SANTA ROSA, APN 125-521-008, (FILE NUMBER DR21-023; PRJ21-012)

The motion carried by the following vote:

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

No: 2 - Vice Mayor Rogers, and Council Member Alvarez

Absent: 1 - Council Member Fleming

Mayor Rogers recessed the meeting at 7:31 p.m. and reconvened at 8:00 p.m.

Present: 6 - Mayor Chris Rogers, Vice Mayor Natalie Rogers, Council Member Eddie Alvarez, Council Member John Sawyer, Council Member Tom Schwedhelm, and Council Member Jack Tibbetts

Absent: 1 - Council Member Victoria Fleming

15.2 PUBLIC HEARING - MODIFICATION OF CITY CODE TITLE 14 (POTABLE WATER AND RECYCLED WATER), MODIFYING SUBSECTION (B) AND DELETING SUBSECTION (G) OF SECTION 14-04.010 (DEFINITIONS) AND MODIFYING SECTION 14-04.140 (BILLS GENERALLY)

BACKGROUND: With the implementation of Advanced Metering Infrastructure (AMI), Water Billing is able to create more consistent billing periods for water and sewer customers. Billing periods are currently between 28 to 35 days. In order to modify the meter read schedules to transition from billing periods of 28 to 35 days to billing periods of 28 to 32 days, some customers will require a 13th bill in 2021. City Code Section 14-04.140 currently states that bills are rendered 12 times per calendar year, and the City Code sections must be modified to accomplish this modification to the billing periods. Affected customers will still have a full billing period of no less than 28 days, they will just receive a bill in the last week of 2021 creating 13 bills for the calendar year.

RECOMMENDATION: It is recommended by the Board of Public Utilities, the Finance Department and Santa Rosa Water that the City Council introduce an ordinance modifying City Code Title 14 (Potable and Recycled Water) of the City Code to modify the definition of "Billing Period" in Section 14-04.010(B), delete the definition of "Monthly" in Section 14-04.010(G) and modify Section 14-04.140 to delete the wording "12 times per year" and replace it with a requirement that the City will render bills "monthly".

Attachments: [Staff Report](#)
[Attachment 1 - Ordinance \(Redline\)](#)
[Ordinance](#)
[Presentation](#)

Alan Alton, Acting Chief Financial Officer, presented and answered questions from Council.

Mayor Rogers opened the public hearing at 8:15 p.m.

No public comments were made.

Mayor Rogers closed the public hearing at 8:15 p.m.

A motion was made by Council Member Schwedhelm, seconded by Council Member Alvarez, to waive reading of the text and introduce

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING SECTIONS 14-04.010 AND 14-04.140 OF TITLE 14 OF THE SANTA ROSA CITY CODE MODIFYING DEFINITIONS AND PROVISIONS RELATED TO MONTHLY WATER AND SEWER BILLS

The motion carried by the following vote:

Yes: 6 - Mayor Rogers, Vice Mayor Rogers, Council Member Alvarez, Council Member Sawyer, Council Member Schwedhelm, and Council Member Tibbetts

Absent: 1 - Council Member Fleming

15.3 PUBLIC HEARING - TEFRA PUBLIC HEARING AND ISSUANCE OF BONDS BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY IN AN AGGREGATE AMOUNT NOT TO EXCEED \$430 MILLION FOR AURORA SANTA ROSA HOSPITAL, AN MENTAL HEALTH FACILITY - LOCATED AT 1265 THROUGH 1287 FULTON ROAD AND 2598 GUERNEVILLE ROAD

BACKGROUND: The issuance of tax exempt, private activity bonds must be approved by the jurisdiction where the project is located following a public hearing. QCF/I, Inc., a 501(c)(3), a nonprofit healthcare organization ("Borrower") has selected the California Municipal Finance Authority ("CMFA"), a joint-powers authority of which the City is an additional member, to be the issuer of revenue bonds for Aurora Santa Rosa Hospital, a mental health facility, located at 1265 through 1287 Fulton Road and 2598 Guerneville Road (the "Project"), in an aggregate amount not to exceed \$430 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, not the City of Santa Rosa.

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 501(c)(3) revenue bonds by the California Municipal Finance Authority in an aggregate amount not to exceed \$430 million to finance the acquisition, construction, renovation and equipping of the Aurora Santa Rosa Hospital, a mental health facility, located at 1265 through 1287 Fulton Road and 2598 Guerneville Road, Santa Rosa.

Attachments: [Staff Report](#)
[Attachment 1 - Location Map](#)
[Attachment 2 - Aurora SR Hospital TEFRA Request Letter](#)
[Resolution](#)
[Presentation](#)

Angela Morgan, Program Specialist II, presented and answered questions from Council.

Mayor Rogers opened the public hearing at 8:19 p.m.

No public comments were made.

Mayor Rogers closed the public hearing at 8:19 p.m.

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

RESOLUTION NO. RES-2021-205 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE ISSUANCE OF REVENUE BONDS IN AN AGGREGATE AMOUNT NOT TO EXCEED \$430 MILLION BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY FOR AURORA SANTA ROSA HOSPITAL, A MENTAL HEALTH FACILITY, LOCATED AT 1265 THROUGH 1287 FULTON ROAD AND 2598 GUERNEVILLE ROAD, FOR THE BENEFIT OF QCF/I, INC., A 501(C)(3) NONPROFIT HEALTHCARE ORGANIZATION 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: 6 - Mayor Rogers, Vice Mayor Rogers, Council Member Alvarez, Council Member Sawyer, Council Member Schwedhelm, and Council Member Tibbetts

Absent: 1 - Council Member Fleming

REPORT ITEMS

14.2 REPORT - PARKS MEASURE PRIORITY PLAN UPDATE

BACKGROUND: The purpose of the Parks Measure Priority Plan is to provide a strategy for prioritizing funding received from Sonoma County Parks for All Tax Measure M, known as the Parks Measure. The update will add a strategy to the Parks Measure Priority Plan received from recent city-wide outreach conducted for utilization of funds received in years 3-10 of the Parks Measure.

RECOMMENDATION: It is recommended by the Transportation and Public Works Department and the Planning and Economic Development Department that Council, by resolution, approve the Parks Measure Priority Plan update for Parks Measure funds received in years 3-10.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)
[Late Correspondence \(Uploaded 11-22-2021\)](#)

Jen Santos, Deputy Director - Parks, Jeff Tibbetts, Interim Deputy Director - Recreation, and Jeremy Gundy, Deputy Director Field Services, presented and answered questions from Council.

No public comments were made.

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

RESOLUTION NO. RES-2021-206 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE PARKS MEASURE PRIORITY PLAN UPDATE

The motion carried by the following vote:

Yes: 6 - Mayor Rogers, Vice Mayor Rogers, Council Member Alvarez, Council Member Sawyer, Council Member Schwedhelm, and Council Member Tibbetts

Absent: 1 - Council Member Fleming

16. WRITTEN COMMUNICATIONS - NONE.

17. PUBLIC COMMENTS ON NON-AGENDA MATTERS

No public comments were made.

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] - NONE.

19. ADJOURNMENT OF MEETING

Hearing no further business, Mayor Rogers adjourned the meeting 9:09 p.m. The next regularly scheduled meeting will be held on November 30, 2021, at a time to be set by the Mayor.

20. UPCOMING MEETINGS

20.1 UPCOMING MEETINGS LIST

Attachments: [Upcoming Meetings List](#)

This item was received and filed.

Approved on: January 25, 2022

/s/ Stephanie A. Williams, City Clerk