



**City Council  
Regular Meeting Minutes - Draft**

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Tuesday, March 3, 2020

2:30 PM

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

Mayor Schwedhelm called the meeting to order at 2:30 p.m.

**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. ANNOUNCEMENT OF CLOSED SESSION ITEMS**

Mayor Schwedhelm recessed the meeting to closed session at 2:30 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: Chuck McBride, Assistant City Manager/Chief Financial Officer, Amy Reeve, Human Resources Director, Jeremia Mills, Employee Relations Manager and Jeff Berk, Chief Assistant City Attorney.

Employee Organizations: Santa Rosa Firefighters Association - Local 1401 (representing City Employee Unit 2); Operating Engineers Local 3, Maintenance and Utility System Operators (Employee Units 3 and 16); Santa Rosa City Employees Association (Employee Units 4, 6, 7); Santa Rosa Police Officers Association, (Employee Unit 5); Service Employees International Union Local 1021, (Employee Units 8 and 14); Public Safety Management Association (Employee Unit 9); Executive Management (Employee Unit 10); Middle Management (Employee Unit 11); Confidential (Employee Unit 12); Mechanics (Employee Unit 13); City Attorney (Employee Unit 15); Santa Rosa City Attorneys' Association (Employee Unit 17), Santa Rosa Management Association (Employee Unit 18).

**This item was filed and received.**

**2.2 CONFERENCE WITH REAL PROPERTY NEGOTIATOR  
(Government Code Section 54956.8)**

Property: APN 010-041-010, 010-041-008, 010-041-019  
Agency Negotiator: Jill Scott, Real Property Negotiator  
Negotiating Parties: Catholic Charities of the Diocese of Santa Rosa  
Under Negotiations: Price and terms of payment

**This item was filed and received.**

**Mayor Schwedhelm adjourned the closed session at 3:13 p.m. and reconvened to Board Interviews at 3:30 p.m.**

**3. INTERVIEWS FOR BOARDS, COMMISSIONS AND COMMITTEES**

**3.1 INTERVIEWS FOR BOARDS, COMMISSIONS, AND COMMITTEES**

RECOMMENDATION: It is recommended by the City Clerk's Office that the Council conduct interviews and consider appointments to fill the (4) At-large vacancies due to expired terms for the Waterways Advisory Committee.

**The Council conducted interviews and considered appointments to fill the four At-large vacancies due to expired terms on the Waterways Advisory Committee.**

**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

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

City Attorney Gallagher reported Council met in Closed Session and direction was provided to labor negotiators for Item 2.1 and that Item 2.2 was continued.

**7. PROCLAMATIONS/PRESENTATIONS**

**7.1 PROCLAMATION - ARTSTART YOUTH ART MONTH**

**Council Member Sawyer read the proclamation and presented it to Jayne Burns, Artstart Board President.**

## 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.

Megan Basinger, Housing & Community Services Manager, provided an update on CalHome.

**This item was received and filed.**

### 8.2 KAISER PERMANENTE FIRE RECOVERY GRANT PRESENTATION FOR GENERAL PLAN ENGAGEMENT AND COLLABORATION WITH LATINO SERVICE PROVIDERS

Presentation of two grant awards from Kaiser Permanente to support 1) the City's engagement activities for the General Plan Update process, and 2) the Latino Service Providers Youth Promotor program's collaboration with the City to support the General Plan Update process.

Assistant City Manager Guhin provided information on the two grant awards and introduced Lupe Navarro who provided information on Latino Service Providers. Judy James and Tarek Salaway from Kaiser Permanente presented a check for \$600,000 to the City of Santa Rosa and a check for \$150,000 to Latino Service Providers.

**This item was received and filed.**

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

**City Attorney Gallagher reported the Council needed to take action on ratifying the Proclamation of a Local Emergency for COVID-19 and outlined the process to place the item on the agenda for Council's consideration. City Attorney Gallagher reported the two findings the Council can make to add it to the agenda per the Brown Act and City policy is there is a need to take immediate action and the need for action came to the attention of the City's subsequent posting of the meeting agenda. To place this on the agenda requires 2/3 vote of the Council.**

**A motion was made by Vice Mayor Fleming, seconded by Council Member Olivares, to make the two findings needed to take immediate action to add the Proclamation of Local Emergency and the need for said action came to the attention of the City's subsequent posting of the meeting agenda. 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 Vice Mayor Fleming, seconded by Council Member Olivares, to add the Proclamation of Local Emergency Report Item to the meeting agenda. 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

**10. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS**

Council Member Olivares announced that out of an abundance of caution, he would be abstaining from Item 16.1 due to his position as a board member on the Museum of Sonoma County.

Council Member Sawyer announced that out of an abundance of caution, he would be abstaining from Item 16.1 due to his position as an officer on the Santa Rosa Community Health Board.

**11. MAYOR'S/COUNCIL MEMBERS' REPORTS**

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

Vice Mayor Fleming provided a brief report on her trip to Washington D.C.

Mayor Schwedhelm provided a brief report on meeting with the COPS Office in Washington D.C. and that he participated in the county-wide Point in Time count.

**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**

Council Member Dowd provided a brief report on the Russian River Watershed meeting.

Vice Mayor Fleming announced her appointment of Manza Atkinson to the Measure O Citizens Oversight Committee.

Mayor Schwedhelm provided a brief report on the Board of Public Utilities Subcommittee meeting.

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

**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 Zero Waste Sonoma (formerly known as 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**

**11.2 BOARD, COMMISSION & COMMITTEE APPOINTMENTS**

**A motion was made by Council Member Olivares, seconded by Council Member Sawyer, to appoint the four incumbents Kevin Sea, Mark Neely, Steve Rabinowitsh, and Art Diecke to the Waterways Advisory Committee. The motion carried by the following vote:**

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

**No:** 1 - Council Member Rogers

**12. APPROVAL OF MINUTES - NONE.**

### 13. CONSENT ITEMS

#### PUBLIC COMMENT

Duane DeWitt spoke on Item 13.2 and suggested the City use smaller buses that are more efficient. Comment provided from speaker card: The bus system is underutilized. Please direct funds to alternative transportation, bikeways and greenways.

#### Approval of the Consent Agenda

**A motion was made by Vice Mayor Fleming, seconded by Council Member Rogers, to waive reading of the text and adopt Consent Items 13.1 through 13.7. 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

#### 13.1 RESOLUTION - CONTRACT AWARD - COURTHOUSE SQUARE BOLLARDS

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, award Design-Build Contract No. C02312, Courthouse Square Bollards, in the amount of \$304,450.00 to M3 Integrated Services, Inc., of Santa Rosa, California, approve a 20% contract contingency, and authorize a total contract amount of \$365,340.00.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2020-028 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AWARDING A DESIGN-BUILD CONTRACT FOR THE DESIGN AND INSTALLATION OF TRAFFIC RATED BOLLARDS IN COURTHOUSE SQUARE TO THE BEST VALUE DESIGN-BUILD ENTITY, M3 INTEGRATED SERVICES, INC.**

#### 13.2 RESOLUTION - TRANSPORTATION DEVELOPMENT ACT ARTICLE IV AND STATE TRANSIT ASSISTANCE CLAIM SUBMITTAL

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, authorize the Director of Transportation and Public Works, or designee, to file a claim

for the Transit Division's annual drawdown of Transportation Development Act Article IV (TDA) and State Transit Assistance (STA) funds with the Metropolitan Transportation Commission (MTC) for Fiscal Year 2020/2021 in the estimated amount of \$8,948,974 for ongoing Transit Operations and Capital budgetary needs.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2020-029 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE FILING OF A FUNDING CLAIM WITH THE METROPOLITAN TRANSPORTATION COMMISSION FOR ALLOCATION OF TRANSPORTATION DEVELOPMENT ACT ARTICLE IV / STATE TRANSIT ASSISTANCE FUNDS FOR FISCAL YEAR 2020/2021 IN THE ESTIMATED AMOUNT OF \$8,948,974**

- 13.3** RESOLUTION - AUTHORIZING THE FILING AND EXECUTION OF AN APPLICATION FOR FUNDING FROM THE FEDERAL TRANSIT ADMINISTRATION BUSES AND BUS FACILITIES PROGRAM FOR FY 2020 AND APPROPRIATING NECESSARY MATCHING FUNDS

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution: 1) authorize the Director of Transportation and Public Works or designee to file and execute a grant application and related documents under the Federal Transit Administration Buses and Bus Facilities Program requesting \$2,648,943 in federal funds for the purchase of bus electrification infrastructure and customer facility rehabilitation; and 2) appropriate necessary matching funds.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2020-030 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE FILING AND EXECUTION OF AN APPLICATION FOR FUNDING FROM THE FEDERAL TRANSIT ADMINISTRATION BUSES AND BUS FACILITIES PROGRAM FOR FISCAL YEAR 2020 AND APPROPRIATING NECESSARY MATCHING FUNDS**

- 13.4** RESOLUTION - AUTHORIZING A REQUEST FOR AN ESTIMATED \$371,499 IN LOW CARBON TRANSIT OPERATIONS PROGRAM (LCTOP) FUNDS FOR FY 2019-20 AND AUTHORIZING THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS TO SIGN

## THE CERTIFICATIONS AND ASSURANCES

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution: 1) authorize the Director of Transportation and Public Works or designee to request an estimated \$371,499 in Low Carbon Transit Operations Program funds to assist in operating the improved service on CityBus Routes 1 and 2; 2) authorize the Director of Transportation and Public Works or designee to execute the certifications and assurances documents; and 3) authorize the Chief Financial Officer to increase appropriations in revenue and expenditures by the approved grant award.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2020-031 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING A REQUEST FOR AN ESTIMATED \$371,499 IN LOW CARBON TRANSIT OPERATIONS PROGRAM (LCTOP) FUNDS FOR FY 2019-20 AUTHORIZING THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS TO EXECUTE THE CERTIFICATIONS AND ASSURANCES; AND AUTHORIZING THE MAYOR TO EXECUTE THE AUTHORIZED AGENT FORM**

- 13.5 RESOLUTION - AUTHORIZING THE FILING AND EXECUTION OF AN APPLICATION FOR FUNDING FROM THE FEDERAL TRANSIT ADMINISTRATION LOW OR NO EMISSION BUS PROGRAM FOR FY 2019-20 AND APPROPRIATING ANY NECESSARY MATCHING FUNDS

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, authorize the Director of Transportation and Public Works or designee to file and execute a grant application and related documents under the Federal Transit Administration Low or No Emission Bus Discretionary Grant Program requesting \$1,434,093 in federal funds for the purchase of electric bus charging equipment and installation costs, and appropriate any necessary matching funds.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2020-032 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE FILING AND EXECUTION OF AN APPLICATION FOR FUNDING FROM THE FEDERAL**



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**TRANSIT ADMINISTRATION LOW OR NO EMISSION BUS PROGRAM FOR FISCAL YEAR 2020 AND APPROPRIATING ANY NECESSARY MATCHING FUNDS**

- 13.6** RESOLUTION - ACCEPTANCE OF DONATION FROM LUTHER BURBANK HOME AND GARDEN ASSOCIATION AND APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH TREANOR HL TO PROVIDE HISTORICAL ARCHITECTURAL DESIGN SERVICES FOR CONCEPTUAL PLANS AND CONSTRUCTION DOCUMENTS FOR RE-ROOFING OF THE LUTHER BURBANK HOME AND CARRIAGE HOUSE

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, (1) accept a \$30,000 donation from the Luther Burbank Home and Garden Association; and (2) approve the Professional Services Agreement with TreanorHL, of Lawrence, KS, in an amount not to exceed \$110,319 for historical architectural design services for conceptual plans and construction documents for re-roofing the Luther Burbank Home and Carriage House at the Luther Burbank Home & Gardens property.

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2020-033 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ACCEPTING A DONATION FROM THE LUTHER BURBANK HOME & GARDEN ASSOCIATION AND APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH TREANORHL TO PROVIDE HISTORICAL ARCHITECTURAL DESIGN SERVICES FOR CONCEPTUAL PLANS AND CONSTRUCTION DOCUMENTS FOR RE-ROOFING THE LUTHER BURBANK HOME AND CARRIAGE HOUSE**

- 13.7** RESOLUTION - APPROVAL OF PROFESSIONAL SERVICES AGREEMENT WITH RENNE PUBLIC LAW GROUP LLP

RECOMMENDATION: It is recommended by the Human Resources Department and City Attorney's Office that Council, by resolution, approve a Professional Services Agreements with Renne Public Law Group LLP for specialized labor relations and employment law services in an amount of \$250,000.

**This Consent - Resolution was adopted.**

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**RESOLUTION NO. RES-2020-034 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH RENNE PUBLIC LAW GROUP LLP**

**The time not yet being 5:00 p.m., Mayor Schwedhelm took Report Item 15.1 and 15.2 before Item 14 - Public Comment on Non-Agenda Matters.**

**15. REPORT ITEMS**

**15.1 REPORT - RESOLUTION - RATIFICATION OF PROCLAMATION OF LOCAL EMERGENCY**

BACKGROUND: On March 2, 2020, the Director of Emergency Services issued a Proclamation of Existence of a Local Emergency relating to existence or threatened existence of conditions of extreme peril to the safety of persons and property within the City due to two presumptive positive cases of novel coronavirus (COVID 19) as confirmed by the County of Sonoma Department of Health Services and the anticipation of additional cases in Sonoma County from non-travel, community transmission due to the increase of these cases in the country, combined with the worldwide uncontrolled spread of COVID-19.

RECOMMENDATION: It is recommended that Council, by resolution, ratify the Proclamation of Existence of Local Emergency signed on March 2, 2020.

Presented by Sean McGlynn, City Manager.

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

**RESOLUTION NO. RES-2020-035 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA RATIFYING THE PROCLAMATION OF EXISTENCE OF A LOCAL EMERGENCY BY THE CITY MANAGER IN HIS CAPACITY AS DIRECTOR OF EMERGENCY SERVICES RELATING TO THE THREAT TO COMMUNITY HEALTH POSED BY COVID-19**

**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

**15.2 REPORT - WATER SUPPLY ASSESSMENT FOR THE SANTA ROSA**

## DOWNTOWN STATION AREA SPECIFIC PLAN UPDATE

**BACKGROUND:** State Senate Bill 610 requires water suppliers to provide a Water Supply Assessment (WSA) on certain large projects subject to the California Environmental Quality Act. The Water Department prepared this WSA for the proposed Santa Rosa Downtown Station Area Specific Plan Update (Project). The Project is projected to have approximately 7,399 new residential units, so it is subject to SB 610. The projected net increase in water demand due to the Project will be up to 870 acre-feet per year, and the City's existing and additional water supplies are sufficient to meet the projected water demand of the Project.

**RECOMMENDATION:** It is recommended by the Water Department that the Council, by resolution, approve the Water Supply Assessment for the proposed Santa Rosa Downtown Station Area Specific Plan Update.

Presented by Colin Close, Senior Water Resources Planner, and Christy Kennedy, Senior Water Resources Planner.

## PUBLIC COMMENT

Duane DeWitt spoke regarding water shortage predictions and providing the public with an accurate accounting of water supplies during a dry water year. Comment provided from speaker card: Please assure an accurate and time sensitive assessment of the water supply occurs annually with accountability and transparency for the public to know.

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

**RESOLUTION NO. RES-2020-036 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE WATER SUPPLY ASSESSMENT FOR THE SANTA ROSA DOWNTOWN STATION AREA SPECIFIC PLAN UPDATE**

**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

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

Duane DeWitt spoke regarding due process possibly not being followed. Comment provided from speaker card: there is a need for fairness and due process in city matters. The appeals process time limits need to be respected before move forward.

Brenda Gilchrist spoke regarding an initiative to agendize HOST expanding hours to evenings and weekend.

Christine Vanoni spoke in support of HOST extending their hours.

Colleen Fernald spoke regarding the homeless count and various topics.

#### **16. PUBLIC HEARINGS**

**\*\*16.1** PUBLIC HEARING - CARITAS VILLAGE ENVIRONMENTAL IMPACT REPORT & PLANNING PROJECT - 431, 437, 439, 465 A Street and 506, 512, 516, 520, 600, 608, and 612 Morgan Street - PRJ18-052

BACKGROUND: Caritas Village is a proposed project that includes the redevelopment of a city block into a comprehensive family and homeless support services facility (Caritas Center) to be operated by Catholic Charities; and, a 126-unit affordable housing development (Caritas Homes) to be operated by Burbank Housing. The project includes the demolition the existing Catholic Charities facilities and residential buildings on the project site, which are located within the St. Rose Preservation District.

Council will consider the certification of the Caritas Village project Environmental Impact Report; an amendment to the General Plan land use designation to Transit Village Mixed Use; a Specific Plan Amendment to include all project parcels within the Courthouse Square Sub-Area and specify roundabout diameter widths at 6th & A Street and 7th & A Street intersections; a rezoning of the subject project site to

TV-M-H-SA (Transit-Village Mixed); a Minor Conditional Use Permit for an emergency shelter; and, a Tentative Map for Caritas Village.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the City Council: 1) by resolution, certify an Environmental Impact Report; 2) by resolution, adopt the California Environmental Quality Act Findings of Fact and Statement of Overriding Considerations, for the Caritas Village project; 3) by resolution, approve a General Plan Amendment to change the land use designation from Medium Density Residential and Retail & Business Services to Transit Village Mixed Use; 4) by resolution, approve a Specific Plan Amendment to include all project parcels within the Courthouse Square Sub-Area and specify roundabout diameter widths of 80-feet at 6th & A Street and 7th & A Street intersections; 5) by resolution, approve a Minor Conditional Use Permit for an emergency shelter; 6) by resolution, approve a Tentative Map for Caritas Village; and 7) introduce an ordinance to rezone the subject project site to TV-M-H-SA (Transit-Village Mixed).

Presented by Clare Hartman, Deputy Director Community Development - Planning; Bill Rose, Supervising Planner; and Kristinae Toomians, Senior Planner.

Presentation made by Stantec Consulting Services staff Elena Nuno, Project Manager, Daniel Herrick, Architectural Historian/Preservation Planner, and Trevor Macenski, Senior Principal.

Patti Cisco, Planning Commission Chair, provided a summary of the Planning Commission's actions on this project.

Len Marabella, CEO of Catholic Charities, presented information on the project to the Council; Mark Krug, Burbank Housing, made comments on behalf of the project; Architect Mike Pyatok, provided a presentation on the project; and Jennielynn Holmes, Catholic Charities Chief Program Officer, spoke on behalf of the project.

Ex Parte communications from Council:

Council Member Rogers walked the neighborhood with the neighbors, had discussions with the applicant, received emails from people who live in the neighborhood, and read the St. Rose Preservation District Ordinance.

Council Member Tibbetts met with the applicant's team.

Vice Mayor Fleming met with members of the applicant team and with neighbors, took a walking tour, and received a call from Vern Losh.

Mayor Schwedhelm met with neighbors, walked the site, and talked with Planning Commissioners.

Rob Sprinkle, Deputy Director Public Works - Traffic, answered questions from Council regarding traffic flows.

Gabe Osburn, Deputy Director of Development Services - Economic Development and Planning, answered questions from the Council regarding the specific plan.

Mayor Schwedhelm opened the public hearing at 7:05 p.m.

#### PUBLIC COMMENT

Vic Trione, Co-Chair Capital Campaign for Caritas, spoke on funding campaign for the project.

Lisa Landrus spoke regarding the lack of managerial supervision at 600 Morgan Street and on her experience with people in the neighborhood.

Kathleen Kane spoke regarding the Church of Incarnation's history of servicing homeless people. Comment provided from speaker card: This housing is vitally needed.

Eddie D. spoke on behalf of Catholic Charities, requested that he

not be video taped only audio recorded, and on the services he received from Catholic Charities and his experience in volunteering.

Nathan Gilfenbaum spoke on being a senior program manager for Catholic Charities, needing to find concrete solutions to mediate the homeless problem by providing safe affordable housing, and in support of the project.

Lena Hoffman spoke on her experience of homelessness in Santa Rosa, her father experiencing homelessness and the social aspect of being close to downtown that sustained him, and in support of the project.

Maggie O'Brien spoke regarding her experience with the Cultural Heritage Board to make changes to her house, concern Caritas is not having to replace houses due to the air quality, the concerns of her neighborhood of the management by Catholic Charities and other service providers and the security situation at 600 Morgan St.

Robyn Cleaves in support of the project.

Jen Kuzmar spoke in support of the project.

Susan Hayes spoke in support of the project.

Dale Flowers, Pastor of First Presbyterian Church, spoke in support of the project.

Allen Thomas spoke on his concern that Council Member Tibbetts is voting on the project due to his employment and the concerns in his neighborhood for the project.

Dan Shurman, St. Joseph Health, spoke in support of the project.

Rosalie Sulgit-Shay spoke in support of the project.

Ananda Sweet, Santa Rosa Metro Chamber of Commerce, spoke in

support of the project.

Alima Silverman spoke in support of the project.

Tensi Smith spoke in support of the project.

Dustin Arroyo spoke in support of the project.

Jeff Kolin, on behalf of Santa Rosa Memorial Hospital, spoke in support of the project.

Erica Torgerson spoke in support of the project.

Joe Lilienthal spoke in opposition to the project as currently presented.

Rick Abbott, President of the Board of Catholic Charities, spoke in support of the project.

Doreen Van Leeuwen, Church of the Incarnation, spoke in support of the project.

Colleen Fernald spoke in support of the project and on various topics.

Catherine Dale spoke regarding the Morgan Street homeowners and her concerns on the drop-in shelters having no accountability. Comment provide on speaker card: Myself and many neighbors are against the drop-in center. Catholic Charities does not already have proper oversight over them.

Dawn Hansen spoke against the project and being taken advantage of by the process.

Jim Nantell, volunteer with Catholic Charities, spoke in support of the project.



Heather Anderson spoke regarding Catholic Charities not standing by their good neighbor policy and her concern with the project. Comment provided on speaker card: Although I believe housing needs to increase, a navigation center downtown will be a detriment to downtown. Catholic Charities has not upheld their good neighbor agreement.

Denise Hill spoke on concerns of demolition in the historic preservation district and needing mitigation measures for the neighborhood.

Matthew Reed spoke in support of the project.

Craig Parker spoke regarding the parking situation in the neighborhood and his concern about building guidelines being ignored for this project.

Seeing no one else wishing to speak, Mayor Schwedhelm closed the public hearing at 8:12 p.m.

**A motion was made by Council Member Tibbetts, seconded by Council Member Dowd, to adopt Resolutions 16.1, 16.2, 16.3, 16.4, 16.5, 16.6, and 16.7 and waive reading of the text.**

Council Member Rogers made the following friendly amendments to the motion:

1. For the Fire Marshall to have the ability to sign off on an evacuation plan prior to construction of the center.
2. Elements 10 and 11 of the Northern Pedestrian Linkage study implemented, the Gateway monument as well as the urban sidewalks, streets, and benches and verify from the mitigation measures cultural elements 1, 3 and 4, the salvage report, the public report documentations, the interpretive materials, and the compatible design.

3. The Conditional Use Permit offer a monthly meeting between the leadership team for the operator, the Mayor of the City of Santa Rosa, and the Council Member who represents the district to discuss any issues.
4. Trash pickup to be weekly as a condition of the Conditional Use Permit.
5. A permitted parking program in the interior of the project for clients who are residing or receiving services at the center.
6. Making the Good Neighbor Policy be part of the Conditional Use Permit to ensure the policy is being followed and the City has enforceability.

Supervising Planner Rose indicated the conditions named would be placed in the Conditional Use Permit and/or the mitigation program of the EIR resolutions.

At the direction of City Attorney Gallagher, each resolution was adopted by a separate motion and vote.

**A motion was made by Council Member Tibbetts, seconded by Council Member Dowd, to waive reading of the text and adopt as amended**

**RESOLUTION NO.RES-2020-037 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE CARITAS VILLAGE PROJECT - FILE NUMBER PRJ18-052**

**The motion carried by the following vote:**

**Yes:** 5 - Mayor Schwedhelm, Vice Mayor Fleming, Council Member Rogers, Council Member Tibbetts, and Council Member Dowd

**Recused:** 2 - Council Member Olivares, and Council Member Sawyer

**A motion was made by Council Member Tibbetts, seconded by Council Member Dowd, to waive reading of the text and adopt as amended**

**RESOLUTION NO. RES-2020-038 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING THE FINDINGS OF**

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**FACT, MITIGATION MONITORING AND REPORTING PROGRAM, AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE CARITAS VILLAGE PROJECT - FILE NUMBER PRJ18-052**

**The motion carried by the following vote:**

**Yes:** 5 - Mayor Schwedhelm, Vice Mayor Fleming, Council Member Rogers, Council Member Tibbetts, and Council Member Dowd

**Recused:** 2 - Council Member Olivares, and Council Member Sawyer

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

**RESOLUTION NO. RES-2020-039 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING THE GENERAL PLAN FOR THE CARITAS VILLAGE PROJECT FROM MEDIUM DENSITY RESIDENTIAL AND RETAIL AND BUSINESS SERVICES, TO TRANSIT VILLAGE-MIXED USE FOR THE PROPERTIES AT 431, 437, 439, 465 A STREET AND 506, 512, 516, 520, 600, 608, AND 612 MORGAN STREET, ASSESSOR'S PARCEL NUMBERS 010-041-001, 004, 005, 008, 009, 010, 011, 013, 014, 015, 016, 017, 018, 019, 020 - FILE NUMBER PRJ18-052.**

**The motion carried by the following vote:**

**Yes:** 5 - Mayor Schwedhelm, Vice Mayor Fleming, Council Member Rogers, Council Member Tibbetts, and Council Member Dowd

**Recused:** 2 - Council Member Olivares, and Council Member Sawyer

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

**RESOLUTION NO. RES-2020-040 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AMENDMENTS TO THE DOWNTOWN STATION AREA SPECIFIC PLAN FOR THE CARITAS VILLAGE PROJECT TO INCLUDE ALL PROJECT PARCELS WITHIN THE COURTHOUSE SQUARE SUB-AREA AND SPECIFY ROUNDABOUT DIAMETER WIDTHS OF 80-FEET AT 6TH & A STREET AND 7TH & A STREET INTERSECTIONS FOR THE PROPERTIES AT 431, 437, 439, 465 A STREET AND 506, 512, 516, 520, 600, 608, AND 612 MORGAN STREET, ASSESSOR'S PARCEL NUMBERS 010-041-001, 004, 005, 008, 009, 010, 011, 013, 014, 015, 016, 017, 018, 019, 020 - FILE NUMBER PRJ18-052**

**The motion carried by the following vote:**

**Yes:** 5 - Mayor Schwedhelm, Vice Mayor Fleming, Council Member Rogers, Council Member Tibbetts, and Council Member Dowd

**Recused:** 2 - Council Member Olivares, and Council Member Sawyer

**A motion was made by Council Member Tibbetts, seconded by Council Member Dowd, to waive reading of the text and adopt as amended**

**RESOLUTION NO. RES-2020-041 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A MINOR USE PERMIT FOR AN EMERGENCY SHELTER FOR THE CARITAS VILLAGE PROJECT, LOCATED AT 431, 437, 439, 465 A STREET AND 506, 512, 516, 520, 600, 608, AND 612 MORGAN STREET -ASSESSOR'S PARCEL NUMBERS 010-041-020, 010-041-004, 010-041-005, 010-041-019, 010-041-008, 010-041-009, 010-041-010, 010-041-011, 010-041-017, 010-041-018, 010-041-013, 010-041-014, 010-041-015, 010-041-016, AND 010-041-001**

**The motion carried by the following vote:**

**Yes:** 5 - Mayor Schwedhelm, Vice Mayor Fleming, Council Member Rogers, Council Member Tibbetts, and Council Member Dowd

**Recused:** 2 - Council Member Olivares, and Council Member Sawyer

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

**RESOLUTION NO. RES-2020-042 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A TENTATIVE PARCEL MAP FOR THE CARITAS VILLAGE PROJECT, LOCATED AT 431, 437, 439, 465 A STREET AND 506, 512, 516, 520, 600, 608, AND 612 MORGAN STREET-ASSESSOR'S PARCEL NUMBERS 010-041-020, 010-041-004, 010-041-005, 010-041-019, 010-041-008, 010-041-009, 010-041-010, 010-041-011, 010-041-017, 010-041-018, 010-041-013, 010-041-014, 010-041-015, 010-041-016, AND 010-041-001**

**The motion carried by the following vote:**

**Yes:** 5 - Mayor Schwedhelm, Vice Mayor Fleming, Council Member Rogers, Council Member Tibbetts, and Council Member Dowd

**Recused:** 2 - Council Member Olivares, and Council Member Sawyer

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

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**ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE BY RECLASSIFYING THE PROPERTIES FOR THE CARITAS VILLAGE PROJECT, LOCATED AT 431, 437, 439, 465 A STREET, AND 506, 512, 516, 520, 600, 608, AND 612 MORGAN STREET TO THE TV-M-H-SA (TRANSIT VILLAGE-MIXED USE) ZONING DISTRICT, FILE NO. PRJ18-052**

**The motion carried by the following vote:**

**Yes:** 5 - Mayor Schwedhelm, Vice Mayor Fleming, Council Member Rogers, Council Member Tibbetts, and Council Member Dowd

**Recused:** 2 - Council Member Olivares, and Council Member Sawyer

**Mayor Schwedhelm took a short recess at 9:00 p.m. and reconvened the meeting at 9:28 p.m.**

**Vice Mayor Fleming left the meeting at 9:05 p.m.**

**\*\*16.2** PUBLIC HEARING (APPEAL) - CARPENTER URBAN COTTAGES (DAVID CARPENTER) APPEAL OF THE CULTURAL HERITAGE BOARD DECISION TO DENY THE LANDMARK ALTERATION PERMIT FOR TWO PAIRS OF SINGLE-FAMILY ATTACHED UNITS PROPOSED AT 25 RAE STREET AND 715 TUPPER STREET, SANTA ROSA, CA 95404; ASSESSOR'S PARCEL NUMBERS 009-201-004 AND 009-201-009; FILE NO. LMA15-013

BACKGROUND: On September 4, 2019, the Cultural Heritage Board effectively denied a Landmark Alteration Permit (LMA) for the proposed Carpenter Urban Cottages project by voting 2 ayes, 2 noes on a motion to approve the construction of four attached residential cottages over two lots at 715 Tupper Street and 25 Rae Street. On September 16, 2019, the applicant, David Carpenter, filed an appeal of the Cultural Heritage Board's denial of the Project. The grounds for the appeal include that the application meets or exceeds all requirements for approval and staff recommended its approval, that the project is consistent with the General Plan and Zoning Ordinance, that the project meets all height requirements and the project incorporated input from a previous Cultural Heritage Board meeting reviewing a conceptual design.

RECOMMENDATION: It is recommended by the Cultural Heritage Board that the Council, by resolution, deny the appeal and uphold the

Board's decision to deny the Landmark Alteration Permit for the Carpenter Urban Cottages project, located at 715 Tupper Street and 25 Rae Street.

Ex Parte communications from Council:

Council Member Sawyer visited the site and met with the appellant.

Council Member Dowd met with Ms. Silverman.

Council Member Rogers walked the site, received emails, and talked to neighbors.

Council Member Tibbetts met with the project representative.

Mayor Schwedhelm met with the architect.

Presented by Kristinae Toomians, Senior Planner.

Cultural Heritage Board Chair Casey Edmondson provided a brief report on the Board's action.

Appellant Alima Silverman provided a presentation on the project.

Mayor Schwedhelm opened public hearing at 10:02 p.m.

#### PUBLIC COMMENT

Katheryne Stoural spoke in opposition to the project.

Steve Stoural spoke in opposition of the project as presented.

Claudia Cleaver spoke in support of the project. Comment provided from speaker card: Project will help solve several problems - housing, up value property visual and energy efficient.

Marlene Russell spoke in opposition to the project as presented.

Rich spoke on parking issues and the density of the neighborhood.

John spoke regarding parking issues and not being able to sustain more resident parking in the neighborhood.

Jeff Kelly spoke in support of the project.

David Carpenter, Applicant, addressed the Council regarding his project, stating it reflects his ideals of net-zero and on meeting the constraints the neighbors have requested he add to the project.

Seeing no one else wishing to speak, Mayor Schwedhelm closed the public hearing at 10:23 p.m.

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

**RESOLUTION NO. RES-2020-043 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA GRANTING AN APPEAL AND APPROVING A LANDMARK ALTERATION PERMIT FOR CARPENTER URBAN COTTAGES, LOCATED AT 725 TUPPER & RAE STREETS IN THE BURBANK GARDENS PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBERS 009-201-004, -009, FILE NUMBER LMA15-013**

**The motion carried by the following vote:**

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

**Absent:** 1 - Vice Mayor Fleming

**16.3 PUBLIC HEARING - STREETLIGHT POLE BANNER POLICY (This item is being continued to the March 17, 2020, Regular Meeting.)**

**15.3 REPORT - ACCESSORY DWELLING UNIT URGENCY ORDINANCE**

BACKGROUND: The proposed City Code text amendment is proposed by way of urgency ordinance, amending Title 18 of the Santa Rosa City Code - modifying Section 18-12.015, and amending Title 20 of the Santa Rosa City Code - modifying Sections 20-30.040, 20-32.050, 20-42.130 and 20-70.020 to allow Accessory Dwelling Units and Junior

Accessory Dwelling Units in compliance with State law and in support of the City's Housing Action Plan, while preserving the visual character of the City.

In 2019, five bills governing Accessory Dwelling Units were signed by the Governor of California. These State bills limit local control of Accessory Dwelling Units (ADUs) and create further opportunities for the development of Junior ADUs (JADUs), necessitating revisions to the City of Santa Rosa Zoning Code for consistency.

Housing remains a Tier One Council priority. The voluntary non-State mandated modifications in the proposed Ordinance reduce obstacles to ADU construction and include protections for the City's hillside areas and neighborhoods, including Preservation Districts.

**RECOMMENDATION:** It is recommended by the Planning and Economic Development Department that the Council, by motion, adopt an urgency ordinance amending City Code Sections 18-12.015, 20-30.040, 20-32.050, 20-42.130 and 20-70.020 to allow Accessory Dwelling Units and Junior Accessory Dwelling Units in compliance with State law and in support of the City's Housing Action Plan, while preserving the visual character of the City.

Presented by Amy Nicholson, Senior Planner.

#### PUBLIC COMMENT

Colleen Fernald spoke regarding proposing mini-ADUs on wheels.

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

**ORDINANCE NO. ORD-2020-003 ENTITLED: URGENCY ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 18 OF THE SANTA ROSA CITY CODE - AMENDING SECTION 1812.015, AND AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE - AMENDING SECTIONS 20-30.040, 20-32.050, 20-42.130, AND 20-70.020, REGULATING ACCESSORY DWELLING UNITS TO ENSURE CONSISTENCY WITH STATE LAW AND TO INCLUDE LOCAL ALLOWANCES AND PROTECTIONS - FILE REZ20-001**



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**The motion carried by the following vote:**

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

**No:** 1 - Council Member Dowd

**Absent:** 1 - Vice Mayor Fleming

**15.4** REPORT - PROFESSIONAL SERVICE AGREEMENT WITH PLACEWORKS, INC. FOR PREPARATION OF THE SANTA ROSA 2050 GENERAL PLAN AND ENVIRONMENTAL IMPACT REPORT

**BACKGROUND:** On August 13, 2019, the Council authorized Planning and Economic Development Department to retain consulting services to prepare the Santa Rosa 2050 General Plan Update and Environmental Impact Report. Staff initiated a competitive bid process to solicit proposals for consulting services and, after reviewing submitted proposals, staff recommends PlaceWorks, of Berkeley, California, as the most qualified consultant to complete the project.

**RECOMMENDATION:** It is recommended by the Planning and Economic Development Department that the Council, by resolution, (1) approve a Professional Services Agreement with PlaceWorks, Inc., of Berkeley, California, for public engagement, planning, and environmental review services for a three-year period to prepare the Santa Rosa 2050 General Plan Update and Environmental Impact Report in an amount not to exceed \$2,500,000, and (2) appropriate \$1,605,314 from the City's General Fund reserves, with \$1,393,394 allocated to fund the balance of the proposed agreement with PlaceWorks, Inc. and \$211,920 allocated for related City staff costs.

Presented by Andy Gustavson, Senior Planner.

Mayor recessed the meeting at 10:54 p.m. and reconvened the meeting at 10:57 p.m.

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

**RESOLUTION NO. RES-2020-044 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH PLACEWORKS, INC. FOR PREPARATION OF THE SANTA ROSA 2050 GENERAL PLAN UPDATE AND**

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**ENVIRONMENTAL IMPACT REPORT AND APPROPRIATION OF  
\$1,605,3124 FROM THE GENERAL FUND RESERVES.**

**The motion carried by the following vote:**

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

**Absent:** 1 - Vice Mayor Fleming

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

**18. PUBLIC COMMENTS ON NON-AGENDA MATTERS - None.**

**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 11:05 p.m.

**21. UPCOMING MEETINGS**

**21.1 UPCOMING MEETINGS LIST**

Approved on:

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Stephanie A. Williams  
City Clerk