City of Santa Rosa

City Hall, Council Chamber
100 Santa Rosa Avenue
Santa Rosa, CA 95404

City Council
Regular Meeting Minutes - Final

Tuesday, August 4, 2026 **4:00 PM**

1. CALL TO ORDER AND ROLL CALL

Mayor Stapp called the meeting to order at 4:01 p.m.

Present: 5 - Mayor Mark Stapp, Vice Mayor Jeff Okrepkie, Council Member Eddie Alvarez, Council Member Caroline Bañuelos, and Council Member Natalie Rogers

Absent: 2 - Council Member Victoria Fleming, and Council Member Dianna MacDonald

2. REMOTE PARTICIPATION UNDER THE BROWN ACT (Gov. Code § 54953) - NONE.

3. ANNOUNCEMENT OF CLOSED SESSION ITEMS - NONE.

4. STUDY SESSION - NONE.

5. ANNOUNCEMENT OF ROLL CALL (IF NEEDED) - NONE.

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

7. PROCLAMATIONS/PRESENTATIONS - NONE.

8. STAFF BRIEFINGS

8.1 COMMUNITY EMPOWERMENT PLAN UPDATE

This is a standing item on the agenda. Council will take no action except for possible direction to staff. This item has no impact on current fiscal year budget.

Misti Wood, Communications and Intergovernmental Relations Officer, provided the community empowerment plan update for the month of August.

No public comments were made.

This item was received and filed.

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

Jason Nutt, Interim City Manager, reported on several upcoming community and economic development updates, including the Ross Street Activation from August 14 through October 31, which will bring live music, food trucks, and family-friendly activities to downtown Santa Rosa. Additionally, Santa Rosa was named the North Bay's business-friendly city in the Best of the North Bay Awards, recognizing the City's strong partnership with the local business community. Lastly, the community is invited to attend Movies in the Park at Howarth Park on Friday evenings from August 14 through September 11, featuring free family activities, food vendors, and outdoor movies.

No public comments were made.

10. STATEMENTS OF ABSTENTION/RECUSAL BY COUNCIL MEMBERS - NONE.

11. MAYOR'S/COUNCIL MEMBERS' REPORTS

Council Member Rogers appointed Nadia King to the Arts in Public Places Committee, wished a happy retirement to Grant Davis, general manager for Sonoma Water, after 19 years of service, provided a brief update on the recent WAC/TAC meeting, and provided an update on events recently attended.

No public comments were made.

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 and Climate Authorities (SCTCA)

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 Sonoma County Homeless Coalition

11.1.10 Renewal Enterprise District (RED)

11.1.11 Public Safety Subcommittee

11.1.12 Other

12. APPROVAL OF MINUTES - NONE.

13. CONSENT ITEMS

No public comments were made.

Approval of the Consent Agenda

A motion was made by Vice Mayor Okrepkie, seconded by Council Member Alvarez, to adopt Consent Items 13.1 and 13.2. The motion carried by the following vote:

Yes: 5 - Mayor Mark Stapp, Vice Mayor Jeff Okrepkie, Council Member Eddie Alvarez, Council Member Caroline Bañuelos, and Council Member Natalie Rogers

Absent: 2 - Council Member Victoria Fleming, and Council Member Dianna MacDonald

13.1 RESOLUTION - AUTHORIZATION OF RECEIPT OF ADDITIONAL COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY GRANT FUNDS FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND ALLOCATING SUCH FUNDS TO THE COFFEY PARK AND FOUNTAINGROVE NEIGHBORHOOD ROAD DISASTER RECOVERY PROJECT

RECOMMENDATION: The Transportation and Public Works Department recommends that the Council, by resolution, approve receipt of additional Community Development Block Grant - Disaster Recovery Grant Funds from the California Department of Housing and Community Development and allocate such funds to the Coffey Park

and Fountaingrove Neighborhood Road Disaster Recovery Project, Contract No. C02258, and authorize the Chief Financial Officer to increase appropriations in the amount of $1,496,623.27.

Attachments: Staff Report
Attachment 1 - HCD Letter
Resolution

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2026-091 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING RECEIPT OF ADDITIONAL COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY GRANT FUNDS FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT; ALLOCATING SUCH FUNDS TO THE COFFEY PARK AND FOUNTAINGROVE NEIGHBORHOOD ROAD DISASTER RECOVERY PROJECT; AND AUTHORIZING THE CHIEF FINANCIAL OFFICER TO INCREASE APPROPRIATIONS IN THE AMOUNT OF $1,496,623.27

13.2 RESOLUTION - EXTENSION OF PROCLAMATION OF LOCAL HOMELESS EMERGENCY

RECOMMENDATION: The Housing and Community Services Department recommends that the Council, by resolution, approve an extension of Resolution No. 28839 which formally proclaimed a local homeless emergency within Santa Rosa. This item has no impact on current fiscal year budget.

Attachments: Staff Report
Resolution

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2026-092 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA EXTENDING A PROCLAMATION OF LOCAL HOMELESS EMERGENCY (Government Code Sections 8630 et seq.)

The time not being 5:00 p.m., Mayor Stapp called Items 15.1 and 15.2 before Item 14.

15. REPORT ITEMS

15.1 REPORT - PROHOUSING DESIGNATION PROGRAM APPLICATION AUTHORIZATION

BACKGROUND: The Prohousing Designation Program (PDP) seeks to acknowledge and support jurisdictions that go above-and-beyond state housing law to help accelerate housing production. A jurisdiction with a Prohousing Designation may receive priority processing or funding points when applying for several funding programs, including Affordable Housing and Sustainable Communities (AHSC), Infill Infrastructure Grant (IIG), Transformative Climate Communities (TCC), Solutions for Congested Corridors (SCCP), Local Partnership Program (LPP), Transit and Intercity Rail Capital Program (TIRCP), and Sustainable Transportation Planning Grant Program (STPG).

In July 2023, Santa Rosa was one of the first cities in California to receive the Prohousing Designation. This designation expires three years from January 1 of year following the date it was granted. Accordingly, the City must submit a new application before its designation expires on January 1, 2027.

RECOMMENDATION: The Planning and Economic Development Department recommends that the Council: 1) receive information regarding the City's renewal application for the California Department of Housing and Community Development's Prohousing Designation Program; 2) receive public comment as part of the required Diligent Public Participation Process; and 3) by resolution, authorize staff to submit the renewal application to the California Department of Housing and Community Development following completion of the required public review period and consideration of all comments received. This item has no impact on the current fiscal year budget.

Attachments: Staff Report
Attachment 1 - Prohousing Application 2026
Resolution
Presentation
Late Correspondence (Uploaded 08-04-2026)

Jessica Jones, Deputy Director of Planning, and Amy Nicholson, Supervising Planner, presented and answered questions from Council.

PUBLIC COMMENT:

Gregory Fearon spoke in support of the item.

A motion was made by Council Member Rogers, seconded by Council Member Alvarez, to adopt the resolution as presented by staff.

RESOLUTION NO. RES-2026-093 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING APPLICATION TO AND PARTICIPATION IN THE PROHOUSING DESIGNATION PROGRAM

The motion carried by the following vote:

Yes: 5 - Mayor Mark Stapp, Vice Mayor Jeff Okrepkie, Council Member Eddie Alvarez, Council Member Caroline Bañuelos, and Council Member Natalie Rogers

Absent: 2 - Council Member Victoria Fleming, and Council Member Dianna MacDonald

15.2 REPORT - HIGH-DENSITY MULTI-FAMILY RESIDENTIAL INCENTIVE PROGRAM

BACKGROUND: On September 25, 2018, the City Council approved the establishment of the High-Density Multi-Family Incentive Program (Incentive Program). The purpose of the Incentive Program was to address the community's housing crisis by encouraging housing development and increased density in downtown Santa Rosa through the reduction/deferral of City development impact fees. The program supports City Council goals to promote Citywide economic development and plan for and encourage housing for all. Pursuant to the approved resolutions, eligible projects must be located within the boundaries of the Downtown Station Area Specific Plan and within one of the zoning districts identified in the resolutions. In the September 2018 resolutions, criteria was established for eligible residential projects including that they "break ground" by August 31, 2023. Breaking ground was defined as pulling a foundation building permit. As of October 2022, only one project, The Cannery located at 3 West 3rd Street, had taken advantage of the Incentive Program. Due to the ongoing housing crisis and delays in housing investments and construction at that time, on December 13, 2022, the Council adopted resolutions extending the Program through August 31, 2026. To date, six projects have taken advantage of the Incentive Program, with three additional projects pending. Given the continued housing crisis and the City's need to develop an updated impact fee study, engage with the community and developers, and subsequently amend the Program as necessary, staff

is recommending that the Incentive Program be extended to August 31, 2031.

RECOMMENDATION: The Planning and Economic Development Department recommends that the Council, by three separate resolutions: 1) rescind Resolution No. RES-2022-246 and set forth a revised schedule of capital facilities fees for the high density multi-family residential incentive program; 2) rescind Resolution No. RES-2022-247 and set forth a revised schedule of park development impact fees for the high density multi-family incentive program; and 3) rescind Resolution No. RES-2022-248 and establish payment options for water and wastewater demand fees for the high density multi-family residential incentive program to further support housing development and increased density in downtown Santa Rosa. This item has no impact on current fiscal year budget.

Attachments:
Staff Report
Attachment 1 - Downtown Map
Attachment 2 - KM Memo
Attachment 3 - Maximum Base FAR Map
Attachment 4 - CC RES-2019-066-CFF
Attachment 5 - CC RES-2019-067-Park
Attachment 6 - CC RES-2018-169-Water_Wastewater
Attachment 7 - CC - RES-2022-246 - CFF
Attachment 8 - CC - RES-2022-247 - Parks
Attachment 9 - CC - RES-2022-248 - Water Wastewater
Resolution 1 - CFF
Resolution 1 Exhibit A - Map of Downtown
Resolution 2 - Park
Resolution 2 Exhibit A - Map of Downtown
Resolution 3 - Water and Wastewater
Resolution 3 Exhibit A - Map of Downtown
Presentation

Jessica Jones, Deputy Director of Planning, Gabe Osburn, Director of Planning and Economic Development, Kelli Kuykendall, Manager of Housing and Community Services, and Megan Basinger, Director of Housing and Community Services Director, presented and answered questions from Council.

PUBLIC COMMENT:

Gregory Fearon spoke on this item.

Caller 8309 spoke on impacts to neighborhoods.

A motion was made by Council Member Bañuelos, seconded by Council Member Alvarez, to adopt the resolutions as presented by staff.

RESOLUTION NO. RES-2026-094 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA RESCINDING RESOLUTION NO. RES-2022-246, SETTING FORTH A REVISED SCHEDULE OF CAPITAL FACILITIES FEES CHARGED PURSUANT TO CHAPTER 21-04 OF THE SANTA ROSA CITY CODE, AND AMENDING THE ELIGIBILITY CRITERIA FOR THE HIGH-DENSITY MULTI-FAMILY RESIDENTIAL INCENTIVE PROGRAM TO ENCOURAGE HIGH-DENSITY DEVELOPMENT AND AFFORDABLE HOUSING DOWNTOWN

RESOLUTION NO. RES-2026-095 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA RESCINDING RESOLUTION NO. RES-2022-247, AND SETTING FORTH A REVISED SCHEDULE OF PARK DEVELOPMENT IMPACT FEES CHARGED PURSUANT TO CHAPTER 19-70 OF THE SANTA ROSA CITY CODE AND AMENDING THE ELIGIBILITY CRITERIA FOR THE HIGH DENSITY MULTI FAMILY INCENTIVE PROGRAM TO INCREASE HIGH DENSITY DEVELOPMENT AND AFFORDABLE HOUSING DOWNTOWN

RESOLUTION NO. RES-2026-096 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA RESCINDING RESOLUTION NO. RES-2022-248 AND ESTABLISHING PAYMENT OPTIONS FOR WATER AND WASTEWATER DEMAND FEES AND AMENDING THE ELIGIBILITY CRITERIA FOR THE HIGH-DENSITY MULTI-FAMILY RESIDENTIAL INCENTIVE PROGRAM TO INCREASE HIGH DENSITY DEVELOPMENT AND AFFORDABLE HOUSING DOWNTOWN

The motion carried by the following vote:

Yes: 5 - Mayor Mark Stapp, Vice Mayor Jeff Okrepkie, Council Member Eddie Alvarez, Council Member Caroline Bañuelos, and Council Member Natalie Rogers

Absent: 2 - Council Member Victoria Fleming, and Council Member Dianna MacDonald

16. PUBLIC HEARINGS - NONE.

17. WRITTEN COMMUNICATIONS

17.1 NOTICE OF FINAL MAP - Holly Hock - Provided for information.

Attachments: Notice of Submittal
Location Map

This item was received and filed.

14. PUBLIC COMMENT ON NON-AGENDA MATTERS

Adina Flores spoke on the Foppoli trial, the 20/30 Club, Christopher Creek Winery, and the Boys and Girls Club.

John Claeys spoke on graffiti abatement.

Brian Fix, representing the Santa Rosa Police Officer's Association, spoke in favor the City's current tax measure on the ballot in November, 2026.

Caller 8309 spoke on the homeless crisis, graffiti, and the impact of a shelter being built on West Third and Fulton Road.

LATE CORRESPONDENCE

Attachments: Late Correspondence (Uploaded 08-04-2026)

18. PUBLIC COMMENT 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

Mayor Stapp adjourned the meeting at 5:15 p.m. The next regularly scheduled meeting will be held on July 18, 2026, at a time to be set by the Mayor.

21. UPCOMING MEETINGS

21.1 UPCOMING MEETINGS LIST

Attachments: Upcoming Meetings List

This item was received and filed.

Approved on August 18, 2026
/s/ Rhonda Bolla, Deputy City Clerk