



City of Santa Rosa

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

City Council Regular Meeting Minutes - Final

Tuesday, December 8, 2020

1:30 PM

1. CALL TO ORDER AND ROLL CALL

Mayor Schwedhelm called the meeting to order at 1:33 p.m.

Council Member Dowd joined the meeting at 2:08 p.m.

Present: 5 - Mayor Tom Schwedhelm, Council Member Ernesto Olivares, Council Member Chris Rogers, Council Member Jack Tibbetts, and Council Member John Sawyer

Absent: 2 - Vice Mayor Victoria Fleming, and Council Member Richard Dowd

2. ANNOUNCEMENT OF CLOSED SESSION ITEMS

2.1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section 54956.8)

Property: 4301 Llano Rd and 1595 Meadow Ln, Santa Rosa. A portion of APNs 134-231-024 and 063-180-025

Agency Negotiator: Jill Scott, Real Property Negotiator

Negotiating Parties: Renewable Sonoma LLC

Under Negotiations: Price and terms of Lease payment

This item was received and filed.

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

Name of Case: Nicholle Vannucci, et al. v. County of Sonoma, et al.

Court Case No. USDC Northern District of California Case No.

3:18-cv-01955-VC

This item was received and filed.

Mayor Schwedhelm recessed closed session and reconvened to the study session at 2:54 p.m.

3. STUDY SESSION

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

3.1 HOUSING INVESTMENT OPPORTUNITIES FOR PG&E SETTLEMENT FUNDS

Study session to review policy options regarding the potential investment of one-time PG&E settlement funds into housing production. Investment into housing was one of the recurring topics of consideration received through the community outreach process to date. Investment opportunities to be discussed include potential investment into the Renewal Enterprise District (RED), a regional joint powers authority, as well as potential investment into the City of Santa Rosa's local Housing Authority.

Attachments: [Staff Report](#)
 [Attachment 1 - RED Options and Feasibility](#)
 [Attachment 2 - HA Correspondence](#)
 [Attachment 3 - RED Correspondence](#)
 [Presentation](#)
 [Late Correspondence \(Uploaded 12-8-2020\)](#)

Clare Hartman, Interim Assistant City Manager, presented and answered questions from Council.

Michelle Whitman, Executive Director for Renewal Enterprise District, presented the Renewal Enterprise District (RED) and answered questions from Council.

Olivia Speck, Daniela Greville, and Julijs Liepins, from Forsyth Street, presented information on the RED Housing Fund and answered questions from Council.

David Gouin, Director of Housing and Community Services present information on the Housing Authority and answered questions from Council.

PUBLIC COMMENT

Gregory Fearon spoke on his concern the City will abandon the idea

of using public funds to help the most needed.

Diane Test, Vice Chair of the Housing Authority (HA), supports the efforts of the City/County Joint Powers Agreement, explained the difference between RED and structure of the HA, and asked if the City is willing to entrust the \$10 million to RED or will it allocate it to the HA.

Brian Ling, So. Co. Alliance, spoke in support to RED commitment.

Robert Gaiser, Co-Chair of Southeast Greenway Campaign Committee, spoke in support using funds for the housing development sites in the project.

Luke Lindenbusch, Generation Housing, spoke on what the funds would mean for the future of Sonoma County for young Sonoma County residents, and in support of establishing the Renewal Enterprise District.

Jesus Guzman, Generation Housing, echoed the comments of Luke Lindenbusch and in support of allocating the PG&E Settlement funds to advance affordable housing.

Jen Klose, Generation Housing, advocated for more diverse and affordable housing, and the opportunity to grow the settlements funds.

Ananda Sweet, Santa Rosa Metro Chamber of Commerce, spoke in support of investing in the Renewal Enterprise District to meet the housing needs in the community.

Ben Leroi, Special Populations Director for Santa Rosa Community Health, spoke in support of allocating PG&E settlement funds to RED, to investing in a revolving loan fund, and to consider additional resources for the HA.

Thea Hensel, Co-Chair Southeast Greenway Campaign, supports

the urban three principles, and spoke on the property owned by the State of California and Cal-Trans.

Ali Gaylord, Director of Housing Development for Midpen Housing, spoke in support to invest funds in affordable housing.

Duane De Witt, Sonoma County Housing Advocacy Group, submitted comment on the need to have further public involvement, his concern the Housing Authority has not been able to meet the needs for low and very low income residents and asked the Council to work with the community on how to use the funds.

This item was received and filed.

Mayor Schwedhelm recessed the meeting at 4:42 p.m. and reconvened at 5:00 p.m. and announced that Council will move directly to Item 15.1 - Public Hearing.

4. 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

15. PUBLIC HEARINGS

- 15.1 PUBLIC HEARING - FALL 2020 GENERAL PLAN AMENDMENT PACKAGE:** 1) 3575 MENDOCINO AVENUE SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, REZONING, AND TENTATIVE MAP; 2) YOLANDA INDUSTRIAL PROJECT MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT, AND REZONING; AND 3) T&L MICRO CANNABIS FACILITY GENERAL PLAN AMENDMENT AND REZONING

BACKGROUND: General Plan Amendments are considered three times per year in accordance with General Plan policy. This General Plan Amendment package includes two CEQA resolutions, three amendments to the General Plan Land Use Diagram, three Rezoning ordinances, and a Tentative Map resolution.

1. 3575 Mendocino Avenue. This project includes (1) a request to

adopt a Sustainable Communities Environmental Assessment; (2) a request for a General Plan amendment to change the General Plan land use designation from Mobile Home Park to Transit Village Medium; (3) a request for Rezoning from RR (Rural Residential) to TV-R-RC (Transit Village Residential-Resilient City) and TV-R-SH-RC (Transit Village Residential-Senior Housing-Resilient City); and (4) a request to approve a Tentative Map, for those parcels located at 3575 Mendocino Avenue, which are also identified as Assessor's Parcel Numbers 173-030-001 and 173-020-002; File No. PRJ20-002.

2. Yolanda Industrial Project. This project includes (1) a request to adopt a Mitigated Negative Declaration; (2) a request for a General Plan amendment to change parcel land use designations from Retail & Business Services to Light Industry or from Medium-High Density Residential to Light Industry; and (3) a request for Rezoning from CG (General Commercial) or R-3 (Multi-family Residential) to IL (Light Industrial), for those parcels at 0, 324, 324, 328/340, 330, 350/358, and 368 Yolanda Avenue, which are also identified as Assessor's Parcel Numbers 044-081-029, 044-081-024, 044-072-006, 044-072-007, 044-072-008, 044-072-009, and 044-390-061; File No. PRJ19-002.

3. T&L Micro Cannabis Facility. This project includes (1) a request for a General Plan amendment to change parcel land use designations from Retail & Business Services to Light Industry, and (2) a request for Rezoning from CG (General Commercial) to IL (Light Industrial), for those parcels at located at 3515 and 0 Industrial Drive, which are also identified as Assessor's Parcel Numbers 148-050-027 and 148-041-049; File No. PRJ19-039.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council act on the Fall 2020 General Plan Amendment Package by approving six CEQA, General Plan Land Use Diagram Amendment, or Tentative Map resolutions and introducing three Zoning Map Amendment ordinances.

Attachments:

[Staff Report](#)
[Attachment 1 - Project Description](#)
[Attachment 2 - Neighborhood Context, GPA, and Rezoning Maps](#)
[Attachment 3 - Tentative Map](#)
[Attachment 4 - Master Plan Set](#)
[Attachment 5 - Senior Housing Plan Set](#)
[Attachment 6 - Emergency Response Plan](#)
[Attachment 7 - Request for Alternative Compliance](#)
[Attachment 8 - CC Mobile Home Park Closure](#)
[Attachment 9 - SCEA Document.pdf](#)
[Attachment 10 - SCEA Appendices](#)
[Attachment 11 - SCEA Memorandum](#)
[Attachment 12 - Disclosure Form](#)
[Attachment 13 - Meeting Summary and Public Response](#)
[Attachment 14 - Parking Concession Request](#)
[Attachment 15 - Mitigation Monitoring and Reporting Program \(MMRP\)](#)
[Attachment 16 - Public Correspondence](#)
[Attachment 17 - Modified Parking Proposal and CEQA Memo.pdf](#)
[Attachment 18 - PC Reso 12032 - SCEA](#)
[Attachment 19 - PC Reso 12033 - GPA](#)
[Attachment 20 - PC Reso 12034 - Rezoning](#)
[Attachment 21 - PC Reso 12035 - Tentative Map](#)
[Resolution - SCEA](#)
[REVISED Resolution - SCEA Redline \(Uploaded 12-8-2020\)](#)
[Exhibit A - SCEA](#)
[Exhibit B - SCEA Appendices](#)
[Exhibit C - SCEA Mitigation Monitoring and Reporting Plan](#)
[REVISED Resolution - Exhibit C Redline \(Uploaded 12-8-2020\)](#)
[Resolution - Tentative Map 3575 Mendocino](#)
[REVISED - Resolution - Tentative Map 3575 Mendo Redline \(Uploaded 12-8-2020\)](#)
[Exhibit A - Development Advisory Committee Report](#)
[Presentation - 3575 Mendocino](#)
[Applicant Presentation - 3575 Mendocino.pdf](#)
[REVISED Applicant Presentation \(Uploaded 12-8-2020\)](#)
[Ordinance - Rezoning 3575 Mendocino](#)
[PHN 3575 Mendocino - Absentees](#)
[Staff Report - Yolanda Industrial Project](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location and Neighborhood Context Map](#)
[Attachment 3 - Initial Study-Mitigated Negative Declaration](#)
[Attachment 4 - MMRP](#)
[Attachment 5 - Vacancy Estimate](#)
[Attachment 6 - CC - RES-2019-028](#)
[Attachment 7 - PC Reso 12036 - MND](#)
[Attachment 8 - PC Reso 12037 - GPA](#)
[Attachment 9 - PC Reso 12038 - Rezoning](#)
[Attachment 10 - Public Correspondence](#)
[Resolution - MND Yolanda Industrial](#)
[Exhibit A - MND](#)
[Ordinance - Rezoning Yolanda Industrial](#)
[Presentation Yolanda Industrial Project](#)

[Resolution - General Plan Amendment Yolanda Industrial](#)
[PHN Mailing Labels - Owners](#)
[PHN Mailing Labels - Occupants](#)
[Staff Report - TL Micro](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Neighborhood Location Map](#)
[Attachment 3 - General Plan and Zoning Map](#)
[Attachment 4 - Revised Project Description](#)
[Attachment 5 - Project Plan Set](#)
[Attachment 6 - 2019-2020 Industrial Space Analysis](#)
[Attachment 7 - TL Micro IS-MND w MMRP](#)
[Attachment 8 - PC Reso 12039-MND](#)
[Attachment 9 - PC Reso 12040-GPA](#)
[Attachment 10 - PC Reso 12041-Rezoning](#)
[Attachment 11 - PC Reso 12042-CUP](#)
[Ordinance - TL Micro Rezoning](#)
[Resolution - TL Micro GPA](#)
[Presentation - TL Micro](#)
[PHN PRJ19-039-Occupants](#)
[PHN PRJ19-039 Absentees Mailing Labels](#)
[PHN Fall 2020 General Plan Amendments Package - Public Hearing Notice Form](#)
[Late Correspondence \(Uploaded 12-8-2020\)](#)
[Late Correspondence \(Uploaded 12-09-2020\)](#)

3575 Mendocino Avenue

Ex Parte Communications Disclosures for 3575 Mendocino Avenue:

Council Member Dowd disclosed he met with Efren Carrillo and the project manager.

Council Member Rogers disclosed he met with Efren Carrillo and the applicant and no new information was gathered outside of what was provided in the documents to Council.

Council Member Sawyer disclosed he met with Efren Carrillo and the applicant and no new information was gathered outside of what was provided in the documents to Council.

Council Member Olivares disclosed he met with Efren Carrillo and the applicant and no new information was gathered outside of what was in the documents provided to Council.

Vice Mayor Fleming disclosed she met with Efren Carrillo and the

applicant and that no new information was gathered outside of what was provided in the documents to Council.

Mayor Schwedhelm disclosed that he met with Efren Carrillo and applicant and no new information was gathered outside of what was provided in the documents to Council.

Amy Nicholson, Senior Planner, presented information on 3575 Mendocino Avenue project and answered questions from Council.

Karen Massey, Senior Project Manager Burbank Housing, presented information on 3575 Mendocino Avenue and answered questions from Council.

Mayor Schwedhelm opened the public hearing for 3575 Mendocino Avenue at 5:34 p.m.

Luke Lindenbusch, Generation Housing, spoke in support of approving the 3575 Mendocino Avenue project.

Ananda Sweet, Santa Rosa Metro Chamber of Commerce, spoke in support of approving the 3575 Mendocino Avenue project.

Kevin Riley, Greenbelt Alliance, spoke in support of approving the 3575 Mendocino Avenue project.

Linda Adrain, former resident of Journey's End, spoke on getting the senior apartments built as soon as possible and her concern that most of the units are mostly one bedroom and will not accommodate a care giver to live with residents.

Duane De Witt submitted comment on his concern that the project is being labeled a transit-oriented development due to the proximity of bus stop.

Mayor Schwedhelm closed the public hearing for 3575 Mendocino Avenue at 5:47 p.m.

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

RESOLUTION NO. RES-2020-207 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA MAKING FINDINGS AND APPROVING THE SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA) AND MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE 3575 MENDOCINO AVENUE PROJECT, ASSESSOR'S PARCEL NUMBERS 173-030-001 and 173-030-001, FILE NUMBER PRJ20-002

The motion carried by the following vote:

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

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

ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE BY RECLASSIFYING THE PROPERTY FOR THE 3575 MENDOCINO AVENUE PROJECT, LOCATED AT 3575 MENDOCINO AVENUE, ASSESSOR' S PARCEL NUMBER 173-030-001 TO THE TRANSIT- VILLAGE RESIDENTIAL- RESILIENT CITY (TV-R-RC) AND TRANSIT VILLAGE RESIDENTIALSENIOR HOUSING- RESILIENT CITY (TV-R-SH-RC) DISTRICTS - FILE NUMBERS PRJ20-002 AND REZ20-002

The motion carried by the following vote:

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

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

RESOLUTION NO. RES-2020-208 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A GENERAL PLAN LAND USE DIAGRAM AMENDMENT FROM MOBILE HOME TO TRANSIT- VILLAGE MEDIUM FOR THE PROPERTY AT 3575 MENDOCINO AVENUE, ASSESSOR'S PARCEL NUMBER 173-030-001 - FILE NUMBERS PRJ20- 002 AND GPAM20- 001

The motion carried by the following vote:

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

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

RESOLUTION NO. RES-2020-209 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE 3575 MENDOCINO AVENUE PROJECT TENTATIVE MAP LOCATED AT 3575 MENDOCINO AVENUE, ASSESSOR'S PARCEL NUMBERS 173-030-001 AND 173-030-002; FILE NUMBERS PRJ20-002; MAJ20-001.

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

Yolanda Avenue Project

Ex Parte Communications disclosures for the Yolanda Avenue Project:

Council Member Dowd reported he toured the project, met with the owner and project engineer and stated no new information was provided that was not already available in the packet.

Council Member Sawyer had a zoom meeting with the applicant.

Council Member Olivares reported he met with the applicant team and no new information was provided that was not available in the packet.

Council Member Tibbetts had nothing to disclose.

Council Member Rogers had nothing to disclose.

Vice Mayor Fleming had nothing to disclose.

Mayor Schwedhelm reported he visited the site and no new information was given that was not already available in the packet.

Susie Murray, Senior Planner, presented the Yolanda Industrial Project and answered questions from Council.

The Applicant provided information for Council's consideration.

Mayor Schwedhelm opened the Yolanda Avenue Industrial Project Public Hearing at 6:08 p.m.

No public comments were made.

Mayor Schwedhelm closed the public hearing at 6:09 p.m.

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

ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA REZONING OF THE PROPERTIES LOCATED AT 324, 324, 328/340, 330, 350/358 YOLANDA AVENUE, ALSO IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 044-081-029, 044-081-024, 044-072-006, 044-072-007, AND 044-072-008, FROM THE CG (GENERAL COMMERCIAL) ZONING DISTRICT TO THE IL (LIGHT INDUSTRIAL) ZONING DISTRICT AND THE PROPERTY LOCATED AT 0 YOLANDA AVENUE, ALSO IDENTIFIED AS ASSESSOR'S PARCEL NO. 044-390-061, FROM THE R-3-15 (MULTIFAMILY RESIDENTIAL) ZONING DISTRICT TO THE IL (LIGHT INDUSTRIAL) ZONING DISTRICT; FILE NUMBER PRJ19-002

The motion carried by the following vote:

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

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

RESOLUTION NO. RES-2020-210 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A GENERAL PLAN DIAGRAM AMENDMENT FOR FIVE PARCELS AT 324, 324, 328/340, 330,

350/358 YOLANDA AVENUE (ASSESSOR'S PARCEL NUMBERS 044-081-029, 044-081-024, 044-072-006, 044-072-007, AND 044-072-008) FROM RETAIL AND BUSINESS SERVICES TO LIGHT INDUSTRY, AND FOR ONE PARCEL AT 0 YOLANDA AVENUE (ASSESSOR'S PARCEL NO. 044-390-061) FROM MEDIUM-HIGH DENSITY RESIDENTIAL TO LIGHT INDUSTRY FOR THE YOLANDA INDUSTRIAL PROJECT; FILE NO. PRJ19-002

The motion carried by the following vote:

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

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

RESOLUTION NO. RES-2020-211 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE YOLANDA INDUSTRIAL PROJECT, LOCATED AT 0, 324, 324, 328/340, 330, 350/358 AND 368 YOLANDA AVENUE, ALSO IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 044-081-029, 044-081-024, 044-072-006, 044-072-007, 044-072-008, 044-072-009 AND 044-390-061; FILE NO. PRJ19-002

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

T&L Cannabis Facility

Council Members had no Ex Parte communications to report related to the T&L Cannabis project.

Andrew Trippel, Acting Supervising Planner, presented the T&L Micro Cannabis Facility and answered questions from Council

Applicant Erin Carlstrom provided information to the Council for consideration.

Mayor Schwedhelm opened the public hearing for the T&L Cannabis

Project at 6:27 p.m.

No public comments were made.

Mayor Schwedhelm closed the public hearing at 6:28 p.m.

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

RESOLUTION NO. RES-2020-212 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A GENERAL PLAN LAND USE DIAGRAM AMENDMENT FOR TWO PARCELS AT 3515 AND 0 INDUSTRIAL DRIVE, ASSESSOR'S PARCEL NUMBERS 148-050-027 AND 148- 041-049, FROM RETAIL AND BUSINESS SERVICES TO LIGHT INDUSTRY FOR THE T&L MICRO CANNABIS FACILITY; FILE NUMBER GPAM19-003 (PRJ19-039)

The motion carried by the following vote:

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

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

ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE BY RECLASSIFYING THE PROPERTY FOR THE T&L MICRO CANNABIS FACILITY, LOCATED AT 3515 AND 0 INDUSTRIAL DRIVE ASSESSOR'S PARCEL NUMBERS 148-050-027 AND 148-041-049 TO LIGHT INDUSTRIAL (IL) ZONING DISTRICT - FILE NUMBERS PRJ19-039 AND REZ19-010

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

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

City Attorney Gallagher reported Council met in Closed Session for Item 2.1 and gave direction to the real property negotiator, and on Item 2.2 gave direction to legal counsel.

6. PROCLAMATIONS/PRESENTATIONS - NONE.

7. STAFF BRIEFINGS

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.

No report was provided.

7.2 COMMUNITY EMPOWERMENT PLAN UPDATE

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

No report was provided.

7.3 GLASS FIRE RECOVERY UPDATE

Staff will provide an update on the Glass Fire Recovery. No action will be taken except for possible direction to staff.

Paul Lowenthal provided an update on the progress of the Debris Task Force, and answered questions from Council.

PUBLIC COMMENT - None.

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

City Manager had nothing to report.

8.1 QUARTERLY REPORT OF SETTLEMENTS AND ACTIVE LITIGATION

The City Attorney will report on settlements over \$50,000 within the third quarter of 2020 (07/01/2020 - 09/30/2020) as well as provide a summary of pending litigation against the City.

Attachments: [Memorandum re Quarterly Report 3rd Qtr 2020.docx](#)
 [Exhibits A-C](#)

City Attorney Gallagher reported on the 3rd quarter settlements noting there are 34 pending litigations; and reported on the claims

received.

PUBLIC COMMENT - None.

This item was received and filed.

9. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS

No statements of abstention were made.

10. MAYOR'S/COUNCIL MEMBERS' REPORTS

Mayor Schwedhelm reported he participated in the Safe Social Distancing community meeting and thanked staff for the efforts to successfully hear back from the community related to the site.

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)

10.1.9 Home Sonoma County (HSC)

Mayor Schwedhelm provided a brief report.

10.1.10 Renewal Enterprise District (RED)

10.1.11 Public Safety Subcommittee

10.1.12 Other

11. APPROVAL OF MINUTES

- 11.1 June 23, 2020, Regular Meeting.

Attachments: [Draft Minutes](#)

Approved as submitted.

- 11.2 June 24, 2020, Continued Regular Meeting.

Attachments: [Draft Minutes](#)

Approved as submitted.

12. CONSENT ITEMS

PUBLIC COMMENT

Gregory Fearon, Treasurer of Bennett Valley Golf Club, asked if a conversation has taken place on how the space will be used and asked that it not sit vacant.

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

Approval of the Consent Agenda

A motion was made by Vice Mayor Fleming, seconded by Council Member Olivares, to waive reading of the text and adopt Consent Items 12.1 through 12.5. The motion carried by the following vote:

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

- 12.1 RESOLUTION - EARLY LEASE TERMINATION WITH SPORTS RESTAURANT OF BENNETT VALLEY INC. LOCATED AT 3330 YULUPA AVENUE, SANTA ROSA

RECOMMENDATION: It is recommended by Real Estate Services that the Council, by resolution, approve the Termination Agreement for Bennett Valley Golf Course Clubhouse Lease Agreement between the City and Sports Restaurant of Bennett Valley Inc. and authorize the City

Manager to execute the Termination Agreement and all necessary and related documents.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2020-213 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE TERMINATION AGREEMENT FOR BENNETT VALLEY GOLF COURSE CLUBHOUSE LEASE AGREEMENT BETWEEN THE CITY AND SPORTS RESTAURANT OF BENNETT VALLEY INC. AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE TERMINATION AGREEMENT AND ALL NECESSARY AND RELATED DOCUMENTS

12.2 RESOLUTION - TRANSFER OF REAL PROPERTY INTEREST ALONG YOLANDA AVENUE AND RELINQUISHMENT OF ABUTTERS' RIGHTS TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AS PART OF THE HEARN AVENUE INTERCHANGE AT HIGHWAY 101 PROJECT

RECOMMENDATION: It is recommended by Real Estate Services and the Department of Transportation and Public Works that the Council, by resolution, approve the transfer of a real property interest along Yolanda Avenue releasing and relinquishing any and all abutter's rights, including access rights, appurtenant to City's remaining property (except as otherwise stated) to the State of California Department of Transportation (Caltrans) and authorize the Director of Transportation and Public Works to execute all necessary and appropriate documents, including a grant deed of conveyance, to complete the transfer.

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

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2020-214 ENTITLED RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE CONVEYANCE OF REAL PROPERTY INTEREST ALONG YOLANDA AVENUE AND RELINQUISHMENT OF ABUTTERS' RIGHTS TO THE

**CALIFORNIA DEPARTMENT OF TRANSPORTATION AS PART OF THE
HEARN AVENUE INTERCHANGE AT HIGHWAY 101 PROJECT**

**12.3 RESOLUTION - AUTHORIZATION TO UTILIZE THE H-GAC BUY
COOPERATIVE AGREEMENT FOR TWO CIMLINE M2DH CRACK
SEALERS TO CIMLINE**

RECOMMENDATION: It is recommended by the Transportation and Public Works and Finance Department that the Council, by resolution, 1) authorize use of the Houston-Galveston Area Council Cooperative Agreement with Cimline, Plymouth, MN (No. 20-00885) to purchase two Cimline M2DH Crack Sealers to be used by Field Services to seal cracks in roadway surfaces, and 2) authorize the City Manager to negotiate and execute any necessary agreement(s) with Cimline to complete the purchase, in an amount not-to-exceed \$131,936.50.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Exhibit A - Agreement](#)
 [Exhibit B- Quote](#)
 [Presentation](#)

This Consent - Resolution was adopted.

**RESOLUTION NO. RES-2020-215 ENTITLED: RESOLUTION OF THE
COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZES THE USE OF THE
HOUSTON-GALVESTON AREA COUNCIL (H-GAC) COOPERATIVE
AGREEMENT WITH CIMLINE AND AUTHORIZATION FOR THE CITY
MANAGER TO EXECUTE NECESSARY AGREEMENT(S) TO PURCHASE
TWO CIMLINE M2DH CRACK SEALERS TO CIMLINE, INC., PLYMOUTH, MN,
IN AN AMOUNT NOT TO EXCEED \$131,936.50**

**12.4 RESOLUTION - LOWER COLGAN CREEK RESTORATION PHASE 2
MITIGATION CREDIT PURCHASE AUTHORIZATION**

RECOMMENDATION: It is recommended by the Water Department that the Council, by resolution: 1) authorize the purchase of mitigation credits for the Lower Colgan Creek Restoration Phase 2 Project; 2) approve the California Tiger Salamander Mitigation Credits Purchase Agreement Number F002203 with Davis Preserve, LLC in an amount not to exceed \$339,360 to purchase required mitigation credits for California tiger salamander; 3) approve the Wetland Creation Credits Purchase Agreement Number F002213 with Hazel Mitigation Preserve, LLC in an amount not to exceed \$7,250 to purchase required mitigation

credits for wetlands; and 4) authorize the Director of Water to execute both agreements and any related documents or applications, subject to approval as to form by the City Attorney.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A - Purchase Agr with Davis Preserve, LLC](#)
[Exhibit B - Purchase Agr with Hazel Mitigation Preserve, LLC](#)
[Presentation](#)

This Consent - Resolution was adopted.

RESOLUTION NO. RES-2020-216 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE PURCHASE OF MITIGATION CREDITS REQUIRED FOR THE LOWER COLGAN CREEK RESTORATION PHASE 2 PROJECT; APPROVING THE CALIFORNIA TIGER SALAMANDER MITIGATION CREDITS PURCHASE AGREEMENT WITH DAVIS PRESERVE, LLC; APPROVING THE WETLAND CREATION CREDITS PURCHASE AGREEMENT WITH HAZEL MITIGATION PRESERVE, LLC IN AN AMOUNT; AND AUTHORIZING THE DIRECTOR OF WATER TO EXECUTE BOTH AGREEMENTS AND ANY RELATED DOCUMENTS OR AMENDMENTS

12.5 ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ADDING CHAPTER 1 -10 TO THE SANTA ROSA CITY CODE ENTITLED "OPEN GOVERNMENT"

RECOMMENDATION: This ordinance, introduced at the December 1, 2020, Regular Meeting by a (7-0-0) vote, adds Chapter 1-10 to the Santa Rosa City Code entitled "Open Government".

Attachments: [Ordinance](#)
[Ordinance \(Revised Redline\)](#)
[Open Government Ordinance \(Revised Final\)](#)
[Open Government Ordinance Revised Final Conformed](#)
[Late Correspondence \(Uploaded 12-8-2020\)](#)

This Consent - Ordinance was adopted.

ORDINANCE NO. ORD-2020-018 ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ADDING CHAPTER 1-10 TO THE SANTA ROSA CITY CODE ENTITLED "OPEN GOVERNMENT"

Mayor Schwedhelm recessed the meeting at 6:55 p.m. and reconvened the meeting at 7:10 p.m.

13. PUBLIC COMMENT ON NON-AGENDA MATTERS

Duane De Witt submitted comment thanking staff for getting Hughs Avenue repaved and thanked Alistair Blyfuss for taking care of the debris left by the homeless encampment near Roseland Creek.

Attachments: [Late Correspondence \(Uploaded 12-8-2020\)](#)

14. REPORT ITEMS

14.1 REPORT - 2050 SANTA ROSA GENERAL PLAN COMMUNITY ADVISORY COMMITTEE MEMBER SELECTION PROCESS AND ORGANIZATIONAL FRAMEWORK

BACKGROUND: On November 12, 2020 the Director of Planning and Economic Development selected 18 of the 25-member Community Advisory Committee (CAC) of the 2050 General Plan Update. The CAC Member Selection Process describes selection process including remaining seven CAC members that will be appointed by the Council to help ensure the full CAC reflects the gender, age groups, ethnicity and interest or stakeholders within the City. Staff requests the Council complete its CAC appointments by January 12, 2021.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council receive the report regarding the Community Advisory Committee Membership Selection Process and the Organizational Framework.

Attachments: [Staff Report](#)
[Attachment 1 – CAC Member Selection Process](#)
[Attachment 2 – CAC Organizational Framework](#)
[Attachment 3 - RES-2020-154 Presentation](#)

Amy Lyle, Supervising Planner, informed the Council this is a follow-up report from the September 2020 meeting.

Andy Gustavson, Senior Planner, presented and answered questions from the Council.

PUBLIC COMMENT

Pat Kuta spoke commending staff on the effort they made on

outreach and selecting diverse members.

A motion was made by Council Member Dowd, seconded by Council Member Tibbetts, to receive and file the report regarding the Community Advisory Committee Membership Selection Process and the Organizational Framework. 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

14.2 REPORT - FISCAL YEAR 2019-20 MEASURE O ANNUAL REPORT

BACKGROUND: Ordinance 3680 added Chapter 3-26 to the Santa Rosa City Code establishing a special transactions and use tax. The special tax measure, known as Measure O, increased sales tax by a quarter percent to fund specific Police, Fire, and Gang Prevention/Intervention programs, as set forth in the Ordinance.

The Ordinance also established a seven-member Citizen Oversight Committee, with members appointed by the City Council, to annually review expenditures and appropriations of the tax revenues to ensure that all such revenues are spent or appropriated for the purposes and uses set forth in the Ordinance. Each year, an Annual Report is prepared by City staff, reviewed by the Citizen Oversight Committee and presented to the City Council reporting on expenditures and activities during the past fiscal year.

The tax revenues generated by Measure O are split between Fire (40%), Police (40%) and Gang Prevention/Intervention Programs (20%), with these revenues spent in accordance with an Implementation Plan which was adopted by the City Council.

RECOMMENDATION: It is recommended by the Finance, Fire and Police departments, the Violence Prevention Partnership program, and the Measure O Citizens' Oversight Committee that the Council, by motion accept the Measure O Annual Report for FY 2019-20.

Attachments: [Staff Report](#)
 [Attachment 1 - Measure O Annual Report 2019-2020.pdf](#)
 [Presentation](#)

Shelley Reilly, Interim Deputy Director of Finance, and Magali Telles, Deputy Director Community Engagement, started the

presentation;

Jason Parrish, Administrative Services Officer, presented information on funding for Violence Prevention.

Jason Carter, Violence Prevention Manager for Community Engagement, presented information on the Violence Prevention Partnership.

Kelley Magnuson, Deputy Director Recreation, presented information on Neighborhood Services.

Tony Gossner, Fire Chief, presented information on the Fire Department.

Jim Arend, Administrative Services Officer, presented information on the Fire Department fund balance.

Scott Westrope, Deputy Fire Chief, presented information on the operation enhancements and impacts provided by Measure O.

Pam Lorence, Administrative Services Officer, presented information on the Police Department Fund Balance.

Ray Navarro, Police Chief, presented information on the Police Department Measure O funded positions.

PUBLIC COMMENT

Ellen Bailey, Chair for the Measure O Citizen's Oversight Committee, spoke in support of the annual report, commended the departments for their continued work to enhance services for the community, and thanked staff for their hard work and commitment during the fires.

A motion was made by Council Member Olivares, seconded by Council Member Rogers, to accept the Measure O Annual Report for FY 2019-20. The motion carried by the following vote:

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

16. WRITTEN COMMUNICATIONS - NONE.

17. COUNCIL REORGANIZATION

- 17.1** REPORT - DECLARATION OF RESULTS FOR THE GENERAL MUNICIPAL ELECTION HELD ON TUESDAY, NOVEMBER 3, 2020, FOR (1) THE PURPOSE OF ELECTING MEMBERS FOR FOUR DISTRICT-BASED OFFICES OF THE CITY COUNCIL FOR DISTRICTS 1, 3, 5 AND 7, EACH FOR A FULL TERM OF FOUR YEARS; AND (2) SUBMITTING TO THE VOTERS MEASURE Q RELATING TO THE SALES TAX

BACKGROUND: Pursuant to City Charter Section 30 and the California Elections Code, the City Council called a General Municipal Election for Tuesday, November 3, 2020, for (1) the purpose of electing one candidate for each City Council office for Districts 1, 3, 5 and 7, each for a full term of four years; and (2) submitting to the voters Measure O relating to the Sales Tax.

RECOMMENDATION: It is recommended by the City Clerk that the Council: 1) by resolution, recite the fact and declare the results of the Consolidated General Municipal Election held on Tuesday, November 3, 2020, for the election to the City Council of Eddie Alvarez for District 1, Harrison "Jack" Tibbetts for District 3, Chris Rogers for District 5, and Natalie Rogers for District 7, each for a full term of four years, and the approval of City of Santa Rosa Measure Q - City of Santa Rosa One-Half Cent Sales Tax; and 2) adopt an Ordinance adding Chapter 3-30 to Title 3 of the Santa Rosa City Code to impose a temporary half-cent general transactions and use tax.

Attachments: [Staff Report](#)
 [Resolution](#)
 [Exhibit A](#)
 [Ordinance](#)
 [Certificates of Election](#)
 [Presentation](#)

Stephanie Williams, City Clerk, presented.

PUBLIC COMMENT

Brian Ling, Sonoma County Alliance, thanked Council Member Dowd and Council Member Olivares for their service to the city of Santa Rosa.

Ellen Bailey spoke acknowledging Council Member Olivares for his commitment to Santa Rosa and the community.

Council Member Rogers made comments of appreciation to Council Members Olivares and Dowd.

Council Member Fleming thanked Council Member Dowd for stepping in, for his exemplary attendance and approach to Council matters, and commented that she was impressed with the approach Council Member Olivares took to get things done and to serve women and people of color and thanked him for his work on behalf of youth.

Council Member Tibbetts made comments to Council Member Dowd and Council Member Olivares for their dedication and years of service to the community.

Council Member Sawyer thanked Council Member Olivares for his attitude to governance, respect for staff and colleagues and the community, his sense of humor, and thanked him for his dedication and service, and thanked Council Member Dowd for his dedication and service and for stepping into the Council during a difficult time.

Mayor Schwedhelm expressed appreciation to Council Member Dowd for his years on the Board of Public Utilities (BPU) and the job he has done for Santa Rosa; and to Council Member Olivares, Mayor Schwedhelm expressed appreciation for his ability to connect to members of the community and for making him a better person.

Council Member Dowd expressed his thanks for the comments made by the Council, his appreciation for being able to work with

Council and welcomed newly electeds Eddie Alvarez and Natalie Rogers, and re-elected Council Members Tibbetts and Rogers.

Council Member Olivares expressed appreciation for Council Member Dowd, for his service on the BPU and for the comments made by Council Members.

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

RESOLUTION NO. RES-2020-216-A ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON TUESDAY, NOVEMBER 3, 2020, DECLARING THE RESULTS AND SUCH OTHER MATTERS AS PROVIDED BY LAW

The motion carried by the following vote:

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

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

ORDINANCE NO. ORD-2020-018-A ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ADDING CHAPTER 3-30 TO TITLE 3 OF THE SANTA ROSA CITY CODE TO IMPOSE A TEMPORARY HALF-CENT GENERAL TRANSACTIONS AND USE TAX TO BE ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION, AND REPEALING CHAPTERS 3-27 AND 3-29 OF THE SANTA ROSA CITY CODE

The motion carried by the following vote:

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

17.2 ADMINISTRATION OF OATH OF OFFICE TO NEWLY ELECTED COUNCIL MEMBERS, PRESENTATION OF CERTIFICATES OF ELECTION, AND SEATING OF THE NEWLY ELECTED COUNCIL MEMBERS

City Clerk Williams administered the Oaths of Office to Council

Council Members made comments of acknowledgment to Mayor Schwedhelm for his service as Mayor over the last two years.

City Attorney Gallagher outlined the process to elect the Mayor.

PUBLIC COMMENT - None.

Vice Mayor Fleming made a motion to nominate Council Member Rogers to serve as the Mayor. The motion was seconded by Council Member Sawyer.

Council Member Chris Rogers accepted the nomination. As no other Council Member was nominated for Mayor, Mayor Schwedhelm declared Council Member Chris Rogers as the next Mayor by unanimous consent.

Mayor Rogers expressed his gratitude to the Council and the community.

17.4 ELECTION OF VICE MAYOR

It is recommended by the City Attorney that, following the induction of new Council members and the election of a Mayor, the Council elect a Vice Mayor in accordance with Section 15 of the Santa Rosa City Charter and Section XII of the City Council Manual of Procedures and Protocols. The Vice Mayor will serve for a term of one year.

Attachments: [Staff Report](#)
 [Attachment 1](#)
 [Presentation](#)

Council Member Alvarez made a motion to nominate Council Member Natalie Rogers for the Vice Mayor. The motion was seconded by Vice Mayor Fleming. Council Member Natalie Rogers accepted the nomination.

As there were no other nominations for Vice Mayor, Mayor Chris Rogers declared Council Member Natalie Rogers as the next Vice Mayor by unanimous consent.

18. PUBLIC COMMENTS ON NON-AGENDA MATTERS

Leslie Graves spoke congratulating Council Member Chris Rogers on becoming the Mayor and to Council Member Natalie Rogers as Vice Mayor.

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

Seeing no further business, Mayor Rogers adjourned the meeting at 9:35 p.m.

21. UPCOMING MEETINGS

21.1 UPCOMING MEETINGS LIST

Attachments: [Upcoming Meetings List](#)

This item was received and filed.

Approved on: July 13, 2021

/s/ Stephanie A. Williams, City Clerk