



City Council
Regular Meeting Minutes - Draft

Tuesday, October 8, 2024

1:00 PM

1. CALL TO ORDER AND ROLL CALL

Mayor N. Rogers called the meeting to order at 1:05 p.m.

Present: 6 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Jeff Okrepkie, and Council Member Chris Rogers

Absent: 1 - Council Member Dianna MacDonald

2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

3. ANNOUNCEMENT OF CLOSED SESSION ITEMS

Mayor N. Rogers announced that Items 3.1 through 3.3 have been continued to the October 22, 2024 regular meeting.

No public comments were made.

Mayor N. Rogers recessed to closed session at 1:06 p.m. to discuss Item 3.4 as listed on the agenda.

3.1 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (THIS ITEM IS BEING CONTINUED TO THE OCTOBER 22, 2024, REGULAR MEETING.)

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code Section 54956.9: two cases

Potential litigation against Tyco Fire Products LP and BASF Corporation Related to PFAS contamination.

This item was continued to the October 22, 2024 regular meeting.

3.2 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Paragraph (1) of subdivision (d) of Government Code Section 54956.9) (THIS ITEM IS BEING CONTINUED TO THE OCTOBER 22, 2024, REGULAR MEETING.)

In Re Aqueous Film-Forming Foams Products Liability Litigation (City

of Camden, et al., v. BASF Corporation)

United States District Court for the District of South Carolina,
Charleston Division, MDL No.: 2:18-mn-2873 and Case No.
2:24-cv-03174-RMG

This item was continued to the October 22, 2024 regular meeting.

- 3.3** CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Paragraph (1) of subdivision (d) of Government Code Section 54956.9)
**(THIS ITEM IS BEING CONTINUED TO THE OCTOBER 22, 2024,
REGULAR MEETING.)**

*In Re Aqueous Film-Forming Foams Products Liability Litigation (City
of Camden, et al., v. Tyco Fire Products LP, et al.)*

United States District Court for the District of South Carolina,
Charleston Division, MDL No.: 2:18-mn-2873 and Case No.
2:24-cv-02321-RMG

This item was continued to the October 22, 2024 regular meeting.

- *3.4** CONFERENCE WITH LABOR NEGOTIATORS
(Government Code Section 54957.6)

Agency Designated Representatives: Maraskeshia Smith, City
Manager; Alan Alton, Chief Financial Officer; Dominique Blanque,
Human Resources Director; Siara Goyer, Employee Relations Manager;
and Burke Dunphy of Sloan Sakai Yeung & Wong LLP.

Employee Organizations: Santa Rosa Firefighters Association - Local
1401 (representing City Employees in Unit 2).

This item was received and filed.

**Mayor N. Rogers adjourned closed session at approximately 1:46 p.m. and
reconvened to regular session at 2:02 p.m.**

4. STUDY SESSION

Present: 7 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member
Eddie Alvarez, Council Member Victoria Fleming, Council Member
Dianna MacDonald, Council Member Jeff Okrepkie, and Council
Member Chris Rogers

- 4.1** SENIOR HOUSING (-SH) COMBINING DISTRICT FOR MOBILE
HOME PARKS

It is recommended by the Planning and Economic Development Department that the Council hold a Study Session to provide direction to staff on whether to proceed with a Senior Housing (-SH) Combining District for 12 existing mobile home parks, pending resolution of related local litigation. This item is provided for Council's information and no action will be taken except for possible direction to staff.

Gabe Osburn, Director - Planning and Economic Development, Amy Nicholson, Senior Planner, Christian Candelaria, City Planner, and Megan Basinger, Director - Housing and Community Services, presented, answered questions, and received direction from Council.

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

PUBLIC COMMENT:

Jodi Johnson spoke in support of a senior park overlay for vulnerable seniors.

Macy McFarland spoke in support of a senior park overlay.

Teresa Franklin spoke in support of considering this item and securing senior parks in Santa Rosa.

Roger McConnell, Santa Rosa Manufactured-Home Owners Association (SRMOA) spoke in support of preserving senior housing.

Bonnie Petty spoke in support of the Master Plan on Aging.

Ronna Herzig spoke in opposition to the item as park owners requested this to eliminate rent control.

JoAnn Jones, president of SRMOA, spoke in support of the item.

LisaMarie Sharkey, SRMOA, spoke in support of a senior overlay.

Randy Rued spoke in support of catching druggies in the park and his park kept as a senior park.

Fred A. spoke in support of a senior overlay.

Dan Drummond spoke in support of a senior overlay.

Margaret S. spoke in support of a senior overlay.

Mayor N. Rogers recessed the meeting at 3:03 p.m. and reconvened at 3:10 p.m.

Present: 7 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Chris Rogers

4.2 VACANT PARCEL ACTIVATION STRATEGIES

It is recommended by the Planning and Economic Development Department that the Council hold a study session for Council to receive information, ask questions, and provide direction related to the various policies, procedures and options associated with the activation of vacant parcels and structures to support a variety of use types.

Gabe Osburn, Director - Planning and Economic Development, Scott Adair, Deputy Director - Economic Development, and Jill Scott, Real Property Manager, presented, answered questions, and received direction from Council.

No public comments were made.

As the time was not 4:00 p.m., Mayor N. Rogers recessed the meeting at 3:47 p.m. and reconvened the meeting at 4:00 p.m.

5. ANNOUNCEMENT OF ROLL CALL (IF NEEDED)

Present: 7 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Chris Rogers

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

City Attorney Teresa Stricker reported Council met in closed session and there was no reportable action on Item 3.4, and two study sessions were presented.

No public comments were made.

7. PROCLAMATIONS/PRESENTATIONS

7.1 PROCLAMATION - DOMESTIC VIOLENCE AWARENESS MONTH

Mayor N. Rogers read and presented the proclamation to Madeleine Keegan O'Connell, Chief Executive Officer of the YWCA Sonoma County. Madeleine Keegan O'Connell provided a brief comment.

No public comments were made.

7.2 PROCLAMATION - WATER PROFESSIONALS APPRECIATION WEEK

Vice Mayor Stapp read and presented the proclamation to Nick Harvey, Acting Director - Santa Rosa Water. Acting Director Harvey provided a brief comment.

No public comments were made.

8. STAFF BRIEFINGS

8.1 COMMUNITY EMPOWERMENT PLAN UPDATE

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

Ana Horta, Community Engagement Manager, presented.

No public comments were made.

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

Maraskeshia Smith, City Manager, provided a brief report on the Active Transportation Plan interactive map for public review and feedback on-line at srcity.org/atp and at in-person events on October 8 and October 10.

City Attorney Stricker had no additional report.

No public comments were made.

10. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS

Mayor N. Rogers, Council Member Alvarez and Council Member Fleming announced recusal from Item 13. 2 due to each owning rental property in city limits.

PUBLIC COMMENT:

Eric Fraser spoke on Item 10.

11. MAYOR'S/COUNCIL MEMBERS' REPORTS

Council Member MacDonald requested a future agenda item to bring a discussion on the senior park transfer tax. Council Member Alvarez concurred.

Council Member MacDonald provided a brief report on the upcoming walk and roll to school day on October 9 and the Violence Prevention Partnership event on October 10.

Council Member C. Rogers acknowledged the seventh anniversary of the Tubbs Fire.

Vice Mayor Stapp provided a brief report on recent community events attended.

Council Member Fleming provided a brief report on the Institute of Transportation Engineers for Pedestrian Safety month and that they highlighted the school safety pilot project Safe Routes to School located on Steele Lane.

Mayor N. Rogers provide a brief reported on recent community events attended.

PUBLIC COMMENT:

Eric Fraser spoke on the item.

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 C. Rogers provided a report on the Open Government Task Force Implementation Subcommittee meeting on October 3 and Economic Development Subcommittee meetings last week.

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 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

- 12.1 September 24, 2024, Regular Meeting Minutes.
No public comments were made.

Approved as submitted.

13. CONSENT ITEMS

- 13.1 ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA PREZONING THE PROPERTIES SITUATED ON BARBARA DRIVE, ROBIN WAY, EDDY DRIVE, MOORLAND AVENUE, AND BELLEVUE AVENUE INTO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) AND R-2 (MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL) ZONING DISTRICT, CONSISTENT WITH THE LOW AND MEDIUM-LOW DENSITY RESIDENTIAL GENERAL PLAN LAND USE DESIGNATIONS; FILE NO. ANX23-003

RECOMMENDATION: This ordinance, introduced at the September 24, 2024, Regular Meeting by a 5-0-2-0 vote (C. Rogers and Fleming absent), will prezone the properties situated on Barbara Drive, Robin Way, Eddy Drive, Moorland Avenue, and Bellevue Avenue to the R-1-6 (Single-Family Residential) and R-2 (Medium Density Multi-Family Residential) zoning districts.

No public comments were made on 13.1

A motion was made by Vice Mayor Stapp, seconded by Council Member Rogers, to waive reading of the text and adopt ORDINANCE NUMBER ORD-2024-011 ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA PREZONING THE PROPERTIES SITUATED ON BARBARA DRIVE, ROBIN WAY, EDDY DRIVE, MOORLAND AVENUE, AND BELLEVUE AVENUE INTO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) AND R-2 (MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL) ZONING DISTRICT, CONSISTENT WITH THE LOW AND MEDIUM-LOW DENSITY RESIDENTIAL GENERAL PLAN LAND USE DESIGNATIONS; FILE NO. ANX23-003. The motion carried by the following vote:

Yes: 7 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Chris Rogers

- 13.2 ORDINANCE ADOPTION SECOND READING, SUBJECT TO VOTER APPROVAL - ORDINANCE OF THE CITY OF SANTA ROSA AMENDING CHAPTER 6-04 OF THE SANTA ROSA CITY CODE, ENTITLED "GENERAL BUSINESS TAX," TO INCREASE THE MAXIMUM TAX TO \$10,000 ANNUALLY, ADJUST TAX RATES AND

TAX SHORT-TERM RENTAL BUSINESSES (THIS ITEM WAS CONTINUED FROM THE AUGUST 20, 2024, AND SEPTEMBER 24, 2024, REGULAR MEETINGS)

RECOMMENDATION: This ordinance, introduced at the August 6, 2024, Regular Meeting by a 4-0-0-3 vote (Alvarez, Fleming, N. Rogers recused), adopts an ordinance amending Chapter 6-04 of the Santa Rosa City Code to amend the General Business Tax upon voter approval.

PUBLIC COMMENT:

Eric Fraser spoke in opposition to Item 13.2

A motion was made by Council Member Rogers, seconded by Council Member MacDonald, to waive reading of the text and adopt, subject to voter approval ORDINANCE ENTITLED: ORDINANCE OF THE CITY OF SANTA ROSA AMENDING CHAPTER 6-04 OF THE SANTA ROSA CITY CODE, ENTITLED "GENERAL BUSINESS TAX," TO INCREASE THE MAXIMUM TAX TO \$10,000 ANNUALLY, ADJUST TAX RATES AND TAX SHORT-TERM RENTAL BUSINESSES. The motion carried by the following vote:

Yes: 4 - Vice Mayor Mark Stapp, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Chris Rogers

Recused: 3 - Mayor Natalie Rogers, Council Member Eddie Alvarez, and Council Member Victoria Fleming

17. WRITTEN COMMUNICATIONS

17.1 STATE LEGISLATIVE UPDATE

- State Bill - Veto Letter for AB 98 (J. Carrillo): This bill imposes limitations regarding the expansion or growth of warehouses and logistic facilities. The bill would also mandate additional work for traffic circulation requirements with any new General Plan update. Provided for information.
- State Bill - Veto Letter for SB 937 (Wiener): This bill would defer development impact fees until the certificate of occupancy or its equivalent, would lock in those fees prior to the issuance of a building permit, and would prohibit the charging of interest on those deferred fees. Provided for information.

No public comments were made.

This item was received and filed.

Present: 7 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Chris Rogers

As the time was not yet 5:00 p.m., Mayor N. Rogers announced a recess at 4:50 p.m. and reconvened at approximately 5:01 p.m.

16. PUBLIC HEARINGS

16.1 PUBLIC HEARING - GENERAL PLAN AMENDMENT TO NOISE AND SAFETY ELEMENT

BACKGROUND: The General Plan Amendment consists of minor text changes to incorporate the City's previously adopted Local Hazard Mitigation Plan (LHMP) into the General Plan to comply with Assembly Bill 2140 (AB 2140). AB 2140 offers an optional state incentive for California counties and cities to be considered for additional state cost-share on eligible Public Assistance projects by adopting their current, FEMA-approved LHMPs into the Safety Element of its General Plan.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council, by resolution, approve a General Plan Amendment to amend the General Plan 2035 Noise and Safety Element to incorporate the City's Local Hazard Mitigation Plan.

Amy Nicholson, Senior Planner, presented.

Mayor N. Rogers opened the public hearing at 5:04 p.m. and with no public comments made, closed the public hearing at 5:05 p.m.

A motion was made by Council Member Alvarez, seconded by Vice Mayor Stapp, to waive reading of the text and adopt RESOLUTION NUMBER RES-2024-162 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A GENERAL PLAN AMENDMENT TO AMEND THE GENERAL PLAN 2035 NOISE AND SAFETY ELEMENT OF GENERAL PLAN TO INCORPORATE THE CITY'S LOCAL HAZARD MITIGATION PLAN - FILE NUMBER GPAM24-001. The motion carried by the following vote:

Yes: 7 - Mayor Natalie Rogers, Vice Mayor Mark Stapp, Council Member Eddie Alvarez, Council Member Victoria Fleming, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Chris Rogers

14. PUBLIC COMMENT ON NON-AGENDA MATTERS

Kathy Harris spoke on potholes city-wide.

Dave Krongberg, Kiwanis Club of Santa Rosa, spoke on an Art and Wine Festival at Courthouse Square on Saturday, October 12, 2024.

Duane DeWitt spoke and shared a map of Burbank Avenue Property Acquisition map from 2007.

Adina Flores spoke expressing gratitude to City Manager staff, her lived experience with domestic violence, in opposition to Measure I, and FPPC investigations.

Eric Fraser spoke on citizenry oversight.

Jason Sweeney spoke on concerns in the Middle East.

15. REPORT ITEMS - NONE.

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 N. Rogers adjourned the meeting at 5:26 p.m. The next regular meeting will be held on Tuesday, October 22, 2024 at a time set by the Mayor.

21. UPCOMING MEETINGS

21.1 UPCOMING MEETINGS LIST

