



# City of Santa Rosa

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

## City Council Regular Meeting Minutes - Final

Tuesday, June 3, 2025

2:00 PM

### 1. CALL TO ORDER AND ROLL CALL

Mayor Stapp called the meeting to order at 2:00 p.m.

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

### 2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

### 3. ANNOUNCEMENT OF CLOSED SESSION ITEMS

PUBLIC COMMENT:

Peter Alexander spoke on behalf of Clare Hartman.

Thomas Ells spoke on behalf of Clare Hartman.

**Mayor Stapp recessed the meeting at 2:08 p.m. to discuss Items 3.1 and 3.2 as listed on the agenda.**

#### 3.1 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

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

**This item was received and filed.**

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

Clare Hartman v. City of Santa Rosa, *et al.*  
Sonoma County Superior Court Case No. 24CV02546

**Attachments:** [Late Correspondence \(Uploaded 06-04-2025\)](#)

**This item was received and filed.**

**Mayor Stapp recessed closed session at 3:32 p.m. and reconvened the meeting to regular session at 4:02 p.m.**

**4. STUDY SESSION - NONE.**

**5. ANNOUNCEMENT OF ROLL CALL (IF NEEDED)**

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

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

Teresa Stricker, City Attorney, reported by unanimous vote with all Council Members present Council directed the City Attorney to cause the City of Santa Rosa to join as a plaintiff in City and County of San Francisco, et al., versus Trump, et al. That lawsuit was filed by other cities and counties in federal court in the Northern District of California earlier this year and seeks to prevent the federal administration from cutting off federal funding to local governments that do not cooperate with federal immigration authorities.

Cooperation would likely violate California state law and city policy.

**7. PROCLAMATIONS/PRESENTATIONS**

**7.1 PROCLAMATION - NATIONAL WILDFIRE AWARENESS MONTH**

Attachments: [Proclamation](#)

Council Member Okrepkie read and presented the proclamation to Kemplen Robbins, Interim Fire Marshal.

Kemplen Robbins accepted the proclamation along with the Santa Rosa fire prevention team and spoke about the beginning of fire season and the annual weed abatement program.

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, provided a brief report on recent and upcoming engagement events.

No public comments were made.

**This item was received and filed.**

**8.2 FEMA FLOOD RISK MAPPING PROJECT FOR THE SANTA ROSA CREEK WATERSHED**

Staff will present the latest update on the Federal Emergency Management Agency (FEMA) Santa Rosa Creek Watershed Flood Risk Mapping Project. The multi-year FEMA project will map high-risk flood areas in the Watershed. No action will be taken expect for possible direction to staff.

**Attachments:** [Presentation](#)

Flannery Banks, Supervising Engineer, and Jimmy Bliss, Chief Building Official, presented and answered questions from Council.

**PUBLIC COMMENT:**

Richard spoke on a specific flood area and FEMA flood insurance.

Janice Karrman spoke on discounted insurance for seniors.

**This item was received and filed.**

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

No reports were made.

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

No statements of abstention/recusal were made.

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

Council Member Okrepkie reported on an event recently attended.

Council Members Rogers reported on events recently attended.

Council Member MacDonald recommended a future proclamation for the National Alliance on Mental Health (NAMI) after 40 years of service offering free mental health support and education.

Council Member MacDonald requested a future agenda item to discuss authorizing the City Manager to hire a consulting group to complete department assessment for efficiencies. Council Member Rogers concurred with the request.

Council Member Banuelos reported on an event recently attended and recent meetings with the Railroad Square Association and Recology.

Council Member Fleming reported on the opening of the SMART train Windsor station with a reminder that seniors ride free.

Vice Mayor Alvarez reported on events recently attended.

Mayor Stapp reported on the Rose Parade, Pride Parade, and Wednesday Night Market, spoke on the top priorities from the recent Mayors' and Council Members' Association meeting and noted Santa Rosa was recently named the most business friendly city in Sonoma County by NorthBay Biz magazine.

**PUBLIC COMMENT:**

Adina Flores spoke on a recent speaker series and provided recommendations for future series.

**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 MacDonald reported on the Violence Prevention Partnership.

**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))**

Council Member MacDonald provided a brief report.

**11.1.8 Groundwater Sustainability Agency (GSA)**

**11.1.9 Sonoma County Homeless Coalition**

Council Member Banuelos provided a brief report.

**11.1.10 Renewal Enterprise District (RED)**

**11.1.11 Public Safety Subcommittee**

**11.1.12 Other**

**11.1.12.1 FORMATION OF AD-HOC COMMITTEE TO DISCUSS UNITED SOCCER LEAGUE**

The Mayor will announce the formation of an ad-hoc committee to further explore the viability of a partnership with the United Soccer League (USL) in Santa Rosa.

Mayor Stapp established a United Soccer League ad-hoc committee and appointed himself and Council Member Okrepkie to the committee.

No public comments were made.

**This item was received and filed.**

**11.2 MATTERS FROM COUNCIL REGARDING FUTURE AGENDA ITEMS**

**11.2.1 REQUEST FOR AGENDA ITEM REGARDING ZONING CODE SECTION 20-61.020(E)**

**BACKGROUND:** At the May 13, 2025, City Council meeting, Council Member Okrepkie requested a future agenda item to discuss modification to Zoning Code Section 20-61.020(E) which addresses gas station modifications. Council Member Alvarez concurred with the request.

**PUBLIC COMMENT:**

Janice Karrman spoke on a recent denial of a gas station on North Wright Road.

**A motion was made by Council Member Okrepkie, seconded by Council Member MacDonald, to add a future agenda item regarding modifications to Zoning Code Section 20-61.020(E) which addresses gas station modifications.**

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

**Yes:** 6 - Mayor Mark Stapp, Vice Mayor Eddie Alvarez, Council Member Caroline Bañuelos, Council Member Dianna MacDonald, Council Member Jeff Okrepkie, and Council Member Natalie Rogers

**No:** 1 - Council Member Victoria Fleming

## **11.3 SONOMA COUNTY MAYORS' AND COUNCIL MEMBERS' ASSOCIATION**

### **11.3.1 SONOMA COUNTY MAYORS' AND COUNCIL MEMBERS' ASSOCIATION LETTERS OF INTEREST**

The City Council will, by motion, provide direction to the Mayor regarding letters of interest received for appointment to the following vacancies, which will be made by the Board of Directors of the Sonoma County Mayors' and Councilmembers' Association at its General Membership meeting on June 12, 2025. It is also recommended that if late nominations are received or the Mayors' and Councilmembers' Board recommends alternates, that the City Council authorize the Mayor or their designated representative the authority to vote on these late nominations or recommendations at the Mayors' and Councilmembers' Association board meeting.

Board of Directors Appointments:

1. Association of Bay Area Governments (ABAG) Executive

Board: Two seats to fill expiring terms of Susan Adams of Rohnert Park and Stephen Zollman of Sebastopol. One primary seat and one alternate seat with two-year terms starting in June.

Letters received for Primary Seat:

- Susan Adams, Rohnert Park
- Frank Quint, Petaluma

Letter received for Alternate Seat from:

- Stephen Zollman, Sebastopol

Attachments: [Letters of Interest](#)

PUBLIC COMMENT:

Frank Quint, Petaluma, spoke in support of his appointment to ABAG.

Adina Flores spoke in support of Susan Adams.

**A motion was made by Council Member Rogers, seconded by Council Member MacDonald, to appoint Susan Adams of Rohnert Park for the primary seat and Stephen Zollman of Sebastopol for the alternate seat.**

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

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

**A motion was made by Council Member Rogers, seconded by Council Member Okrepkie, to authorize the Mayor the authority to vote on late nominations or recommendations.**

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

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

## 12. APPROVAL OF MINUTES

No public comments were made.

12.1 May 6, 2025, Special Meeting Minutes.

Attachments: [Draft Minutes](#)

**Approved as submitted.**

12.2 May 6, 2025, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

**Approved as submitted.**

12.3 May 7, 2025, Regular Meeting Minutes - Continued from May 6, 2025 Study Session.

Attachments: [Draft Minutes](#)

**Approved as submitted.**

12.4 May 13, 2025, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

**Approved as submitted.**

**The time being after 5:00 p.m. Mayor Stapp called Item 14.**

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

Richard spoke on FEMA's competitive 404 program with funding to mitigate a potential disaster.

Janice Karrman spoke on sidewalk construction near her area.

Adina Flores spoke on Children's Awareness Month in June of each year and in remembrance of Jianna Duran.

#### **15. REPORT ITEMS - NONE**

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

16.1 PUBLIC HEARING - STATUS OF VACANT POSITIONS IN COMPLIANCE WITH ASSEMBLY BILL 2561 (2024)

BACKGROUND: California State Assembly Bill (AB) 2561 was adopted by the Legislature on September 22, 2024, and added §3502.3 to the Government Code. This law, effective January 1, 2025, requires public



agencies at least once each fiscal year to: (1) hold a public hearing and receive the agency's report on the status of vacancies and recruitment and retention efforts; (2) during the hearing, identify any necessary changes to policies, procedures, and recruitment activities that may lead to hiring obstacles; and, (3) allow the recognized employee organization for bargaining units to make a presentation at the hearing.

RECOMMENDATION: It is recommended by the Human Resources Department that Council, by motion, receive this report.

**Attachments:**    [Staff Report](#)  
                          [Attachment 1](#)  
                          [Public Hearing Notice](#)  
                          [Presentation](#)

Dominique Blanquie, Human Resources Director, golbough ghassemieh, Human Resources Deputy Director, and Scott Wagner, Deputy Director of Finance, presented and answered questions from Council.

**Mayor Stapp opened and closed the public hearing at 5:37 p.m. as no public comments were made.**

**A motion was made by Council Member Bañuelos, seconded by Council Member Rogers, to receive the report of status of vacant positions.**

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

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

**Council Member Okrepkie left the dais at 5:40 p.m.**

- 16.2        PUBLIC HEARING - FIRST 2025 GENERAL PLAN AMENDMENT PACKAGE: 1) HOUSING ELEMENT AMENDMENT; 2) DUTTON AVENUE GENERAL PLAN AMENDMENT AND REZONING; AND 3) SANTA ROSA GENERAL PLAN 2050 FINAL EIR, GENERAL PLAN 2050 AND SPECIFIC PLAN AMENDMENTS **(THE HOUSING ELEMENT AMENDMENT AND DUTTON AVENUE GENERAL PLAN AMENDMENT AND REZONING PORTION OF THIS ITEM WERE CONTINUED FROM THE MAY 13, 2025, REGULAR MEETING)**

**BACKGROUND:** Per State law, General Plan Amendments are considered four times per year. This General Plan Amendment package includes two projects described below. On March 13, 2025, the Planning Commission held public hearings for items “a” and “b” below, and on April 24, 2025 for item “c” below. The Planning Commission unanimously passed resolutions for all three items, recommending approval to City Council.

a. **Housing Element Amendment.** The City Council will consider adopting a resolution to amend the 2023-2031 Housing Element to reflect a transfer of Regional Housing Needs Allocation (RHNA) units related to the annexation of 34.93 acres, and two clerical edits to correct the title of Table 5-2 and correct a mathematical error in Table 5 -11.

b. **Dutton Avenue General Plan Amendment and Rezoning.** This Project includes: (1) adoption of a resolution approving an Addendum to the previously approved Dutton Avenue Residences Mitigated Negative Declaration; (2) adoption of a resolution approving a General Plan Amendment to change the land use designation for 3150 Dutton Avenue from Medium Density Residential to General Industry; and (3) introduction of an ordinance rezoning 3150 Dutton Avenue from R-3-18 (Multi-Family Residential) to IG (General Industrial), consistent with the General Plan land use designation. The General Plan 2050 update, in “c” below, includes a land use amendment on Acacia Lane from Low Density Residential to Medium-High Density Residential, which will ensure a concurrent residential density increase resulting in "No Net Loss" in compliance with Government Code Section 65863.b(2) and Section 66300, the Housing Crisis Act.

c. **General Plan 2050 Final Environmental Impact Report (EIR), General Plan 2050 and Specific Plan Amendments.** This Project includes: (1) certification of the General Plan 2050 Final (EIR) and approval of a Statement of Overriding Considerations, Findings of Fact, and Mitigation Monitoring and Reporting Program; and 2) adoption of the General Plan 2050 and associated Specific Plan and land use amendments, including a land use amendment on Acacia Lane to address "No Net Loss" in compliance with Government Code Section

65863.b(2) and Section 66300, the Housing Crisis Act, as it related to the Dutton Avenue land use amendment in “b” above.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council: (1) by resolution, amend the 2023-2031 Housing Element to reflect a transfer of Regional Housing Needs Allocation (RHNA) units related to the annexation of 34.93 acres, and two clerical edits to correct the title of Table 5-2 and correct a mathematical error in Table 5-11; (2) by resolution, adopt an Addendum to the previously approved Dutton Avenue Residences Mitigated Negative Declaration; (3) by resolution, adopt a General Plan Amendment to change the land use designation for 3150 Dutton Avenue from Medium Density Residential to General Industry; (4) introduce an ordinance rezoning 3150 Dutton Avenue from R-3-18 (Multi-Family Residential) to IG (General Industrial), consistent with the General Plan land use designation; (5) by resolution, certify the General Plan 2050 Final Environmental Impact Report (FEIR) and approve the Statement of Overriding Considerations, Findings of Fact, and Mitigation Monitoring and Reporting Program; and (6) by resolution, adopt the General Plan 2050 and associated Specific Plan amendments.

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**Attachments:** [Staff Report - Housing Element Amendment](#)  
[Attachment 1 - Annexation Area Ariel](#)  
[Attachment 2 - Annexation Certificate of Completion](#)  
[Attachment 3 - Annexation Final Map](#)  
[Attachment 4 - Government Code Section 65584.07](#)  
[Attachment 5 - RHNA Transfer Extension Letter](#)  
[Attachment 6 – HCD Extension Approval Letter](#)  
[Attachment 7 - City Council Resolution No. RES-2025-034](#)  
[Attachment 8 - RHNA Transfer Letter](#)  
[Attachment 9 - Addendum to the GP EIR for the HE](#)  
[Attachment 10 - Correspondence](#)  
[Attachment 11 - PC Resolution No. PC-RES-2025-006](#)  
[Resolution - Housing Element](#)  
[Exhibit A - Housing Element Redline Revisions](#)  
[Staff Report - Dutton Avenue General Plan Amendment and Rezoning](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Project Narrative](#)  
[Attachment 3 - Location Map](#)  
[Attachment 4 - Neighborhood Context](#)  
[Attachment 5 - General Plan Map](#)  
[Attachment 6 - Zoning Map](#)  
[Attachment 7 - Previously Approved MND](#)  
[Attachment 8 - Approved MMRP](#)  
[Attachment 9 - Addendum to MND](#)  
[Attachment 10 - DRB Resolution No. 18-984](#)  
[Attachment 11 - DRB Resolution No. 18-985](#)  
[Attachment 12 - Council Resolution No. 26520](#)  
[Attachment 13 - Council Ordinance No. 3771](#)  
[Attachment 14 - PC Draft Minutes, March 13, 2025](#)  
[Attachment 15 - PC Resolution No. PC-RES-2025-003](#)  
[Attachment 16 - PC Resolution No. PC-RES-2025-004](#)  
[Attachment 17 - PC Resolution No. PC-RES-2025-005](#)  
[Attachment 18 - Public Correspondence](#)  
[Resolution 1 - MND Addendum](#)  
[Exhibit A - Addendum to Adopted Mitigated Negative Declaration](#)  
[Exhibit B - Previously Approved MMRP](#)  
[Exhibit C - Previously Approved MND](#)  
[Resolution 2 - General Plan Amendment](#)  
[Ordinance](#)  
[Staff Report - General Plan 2050](#)  
[Attachment 1 - General Plan 2050 EIR \(Draft and Final\)](#)  
[Attachment 2 - General Plan 2050, including the Communitywide Greenhouse Gas Reduction Strategy](#)  
[Attachment 3 - General Plan Errata](#)  
[Attachment 4 - Specific Plan Amendments](#)  
[Attachment 5 - Public Comments 2024 Draft General Plan 2050](#)  
[Attachment 6 - PC-RES-2025-008](#)  
[Attachment 7 - PC-RES-2025-009](#)  
[Attachment 8 - Planning Commission Meeting Minutes from April 24, 2025](#)  
[Attachment 9 - Board of Forestry and Fire Protection Review](#)  
[Attachment 10 – Public Comments on 2023 Draft General Plan 2050](#)

[Attachment 11 – Existing Conditions Report](#)  
[Attachment 12 – Community Involvement Strategy](#)  
[Attachment 13 – Alternatives Workbook](#)  
[Attachment 14 – Preferred Alternative Diagram](#)  
[Resolution 1 - EIR](#)  
[Exhibit A - CEQA Findings of Fact](#)  
[Exhibit B - Statement of Overriding Considerations](#)  
[Exhibit C - Mitigation Monitoring and Reporting Program](#)  
[Resolution 2 - General Plan 2050 and Specific Plan Amendments](#)  
[Exhibit A - General Plan 2050 \(www.santarosafoward.comDraftGP\)](#)  
[Exhibit B - General Plan 2050 Errata](#)  
[Exhibit C - Specific Plan Amendments](#)  
[Presentation](#)  
[Public Hearing Notice](#)  
[Revised Resolution 2 - Redlined General Plan 2050 and Specific Plan Amendments \(Uploaded 06-03-2025\)](#)  
[Revised Resolution 2 - Final General Plan 2050 and Specific Plan Amendments \(Uploaded 06-03-2025\)](#)  
[Late Correspondence \(Uploaded 06-03-2025\)](#)

Jessica Jones, Deputy Director of Planning, Susie Murray, Supervising Planner, Amy Nicholson, Supervising Planner, Nancy Woltering, Senior Planner, Terry McCracken, PlaceWorks, and Ashle Crocker, Assistant City Attorney, presented and answered questions from Council.

**Mayor Stapp opened the public hearing at 6:17 p.m.**

Ken MacNab, KMac Advising, spoke in support of the 2050 General Plan and the 2050 General Plan EIR.

Richard spoke regarding the city's annexation of a parcel on Chanate Road.

Janice Karrman spoke addressing concerns about traffic congestion, air quality, fire risks, and safety for elderly residents.

Ron Reinking spoke regarding rezoning the Dutton Avenue area back to industrial use, as the City is in need of viable industrial parcels.

Mark Garay, applicant and owner of 3150 Dutton Avenue, spoke in opposition to recent proposed conditions of approval that were

introduced after the Planning Commission meeting.

**Mayor Stapp closed the public hearing at 6:34 p.m.**

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

**RESOLUTION NO. RES-2025-087 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A GENERAL PLAN AMENDMENT TO MODIFY THE 2023-2031 HOUSING ELEMENT TO REFLECT A TRANSFER OF REGIONAL HOUSING NEEDS ALLOCATION (RHNA) UNITS RELATED TO THE ANNEXATION OF 34.93 ACRES INTO THE CITY, AND TWO CLERICAL EDITS TO CORRECT THE TITLE OF TABLE 5-2 AND CORRECT A MATHEMATICAL ERROR IN TABLE 5-11**

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

**Yes:** 6 - Mayor Mark Stapp, Vice Mayor Eddie Alvarez, Council Member Caroline Bañuelos, Council Member Victoria Fleming, Council Member Dianna MacDonald, and Council Member Natalie Rogers

**Absent:** 1 - Council Member Jeff Okrepkie

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

**RESOLUTION NO. RES-2025-088 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING AN ADDENDUM TO THE DUTTON AVENUE RESIDENCES MITIGATED NEGATIVE DECLARATION (STATE CLEARINGHOUSE NO. 2005092141) FOR THE DUTTON AVENUE DEVELOPMENT PROJECT, LOCATED AT 3150 DUTTON AVENUE, ASSESSOR'S PARCEL NUMBER 043-133-013; FILE NUMBER PRJ24-019 (GPAM24-002 & REZ24-002)**

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

**Yes:** 6 - Mayor Mark Stapp, Vice Mayor Eddie Alvarez, Council Member Caroline Bañuelos, Council Member Victoria Fleming, Council Member Dianna MacDonald, and Council Member Natalie Rogers

**Absent:** 1 - Council Member Jeff Okrepkie

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

**RESOLUTION NO. RES-2025-089 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING THE GENERAL PLAN**

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**LAND USE CLASSIFICATION FOR THE PROPERTY AT 3150 DUTTON AVENUE, APN 043-133-013, FROM MEDIUM DENSITY RESIDENTIAL TO GENERAL INDUSTRY; FILE NUMBER PRJ24-019 (GPAM24-002)**

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

**Yes:** 6 - Mayor Mark Stapp, Vice Mayor Eddie Alvarez, Council Member Caroline Bañuelos, Council Member Victoria Fleming, Council Member Dianna MacDonald, and Council Member Natalie Rogers

**Absent:** 1 - Council Member Jeff Okrepkie

**A motion was made by Council Member MacDonald, seconded by Council Member Rogers, to waive reading of the text and introduce on first reading**

**ORDINANCE ENTITLED: ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA REZONING THE PROPERTY LOCATED AT 3150 DUTTON AVENUE, ASSESSOR'S PARCEL NUMBER 043-133-013, INTO THE IG (GENERAL INDUSTRIAL) ZONING DISTRICT; FILE NUMBER PRJ24-019 (REZ24-002)**

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

**Yes:** 6 - Mayor Mark Stapp, Vice Mayor Eddie Alvarez, Council Member Caroline Bañuelos, Council Member Victoria Fleming, Council Member Dianna MacDonald, and Council Member Natalie Rogers

**Absent:** 1 - Council Member Jeff Okrepkie

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

**RESOLUTION NO. RES-2025-090 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE GENERAL PLAN 2050 AND ADOPTING THE CEQA FINDINGS OF FACT, THE STATEMENT OF OVERRIDING CONSIDERATIONS, AND THE MITIGATION MONITORING AND REPORTING PROGRAM - FILE NUMBER PLN25-0093**

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

**Yes:** 6 - Mayor Mark Stapp, Vice Mayor Eddie Alvarez, Council Member Caroline Bañuelos, Council Member Victoria Fleming, Council Member Dianna MacDonald, and Council Member Natalie Rogers

**Absent:** 1 - Council Member Jeff Okrepkie

**A motion was made by Council Member MacDonald, seconded by Council**

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**Member Rogers, to waive reading of the text and adopt**

**RESOLUTION NO. RES-2025-091 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING THE GENERAL PLAN 2050 AND ASSOCIATED SPECIFIC PLAN AMENDMENTS - FILE NUMBER - PLN25-0093**

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

**Yes:** 6 - Mayor Mark Stapp, Vice Mayor Eddie Alvarez, Council Member Caroline Bañuelos, Council Member Victoria Fleming, Council Member Dianna MacDonald, and Council Member Natalie Rogers

**Absent:** 1 - Council Member Jeff Okrepkie

**16.3 PUBLIC HEARING - DOWNTOWN ENHANCED INFRASTRUCTURE FINANCING DISTRICT INFRASTRUCTURE FINANCING PLAN**

**BACKGROUND:** In April of 2023, the City Council adopted a Resolution of Intention to form the City of Santa Rosa Enhanced Infrastructure Financing District (Downtown Business Corridor) (District) and adopted a Resolution to establish the Downtown Business Corridor EIFD Public Financing Authority (PFA) as the governing board of the District. The Infrastructure Financing Plan (IFP) describes the boundaries of the District, the public facilities and other projects of community wide significance to be financed by the District, and the tax revenue allocated by the City of Santa Rosa (City) and the County of Sonoma (County) to the District. The Draft IFP must be adopted by both the City and the County prior to the PFA's adoption of the IFP and formation of the District. The IFP was presented to the PFA on April 2, 2025. The PFA and City and County staff discussed revisions to the limitations on the methods for determining the EIFD funded improvements, including, among other factors, the proximity of the improvements to the EIFD, the economic impact of the improvements and the approval rights of the City and County. After hearing all written and verbal comments, the PFA opened the first public hearing required under EIFD law on May 8, 2025. The public hearing was continued to May 15, 2025, during which the PFA incorporated certain comments and modified the IFP.

**RECOMMENDATION:** It is recommended by the Departments of Planning and Economic Development and Finance that the Council: 1) hold a noticed public hearing; and 2), by resolution, adopt the Draft



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Infrastructure Financing Plan of the City of Santa Rosa Enhanced Infrastructure Financing District (Downtown Business Corridor).

**Attachments:** [Staff Report](#)  
[Attachment 1 - Correspondence](#)  
[Resolution](#)  
[Exhibit A](#)  
[Presentation](#)  
[Public Hearing Notice](#)  
[Late Correspondence \(Uploaded 06-04-2025\)](#)

Gabe Osburn, Director of Planning and Economic Development, presented and answered questions from Council.

**Mayor Stapp opened the public hearing at 7:10 p.m.**

Richard spoke on the abolishment of redevelopment due to corruption, tax increments as a tax increase, and the rich profiting from bonds and not paying taxes on them.

**Mayor Stapp closed the public hearing at 7:13 p.m.**

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

**RESOLUTION NO. RES-2025-092 ENTITLED: RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ROSA ADOPTING THE DRAFT INFRASTRUCTURE FINANCING PLAN OF THE CITY OF SANTA ROSA ENHANCED INFRASTRUCTURE FINANCING DISTRICT (DOWNTOWN BUSINESS CORRIDOR)**

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

**Yes:** 6 - Mayor Mark Stapp, Vice Mayor Eddie Alvarez, Council Member Caroline Bañuelos, Council Member Victoria Fleming, Council Member Dianna MacDonald, and Council Member Natalie Rogers

**Absent:** 1 - Council Member Jeff Okrepkie

**13. CONSENT ITEMS**

**Approval of the Consent Agenda**

Scott Wagner, Deputy Director of Finance, answered questions on Item 13.6.

No public comments were made.

**A motion was made by Vice Mayor Alvarez, seconded by Council Member Rogers, to waive reading of the text and adopt Consent Items 13.1 through 13.8.**

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

**Yes:** 6 - Mayor Mark Stapp, Vice Mayor Eddie Alvarez, Council Member Caroline Bañuelos, Council Member Victoria Fleming, Council Member Dianna MacDonald, and Council Member Natalie Rogers

**Absent:** 1 - Council Member Jeff Okrepkie

**13.1 MOTION - ADOPTION OF FINAL REPORT OF CITY COUNCIL PRIORITIES**

RECOMMENDATION: It is recommended by the City Manager that the Council, by motion, adopt the final report, City Council Strategic Priorities 2025-2027, identified at the City of Santa Rosa Council Priority Setting workshop held on February 19, 2025.

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

**This Consent - Motion to adopt the final report, City Council Strategic Priorities 2025-2027, identified at the City of Santa Rosa Council Priority Setting workshop held on February 19, 2025.**

**13.2 MOTION - INSTALLATION OF SPEED CUSHION ON EIGHTH STREET BETWEEN A STREET AND B STREET**

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by motion, approve the installation of a speed cushion on Eighth Street between A Street and B Street.

Attachments: [Staff Report](#)  
[Attachment 1 - Example-Unit Specifications](#)

**This Consent - Motion to approve installation of a speed cushion on Eighth Street between A Street and B Street.**

**13.3 RESOLUTION - MAINTENANCE AGREEMENT BETWEEN THE STATE OF CALIFORNIA AND THE CITY OF SANTA ROSA FOR MENDOCINO AVENUE OVERCROSSING**

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, approve the Project Specific Maintenance Agreement between the State of California, acting by and through the Department of Transportation, and the City of Santa Rosa for the Mendocino Avenue Overcrossing.

Attachments:    [Staff Report](#)  
                          [Attachment 1](#)  
                          [Resolution](#)  
                          [Exhibit A](#)

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2025-093 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING PROJECT SPECIFIC MAINTENANCE AGREEMENT BETWEEN THE STATE OF CALIFORNIA, ACTING THROUGH ITS DEPARTMENT OF TRANSPORTATION (STATE), AND THE CITY OF SANTA ROSA (CITY) FOR THE MENDOCINO AVENUE OVERCROSSING AND DELEGATING AUTHORITY TO THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE AGREEMENT**

**13.4 RESOLUTION - APPROVE TRANSFER OF REAL PROPERTY INTERESTS TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION IN CONNECTION WITH THE STATE ROUTE 12/BOAS DRIVE INTERSECTION SAFETY PROJECT**

RECOMMENDATION: It is recommended by Transportation and Public Works Department and Real Estate Services that the Council, by resolution: 1) approve the grant of a fee interest and a temporary construction easement in portions of the City property located at 0 Highway 12, Santa Rosa, CA 95409, APN 031-460-024, to the State of California Department of Transportation (“Caltrans”), for the State Route 12/Boas Drive Intersection Safety Project; and 2) authorize the Assistant City Manager to execute all necessary and appropriate documents, including grant deeds of conveyance, to complete the transfer.

Attachments:    [Staff Report](#)  
                          [Resolution](#)  
                          [Exhibit A – Depiction of Fee Parcel and Temporary Construction Easement](#)

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2025-094 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE TRANSFER OF**

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**REAL PROPERTY INTERESTS TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION IN CONNECTION WITH THE STATE ROUTE 12/BOAS DRIVE INTERSECTION SAFETY PROJECT AND AUTHORIZE THE ASSISTANT CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS TO COMPLETE THE TRANSFER**

- 13.5** RESOLUTION - AUTHORIZATION FOR CONTINUED COOPERATIVE PURCHASE OF COMPUTER AND SERVER EQUIPMENT FROM DELL MARKETING L.P.

RECOMMENDATION: It is recommended by the Information Technology Department that the Council, by resolution: 1) approve Amendment No. 2 to NASPO Master Agreement 23026 for continued cooperative purchase of computer, monitors and server equipment from Dell Marketing L.P., Tustin, Texas, under the Minnesota National Association of State Procurement Officials; and 2) approve and authorize the Purchasing Agent to continue to utilize NASPO Agreement No. 23026 expiring June 30, 2026, which may be extended for up to an additional 24 months through June 30, 2028, in increments as determined by the Lead State, through a duly executed amendment and any successor California Participating Addendum, in an amount not to exceed \$2,100,000 for 3 years beginning July 1, 2025 through June 30, 2028.

**Attachments:**    [Staff Report](#)  
[Attachment 1 - NASPO Master Agreement](#)  
[Resolution](#)  
[Exhibit A - NASPO Amd 2](#)

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2025-095 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AMENDMENT NO. 2 TO MINNESOTA NATIONAL ASSOCIATION OF STATE PROCUREMENT OFFICIALS (NASPO) MASTER AGREEMENT 23026 FOR THE CONTINUED PURCHASE OF COMPUTER AND SERVER EQUIPMENT FROM DELL MARKETING, L.P. AND AUTHORIZING THE CONTINUED USE OF AGREEMENT NO. 23026 THROUGH JUNE 30, 2028 IN AN AMOUNT NOT TO EXCEED \$2,100,000**

- 13.6** RESOLUTION - APPROVAL TO AMEND THE OPERATIONS AND MAINTENANCE MANAGEMENT AGREEMENT WITH TOUCHSTONE GOLF, LLC, FOR THE MANAGEMENT OF THE BENNETT VALLEY

## GOLF COURSE

RECOMMENDATION: It is recommended by the Recreation and Parks Department that the Council, by resolution: 1) approve a First Amendment to Operations and Maintenance Management Agreement with Touchstone Golf, LLC, a Delaware limited liability company which: a) extends the term by two-years through June 7, 2027, b) authorizes inclusion of an additional two-year extension option to be exercised at the discretion of the City in writing, and c) consents to the assignment of the beneficial ownership interest in Touchstone from TSG Newco, LLC to Kemper Sports Management, LLC; and 2) authorize the City Manager to execute the First Amendment to the Agreement and an additional 2 year extension if optioned.

**Attachments:**    [Staff Report](#)  
                              [Resolution](#)  
                              [Exhibit A - First Amendment To Operations and Maintenance Management Agreement](#)

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2025-096 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A FIRST AMENDMENT TO THE OPERATIONS AND MAINTENANCE MANAGEMENT AGREEMENT WITH TOUCHSTONE GOLF, LLC, FOR THE MANAGEMENT OF THE BENNETT VALLEY GOLF COURSE AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE FIRST AMENDMENT AND ADDITIONAL 2-YEAR EXTENSION IF OPTIONED**

13.7        RESOLUTION - APPROVAL OF THE FIRST AMENDMENT TO THE JOINT POWERS AGREEMENT WITH RINCON VALLEY UNION SCHOOL DISTRICT FOR DEVELOPMENT AND USE OF RECREATIONAL AREA

RECOMMENDATION: It is recommended by the Recreation and Parks Department that the Council, by resolution: 1) approve the First Amendment to the Joint Powers Agreement for Development and Use of Recreational Area with the Rincon Valley Union School District; and 2) authorize the City Manager, or their designee, to execute the First Amendment and any related documents necessary to implement the terms of the Agreement, subject to approval as to form by the City Attorney.

**Attachments:**    [Staff Report](#)  
                          [Attachment 1 - Resolution No. 22555](#)  
                          [Resolution](#)  
                          [Exhibit A - Joint Powers Agreement](#)

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2025-097 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE FIRST AMENDMENT TO THE JOINT POWERS AGREEMENT FOR DEVELOPMENT AND USE OF RECREATIONAL AREA BETWEEN THE CITY OF SANTA ROSA AND THE RINCON VALLEY UNION SCHOOL DISTRICT, AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE THE AMENDMENT AND RELATED DOCUMENTS**

**13.8        RESOLUTION - EXTENSION OF PROCLAMATION OF LOCAL HOMELESS EMERGENCY**

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by resolution, approve an extension of Resolution No. 28839 which formally proclaimed a local homeless emergency within Santa Rosa.

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

**This Consent - Resolution was adopted.**

**RESOLUTION NO. RES-2025-098 ENTITLED: RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA EXTENDING A PROCLAMATION OF LOCAL HOMELESS EMERGENCY (Government Code Sections 8630 et seq.)**

**17. WRITTEN COMMUNICATIONS - NONE.**

**18. PUBLIC COMMENT ON NON-AGENDA MATTERS**

No public comments were made.

**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 7:33 p.m. The next regularly scheduled meeting will be held on June 17, 2025, 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: June 17, 2025**

**/s/Rhonda Bolla, Deputy City Clerk**