



City of Santa Rosa

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

CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL JULY 9, 2019

2:00 P.M. - CLOSED SESSION (MAYOR'S CONFERENCE ROOM)

3:30 P.M. - BOARD INTERVIEWS (MAYOR'S CONFERENCE ROOM)

4:00 P.M. - REGULAR SESSION (COUNCIL CHAMBER)

COUNCIL MAY RECESS DURING THE EVENING FOR A DINNER BREAK

PUBLIC HEARING MATTERS WILL BEGIN NO EARLIER THAN 5:00 P.M.

MATTERS ON THE AGENDA MAY BE TAKEN OUT OF ORDER

PUBLIC COMMENTS:

Except for public hearing items, comments from the public will be allowed on all agenda items at the time each item is called. Comments on public hearing items may be made when the hearing is opened.

Comments from the public on non-agenda items will be heard under Agenda Items 14 and 18. This is the time when any person may address the Council on matters not listed on this agenda, but which are within the subject matter jurisdiction of the Council. The first public comment period on non-agenda items (Agenda Item 14) will begin no earlier than 5:00 p.m. and will be limited to ten speakers selected randomly by the Mayor. Each speaker will be allowed three minutes. Speakers who do not have an opportunity to speak during this time will be allowed to make public comment under Agenda Item 18.

To address the Council you are requested to complete a yellow Speaker Card and give it to the City Clerk. If you are unable to or do not wish to wait for the public comment portion of the agenda, you are encouraged to contact the Council or City Clerk directly by submitting your comments to 100 Santa Rosa Avenue, Room 10, Santa Rosa 95404 or cityclerk@srcity.org.

2:00 P.M. (MAYOR'S CONFERENCE ROOM, ROOM 10)

1. CALL TO ORDER AND ROLL CALL

2. ANNOUNCEMENT OF CLOSED SESSION ITEMS

Following the announcement of Closed Session items and prior to recess into Closed Session, the public may speak up to three minutes on items to be addressed in Closed Session.

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

Name of Case: Friedell v. City of Santa Rosa, et al.

Court Case No. Sonoma County Superior Court, Case No. SCV 262164

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

RECESS CLOSED SESSION(S) AND RECONVENE TO OPEN SESSION IN THE COUNCIL CHAMBER

3:30 P.M. (MAYOR'S CONFERENCE ROOM, ROOM 10)

3. INTERVIEWS FOR BOARDS, COMMISSIONS AND COMMITTEES

3.1 The Council will interview applicants for the Personnel Board's three At-Large vacancies and two Labor Representative vacancies.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Attachment 3](#)

3.2 The Council will interview an applicant for the Bicycle and Pedestrian Advisory Board's Disabled Community Representative vacancy.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Attachment 3](#)

- 3.3** The City Council will interview one applicant and consider re-appointment of one incumbent for the Board of Building Regulations Appeals' two vacancies.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Attachment 3](#)

RECESS INTERVIEWS AND RECONVENE TO OPEN SESSION IN THE COUNCIL CHAMBER

4. STUDY SESSION - NONE.

Study Session items are items for in-depth discussion and possible direction to staff. No action will be taken.

4:00 P.M. (CITY COUNCIL CHAMBER)

5. ANNOUNCEMENT OF ROLL CALL

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

7. PROCLAMATIONS/PRESENTATIONS - NONE.

8. STAFF BRIEFINGS

This time is reserved for City staff to provide a five-minute briefing to the Council on departmental issues of interest. No action will be taken on these matters except to possibly place a particular item on a future agenda for Council consideration.

8.1 FIRE RECOVERY AND REBUILD UPDATE

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

Attachments: [Presentation \(Uploaded 7/9/2019\)](#)

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

10. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS

11. MAYOR'S/COUNCIL MEMBERS' REPORTS

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

All Electric-Reach Code (Climate Action Subcommittee)

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 Sonoma County Waste Management Agency (SCWMA)

11.1.8 Groundwater Sustainability Agency (GSA)

11.1.9 Homeless System of Care (HSC)

11.1.10 Renewal Enterprise District (RED)

11.1.11 Other

11.2 BOARD, COMMISSION & COMMITTEE APPOINTMENTS

Council may vote to make appointments to the Bicycle and Pedestrian Advisory Board's Disabled Community Representative; and consider re-appointment of (1) incumbent and (1) new appointment to the Board of

Building Regulations Appeals' two vacancies.

11.3 DESIGNATION OF VOTING DELEGATE/ALTERNATE TO LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE

- 11.3.1** In order to vote at the Annual Business Meeting at the League of California Cities 2019 Annual Conference, each member City must designate a voting delegate and up to two alternate delegates. This year's conference will be held in Long Beach from Wednesday, October 16 through Friday, October 18. The delegates must be designated by the City Council, and the voting delegate and alternates must be registered to attend the conference.

Attachments: [2019 Letter.pdf](#)

11.4 MATTERS FROM COUNCIL REGARDING FUTURE AGENDA ITEMS

This time is reserved for Council to discuss whether to place matters on a future agenda for further discussion.

- 11.4.1** REQUEST FOR AGENDA ITEM TO CONSIDER CONTRACTING WITH A LEGAL SERVICES PROVIDER FOR HOMELESS INDIVIDUALS

BACKGROUND: At the June 25, 2019 City Council Meeting, Council Member Tibbetts requested a future agenda item to consider contracting with a legal services provider for homeless individuals. Council Member Fleming concurred with the request.

12. APPROVAL OF MINUTES

- 12.1** May 28, 2019, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

- 12.2** June 4, 2019, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

- 12.3** June 11, 2019, Special Meeting Minutes.

Attachments: [Draft Minutes](#)

- 12.4** June 18, 2019, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

13. CONSENT ITEMS

- 13.1** RESOLUTION - ADOPTION OF MEMORANDUM OF UNDERSTANDING, UNIT 9 - POLICE SAFETY MANAGEMENT, REPRESENTED BY THE SANTA ROSA POLICE MANAGEMENT ASSOCIATION EFFECTIVE JULY 1, 2019 THROUGH JUNE 30, 2020

RECOMMENDATION: It is recommended by the Human Resources Department and the City Manager's Office that the Council, by resolution, adopt the Memorandum of Understanding for an agreement for, and on behalf of, the employees in the City's Bargaining Unit 9 - Police Safety Management, represented by the Santa Rosa Police Management Association, and effective July 1, 2019 to June 30, 2020.

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

- 13.2** RESOLUTION - ACCEPTANCE OF THE ROSELAND FIRE STATION LOCATED AT 830 BURBANK AVENUE AND AUTHORIZATION FOR THE MAYOR TO ACCEPT A DEED FOR THE CONVEYENCE

RECOMMENDATION: It is recommended by the City's Right of Way Agent that Council, by resolution, accept the Roseland Fire Station located at 830 Burbank Avenue and authorize the Mayor, on behalf of the City, to sign acceptance of the grant deed, which will complete the transfer of title of the Roseland Fire Station and the real property on which it sits, to the City of Santa Rosa.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Resolution](#)
[Presentation](#)
[Presentation revised \(7-8-2019\).pdf](#)

13.3 RESOLUTION - APPROVAL OF SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH GREINES, MARTIN, STEIN & RICHLAND LLP FOR LEGAL SERVICES

RECOMMENDATION: It is recommended by the City Attorney's Office that the Council, by resolution, approve the Second Amendment to Professional Services Agreement Number F001382 with Greines, Martin, Stein & Richland LLP in the amount of \$50,000 for a total compensation amount of \$150,000, related to the Appeal in the matter of *Rafael Mateos-Sandoval and Simeon Avendano Ruiz v. County of Sonoma, City of Santa Rosa, et al.*

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

13.4 RESOLUTION - APPROVAL - GENERAL SERVICES AGREEMENT WITH STAPLES CONTRACT & COMMERCIAL LLC FOR OFFICE SUPPLIES

RECOMMENDATION: It is recommended by the Finance Department, that the Council, by resolution, approve the General Services Agreement with Staples Contract & Commercial LLC, Newark, California, for office supplies under the terms of the National Joint Powers Alliance in an amount not to exceed \$530,000.

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

13.5 ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE - RECLASSIFICATION OF PROPERTY LOCATED AT 1665 GUERNEVILLE ROAD, APN 036-101-010, FROM THE RR-20 (RURAL RESIDENTIAL) ZONING DISTRICT TO THE R-3-18 (MULTI-FAMILY RESIDENTIAL) ZONING DISTRICT - FILE NUMBER: PRJ18-089

RECOMMENDATION: This ordinance, introduced at the June 25, 2019, Regular Meeting by a (6-0-1) vote (Vice Mayor Rogers absent), amends Title 20 of the Santa Rosa City Code - reclassification of property located at 1665 Guerneville Road, APN 036-101-010, from the RR-20 (rural residential) zoning district to the R-3-18 (multi-family residential) zoning district - FILE NUMBER: PRJ18-089

Attachments: [Ordinance](#)

13.6 RESOLUTION - CITY/COUNTY FUNDING AGREEMENT FOR SAMUEL L. JONES HALL HOMELESS SHELTER

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by resolution, approve an Agreement between the City of Santa Rosa and the County of Sonoma for the Funding of Operations at the Samuel L. Jones Hall Homeless Shelter for 2019/2020 (Funding Agreement) in the amount of \$255,000.

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

14. PUBLIC COMMENT ON NON-AGENDA MATTERS

This is the time when any person may address the Council on matters not listed on this agenda, but which are within the subject matter jurisdiction of the Council. This public comment period will begin no earlier than 5:00 p.m. and will be limited to ten speakers selected randomly by the Mayor. Each speaker will be allowed three minutes. Speakers who do not have an opportunity to speak during this time will be allowed to make public comment under Agenda Item 18.

15. REPORT ITEMS

15.1 REPORT - REQUEST FOR PROPOSALS FOR OPERATION OF SAMUEL L. JONES HALL HOMELESS SHELTER FOR HOUSING FIRST OPERATIONS FOR FISCAL YEAR 2020/2021

BACKGROUND: On June 18, 2019, as part of the Fiscal Year

2019/2020 budget hearing, staff proposed reprogramming \$1.6 million remaining from a Fiscal Year 2016/2017 Affordable Housing Pilot Program Notice of Funding Availability (NOFA) for capital and programming improvements at the Samuel L. Jones Hall Homeless Shelter (Shelter). In response to this proposal, Council Member Combs requested an agenda item regarding a Request for Proposals (RFP) for operation of the Shelter. The Shelter is a City-owned facility which has been operated by Catholic Charities of the Diocese of Santa Rosa since it opened in November 2005. The City currently has an agreement with Catholic Charities for the operations of the Shelter for Fiscal Year 2019/2020 in the amount of \$1,349,331, which is funded by the City, County of Sonoma, and Community Foundation Sonoma County. Staff has prepared the following report on the Shelter and is seeking Council direction on its interest to issue an RFP for Housing First operations of the Shelter for Fiscal Year 2020/2021.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council receive a report on the Samuel L. Jones Hall Homeless Shelter (Shelter) and, by motion, provide direction to staff regarding the issuance of a Request for Proposals for Housing First operations of the Shelter for Fiscal Year 2020/2021.

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

(THE COUNCIL MAY RECESS DURING THE EVENING FOR A DINNER BREAK)

16. PUBLIC HEARINGS

Public Hearing matters will begin no earlier than 5:00 p.m. or as soon thereafter as the matters are reached on the agenda.

16.1 PUBLIC HEARING - ADOPTION OF REVISED ANIMAL SERVICES FEES

BACKGROUND: Sonoma County Animal Services (Animal Services/SCAS) provides sheltering and field services to areas within their jurisdiction, including unincorporated areas of the County, the City of Santa Rosa, and the Town of Windsor. Animal Services is also

responsible for rabies control for the entire County. The SCAS service area is comprised of approximately 1,575 square miles with nearly 500,000 residents and includes an animal shelter that serves nearly 3,300 animals annually. SCAS is proposing fee revisions for animal impounds, vaccinations, licenses, and boarding fees.

The proposed SCAS fees recover increased costs associated with services delivery, including costs charged to SCAS by general government and those associated with salary and benefits. Revised fees are requested to recover the reasonable cost to provide animals services which is generally 4.5 percent since fees were last revised effective July 1, 2018.

The SCAS is proposing 3.7 to 5.0 percent increases to the Animal Services fees. Percentage increases are as close as possible to four and a half percent, while focusing on Animal Services objectives and customer service priorities.

RECOMMENDATION: It is recommended by the City Manager's Office and Sonoma County Animal Services that the Council, by resolution, approve and adopt revised animal services fees.

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

16.2 PUBLIC HEARING - SOUTHEAST GREENWAY

BACKGROUND: The Southeast Greenway Community Partnership, including the City of Santa Rosa, Sonoma County Water Agency, Sonoma County Regional Parks, Sonoma Land Trust, LandPaths, and the Southeast Greenway Campaign, have come together to plan for the acquisition of 57 acres of land owned by the California Department of Transportation (Caltrans) and originally planned for an extension of Highway 12. The City Council initiated a General Plan Amendment and Rezoning in fall 2015 to designate land uses for the area. As part of the planning process, two community workshops were held to understand residents' land use and circulation preferences for the site. The

Planning Commission and City Council held two joint study sessions, on November 1, 2016 and March 28, 2017, to consider information from the workshops, along with draft guiding principles and land use and circulation alternatives. With selection of the Preferred Alternative, proposed General Plan land use designations and Zoning districts were developed, and an Environmental Impact Report (EIR) was prepared. On September 14, 2017, the Planning Commission held a public hearing to receive comments on the Draft EIR. During the public review period, the City received comments regarding the traffic analysis that resulted in the preparation of additional analysis and a Revised Draft EIR that was recirculated for public review between January 28, 2019 and March 13, 2019. On February 14, 2019, the Planning Commission held a public hearing to receive comments on the Revised Draft EIR. On May 6, 2019, the Final EIR was released for public review, and, on May 23, 2019, the Planning Commission voted unanimously to recommend that the City Council certify the EIR, adopt the Mitigation Monitoring and Reporting Program, Findings of Fact and Statement of Overriding Considerations, and approve the General Plan and Zoning Code amendments and the Rezoning.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department and the Planning Commission that the Council, by resolutions, (1) certify the Environmental Impact Report for the Southeast Greenway General Plan Amendment and Rezoning project, (2) adopt Findings of Fact, Mitigation Monitoring and Reporting Program, and Statement of Overriding Considerations pursuant to the California Environmental Quality Act, and (3) adopt General Plan text and Land Use Diagram amendments, and introduce two ordinances to (1) add Zoning Districts to the Southeast Greenway area and (2) amend City Code Sections 20-23.030 and 20-26.030 for the Southeast Greenway area.

Attachments: [Staff Report](#)
[Attachment 1 - Location Map](#)
[Attachment 2 - Mutual Letter of Intent](#)
[Attachment 3 - Council Resolution No. 28666 - Memorandum](#)
[Attachment 4 - Council Resolution No. 28696 - Initiation of](#)
[Attachment 5 - Southeast Greenway Illustrative Map](#)
[Attachment 6 - Proposed General Plan Text Amendment in](#)
[Attachment 7 - Proposed General Plan Land Use Diagram](#)
[Attachment 8 - Proposed Zoning Code Text Amendment in](#)
[Attachment 9 - Proposed Zoning District Map](#)
[Attachment 10](#)
[Attachment 11 - Planning Commission Resolution Number:](#)
[Attachment 12 - Community Correspondence.pdf](#)
[Resolution 1 - Certification of the EIR](#)
[Resolution 2](#)
[Resolution 3 - Approval of a General Plan Amendment](#)
[Ordinance 1 - Approval of a Rezoning](#)
[Ordinance 2 - Approval of a Zoning Code Text Amendment](#)
[Presentation - Southeast Greenway](#)
[Late Correspondence Uploaded 7.8.2019.pdf](#)

16.3 PUBLIC HEARING - APPEAL OF DENIAL OF GENERAL PLAN AMENDMENT, CONDITIONAL USE PERMIT, AND TENTATIVE MAP FOR THE PROPOSED DUTTON MEADOWS SUBDIVISION LOCATED AT 2650, 2666, 2684 DUTTON MEADOW, 1112 AND 1200 HEARN AVENUE, SANTA ROSA; ASSESSOR'S PARCEL NUMBERS 043-071-007, -022, -023 & 043-191-016, -024; FILE NO. PRJ18-039 (CUP18-101, GPAM18-003, MAJ18-006)

BACKGROUND: On February 28, 2019, the Planning Commission denied a General Plan Amendment, Conditional Use Permit and Tentative Map for Dutton Meadows Subdivision, a 211-unit subdivision comprised of 130 detached single-family units and 81 accessory dwelling units, proposed on an 18.4-acre site located at 2650, 2666, 2684 Dutton Meadow, 1112 and 1200 Hearn Avenue, which requires the reconfiguration of two planned area serving roads. On March 8, 2019,

an appeal of the Planning Commission's action was filed by Trumark Homes. The grounds for appeal question the Planning Commission's denial of the project: prior to environmental review and conditions of approval, that addresses an urgent housing need, and that demonstrates modified roadways will meet or exceed City standards.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department (PED) that the Council, by resolutions, deny the appeal and uphold the Planning Commission's denial of applications for a General Plan Amendment, Tentative Map, and Conditional Use Permit for the Dutton Meadows Subdivision.

- Attachments:** [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Site Analysis & Neighborhood Context Map](#)
[Attachment 3 - Project Discription](#)
[Attachment 4 - Tentative Map - 1.2019.pdf](#)
[Attachment 5 - Inclusionary Housing Exhibit](#)
[Attachment 6 - Architectural Plans](#)
[Attachment 7 - Landscape Plans.pdf](#)
[Attachment 8 - Circulation Exhibit](#)
[Attachment 9 - Roseland Area Specific Plan Circulation](#)
[Attachment 10 - General Plan Roadway Network](#)
[Attachment 11 - Traffic Impact Study, dated November 13,](#)
[Attachment 12 - Traffic Engineering Memo](#)
[Attachment 13 - Addendum to EIR, dated December 2018](#)
[Attachment 14 - Public Correspondence](#)
[Attachment 15 - Parking Exhibit](#)
[Attachment 16 - Appellant Statement](#)
[Attachment 17 - Planning Commission Resolutions](#)
[Attachment 18 - Traffic Study, dated June 24, 3019.pdf](#)
[Attachment 19 - Additional Traffic Analysis dated February](#)
[Attachment 20 - Late Correspondence.pdf](#)
[Resolution 1](#)
[Resolution 2](#)
[Resolution 3](#)
[Presentation](#)
[Late Correspondence \(Uploaded 7/9/2019\)](#)
[Applicant Presentation \(Uploaded 7/9/2019\)](#)
[Late Correspondence \(Uploaded 7/10/2019\)](#)

17. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION)

- 17.1** SUPPORT AB 784: SALES AND USE TAXES: EXEMPTION:
CALIFORNIA HYBRID AND ZERO-EMISSION TRUCK AND BUS
VOUCHER INCENTIVE PROJECT: TRANSIT BUS VEHICLES -
Provided for information.

Attachments: [Support AB 784.pdf](#)

18. PUBLIC COMMENTS ON NON-AGENDA MATTERS

This is the time when any person may address the Council on matters not listed on this agenda, but which are within the subject matter jurisdiction of the Council. Each speaker will be allowed three minutes.

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

21. UPCOMING MEETINGS

This schedule is tentative and subject to change pending final publication and posting of the City Council Meeting Agenda.

21.1 UPCOMING MEETINGS LIST

Attachments: [Upcoming Meetings List](#)

***Did not appear on the preliminary agenda.**

****Quasi-judicial or adjudicative action.**

The City of Santa Rosa does not discriminate against individuals with disabilities in its employment, services, benefits, facilities, programs, or activities. Requests for accommodations, auxiliary aids, or services necessary to participate in a City program, service, or activity, including printed information in alternate formats, are available by contacting the City Clerk's Office at 707-543-3015 (TTY Relay at 711) or cityclerk@srcity.org. Requests should be submitted as far in advance as possible, but no later than two business days before the scheduled meeting.

Meeting information can also be accessed via the internet at <http://srcity.org>

Any writings or documents provided to a majority of the City Council prior to this meeting regarding any item on this agenda, excluding closed session items, are available for public review in the City Clerk's Office, Room 10, City Hall, 100 Santa Rosa Ave, during normal business hours.