



**CITY COUNCIL
REGULAR MEETING AGENDA AND
SUMMARY REPORT
NOVEMBER 29, 2016**

3:00 P.M. - CLOSED SESSION (MAYOR'S CONFERENCE ROOM)

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

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 13 and 17. 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 13) 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 17.

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.

3:00 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

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.

addressed in Closed Session.

**2.1 CONFERENCE WITH LABOR NEGOTIATORS
(Government Code Section 54957.6)**

Agency Designated Representatives: Rhonda McKinnon, Interim Human Resources Director, Anthony Gossner, Fire Chief, Teresa Stricker, Interim City Attorney and Jon Holtzman of Renne Sloan Holtzman Sakai LLP.

Employee Organization: Santa Rosa Firefighters Association - Local 1401 (representing City Employee Unit 2)

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

3. 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)

4. ANNOUNCEMENT OF ROLL CALL

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

6. PROCLAMATIONS/PRESENTATIONS

6.1 PROCLAMATION - NATIONAL AMERICAN INDIAN HERITAGE MONTH

[Attachments](#) [Proclamation](#)

**6.2 PRESENTATION - CALIFORNIA LAW ENFORCEMENT CHALLENGE
(CLEC) AWARD**

[Attachments](#) [Award Letter](#)

7. STAFF BRIEFINGS - NONE.

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. CITY MANAGER'S/CITY ATTORNEY'S REPORTS

9. STATEMENTS OF ABSTENTION BY COUNCILMEMBERS

10. MAYOR'S/COUNCILMEMBERS' REPORTS

10.1 MAYOR'S/COUNCILMEMBERS' 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 Sonoma County Waste Management Agency (SCWMA)

10.1.8 Other

11. APPROVAL OF MINUTES

11.1 October 18, 2016, Regular Meeting.

Attachments [Draft Minutes](#)

11.2 October 25, 2016, Regular Meeting.

Attachments [Draft Minutes](#)

12. CONSENT ITEMS

12.1 MOTION - CONTRACT EXTENSION FIRST AMENDMENT - F000656 PARKING METER SERVICES AND SUPPLIES

RECOMMENDATION: It is recommended by the Finance Department that the Council, by motion, approve the First Amendment to General Service Agreement number F000656 for single space, credit card enabled electronic parking meter services and supplies for a four-year extension, with an average 6.3% increase in product unit pricing and no increase in cost for services with IPS Group, Inc., San Diego, California, in the amount not to exceed of \$300,000.

Attachments [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Presentation](#)

12.2 RESOLUTION - ASSESSMENT LIEN AGAINST THE REAL PROPERTY LOCATED AT 609 BENICIA DRIVE

RECOMMENDATION: It is recommended by the Department of Housing and Community Services that the Council, by resolution, approve the special assessment lien in the amount of \$16,725.00 against the property located at 609 Benicia Drive for violations of the City Code that remain uncorrected by the responsible parties, Darryl and Lynne Beardall, and authorize recording of a lien and placing the assessment on the property tax roll for collection.

Attachments [Staff Report](#)
[Attachment 1 - Administrative Enforcement Order](#)
[Attachment 2 - Certificate of Service](#)
[Attachment 3 - Case File Photographs](#)
[Attachment 4 - Property Detail Report](#)
[Attachment 5 - Vicinity Map](#)
[Resolution](#)
[Presentation](#)

12.3 ORDINANCE ADOPTION - ORDINANCE OF THE COUNCIL OF THE

CITY OF SANTA ROSA REZONING PROPERTIES IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 134-042-017 (2882 STONY POINT ROAD), 134-042-042, 134-042-043 AND 134-042-048 (2894 STONY POINT ROAD) FROM THE RR-40 (RURAL RESIDENTIAL) ZONING DISTRICT TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT FOR THE GROVE VILLAGE SUBDIVISION

RECOMMENDATION: This ordinance, introduced at the November 15, 2016, Regular Meeting by a unanimous vote, rezones properties identified as assessor's parcel numbers 134-042-017 (2882 Stony Point Road), 134-042-042, 134-042-043 and 134-042-048 (2894 Stony Point Road) from the RR-40 (Rural Residential) Zoning District to the R-1-6 (Single-family Residential) zoning district for the Grove Village subdivision.

Attachments [Ordinance](#)

- 12.4** ORDINANCE ADOPTION - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE - RECLASSIFICATION OF PROPERTY LOCATED AT 372 YOLANDA AVENUE FROM CG (GENERAL COMMERCIAL) TO IL (LIGHT INDUSTRIAL) DISTRICT; APN 044-072-010 - FILE NUMBER REZ14-015

RECOMMENDATION: This ordinance, introduced at the November 15, 2016, Regular Meeting by a unanimous vote, amends Title 20 of the Santa Rosa City Code - reclassification of property located at 372 Yolanda Avenue from CG (General Commercial) to IL (Light Industrial) District; APN 044-072-010 - File Number REZ14-015.

Attachments [Ordinance](#)

13. 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 17.

14. REPORT ITEMS

14.1 REPORT - FISCAL YEAR 2015-16 MEASURE O ANNUAL REPORT

BACKGROUND: Ordinance 3680 added Chapter 3-26 to the Santa Rosa City Code establishing a special transactions and use tax known as Measure O. Each year an Annual Report is prepared by City staff, reviewed by the Measure O Citizen Oversight Committee and presented to the City Council reporting on revenue, expenditures and accomplishments during the past fiscal year.

RECOMMENDATION: It is recommended by the Finance, Police, Fire, Recreation and Parks Departments, the City Manager's Office and the Measure O Citizens' Oversight Committee that the Council, by motion accept the Measure O Annual Report for Fiscal Year (FY) 2015-16.

Attachments [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Presentation](#)

14.2 REPORT - APPROVAL OF A REIMBURSEMENT AGREEMENT FOR SMART RAIL CROSSING AT JENNINGS AVENUE

BACKGROUND: The proposed action will authorize the City Manager to approve and execute an agreement that allows SMART to construct an at-grade pedestrian and bicycle rail crossing at Jennings Avenue. SMART provided a preliminary cost estimate for this work, which included a rough order of magnitude for the system integration scope. The SMART agreement will follow, allowing for an expedited process to complete construction prior to commuter rail service.

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by motion, authorize the City Manager to approve and execute a reimbursement agreement not to exceed the amount of \$1,825,000 with Sonoma Marin Area Rail Transit (SMART), subject to approval as to form by the City Attorney, to perform work within their, and the Sonoma County Water Agency's right-of-way for the Jennings Avenue at-grade pedestrian and bicycle rail crossing.

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

14.3 REPORT - ROSELAND PRE-ANNEXATION AGREEMENT AND ANNEXATION APPLICATION

BACKGROUND: In 2014, the City Council authorized a work plan for the Roseland Area/Sebastopol Road Specific Plan and Environmental Impact Report (EIR) and annexation of five unincorporated County islands in southwest Santa Rosa. Also in 2014, the City and Sonoma County entered into a Memorandum of Understanding and established the Joint City/County Roseland Annexation Committee to discuss and negotiate a pre-annexation agreement addressing cost-sharing and other commitments necessary to successfully annex the Roseland Annexation area. In October, 2016, the Council certified the EIR, adopted the Roseland Area/Sebastopol Road Specific Plan and approved rezonings and rezonings. Following Council approval of a pre-annexation agreement and adoption of a resolution of application, the next step in the process of annexation is to file an annexation application with Sonoma Local Agency Formation Commission (LAFCO). The five County islands proposed to be annexed encompass 1,614 parcels and approximately 714 acres.

RECOMMENDATION: It is recommended by the City Manager's Office that the Council, by resolution, approve the Pre-Annexation Agreement with County of Sonoma, authorize the Mayor to execute the agreement, and adopt a resolution of application directing the Planning and Economic Development Department to file an application with Sonoma Local Agency Formation Commission (LAFCO) for the annexation of five unincorporated County islands in southwest Santa Rosa.

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

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

15. 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.

- 15.1 PUBLIC HEARING - ORDINANCE ADOPTION - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA MODIFYING CHAPTER 18-44 IN ITS ENTIRETY AND SUBSECTION (B) OF SECTION 18-04.015 OF THE SANTA ROSA CITY CODE CONCERNING ADOPTION OF THE 2016 CALIFORNIA FIRE CODE AS AMENDED, ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA MODIFYING CHAPTER 18 TO ADOPT BY REFERENCE, WITH LOCAL AMENDMENTS, THE 2016 CALIFORNIA BUILDING STANDARDS CODE, THE 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE, AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION PERMIT AND WASTE DISCHARGE REQUIREMENTS**

BACKGROUND: Every three years the State of California updates the California Code of Regulations, Title 24 (CCR-T24), through the State code adoption cycle. The new California Building Standards were published in July 2016 and will take effect on January 1, 2017. The Health and Safety Code allows local jurisdictions to change or modify the State-adopted model codes based on local geologic, climatic, or topographic conditions upon making certain express findings. The Fire Department is requesting adoption of the 2016 California Fire Code with local amendments and administrative changes. The Planning and Economic Development Department is requesting adoption of the 2016 California Building Standard Code as well as the updated 2015 International Property Maintenance Code, with certain local amendments and administrative changes.

Government Code section 50022.3 identifies the procedure for the code adoption process and requires a first reading of the ordinance title and scheduling of a public hearing date. This item was introduced at the November 1, 2016, meeting.

RECOMMENDATION: It is recommended by the Fire Department and the Planning and Economic Development Department that the Council 1) adopt an Ordinance adopting by reference the 2016 edition of the California Fire Code as adopted and amended by the State of California, and further amended based on local conditions, for use in Chapter 18-44 of the Santa Rosa City Code, repeal existing sections not applicable to new codes and modify the Santa Rosa City Code to reflect the new model code, and 2) adopt an Ordinance adopting by reference, with local amendments, the 2016 California Administrative Code, 2016 California Building Code, 2016 California Residential Code, 2016 California Green Building Standards Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Historical Building Code, 2016 California Existing Building Code, 2016 California Energy Code, 2016 California Referenced Standards Code, and 2015 International Property Maintenance Code.

Attachments [Staff Report](#)

[Ordinance- Fire](#)

[Ordinance - Building](#)

[Presentation](#)

[Building Ord Compare 11/1 to 11/29](#)

[Fire Ord Compare 11/1 to 11/29](#)

- 15.2** PUBLIC HEARING - PROPOSED ZONING CODE TEXT AMENDMENT TO ALLOW THE LODGING-HOTEL OR MOTEL LAND USE, UPON APPROVAL OF A MINOR CONDITIONAL USE PERMIT, FOR ALL PROPERTIES IN THE CITY WITHIN THE CO (OFFICE COMMERCIAL) ZONING DISTRICT-FILE NO. REZ16-001

BACKGROUND: On September 22, 2016, the Planning Commission recommended (5-0) that the Council approve an ordinance to amend the Zoning Code to allow the Lodging-Hotel or Motel land use, upon approval of a Minor Conditional Use Permit, for all properties in the City within the CO (Office Commercial) Zoning District.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council introduce an ordinance approving a Zoning Code Text

Amendment to allow the Lodging-Hotel or Motel land use, with a Minor Conditional Use Permit, in the CO (Office Commercial) Zoning District.

Attachments [Staff Report](#)

[Attachment 1-Disclosure Form](#)

[Attachment 2-Location Map](#)

[Attachment 3-General Plan Land Use Diagram](#)

[Attachment 4-Project Description](#)

[Attachment 5-Noise Contour Diagram](#)

[Attachment 6-Public Correspondence](#)

[Ordinance](#)

[Presentation](#)

16. WRITTEN COMMUNICATIONS - NONE.

17. 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.

18. ANNOUNCEMENT OF CONTINUED CLOSED SESSION ITEMS, RECESS TO CLOSED SESSION IN THE MAYOR'S CONFERENCE ROOM, RECONVENE TO OPEN SESSION, AND ANNOUNCEMENTS [IF NEEDED]

19. ADJOURNMENT OF MEETING

20. UPCOMING MEETINGS

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

20.1 UPCOMING MEETINGS LIST

Attachments [List](#)

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

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

City Council

NOVEMBER 29, 2016



The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings are available by contacting the City Clerk's Office at 543-3015 or cityclerk@srcity.org 48 hours prior to the meeting. TDD 543-3063
Meeting information can also be accessed via the internet at <http://srcity.org>