



# City of Santa Rosa

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

## CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT OCTOBER 16, 2018

### 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](mailto:cityclerk@srcity.org).

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

- 1. CALL TO ORDER AND ROLL CALL**
- 2. ANNOUNCEMENT OF CLOSED SESSION ITEMS - NONE.**
- 3. STUDY SESSION - NONE.**

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

- 4. ANNOUNCEMENT OF ROLL CALL**

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

**6. PROCLAMATIONS/PRESENTATIONS**

**6.1 PROCLAMATION - DOMESTIC VIOLENCE AWARENESS MONTH**

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

**7. 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.

**7.1 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.

**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 Groundwater Sustainability Agency (GSA)**

**10.1.9 Other**

**11. APPROVAL OF MINUTES**

11.1 July 17, 2018, Regular Meeting.

**Attachments:** [Draft Minutes](#)

11.2 July 19, 2018, Special Meeting.

**Attachments:** [Draft Minutes](#)

11.3 July 24, 2018, Regular Meeting.

**Attachments:** [Draft Minutes](#)

**12. CONSENT ITEMS**

12.1 MOTION - FISCAL YEAR 2017-18 MEASURE O ANNUAL REPORT

RECOMMENDATION: It is recommended by the Finance, Police, Fire, Recreation and Parks Departments, the Office of Community Engagement and the Measure O Citizens' Oversight Committee that the Council, by motion, accept the Measure O Annual Report for Fiscal Year (FY) 2017-18.

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

12.2 RESOLUTION - FY 2018/19 AGREEMENT WITH LEGAL AID OF SONOMA COUNTY

RECOMMENDATION: It is recommended by the Housing & Community Services Department that the Council, by Resolution, approve an

agreement with Legal Aid of Sonoma County to provide tenant advocacy and legal representation services for a period of nine months, in an amount not to exceed \$62,250.00.

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

**12.3** RESOLUTION - ADOPTION OF FIRST AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SANTA ROSA AND SANTA ROSA POLICE OFFICERS ASSOCIATION FOR AND ON BEHALF OF THE CITY'S UNIT 5 -POLICE OFFICERS EFFECTIVE JULY 11, 2017 THROUGH JUNE 30, 2019

RECOMMENDATION: The Human Resources Department and the City Manager's Office recommend that the Council, by resolution, adopt the First Amendment to the Memorandum of Understanding between the City of Santa Rosa and Santa Rosa Police Officers Association for and on behalf of the City's Unit 5 -Police Officers, effective July 11, 2017 through June 30, 2019.

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

**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 - AUTHORIZATION OF PURCHASE OPTION AGREEMENT WITH THE CALIFORNIA PUBLIC FINANCE AUTHORITY (CALPFA)

FOR 1020 JENNINGS AVENUE; SUPPORT FOR CALPFA'S ISSUANCE OF TAX-EXEMPT BONDS FOR ACQUISITION OF 1020 JENNINGS AVENUE; AND APPROPRIATION OF ANY SURPLUS CASH RECEIVED FROM THE PROJECT INTO FUND 2282 FOR AFFORDABLE HOUSING PURPOSES

BACKGROUND: CalPFA, in conjunction with Catalyst Housing, is in the process of acquiring the market-rate multi-family rental complex at 1020 Jennings Avenue (Property) in Santa Rosa. CalPFA is a public agency that will own and operate the complex and is requesting that the City enter into a Purchase Option Agreement for the Property. If approved by the Council, the Purchase Option Agreement may be exercised by the City, if the City so desires, between years 15 and 35 of CalPFA's ownership. The Property will be restricted by a CalPFA Regulatory Agreement to households earning 80%, 100%, or 120% of Area Median Income (AMI). Support for the Project by the City will help address the housing needs of a segment of the population that generally does not benefit from the creation of affordable housing units.

RECOMMENDATION: It is recommended by the Housing & Community Services Department (HCS) that the Council, by resolution, authorize the Director of HCS to execute a Purchase Option Agreement between the City of Santa Rosa and the California Public Finance Authority (CalPFA) associated with the potential acquisition of 1020 Jennings Avenue (Property), support CalPFA's issuance of tax-exempt bonds for the acquisition of the Property, and appropriate any surplus cash and sales proceeds received from the Project into Fund 2282 to be used by HCS for the acquisition, construction, preservation, and rehabilitation of affordable housing units in Santa Rosa. Participation in the Purchase Option Agreement does not have a financial impact on the City.

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

## 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 - APPEAL OF PLANNING COMMISSION DECISION FOR NT VENTURES, A COMMERCIAL CANNABIS ADULT USE AND MEDICINAL VOLATILE MANUFACTURING AND DISTRIBUTION FACILITY, PROPOSED WITHIN 3,869-SQUARE-FEET OF EXISTING 4,874-SQUARE-FOOT INDUSTRIAL BUILDING (SUITE B) ON A 2.09-ACRE DEVELOPED INDUSTRIAL PARK SITE, LOCATED AT 444 YOLANDA AVE, SUITE B, SANTA ROSA, CA 95404; ASSESSOR'S PARCEL NUMBERS 044-091-065; FILE NO. CUP18-008.

**BACKGROUND:** On July 26, 2018, the Planning Commission approved a Major Conditional Use Permit for commercial Cannabis Medicinal and Adult Use Volatile Manufacturing (Level 2 - Type 7) and Distributions uses, proposed within 3,869-square-feet of an existing 4,874-square-foot industrial building on a 2.09-acre site located at 444 Yolanda Ave, Suite B. On August 3, 2018, Matthew and Shelly Earnshaw filed an appeal of the Planning Commission's action. The grounds for appeal question the adequacy of the project's findings made by the Planning Commission in granting a Major Conditional Use Permit.

**RECOMMENDATION:** It is recommended by the Planning and Economic Development Department and the Planning Commission that Council, by resolution, deny the appeal and approve Major Conditional Use Permit for the proposed commercial cannabis adult use and medicinal volatile manufacturing and distribution facility located at 444 Yolanda Ave, Suite B, CA 95404; Assessor's Parcel Numbers 044-091-065; File No. CUP18-008.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Neighborhood Context Map](#)  
[Attachment 4 - Appeal Statement](#)  
[Attachment 5 - Project Description](#)  
[Attachment 6 - Project Plans](#)  
[Attachment 7 - Certified Odor Mitigation Plan](#)  
[Attachment 8 - Public Correspondence](#)  
[Attachment 9 - Exhibit A](#)  
[Attachment 10 - Traffic Letter - 6-4-2018](#)  
[Attachment 11 - Planning Commission Resolution No. 119/  
Resolution  
Presentation](#)

**16. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION)**

**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:** [Upcoming Meetings List.pdf](#)

\*Did not appear on the preliminary agenda.

\*\*Quasi-judicial or adjudicative action.

**City Council**

**OCTOBER 16, 2018**

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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 Office at 543-3015 or [cityclerk@srcity.org](mailto:cityclerk@srcity.org) one week prior to the meeting. TDD 543-3063

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.*