



City of Santa Rosa

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

CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT MAY 22, 2018

1:30 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.

1:30 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 LABOR NEGOTIATORS
(Government Code Section 54957.6)

Agency Designated Representatives: Gloria Hurtado, Deputy City Manager, Jeremia Mills, Employee Relations Manager, Art Hartinger of Renne Public Law Group, Anthony Gossner, Fire Chief and Alan Alton, Interim Chief Financial Officer.

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

2.2 LIABILITY CLAIM
(Government Code Section 54956.95(b))

Claimant: S. Cagle
Agency Claimed Against: City of Santa Rosa

2.3 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9: one potential case.

2.4 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9: Demand letter under California Voting Rights Act

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 PRESENTATION - WATER-USE EFFICIENCY POSTER CONTEST

Attachments: [Presentation.pdf](#)

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.

Attachments: [Presentation \(Uploaded 5/21/2018\)](#)

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 February 13, 2018, Regular Meeting.

Attachments: [Draft Minutes](#)

11.2 February 27, 2018, Regular Meeting.

Attachments: [Draft Minutes](#)

12. CONSENT ITEMS

12.1 RESOLUTION - GENERAL SERVICES AGREEMENT APPROVAL - FIRE SUPPRESSION SYSTEMS INSPECTION, MAINTENANCE AND TESTING SERVICES, RED HAWK FIRE AND SECURITY (CA), LLC, FREMONT, CA

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution, approve a two-year term General Services Agreement (GSA) F001647, with three (3) one-year renewal options to Red Hawk Fire and Security (CA) LLC, Fremont, CA, to provide inspections, maintenance, and repair services as needed of citywide fire suppression systems and their appurtenances in an amount not to exceed \$300,000.

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

12.2 RESOLUTION - APPROVAL OF EMANUELS JONES AND ASSOCIATES AMENDMENT FOR LOBBYIST SERVICES

RECOMMENDATION: It is recommended by the City Manager's Office that the Council, by resolution, 1) waive the competitive bidding

process; and 2) approve Amendment Number Ten to Professional Services Agreement with Emanuels Jones and Associates, of Sacramento, for one year of lobbyist services in an amount not to exceed \$43,200.

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

12.3 RESOLUTION - EXTENSION OF PROCLAMATION OF EXISTENCE OF LOCAL EMERGENCY DUE TO FIRES

RECOMMENDATION: It is recommended by the City Attorney's Office that the Council, by resolution, declare that the proclamation of a state of local emergency within the City of Santa Rosa has been and remains in full force and effect without interruption.

Attachments: [Resolution](#)

12.4 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](#)
[Presentation](#)

12.5 ORDINANCE ADOPTION - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE - ADDING SECTIONS 20-16.060 THROUGH 20-16.090 TO CHAPTER 20-16, RESILIENT CITY DEVELOPMENT MEASURES, TO ADDRESS HOUSING NEEDS AND ECONOMIC DEVELOPMENT WITHIN THE CITY OF SANTA ROSA FOLLOWING THE TUBBS AND NUNS FIRES OF OCTOBER 2017 - FILE NUMBER REZ17-013 (This item was continued from the May 8, 2018, Regular Meeting)

RECOMMENDATION: This ordinance, introduced at the May 1, 2018,

Regular Meeting by a 5-2 vote (Vice Mayor Rogers and Council Member Combs voting No), adds Sections 20-16.060 through 20-16.090 to Chapter 20-16, Resilient City Development Measures, to address housing needs and economic development within the City of Santa Rosa following the Tubbs and Nuns fires of October 2017 - File Number REZ17-013.

Attachments: [Memo to Council](#)
[Ordinance Redline](#)
[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 - FACILITIES ASSESSMENT AND MAINTENANCE ANALYSIS RESULTS

BACKGROUND: The Transportation and Public Works Department is responsible for maintenance of the City's buildings and public structures. On July 18, 2017, the Santa Rosa City Council, by resolution 2017-142, authorized the award of a professional services agreement to Cannon/Parkin, Incorporated to conduct a Facilities Condition Assessment and Maintenance Analysis for 114 of 118 city-owned structures. The ultimate goal of the study was to determine how much funding is needed each year to properly maintain each facility while meeting the city fiscal sustainability goals. The assessment has been completed, including a comprehensive inventory of all major systems, their condition, identification of a proper maintenance cycle, a 20-year maintenance and management plan to bring the structures into good condition and a general seismic observation

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that Council, by motion: (1) authorize the director of Transportation and Public Works to raze or remove buildings and structures recommended for razing in Attachment 3 (lines 18 through 29), to raze or remove the Sonoma Avenue House, the Sonoma Avenue Garage and the Doyle Shop Storage Building (lines 9, 10 and 17 on Attachment 3), to raze or remove the former liquor store building at 2810 4th Street listed on Attachment 4 and to investigate potential options for razing or replacement of the Doyle Clubhouse/Scout Building shown on line 16 on Attachment 3; (2) authorize the director of Santa Rosa Water to raze or remove buildings and structures identified for razing in Attachment 4; and (3) authorize the Director of Planning and Economic Development to include those properties recommended for divesting in Attachment 3 in the downtown core as potential assets to be evaluated for a public-private partnership development project in the downtown.

Attachments: [Staff Report](#)
 [Attachment 1](#)
 [Attachment 2](#)
 [Attachment 3](#)
 [Attachment 4](#)
 [Presentation](#)

14.2 REPORT - SANTA ROSA DOWNTOWN COMMUNITY BENEFIT DISTRICT RESOLUTION OF INTENTION

BACKGROUND: Ordinance No. 2018-004 enabling the establishment of Community Benefit Districts (CBD) was adopted on March 20, 2018. Subsequently, in an effort to establish the first CBD, a petition, cover letter, summary management District Plan (MDP) and return envelope was mailed to Courthouse Square area property owners within a pre-determined area roughly encompassing 25 square blocks between Morgan Street to Brookwood Avenue, and First Street to Seventh Street. Per the ordinance, owners of at least 30% of the total assessments of the proposed CBD area must submit signed petitions in order for Council to move forward with approval of a Resolution of Intention, balloting and public hearing; a threshold which was achieved.

This resolution allows the City to receive and file the petitions, and authorizes the City Manager to sign the petition and forthcoming ballot pertaining to City-owned properties. Additionally, the resolution approves the Management District Plan and Assessment Engineer's Report, and sets in motion the next steps in the CBD formation process.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution, take the following actions related to the proposed Community Benefit District: 1. Receive and file the Santa Rosa Downtown Community Benefit District petition results; and 2. Adopt a Resolution of Intention to form the Downtown Santa Rosa CBD authorizing the City Manager to sign the petition and forthcoming ballot, set in motion the balloting, schedule the public hearing for July 17, 2018, approve the Management District Plan and Engineer's Report, and direct the City Clerk to mail ballots to the proposed CBD property owners.

Attachments: [Staff Report](#)
[Attachment 1 - Petition Packet](#)
[Attachment 2 \(Uploaded 5/21/18\)](#)
[Resolution](#)
[Exhibit A](#)
[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 - BICYCLE TRAIL ROUTE AMENDMENT

BACKGROUND: In December 2016, a legal settlement directed the City to initiate the process of deleting a segment of a proposed bicycle route, depicted as Route 231, from the General Plan, Bicycle and Pedestrian Master Plan, and related references in the Citywide Creek Master Plan. The segment of planned bicycle route proposed for removal is on property owned by the Villages at Wild Oak Association and the Roman Catholic Bishop of Santa Rosa. No physical changes

will result from the proposed Plan revisions. On April 12, 2018, the Planning Commission voted unanimously to recommend that the Council approve the requested General Plan Amendment.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council, by three resolutions, 1) amend the General Plan, 2) Bicycle and Pedestrian Master Plan, and 3) Citywide Creek Master Plan to delete a segment of proposed Bicycle Route 231, which would connect Annadel State Park to White Oak Drive.

Attachments: [Staff Report](#)
[Attachment 1 - Location Map](#)
[Attachment 2 - Neighborhood Context Map](#)
[Attachment 3 - Proposed Revisions](#)
[Attachment 4 - Settlement Agreement](#)
[Attachment 5 - BPAB Minutes](#)
[Attachment 6 - PC April 12 2018 minutes](#)
[Attachment 7 - PC Resolutions Nos. 11889, 11890, 11891](#)
[Attachment 8- Citizen Correspondence](#)
[Resolution 1 - General Plan Amendment](#)
[Resolution 2- Bike and Ped Master Plan](#)
[Resolution 3- Citywide Creek Master Plan](#)
[Presentation](#)
[Public Hearing Notice](#)
[Mailing Labels](#)

15.2 PUBLIC HEARING - SANTA ROSA FIRE STATION GENERAL PLAN AMENDMENT

BACKGROUND: The Santa Rosa Fire Department's most recent coverage analysis identified revised future locations for Fire Stations #8 and #9 to better serve the community. The General Plan's Public Services and Facilities Element needs to be updated to reflect the revised station location plan. Other changes include updating Figure 6-3 of the General Plan to reflect the temporary location Fire Station #5, which was destroyed by the October 2017 fires, and the future permanent location of the station in the Fountaingrove area. Also, to

better reflect the City's fire facilities, the Rincon Valley Fire Protection District facilities identified on Figure 6-3 would be removed because they are not staffed or maintained by the Santa Rosa Fire Department. On April 12, 2018, the Planning Commission voted unanimously to recommend that the Council approve the requested General Plan Amendment.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council, by resolution, amend the text and figures of the Santa Rosa General Plan, Public Services and Facilities Element, to reflect the Fire Department's updated long-term station location plan, including the location of Fire Stations #5, #8 and #9, and the elimination of two Rincon Valley Fire Protection District stations identified on Figure 6-3 of the General Plan.

Attachments: [Staff Report](#)
[Attachment 1 - Response Time Maps](#)
[Attachment 2 - Proposed Text Revisions](#)
[Attachment 3 - Figure 6-3 Revisions](#)
[Attachment 4 - April 12 2018 minutes](#)
[Attachment 5 - PC Resolution No. 11892](#)
[Resolution](#)
[Presentation](#)
[Public Hearing Notice](#)

15.3 PUBLIC HEARING - ADOPTION OF IMPACT FEE PROGRAM UPDATE REPORT, INTRODUCTION OF ORDINANCES AMENDING THE CITY CODE PERTAINING TO CAPITAL FACILITIES FEES (CFF) AND PARK IMPACT FEES, AND REPEALING THE SOUTHWEST AREA DEVELOPMENT IMPACT FEES (SWADIF) AND SOUTHEAST AREA DEVELOPMENT IMPACT FEES (SEADIF), ADOPTION OF REVISED CFF AND PARK FEES, AND ADOPTION OF REVISED COUNCIL POLICY FOR CFF CREDIT/REIMBURSEMENT

BACKGROUND: Development impact fees provide a mechanism for new development projects to contribute financially to the one-time cost of improving and expanding the public infrastructure and facilities needed to accommodate that development. Impact fees are commonly

used by local agencies throughout California and in many other states as one of many funding sources for capital improvement programs. Fees are a one-time, non-recurring revenue source paid at the start of a development project, typically at building permit issuance. Since the mid -1990's, impact fees have been adopted by the City of Santa Rosa (City) to finance the City's infrastructure needs. The last update to these fees occurred between 2002 and 2005. Commencing in 2016, a study was conducted to analyze the development needs and impact fees for the following areas:

- Capital Facilities Fee (CFF)
- Southwest Area Development Impact Fee (SWADIF)
- Southeast Area Development Impact Fee (SEADIF)
- Park Impact Fee

In addition, studies are underway to assess the housing impact fee that is imposed on market-rate residential development to support affordable housing projects. Staff is also in the process of examining a potential commercial linkage fee that would be imposed on nonresidential development only, complimenting the housing impact fee as a funding source for affordable housing. The housing fee will not be considered as part of this Council item.

The City retained a fee consultant, Urban Economics, to conduct a study of the City's current development impact fee program and public infrastructure needs and to prepare a report. The City of Santa Rosa Impact Fee Program Update, February 2018, explains the methodology that establishes a reasonable relationship between new development and the need for and use of impact fees, also known as a "nexus analysis". Based on the nexus analysis, the report presents a schedule of maximum justified fees by land use category. The City may adopt fees up to the maximum amount for each land use category. The report also includes a financial feasibility analysis that examines the potential impact of proposed impact fees, and fee increases, based upon prototype development projects. The report further recommends revisions to sections of the City Code consistent with the report and proposed changes to the fees. Due to the fire disaster, staff and Urban Economics have been delayed with bringing forward the report to City

Council for adoption.

RECOMMENDATION: It is recommended by the Planning & Economic Development, Transportation & Public Works, and Recreation & Parks Departments that the Council, 1) adopt, by motion, the Impact Fee Program Update Report, 2) introduce two ordinances, one to amend City Code Sections pertaining to the Capital Facilities Fee (CFF) (Chapter 21-04), and repealing the Southwest Area Development Impact Fee (SWADIF) and Southeast Area Development Impact Fee (SEADIF), the other to amend City Code Sections pertaining to the Park Impact Fee (Chapter 19-70), 3) adopt, by two resolutions, revised CFF and Park Fees, and 4) adopt, by resolution, a revised Council policy for CFF credit/reimbursement.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Attachment 3](#)
[Resolution 1](#)
[Resolution 2- Park Fee](#)
[Resolution 3](#)
[Exhibit A](#)
[Ordinance 1](#)
[Ordinance 2](#)
[CFF Ordinance Summary](#)
[Presentation](#)
[Public Hearing Notice](#)

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.**

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 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.