



City of Santa Rosa

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

CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT NOVEMBER 19, 2019

**Council Member Julie Combs will be participating in the meeting via teleconference from Edificio Sol Del Sur, Nicanor Aguilar Y Roberto Crespo Toral, Room 401, Cuenca Azuay, Ecuador
This agenda shall be posted at this location.**

1:00 P.M. - CLOSED SESSION (MAYOR'S CONFERENCE ROOM)

3:00 P.M. - STUDY SESSION (COUNCIL CHAMBER)

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 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.

1:00 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 LABOR NEGOTIATORS
(Government Code Section 54957.6)

Agency Designated Representatives: Chuck McBride, Assistant City Manager/Chief Financial Officer, Amy Reeve, Human Resources Director and Jeremia Mills, Employee Relations Manager.
Employee Organizations: Santa Rosa Firefighters Association - Local 1401 (representing City Employee Unit 2); Operating Engineers Local 3, Maintenance and Utility System Operators (Employee Units 3 and 16); Santa Rosa City Employees Association (Employee Units 4, 6, 7); Santa Rosa Police Officers Association, (Employee Unit 5); Service Employees International Union Local 1021, (Employee Units 8 and 14); Public Safety Management Association (Employee Unit 9); Executive Management (Employee Unit 10); Middle Management (Employee Unit 11); Confidential (Employee Unit 12); Mechanics (Employee Unit 13); City Attorney (Employee Unit 15); Santa Rosa City Attorneys' Association (Employee Unit 17), Santa Rosa Management Association (Employee Unit 18).

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

Name of Related Cases: 1) City of Santa Rosa v. Pacific Gas & Electric Company; PG&E Corporation Court Case No.: Sonoma County Superior Court SCV-262772; 2) Coordination Proceeding Special Title: California North Bay Fire Cases Court Case No.: San Francisco Superior Court CGC-17-004955 (Judicial Council Coordination

Proceeding No. 4955); 3) In re: PG&E Corporation and Pacific Gas and Electric Company, Debtors Court Case No.: United States Bankruptcy Court, Northern District of California, San Francisco Division - Chapter 11 - 19-30088 (DM) and 19-30089 (DM); and 4) Public Utilities Commission of the State of California Proceedings related to Pacific Gas & Electric Utility.

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

3:00 P.M. (CITY COUNCIL CHAMBER)

3. STUDY SESSION

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

3.1 PROGRESSIVE PARKING REVIEW

This study session will provide a review of the parking program since the inception of progressive parking strategies in January 2018.

Attachments: [Staff Report](#)
[Presentation](#)
[Late Correspondence \(Uploaded 11/18/2019\)](#)

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

4. ANNOUNCEMENT OF ROLL CALL

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

6. PROCLAMATIONS/PRESENTATIONS - NONE.

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 COUNCIL MEMBERS

10. MAYOR'S/COUNCIL MEMBERS' REPORTS

10.1 MAYOR'S/COUNCIL MEMBERS' 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 Home Sonoma County (HSC)

10.1.10 Renewal Enterprise District (RED)

10.1.11 Other

10.2 ELECTION OF VICE MAYOR

- 10.2.1** The Council, in accordance with the City's Charter Section 15 and the City Council Manual of Protocols and Procedures, will elect a

Vice Mayor from among its members. The Vice Mayor will serve a term of one year.

Attachments: [Memorandum](#)
[Attachment](#)

11. APPROVAL OF MINUTES

11.1 November 5, 2019, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

12. CONSENT ITEMS

12.1 RESOLUTION - FREE GARAGE PARKING ON SMALL BUSINESS SATURDAY, NOVEMBER 30, 2019

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution, approve free parking at the City's five public garages on Small Business Saturday, November 30, 2019.

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

12.2 RESOLUTION - PROFESSIONAL SERVICES AGREEMENT WITH MUNISERVICES LLC FOR REVENUE AUDIT AND CONSULTING SERVICES

RECOMMENDATION: It is recommended by the Chief Financial Officer that the Council, by resolution, approve a Professional Services Agreement with MuniServices LLC, a Delaware Limited Liability Company based in El Dorado Hills, California, for a five-year duration, in an amount not to exceed \$600,000. The purpose of this agreement is to provide revenue auditing and consulting services to the City.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A - Professional Services Agreement](#)
[Presentation](#)

12.3 RESOLUTION - APPROVAL OF PURCHASE OF FOUR REPLACEMENT PARATRANSIT BUSES

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, 1) approve Assignment #15-03-0377 from California Association for Coordinated Transportation (CalACT) to allow for the use of the procurement conducted by CalACT and the Morongo Basin Transit Authority, and 2) authorize the issuance of a purchase order for four replacement paratransit buses from Creative Bus Sales, Inc. for a total of \$345,410.56.

Attachments: [Staff Report](#)
[Attachment 1 - CAL ACT Letter and Assignment](#)
[Attachment 2 - Quote from Creative Bus](#)
[Attachment 3 - Cooperative Agreement Documents](#)
[Resolution](#)
[Exhibit A - Assignment #15-03-0377](#)
[Presentation](#)

12.4 ORDINANCE INTRODUCTION - SPINSTER INN REZONING - CLERICAL CORRECTION, 407 SOUTH A STREET, ASSESSOR'S PARCEL NO. 010-221-016 - FILE NO. MNP14-018

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, introduce an ordinance to reclassify one (1) parcel located at 407 South A Street (APN: 010-221-016) from R-2 (Medium Density Multi-Family Residential) to CG (General Commercial), consistent with the policies in the General Plan and Downtown Station Area Specific Plan.

Attachments: [Staff Report](#)
[Attachment 1 - Staff Report 9-15-2015](#)
[Attachment 2 - Ordinance 4049](#)
[Attachment 3 - Draft Corrected Ordinance](#)
[Ordinance](#)
[Presentation](#)

12.5 ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE ADDING CHAPTER 20-39 -

OBJECTIVE DESIGN STANDARDS FOR STREAMLINED AND
MINISTERIAL RESIDENTIAL DEVELOPMENTS TO CREATE
OBJECTIVE DESIGN STANDARDS FOR STREAMLINED AND
MINISTERIAL RESIDENTIAL DEVELOPMENTS - FILE NUMBER
REZ19-019

RECOMMENDATION: This ordinance, introduced at the November 12, 2019, Regular Meeting by a 4-0-2-1 vote (Mayor Schwedhelm and Council Member Combs absent, Council Member Tibbetts abstained), amends Title 20 adding Chapter 20-39 - Objective Design Standards for Streamlined and Ministerial Residential Developments to Title 20 of the Santa Rosa City Code.

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 - THIRD AMENDMENT TO HOMELESS OUTREACH SERVICES TEAM (HOST) PROGRAM AGREEMENT - HOUSING FIRST FUND AND RISK MITIGATION FOR SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

BACKGROUND: As part of the Fiscal Year 2019-2020 budget, Council approved \$1,000,450 for the HOST program. Of this amount, \$557,350 is committed to Catholic Charities via a Second Amendment to Grant Agreement for Homeless Outreach Services Team Program (Second Amendment) for the period July 1, 2019 to June 30, 2020, resulting in a balance of \$443,100 to be committed for Fiscal Year 2019/2020.

Catholic Charities is deploying the funds budgeted for housing assistance, necessitating commitment of the remaining \$443,100.

Additionally, Council, recently directed staff to expand access to risk mitigation funding to incentivize landlords to participate in the Santa Rosa Housing Authority's Section 8 Housing Choice Voucher (HCV) program. Staff seeks approval of the Third Amendment to Grant Agreement for Homeless Outreach Services Team Program (Third Amendment) for the continued administration of a Housing First Fund (landlord incentives, risk mitigation, tenant assistance, housing assistance) to include access to risk mitigation funding for the HCV program, bringing the total amount of the agreement to \$1,035,450 for Fiscal Year 2019-2020. The Third Amendment commits \$443,100, plus \$35,000 from the General Fund unassigned reserves for staff support to the HCV program for a total of \$478,100 in additional funding.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by resolution, 1) approve a Third Amendment to Grant Agreement for Homeless Outreach Services Team (HOST) Program with Catholic Charities of the Diocese of Santa Rosa, in the amount of \$478,100, for the continued administration of a Housing First Fund (landlord incentives, risk mitigation, tenant assistance, housing assistance) to include access to risk mitigation funding for the Santa Rosa Housing Authority's Section 8 Housing Choice Voucher (HCV) Program, bringing the total amount of the agreement to \$1,035,450 for Fiscal Year 2019-2020; 2) authorize the Chief Financial Officer to appropriate \$35,000 from the General Fund unassigned reserves to the Homeless Shelter Operations Fund for HOST's administration of risk mitigation funding for the HCV Program; and 3) authorize the Director of Housing and Community Services to execute the Third Amendment.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A - Third Amendment](#)
[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 - RESOLUTION FORMING THE SANTA ROSA

**RAILROAD SQUARE COMMUNITY BENEFIT DISTRICT AND
LEVYING THE ASSESSMENT IN CONNECTION THEREWITH (THIS
ITEM WAS CONTINUED FROM THE NOVEMBER 5, 2019,
REGULAR MEETING)**

BACKGROUND: On September 10, 2019, District property owners met the requirements of the Community Benefit District (CBD) Ordinance by submitting qualified petitions requesting the initiation of proceedings to establish the District. A Santa Rosa Railroad Square Community Benefit District Management District Plan, certified by a qualified District Assessment Engineer, was prepared and submitted to the Santa Rosa City Clerk. This Plan was made available on the City's website and in hard copy at the City Clerk's Office.

On the same date, Council adopted a Resolution of Intention (Council Resolution RES-2019-141) to establish the District. The Resolution of Intention states that the assessment proposed to be levied and collected for Fiscal Year 2019-2020 is \$231,826.09. The amount to be levied and collected for the subsequent years may be increased by a vote of the property owner Board of Directors by an amount not to exceed five percent (5%) per year.

Due to the special benefit nature of assessments levied within a CBD, program costs are distributed amongst all identified specially benefited properties based on the proportional amount of special program benefits each property is expected to derive from the assessments collected. The purpose of the assessments is to fund physical improvements, attract new customers, and increase business sales through maintenance, special events, marketing and other such activities.

The methodology used for the assessment is calculated based on a given property's linear frontage, lot size square footage, and building square footage. Future residential condominiums constructed within the District will have a separate calculation as identified in the management district plan included in this packet, in that linear frontage and lot size are not relevant to residential condominiums. A more detailed breakdown of the assessment methodology can be found in Section 4

of the Management District Plan.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council hold a public hearing to consider oral and written testimony regarding the formation of a community benefit improvement district, and tabulate all assessment ballots returned to the City pursuant to procedures set forth in the Resolution of Intention; and, if the assessment balloting does not result in a majority protest, then waive first reading and approve the resolution forming the Santa Rosa Railroad Square Community Benefit District and levying and collecting the Assessment in connection therewith.

Attachments: [Staff Report](#)
[Attachment 1 - Cover Letter and Sample Ballot](#)
[Resolution](#)
[Exhibit A - Management Plan and Engineers Report](#)
[Presentation](#)

15.2 PUBLIC HEARING - ORDINANCE ADOPTION - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA MODIFYING CHAPTER 18-33 TO ADOPT BY REFERENCE, WITH LOCAL AMENDMENTS, THE 2019 CALIFORNIA ENERGY CODE, TITLE 24, PART 6 OF THE BUILDING STANDARDS CODE (ALL-ELECTRIC REACH CODE)

BACKGROUND: The Santa Rosa City Council and has directed staff to pursue adoption of an All-Electric Reach Code after recommendation from the Climate Action Subcommittee. Extensive outreach and public engagement have been executed over the past several months.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council adopt an ordinance, introduced at the November 12, 2019 Regular Meeting by a vote of 6-0-1 (Mayor Schwedhelm absent), by reference the 2019 edition of the California Energy Code as adopted and amended by the State of California, and further amended based on local conditions, for use in Chapter 18-33 of the Santa Rosa City Code.

Attachments: [Staff Report](#)
[Attachment 1 - State Accepted Cost Effectiveness Study for](#)
[Late Correspondence \(Uploaded 11/18/2019\)](#)
[Ordinance](#)
[Presentation](#)

- 15.3** PUBLIC HEARING - ORDINANCE INTRODUCTION - 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 2019 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 2019 CALIFORNIA BUILDING STANDARDS CODE, (NOT INCLUDING THE 2019 CALIFORNIA ENERGY CODE), THE 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE, AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION PERMIT AND WASTE DISCHARGE REQUIREMENTS, AND RESOLUTION SETTING A PUBLIC HEARING FOR ADOPTION OF THE ORDINANCES (**THIS ITEM WAS CONTINUED FROM THE NOVEMBER 12, 2019, REGULAR MEETING**)

BACKGROUND: The State of California has adopted and published the 2019 update to the California Building Standards Code. The model State codes will go into effect in all California cities and counties effective January 1, 2020. 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. The Fire Department is requesting adoption of the 2019 California Fire Code with local amendments and administrative changes. The Planning and Economic Development Department is requesting adoption of the 2019 California Building Standards Code as well as the updated 2018 International Property Maintenance Code, with certain local amendments and administrative changes.

RECOMMENDATION: It is recommended by the Fire Department and the Planning and Economic Development Department that the Council:

1) introduce an ordinance adopting by reference the 2019 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; 2) introduce an ordinance adopting by reference, with local amendments, the 2019 California Administrative Code, 2019 California Building Code, 2019 California Residential Code, 2016 California Green Building Standards Code, 2019 California Electrical Code, 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Historical Building Code, 2019 California Existing Building Code, 2019 California Referenced Standards Code, 2018 International Property Maintenance Code, and the National Pollutant Discharge Elimination Permit and Waste Discharge Requirements; and 3) adopt a resolution setting a public hearing on December 3, 2019, for adoption of the ordinances.

Attachments: [Staff Report](#)
[Resolution](#)
[Building Code Ordinance](#)
[Fire Code Ordinance](#)
[Late Correspondence \(Uploaded 11/18/2019\)](#)
[Presentation](#)

16. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION) - 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: [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.