



City of Santa Rosa

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

CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT SEPTEMBER 5, 2017

2:30 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.

2:30 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 LEGAL COUNSEL - EXISTING LITIGATION
(Paragraph (1) of subdivision (d) of Government Code Section 54956.9)

Name of Case: United States and the States of California, Delaware, Florida, Illinois, Indiana, Nevada, New York, Tennessee, and the Commonwealths of Massachusetts, Virginia, and the District of Columbia, ex rel. John Hendrix v. J-M Manufacturing Company, Inc. d/b/a/ JM Eagle, a Delaware corporation, and Formosa Plastics Corporation, U.S.A., a Delaware corporation
Court Case No. United States District Court for the Central District of California, Case No. ED CV06-0055-GW

2.2 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.

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 - POLLUTION PREVENTION AND CREEKS WEEK

Attachments: [Proclamation](#)

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 August 15, 2017, Regular Meeting.

Attachments: [Draft Minutes](#)

12. CONSENT ITEMS

12.1 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](#)

12.2 RESOLUTION - SOLE SOURCE CONTRACT FOR MULTI-SPACE PARKING METER SOFTWARE, PARTS, COMMUNICATION, REPORTING AND REPAIR SERVICES WITH CALE AMERICA, INC.

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution, (1) waive competitive bidding and authorize a sole source agreement for multi-space parking meter software, parts, communication, reporting and repair services to Cale America, Inc., a Delaware Corporation, for a five-year term in an amount not to exceed \$264,640.00; and (2) ratify purchase orders and blanket purchase orders issued to Cale in the amount of \$364,397.72.

Attachments: [Staff Report](#)
[Attachment 1](#)
[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 - COUNCIL DIRECTION TO VOTING DELEGATE FOR LEAGUE OF CALIFORNIA CITIES 2017 ANNUAL CONFERENCE REGARDING COUNCIL POSITION ON THE RESOLUTIONS COMING BEFORE THE LEAGUE GENERAL ASSEMBLY

BACKGROUND: Policy development is a vital and ongoing process within the League of California Cities for determining legislative and program strategies for important issues facing cities throughout California. Policies are submitted for consideration by the General Assembly at the Annual Conference to be voted on by delegates from the cities. Each member city has one Voting Delegate at the General Assembly, which will be held in Sacramento on September 13-15, 2017.

There are two separate issues that have been submitted by resolution to the General Resolutions Committee for recommendation and voting at the General Assembly. These are (1) Implementing Strategies to Reduce Negative Impacts of Recent Changes to Criminal Laws and (2) Local Control for Emergency Medical Response.

RECOMMENDATION: It is recommended by the City Manager's Office that the Council, by motion, consider taking a position on each individual resolution to provide direction to its Voting Delegate for the meeting of the League General Assembly.

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

14.2 REPORT - RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT WITH AXON ENTERPRISE, INC. FOR THE PURCHASE OF AXON BODY-WORN CAMERAS AND ACCESS TO EVIDENCE.COM OPERATING SYSTEM AND DATA STORAGE

BACKGROUND: The Police Department had previously outfitted all uniformed Police Officers with body-worn cameras (BWC) manufactured by VieVu which were licensed and programmed to work with the current digital file management system employed by the Police Department. The current stock of cameras are out of production and replacement cameras will not work with the current software or storage. The Police Department wishes to outfit all Police Officers with new cameras and to utilize compatible software and storage solutions. The Axon Body 2 camera system operates with proprietary Evidence.com cloud based software and was found to be easy to use, had faster transfer speeds, was searchable and required very little I.T. staff time.

RECOMMENDATION: It is recommended by the Police Department that the Council, by resolution, approve a Professional Services Agreement with Axon Enterprise, Inc. for the purchase of Axon body-worn cameras to be issued to all police officers, and five years of associated software and digital evidence management for the management of the cameras and the storage of the digital files in an amount not to exceed \$1,017,537.54.

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

14.3 REPORT - ADOPTION OF REVISED WATER, RECYCLED WATER AND SEWER STANDARDS AND SPECIFICATIONS AND DELEGATION OF APPROVAL AUTHORITY FOR FUTURE UPDATES TO THE BOARD OF PUBLIC UTILITIES

BACKGROUND: The Water, Recycled Water and Sewer Standards and Specifications (standards) set forth the design polices and construction methods associated with additions and modifications to the public potable water, recycled water and sewer systems. The standards and specifications require routine updates to ensure that new installations and modifications are consistent with all regulatory requirements and are designed in a fashion that addresses long term maintenance needs. Delegating approval authority to the Board of Public Utilities will streamline the process of adopting future revisions and allow for a timelier response to identified maintenance issues or regulatory changes. The delegation of approval authority is consistent with the general policy and management authority over the water and sewer utilities granted to the Board under Section 25 of the Charter of the City of Santa Rosa.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution, adopt the revised Water, Recycled Water and Sewer Standards and Specifications with an effective date 30 days from the date of adoption and delegate authority to the Board of Public Utilities to adopt future

updates to the standards.

Attachments: [Staff Report](#)
[Attachment 1 - Standards Redlined Updates](#)
[Attachment 2 - ACEC Support Letter](#)
[Attachment 3 - ECA Support Letter](#)
[Resolution](#)
[Exhibit A - Final Standards Draft](#)
[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 - FARMERS LANE SENIOR HOUSING REZONING TO INCLUDE THE SITE IN THE SENIOR HOUSING COMBINING DISTRICT AND DENSITY BONUS FOR AN 18% DENSITY INCREASE FOR THE PROPERTY LOCATED AT 201 FARMERS LANE, ASSESSOR'S PARCEL NO. 014-071-093, FILE NO. PRJ16-018

BACKGROUND: This project proposes to construct two multi-family residential structures. The first is a 4-story structure with 24 units, and the second is a 2-story structure with two units (26 units total). The project involves a density bonus for five units which will be designated for moderate level income occupants. The units will be for-sale, so the project also includes an air space condominium map. Because it involves attached housing, the project also requires Design Review entitlements including: Rezoning, Density Bonus, Tentative Map, & Design Review.

RECOMMENDATION: It is recommended by the Planning Commission and Planning and Economic Development Department that the Council 1) introduce an ordinance rezoning the project site into the Senior Housing combining district; and 2) by resolution, approve a Density Bonus for the Farmers Lane Senior Housing project located at 201 Farmers Lane.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Project Plans \(& Neighborhood Context Ma](#)
[Attachment 4 - PC Packet Information](#)
[Attachment 5 - Project Narrative and Response to Issues](#)
[Attachment 6 - Affordable Units Exhibit](#)
[Attachment 7 - Shadow Analysis](#)
[Attachment 8 - Public Correspondence](#)
[Ordinance](#)
[Resolution](#)
[Presentation](#)
[Applicant Presentation](#)

15.2 PUBLIC HEARING - APPEAL OF PLANNING COMMISSION APPROVAL OF A CONDITIONAL USE PERMIT FOR OFF-SITE PARKING WITH A PARKING REDUCTION FOR THE SANTA ROSA AC HOTEL BY MARRIOTT - LOCATED AT 210 5TH STREET AND 201 6TH STREET - FILE NO. CUP17-031

BACKGROUND: On June 22, 2017, the Planning Commission approved (5-1-0-0) a Conditional Use Permit for the off-site parking program of the Santa Rosa AC Hotel. On June 29, 2017, an appeal of the Planning Commission's action was filed by Mr. Ty Hudson, representing UNITE HERE Local 2850. The grounds for appeal state that accommodating the off-site valet parking program at the location proposed, 201 6th Street, would be inconsistent with the Santa Rosa Zoning Code, General Plan, and Downtown Station Area Specific Plan and that the exemptions from the California Environmental Quality Act (CEQA) utilized by the Commission are not applicable to the project.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council, by resolution, deny the appeal and approve a Conditional Use Permit for off-site parking for the Santa Rosa AC Hotel project.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - General Plan Zoning Map](#)
[Attachment 4 - Appeal Statement](#)
[Attachment 5 - Planning Commission Minutes](#)
[Attachment 6 - Planning Commission Resolution No. 1183](#)
[Attachment 7 - Opposition Letter](#)
[Attachment 8 - Response Memo](#)
[Attachment 9 - Proposal Statement](#)
[Attachment 10 - Off-site parking site plan](#)
[Attachment 11 - Off-site parking landscape plan](#)
[Attachment 12 - Arborist report](#)
[Attachment 13 - Biological assessment](#)
[Attachment 14 - Historical resources study](#)
[Attachment 15 - Traffic impact study](#)
[Attachment 16 - Focused evaluation of the off-site parking](#)
[Attachment 17 - AC Hotel Design Review plan set](#)
[Attachment 18 - Joint Design Review Minutes](#)
[Attachment 19 - Design Review Board Cultural Heritage Board](#)
[Attachment 20 - Comments from the Railroad Square Project](#)
[Attachment 21 - Applicant response to comments from the](#)
[Attachment 22 - Public Comments](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)

16. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION)

- 16.1 SETTLEMENT AGREEMENT: *CVSR Holdings, LLC v. City of Santa Rosa, et al.* Sonoma County Superior Court Case No. SCV-2563504 - Provided for information.

Attachments: [Settlement Agreement](#)

- 16.2 RESPONSES TO TWO GRAND JURY REPORTS - Authorize Mayor to sign submittal letter of responses to two Grand Jury Reports (Planning

for Groundwater Sustainability and Santa Rosa Declares a Homelessness Emergency) - For Council action.

Attachments: [Letter](#)
[Groundwater Response](#)
[Homelessness Response](#)

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.