



City of Santa Rosa

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

CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT JULY 11, 2017

2:00 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.

2:00 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 LEGAL COUNSEL - EXISTING LITIGATION
(Paragraph (1) of subdivision (d) of Government Code Section 54956.9)

Name of Case: In the Matter of Kaiser Sand and Gravel and BoDean Company, Inc.

Court Case No. Office of Administrative Hearings, OAH Case Nos. 2017020051 and 2017030963

2.2 CONFERENCE WITH LABOR NEGOTIATORS
(Government Code Section 54957.6)

Agency Designated Representatives: golbou ghassemieh, Human Resources Director, Burke Dunphy and Jeffrey Sloan of Renne Sloan Holtzman Sakai LLP, and Deborah Lauchner, Chief Financial Officer.
Employee Organizations: Public Safety Management Association (Employee Unit 9) and Professional Attorneys (Unit 17).

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 - NONE.

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

10.2 DESIGNATION OF VOTING DELEGATE/ALTERNATE TO LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE.

- 10.2.1** In order to vote at the Annual Business Meeting at the League of California Cities 2017 Annual Conference, each member City must designate a voting delegate and up to two alternate delegates. This year's conference will be held in Sacramento from Wednesday, September 13 through Friday, September 15. The delegates must be designated by the City Council, and the voting delegate and alternates must be registered to attend the conference.

Attachments: [Letter](#)

11. APPROVAL OF MINUTES

11.1 May 16, 2017, Regular Meeting.

Attachments: [Draft Minutes](#)

11.2 May 23, 2017, Regular Meeting.

Attachments: [Draft Minutes](#)

11.3 May 24, 2017, Special Meeting.

Attachments: [Draft Minutes](#)

12. CONSENT ITEMS

12.1 RESOLUTION - PROFESSIONAL SERVICES AGREEMENT WITH CANNON/PARKIN FOR FACILITIES ASSESSMENT AND MAINTENANCE ANALYSIS

RECOMMENDATION: It is recommended by the Transportation and Public Works Department, that the Council, by resolution, approve a professional services agreement with Cannon/Parkin, Inc. to conduct a Facilities Condition Assessment and Maintenance Analysis for City owned structures in an amount not to exceed \$228,024.

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

12.2 MOTION - CONTRACT AWARD - SANTA ROSA COMPLETE STREETS ROAD DIET ON TRANSIT CORRIDOR

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by motion, award Contract No. C01870, Santa Rosa Complete Streets Road Diet on Transit Corridor, in the amount of \$1,623,810.09 to the lowest responsible bidder, Team Ghilotti, Inc. of Petaluma, California, approve a 10% contract contingency, and authorize a total contract amount of \$1,786,191.10, to repave West Third Street from 1,100 feet west of Dutton Avenue to Roberts Avenue and Mendocino Avenue from Steele Lane to Administration Drive. Funding for this project has been appropriated to Account No. 17538. The sources of funds are Surface

Transportation Program (STP), California Department of Transportation (Caltrans) toll credits, Utility Impact Fee (UIF) and Gas Tax. No City General Fund money is included in this project.

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

12.3 RESOLUTION - DECLARING RESULTS OF THE SPECIAL MUNICIPAL ELECTION HELD ON TUESDAY, JUNE 6, 2017

RECOMMENDATION: It is recommended by the City Clerk that the Council, by resolution, declare the results of the Consolidated Special Election held on Tuesday, June 6, 2017, for two ballot measures: (1) City of Santa Rosa Measure C, Rent Stabilization and Other Tenant Protections Ordinance No. 4072; and (2) City of Santa Rosa Measure D, Cannabis Business Tax.

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

12.4 RESOLUTION - APPROVAL OF MASTER AGREEMENT, ADMINISTERING AGENCY-STATE AGREEMENT FOR FEDERAL-AID PROJECTS

RECOMMENDATION: It is recommended by the Transportation and Public Works (TPW) Department that Council, by resolution authorize the Mayor to execute the Master Agreement with the California Department of Transportation in order to obtain federal-aid funds for construction of eligible transportation projects and further authorizes the TPW Director to execute Program Supplement Agreements for specific projects which is estimated to be two to three projects per year including the One Bay Area Grant 2 (OBAG2) projects.

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

12.5 RESOLUTION - CONTRACT EXTENSION - NINTH AMENDMENT
AND FIRST EXTENSION TO F000799 GOLDEN GATE LANDSCAPE
MANAGEMENT, INC.

RECOMMENDATION: It is recommended by the Finance and Recreation & Parks Departments that the Council, by resolution, approve a Ninth Amendment and first optional extension to Agreement F000799 for a one-year contract extension for landscape services with Golden Gate Landscape Management, Inc., Santa Rosa, California with no increase to service rates, in the total amount not to exceed \$509,789.84 for a total contract amount not to exceed \$2,029,547.34.

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

12.6 RESOLUTION - RATIFICATION OF ASSIGNMENT OF SUPERVISION
OF PARKING DIVISION TO THE CHIEF FINANCIAL OFFICER

RECOMMENDATION: It is recommended by the City Manager that the Council, by resolution, ratify the assignment of supervision of the Parking Division to the Chief Financial Officer (CFO), relating back to October 19, 2015.

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

12.7 ORDINANCE ADOPTION - AMENDING TITLE 20 OF THE SANTA
ROSA CITY CODE - RECLASSIFICATION OF PROPERTY LOCATED
AT 818, 819, AND 824 ASTON AVENUE; APNS: 038-202-016, -018,
-022 TO THE R-3-18 (MULTI-FAMILY RESIDENTIAL) DISTRICT - FILE
NUMBER: REZ15-006

RECOMMENDATION: This ordinance, introduced at the June 20, 2017,

Regular Meeting by a unanimous vote, amends Title 20 of the Santa Rosa City Code - reclassification of property located at 818, 819, and 824 Aston Avenue; APNS: 038-202-016, -018, -022 to the R-3-18 (Multi-Family Residential) District - File Number: REZ15-006.

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 - SANTA ROSA TOURISM BUSINESS IMPROVEMENT AREA FISCAL YEAR 2016-2017 ANNUAL REPORT AND FISCAL YEAR 2017-2018 WORK PLAN

BACKGROUND: The Santa Rosa Tourism Business Improvement Area (SRTBIA) was established by Ordinance 3946 on August 3, 2010, creating an assessment district on Santa Rosa lodging establishments which funds a partnership program between the City of Santa Rosa and the Santa Rosa Metro Chamber. The 3% Assessment paid by people staying at Santa Rosa lodging establishments provides for efficient and complementary destination marketing, tourism and group sales, the operation and management of the California Welcome Center in Railroad Square, and other programs that encourage overnight stays and tourism infrastructure support.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution, accept the Fiscal Year 2016-2017 Annual Report, approve the continuation of the annual assessment on Santa Rosa lodging businesses, and adopt the Fiscal Year 2017-2018 Budget and Work Plan.

Attachments: [Staff Report](#)
[Attachment 1 - Annual Report-Work Plan - FY16-17+17-18](#)
[Attachment 2 - Annual-Tourism-Report-2016-ADA](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)

14.2 REPORT - URGENCY ORDINANCE TO IMPOSE A TEMPORARY MORATORIUM ON THE ELIGIBILITY OF THE LIMITED LIGHT INDUSTRIAL (-LIL) COMBINING DISTRICT FOR MEDICAL CANNABIS COMMERCIAL CULTIVATION

BACKGROUND: On June 13, 2017, the City Council approved a temporary ordinance establishing a moratorium on the eligibility of the Limited Light Industrial (-LIL) Combining District for medical cannabis commercial cultivation. The temporary moratorium was an urgency ordinance under Government Code section 65858 that went into effect immediately and is effective for a period of 45 days. The 45-day period is set to end on July 28, 2017.

The draft comprehensive cannabis ordinance is being finalized by staff and will be published for public comment on June 30, 2017. The draft ordinance and feedback received by the public will be presented to the Medical Cannabis Policy Subcommittee in July. Following a review with the Subcommittee, the draft will then go through public hearings before the Planning Commission and the City Council in late 2017.

The moratorium on the eligibility of the Limited Light Industrial (-LIL) Combining District for medical cannabis commercial cultivation is being included in the draft comprehensive cannabis policy effort. Due to expiration of the moratorium on July 28, 2017, additional time is needed to complete the public process of reviewing the comprehensive policy and finalizing the regulations. Under Government Code section 65858, Council may adopt a subsequent temporary urgency ordinance to maintain the moratorium in effect for up to an additional 10 months and 15 days allowing time to complete the process. Under the City Charter, five affirmative votes are necessary to adopt an urgency ordinance.

RECOMMENDATION: It is recommended by the Planning and

Economic Development Department that the Council adopt an urgency ordinance to impose a temporary moratorium on the eligibility of the Limited Light Industrial (-LIL) Combining District for medical cannabis commercial cultivation to allow time for development of appropriate regulations.

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

14.3 REPORT - CONFIRMATION OF HOMELESS SERVICE PROGRAMMING

BACKGROUND: This is an opportunity for the Council to confirm its direction on homeless service programming, including but not limited to 1) participation in long-term regional planning efforts through the Sonoma County Continuum of Care to develop a system-wide Housing First approach; 2) implementation of short-term efforts including a pilot program to address the health and safety needs of known encampments and activation of a 50-bed housing-focused shelter; 3) evaluation of existing City-sponsored programs while regional planning recommendations are developed; 4) decision to fund a former County-sponsored program - Safe Parking; 5) decision to develop sanctioned encampments; and 6) other topics.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by motion, confirm its direction on homeless service programming, including but not limited to: 1) participation in long-term regional planning efforts through the Sonoma County Continuum of Care to develop a system-wide Housing First approach; 2) implementation of short-term efforts including a pilot program to address the health and safety needs of known encampments and activation of a 50-bed housing-focused shelter; 3) evaluation of existing City-sponsored programs while regional planning recommendations are developed; 4) decision to fund a former County-sponsored program - Safe Parking; 5) decision to develop sanctioned encampments; and 6) other topics.

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

14.4 REPORT - ADOPTION OF MEMORANDA OF UNDERSTANDING FOR UNITS 3, 4, 6, 7, 5, 8, 13, 14, 16, AND 18

BACKGROUND: The City's representatives and representatives of the ten subject City bargaining units have met and conferred concerning successor Memoranda of Understanding and have agreed on multiple year contracts. The significant change to the new agreements is a 3% increase in year 1, 3% in year 2, 2.5% in year 3, City contribution to Retiree Health and a Short-Term Disability benefit extended to all miscellaneous members, and a 3.5% increase in year 1, 3.5% increase in year 2, contribution to Retiree Medical Stipend, a one time payment of \$1,000 per employee, and a 2.5% shift differential for DUI/Accident Investigators for Police.

RECOMMENDATION: It is recommended by the Human Resources Department and the City Manager's Office that the Council, by eight (8) resolutions; (1) Adopt the Memoranda of Understanding for agreements for and on behalf of, the employee City Bargaining Units; and, (2) amend the fiscal year FY 17/18 adopted budget to increase appropriations by \$4,245,293.00 from the General Fund unassigned fund balance to cover the costs associated with these agreements.

Unit 3 - Maintenance, represented by the Operating Engineers, Local 3 (OE3)

Units 4 - Support Services, 6 - Professional, and 7 - Technical, represented by the Santa Rosa City Employees Association (SRCEA) in affiliation with the International Brotherhood of Teamsters (IBT) Local Union Number 856

Unit 5 - Police Officers, represented by the Police Officer's Association (POA)

Unit 8 - Transit, represented by SEIU Local 1021

Unit 13 - Mechanics, represented by OE3

Unit 14 - Police Civilian Technical, represented by SEIU Local 1021

Unit 16 - Utilities Systems Operators (USOs), represented by OE3

Unit 18 - Santa Rosa Management Association (SRMA), represented by SRMA

Attachments: [Staff Report](#)
[Attachment 1 - Unit 3 MOU](#)
[Attachment 2 - Units 4, 6, 7 MOU](#)
[Attachment 3 - Unit 5 MOU](#)
[Attachment 4 - Unit 8 MOU](#)
[Attachment 5 - Unit 13 MOU](#)
[Attachment 6 - Unit 14 MOU](#)
[Attachment 7 - Unit 16 MOU](#)
[Attachment 8 - Unit 18 MOU](#)
[Resolution - Unit 3](#)
[Exhibit A - Unit 3 MOU](#)
[Resolution - Unit 4, 6, 7](#)
[Exhibit A - Units 4, 6, 7 MOU](#)
[Resolution - Unit 5](#)
[Exhibit A - Unit 5 MOU](#)
[Resolution - Unit 8](#)
[Exhibit A - Unit 8 MOU](#)
[Resolution - Unit 13](#)
[Exhibit A - Unit 13 MOU](#)
[Resolution - Unit 14](#)
[Exhibit A - Unit 14 MOU](#)
[Resolution - Unit 16](#)
[Exhibit A - Unit 16 MOU](#)
[Resolution - Unit 18](#)
[Exhibit A - Unit 18 MOU](#)
[Presentation](#)

14.5 REPORT - CONTRACT AWARD - ASPHALT CONCRETE (This item was continued from the June 20, 2017, Regular Meeting).

BACKGROUND: On March 30, 2017, Invitation for Bids (IFB) 17-20, solicited by the City for the purchase of asphalt concrete supplies were opened by the Purchasing Agent. Asphalt concrete supplies, including various types of hot and cold asphalt concrete mix, are used by the Transportation and Public Works and Santa Rosa Water Departments and is picked up at the plants by City staff.

The departments requested two vendors be awarded contracts. This will assure availability of product during the summer construction months when asphalt is in high demand.

RECOMMENDATION: It is recommended by the Finance, Transportation & Public Works (TPW) and Water Departments that the Council, by resolution, approve two General Services Agreements for Asphalt Concrete: one to Bodean Co., Inc., Santa Rosa, California, in the total amount not to exceed \$763,189; and, one to Syar Industries, Inc., Napa, California, in the total amount not to exceed \$765,392.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A - Bodean Agreement Final](#)
[Exhibit B - Syar Agreements Final](#)
[Presentation](#)

14.6 REPORT - REAL PROPERTY TRANSFER TAX/AFFORDABLE HOUSING ALLOCATION PLAN

BACKGROUND: Like many cities throughout the state and the nation, the City of Santa Rosa faces an unprecedented housing crisis. This crisis is arguably the result of inadequate funding for affordable housing construction over previous decades, coupled with complex layer-caking of regulation, as well as economic recession. Should the City of Santa Rosa wish to encourage more housing construction to meet the rising needs of the City's low-to-moderate-income populations, and do so in a way that promotes inclusionary housing practices, the City will need to make incentive funding available (i.e. subsidies).

RECOMMENDATION: It is recommended that the Council, by resolution, adopt a policy to increase the annual appropriation of Real Property Transfer Tax (RPTT) to the Affordable Housing Trust Fund in the amount of five percent (5%) each fiscal year, beginning FY 2018-19 and ending FY 2032-33.

Attachments: [Staff Report](#)
[Resolution](#)
[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 - ADOPTION OF REVISED ANIMAL SERVICES FEES

BACKGROUND: Sonoma County Animal Services (SCAS) provides sheltering, administrative, and field services for the City of Santa Rosa, unincorporated areas of the County, the Town of Windsor, and is responsible for rabies control for the entire County. SCAS is requesting additional fee increases to help cover increasing costs of providing services. Fees and penalties collected for some services delivered to residents of the City of Santa Rosa are applied to offset the City's net cost for services.

RECOMMENDATION: It is recommended by the City Manager's Office and Sonoma County Animal Services that the Council, by resolution, approve and adopt revised animal services fees.

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

16. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION)

16.1 FINAL MAP - VISTA GABRIELLE SUBDIVISION - Provided for information. This project will subdivide into 7 lots.

Attachments: [Notice of Final Submittal](#)

16.2 FINAL MAP - FRANCISCO VILLAGE WEST SUBDIVISION - Provided for information. This project will subdivide into 77 lots.

Attachments: [Notice of Final Map Submittal](#)

16.3 LETTER OF OPPOSITION AB 503: VEHICLES: PARKING VIOLATIONS - Provided for information.

Attachments: [Letter](#)

- 16.4** LETTER TO DOWNTOWN ACTION ORGANIZATION - Provided for information.

Attachments: [Letter](#)

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.