



**CITY COUNCIL  
REGULAR MEETING AGENDA AND  
SUMMARY REPORT  
DECEMBER 10, 2013**

**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: Fran Elm, Human Resources Director, Chris Sliz, Employee Relations Manager, and Carol Stevens of Burke, Williams & Sorensen, LLP.

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); Santa Rosa City Attorneys' Association (Employee Unit 17), Santa Rosa Management Association (Employee Unit 18).

**2.2 CONFERENCE WITH LABOR NEGOTIATORS**  
(Government Code Section 54957.6)

Agency Designated Representatives: Kathleen Millison, City Manager and Jennifer Phillips, Assistant City Manager. Unrepresented Executive Management, Middle Management, and Confidential Employees (Employee Units 10, 11 and 12).

*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.*

**2.3 CONFERENCE WITH LEGAL COUNCIL - ANTICIPATED LITIGATION**

Initiation of litigation pursuant to subdivision (d)(4) of Government Code Section 54956.9: one potential case

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

**2:00 P.M. (CITY COUNCIL CHAMBER)**

**3. STUDY SESSION**

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

**3.1 FALL FINANCIAL UPDATE**

This study session will provide an update on the current and projected status of General Fund finances beginning with a discussion of preliminary General Fund year end closing results for Fiscal Year (FY) 2012/13. First quarter activity for the current FY 2013/14, along with updated projections for the remainder of the year will be presented. An economic outlook will be provided that discusses current and projected trends that will affect this fiscal year and beyond.

During the presentation, General Fund revenues will be reviewed and an updated forecast will be provided. The Five-Year Forecast, incorporating updated revenue, expenditure and reserve projections, will be presented for FY 2013/14 through FY 2017/18.

**Attachments** [Staff Report](#)  
[Presentation \(uploaded 12/9/2013\)](#)

**3.2 AFFORDABLE HOUSING AND EMERGENCY SHELTER BEDS**

Staff will conduct a brief presentation to review: 1) the existing inventory of shelter beds, homeless services and affordable housing; 2) outline the need to restore local funding resources for affordable housing; and, 3) funding options for the City Council to consider during the budget deliberation process. City staff, affordable housing developers, and

homeless service providers will be available to assist the discussion.

**Attachments** [Staff Report](#)

[Staff Report Attachment 1-Glossary of Terms.docx](#)

[Presentation \(uploaded 12/9/2013\)](#)

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

**PUBLIC COMMENTS ON AGENDA ITEMS:**

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.

**PUBLIC COMMENT ON NON-AGENDA ITEMS:**

Comments from the public on non-agenda items will be heard under Agenda Item 15.

**4. ANNOUNCEMENT OF ROLL CALL**

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

**6. PROCLAMATIONS/PRESENTATIONS**

**6.1 PROCLAMATION - POLICE CHIEF SCHWEDHELM RETIREMENT**

**Attachments** [Proclamation](#)

**6.2 PROCLAMATION - FIRE CHIEF McCORMICK RETIREMENT**

**Attachments** [Proclamation](#)

**6.3 PROCLAMATION - DRIVE SOBER MONTH**

**Attachments** [Proclamation](#)

**6.4 PRESENTATION - RESPONSIBLE ALCOHOL MERCHANT AWARDS**

**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. APPROVAL OF MINUTES - NONE**

## **9. MAYOR'S/COUNCILMEMBERS' REPORTS**

### **9.1 STATEMENTS OF ABSTENTION BY COUNCILMEMBERS**

### **9.2 MAYOR'S/COUNCILMEMBERS' REPORTS**

### **9.3 REPORTS BY MAYOR/COUNCILMEMBERS REGARDING VARIOUS AGENCY MEETINGS ATTENDED AND POSSIBLE COUNCIL DIRECTION TO ITS REPRESENTATIVES ON PENDING ISSUES BEFORE SUCH BOARDS (IF NEEDED)**

**9.3.1 Sonoma County Transportation Authority/Regional Climate Protection Authority (SCTA/RCPA)**

**9.3.2 Sonoma County Water Agency (SCWA) - Water Advisory Committee**

**9.3.3 Association of Bay Area Governments (ABAG)**

**9.3.4 Sonoma County Agricultural Preservation and Open Space District Advisory Committee**

**9.3.5 Sonoma Clean Power Authority (SCPA)**

**9.3.6 Other**

## **10. CITY MANAGER'S/CITY ATTORNEY'S REPORTS**

## **11. CONSENT ITEMS**

**11.1 MOTION - PACIFIC GAS AND ELECTRIC COMPANY APPLICATION FOR SERVICE - PERMANENT ELECTRICAL POWER TO WATER RESERVOIR R-11**

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council delegate authority to the Director of Utilities to submit an application to Pacific Gas and Electric Company to provide electrical power to existing water reservoir R-11.

**Attachments** [Staff Report](#)

[Staff Report Attachment - PG&E Application](#)

- 11.2** MOTION - PACIFIC GAS AND ELECTRIC COMPANY SERVICE POINT AGREEMENT - SAFE ROUTES TO SCHOOL - COLLEGE AVENUE AND GLENN STREET

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by motion, approve the Traffic Controller Service Point Agreement for \$6,810.20 and authorize the Director of the Transportation and Public Works Department to execute the agreement-Contract ID: 1153166: College Avenue.

**Attachments** [Staff Report](#)

[Staff Report Attachment - PGE Agreement](#)

- 11.3** MOTION - CONTRACT AWARD - SANTA ROSA AVE WIDENING YOLANDA AVE TO KAWANA SPRINGS ROAD

RECOMMENDATION: It is recommended by the Department of Transportation and Public Works that the Council, by motion, award construction contract no. C00655, Santa Rosa Ave Widening - Yolanda Ave to Kawana Springs Road in the total amount of \$ 6,148,524.57 to the lowest responsible bidder, Ghilotti Bros / Terracon JV of San Rafael and Santa Rosa, respectively. Funding for this project has been appropriated to Account Nos. 17144, 55402, 55603 and 70543. The sources of funds are Measure M, development fees, local transportation funds and sewer and water funds.

**Attachments** [Staff Report](#)

[Staff Report Attachment 1 - Summary of Bids](#)

[Staff Report Attachment 2 - Location Map](#)

[Staff Report Attachment 3 - Proposed Lane Configuration](#)

- 11.4** RESOLUTION - SPEED LIMITS ON MONTGOMERY DRIVE AND RUSSELL AVENUE

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, establish radar enforceable speed limits of 30 mph for Montgomery Drive between Talbot

Avenue and Farmers Lane, and 25 mph for Russell Avenue between Ditty Avenue and Cleveland Avenue.

**Attachments** [Staff Report](#)  
[Staff Report Attachment - Vicinity Maps](#)  
[Resolution](#)

**11.5** RESOLUTION - ASSESSMENT LIEN AGAINST THE REAL PROPERTY LOCATED AT 2512 WEST STEELE LANE

RECOMMENDATION: It is recommended by the Department of Community Development that Council, by resolution, approve the special assessment lien in the amount of \$21,930.00 against the property located at 2512 West Steele Lane for violations of the City Code that remain uncorrected by the responsible party, Diana McVey, and authorizes recording of a lien and placing the assessment on the property tax roll for collection.

**Attachments** [staff report](#)  
[staff report attachment](#)  
[resolution](#)

**11.6 RESOLUTION - ASSESSMENT LIEN AGAINST THE REAL PROPERTY LOCATED AT 2508 MONTGOMERY DRIVE**

RECOMMENDATION: It is recommended by the Department of Community Development that the Council, by resolution, approve the special assessment lien in the amount of \$20,127.00 against the property located at 2508 Montgomery Drive for violations of the City Code that remain uncorrected by the responsible party, Russell (BJ) Morgan, Jr. and authorizes recording of a lien and placing the assessment on the property tax roll for collection.

**Attachments** [Staff Report](#)  
[Staff Report Attachments](#)  
[Resolution](#)

**11.7 RESOLUTION - CONTRACT - BURKE, WILLIAMS, & SORENSEN FOR LEGAL SERVICES**

RECOMMENDATION: It is recommended by the Department of Human Resources that the Council, by resolution, approve an agreement between Burke, Williams, & Sorensen and the City of Santa Rosa for an amount not to exceed \$150,000.00. Funds for these services to be paid out through the end of 2014 from the Human Resources budget, Key Number 040101, Object Code 5320.

**Attachments** [Staff Report](#)  
[Resolution](#)  
[Exhibit](#)

**11.8 RESOLUTION - BICENTENNIAL MARKETPLACE RESOLUTION CORRECTION**

RECOMMENDATION: It is recommended by the Department of Community Development that the Council adopt a corrected resolution amending the general plan for approximately 4.2 acres from Office and Very Low Density Residential to Retail and Business Services.

**Attachments** [Staff Report](#)  
[Staff Report Attachments](#)  
[Resolution](#)



- 11.9** ORDINANCE INTRODUCTION - BICENTENNIAL MARKETPLACE ORDINANCE CORRECTION - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE - RECLASSIFICATION OF BICENTENNIAL MARKETPLACE LOCATED AT 3366, 3380 MENDOCINO AVENUE AND ASSORTED PARCELS (APN(S): 173-050-004 / 005/ 006 /007 / 008 / 010 / 011) AND APPROXIMATELY 15,000 SQUARE FEET OF 3340 MENDOCINO AVENUE (APN: 173-050-009) TO THE CG (GENERAL COMMERCIAL) DISTRICT - FILE NUMBER MJP10-003

RECOMMENDATION: It is recommended by the Department of Community Development that the City Council introduce an ordinance reclassifying approximately 4.2 acres from the CO (Office Commercial) and RR-40 (Rural Residential) to the CG (General Commercial) district.

**Attachments** [Staff Report](#)  
[Staff Report Attachments](#)  
[Ordinance](#)

- 11.10** RESOLUTION - GRANTING PASEO VISTA UTILITY CERTIFICATE APPEAL

RECOMMENDATION: This resolution, approved by the Council at the December 3, 2013, Regular Meeting by a 4-3 vote, grants the appeal and Utility Certificate for water service for the Paseo Vista residential project.

**Attachments** [Approval Resolution](#)

**THE COUNCIL MAY RECESS DURING THE EVENING FOR A 30 MINUTE DINNER BREAK.**

## **12. REPORT ITEMS**

- 12.1** REPORT - ADOPTION OF HOUSING IMPACT FEE AND AMENDMENT TO THE CITY CODE CHAPTER 21-02 (HOUSING ALLOCATION PLAN) REGARDING TIMING OF FEE PAYMENT

BACKGROUND: On September 24, 2013, the City Council held a public hearing in consideration of revised housing impact fees for rental and

for-sale housing units and revision to the city code to change the timing of payment of the fee for for-sale units to the close of escrow. The Council requested more information about the impact of the fee on smaller units and how a future fee might be revenue neutral. Based on an analysis of fee options, the fee for for-sale units is proposed to be 2.5% of unit sales price, and the fee for rental units is proposed to remain based on unit square footage, with no change except for charging the fee for units less than 910 square feet.

RECOMMENDATION: It is recommended by the Departments of Community Development and Economic Development and Housing that the City Council introduce an ordinance amending City Code Chapter 21-02 (Housing Allocation Plan) and adopt a resolution revising housing impact fees for for-sale units and adding rental units less than 910 square feet or less to the existing fee schedule.

**Attachments** [Staff Report](#)

[Staff Report Attachment 1 - Nexus-Based Affordable Housi](#)

[Staff Report Attachment 2 - Nexus-Based Affordable Housi](#)

[Staff Report Attachment 3 - Proposed Fee Schedule for Fo](#)

[Staff Report Attachment 4 - Housing Allocation Plan Fees f](#)

[Staff Report Attachment 5 - Correspondence](#)

[Resolution](#)

[Resolution Exhibit](#)

[Ordinance](#)

[Presentation](#)

**12.2 REPORT - FY 2012/13 MEASURE O ANNUAL REPORT**

BACKGROUND: Ordinance No. 3680 added Chapter 3-26 to the Santa Rosa City Code establishing a special transactions and use tax. The special tax measure, known as Measure O, increased sales tax by a quarter cent to fund specific Police, Fire, and Gang Prevention/Intervention programs, as set forth in the Ordinance.

In accordance with the Ordinance, a Citizen Oversight Committee was established, with members appointed by the City Council, to ensure the proper use of the Measure O funds. Each year, an Annual Report is prepared by City staff, reviewed by the Citizen Oversight Committee and presented to the City Council reporting on expenditures and activities during the past fiscal year.

RECOMMENDATION: It is recommended by the Finance, Police, Fire, and Recreation and Parks Departments, the City Manager's Office and the Measure O Citizen Oversight Committee, that the Council, by motion, formally accept the Measure O Annual Report for FY 2012/13.

**Attachments** [Staff Report](#)  
[Staff Report Attachment](#)  
[Presentation \(updated 12/9/2013\)](#)

**12.3 REPORT - AMENDMENT TO MEASURE O IMPLEMENTATION PLAN, FIRE STATION 5 RELOCATION, AND GANG PREVENTION AND RELATED BUDGET APPROPRIATIONS**

BACKGROUND: In accordance with Chapter 3-26, the Council adopted a Transaction and Use Tax Implementation Plan (Measure O) on September 21, 2004, by Resolution No. 26069, which outlines the uses and purposes for which the special tax revenues may be used over time. This agenda item is to seek Council approval to amend the Measure O Implementation Plan to allow the Fire Department to transfer funds in the amount of \$600,000 from two Measure O funded CIP project accounts into a third Measure O funded CIP project account to be used towards the construction costs of the new location of Fire Station 5. This agenda item also seeks approval for Gang Prevention/Intervention to use Measure O funds for one-time

expenditures to include a limited term 1.0 FTE Senior Administrative Assistant, to fund \$125,000 for the Mayors Gang Prevention Task Force Strategic Plan Implementation and \$250,000 for the Responsive Grant Program.

The Ordinance specifies that the Plan may only be amended by six affirmative votes of the Council.

RECOMMENDATION: It is recommended by the City Manager's Office, the Fire and Finance Departments that the Council, by two resolutions, 1) amend the Transaction and Use Tax Implementation Plan for the Gang Prevention/Intervention Program and the Fire Department, as presented, 2) amend the City's Classification and Salary Plan in GL 020400 to include a limited term 1.0 FTE Senior Administrative Assistant between January 1, 2014 and June 30, 2014, and 3) increase appropriations in 020400-20 in the amount of \$125,000 for the MGPTF Strategic Plan Implementation and in 350610-21 in the amount of \$250,000 for the Responsive Grant Program, source of funds being from Measure O reserves, and 4) transfer \$500,000 of Measure O funds from CIP Project 05054 (New Fire Station-South Santa Rosa) and \$100,000 from CIP Project 05064 (Interim Fire Station-Southeast) and \$150,000 from CIP Project 05045 (Interim Fire Station-Fountaingrove) to Measure O funded CIP Project 05060 (New Fire Station-Fountaingrove Parkway).

**Attachments** [Staff Report](#)

[Staff Report Attachment 1 - Measure O Ordinance No 3680](#)

[Staff Report Attachment 2 - Proposed Amended Transaction](#)

[Staff Report Attachment 3 - Proposed Amended Transaction](#)

[Staff Report Attachment 4 - 2012-2016 MGPTF Strat Plan](#)

[Staff Report Attachment 5 - Fire Station 5 Relocation Project](#)

[Resolution - Gang Prevention/Intervention Services](#)

[Resolution - Exhibit A - Gang Prevention/Intervention Services](#)

[Resolution - Fire Dept](#)

[Resolution Exhibit A - Fire Department](#)

[Presentation \(uploaded 12/9/2013\)](#)

**12.4 REPORT - AUTHORIZATION TO ENTER INTO A PRIVATE PLACEMENT LEASE FINANCING RELATED TO THE RELOCATION AND NEW CONSTRUCTION OF FIRE STATION 5**

**BACKGROUND:** This agenda item is to seek Council authorization by Resolution, (1) approve documents relating to the financing of construction for Fire Station 5 at 2201 Newgate Court in an amount not to exceed \$3,600,000, and (2) approve and authorize the execution of related documents by the City Manager, Chief Financial Officer or their respective delegates and actions with respect thereto.

Based on a study conducted by FireScope Inc. in 2002 and the Santa Rosa General Plan 2035, it has been determined that the relocation of Fire Station at Parker Hill Road to a new location near Fountaingrove Parkway to better serve the community.

The City received bids on the construction of Fire Station 5 at 2201 Newgate Court on October 15, 2013. The lowest bid was \$3,117,000. Added to this amount are other costs associated with the construction, such as inspections and contingency in the amount of \$790,765, for a total project cost of approximately \$3,907,765.

The Fire Department has identified \$4,350,000 in available funding should addition funds be needed. Funding for the Fire Station consists of \$750,000 from other Fire Station projects and up to \$3,600,000 will be financed through private placement lease financing. Unspent funds will be returned to Measure O Fire Department fund balance.

BBVA Compass Bank, headquartered in Alabama, was selected to be the lender on the proposed Fire Station financing. Jones Hall is the City's bond counsel, and the Public Property Financing Corporation of California will be the counterparty on the Site Lease and Lease Agreement.

The financing will be structured as a lease/leaseback with the Public Property Financing Corporation of California, repayable through lease

payments funded by Measure O.

Based on the current market conditions, the projected interest rate would be 2.43%. The one-time costs of issuance are estimated at \$85,000. The annual debt services payment is projected not to exceed \$350,000 between Fiscal Years 2013/14 and 2023/24; and \$265,000 in Fiscal Year 2024/25. The Fire Station is scheduled to be fully repaid by June 2025 in concert with the sunset of Measure O in March 2025.

A detailed explanation of the proposed financing will be provided by staff, bond counsel, and the financial advisor.

RECOMMENDATION: It is recommended by the Fire and Finance Departments that the Council, by Resolution, (1) approve documents relating to the financing of Fire Station 5 at 2201 Newgate Court in an amount not to exceed \$3,600,000, and (2) approve and authorize the execution of related documents by the City Manager, Chief Financial Officer or their respective delegates and actions with respect thereto.

**Attachments** [Staff Report](#)

[Staff Report Attachment 1 - Assignment Agreement](#)

[Staff Report Attachment 2 - Site Lease](#)

[Staff Report Attachment 3 - Lease Agreement](#)

[Staff Report Attachment 4 - Custodian Agreement](#)

[Resolution](#)

[Presentation \(uploaded 12/9/2013\)](#)

**12.5** REPORT - CONTRACT AWARD - FIRE STATION 5 - RELOCATION AND NEW CONSTRUCTION

BACKGROUND: In 2002 a Fire Station Location and Deployment study was conducted by Firescope Inc. identifying the need for a Fountaingrove area Fire Station to improve response times in the northeast Santa Rosa area. In 2004 a Sonoma County Grand Jury Report specified that the City of Santa Rosa must promptly establish a time table for the relocation of Fire Station 5 from its current location at 3480 Parker Hill Road to the Fountaingrove area. Subsequent

studies identified the most suitable location to be an undeveloped parcel at 2201 Newgate Court in Fountaingrove.

The Fire Station 5 project was advertised on September 16, 2013, and bids were received on October 15, 2013. A total of 10 bids were received, ranging from \$3,117,000.00 to \$3,646,000.00. Construction is anticipated to begin approximately January 2014. The length of the contract is 230 working days.

RECOMMENDATION: It is recommended by the Fire Department and the Transportation and Public Works Department that Council, by motion, award construction contract no. C01174, Fire Station 5 - 2201 Newgate Court in the total amount of \$ 3,117,000.00 to the lowest responsible bidder, GCCI, Inc. of Santa Rosa, CA, and establish a total contract amount of \$ 3,428,700.00 (the original contract amount plus a 10% contingency). Funding for this project will be provided by Private Placement Lease Financing, Measure O Funds and existing funds. These funds will be appropriated to Account No. 05060 New Fire Station- Fountaingrove Parkway.

**Attachments** [Staff Report](#)

[Staff Report Attachment 1 - Summary of Bids](#)

[Staff Report Attachment 2 - Location Map](#)

- 12.6\*** REPORT - ACCEPTANCE AND APPROPRIATION OF FUNDS FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN THE AMOUNT OF \$853,356 FOR THE HIRING OF (3) FTE FIREFIGHTER POSITIONS FOR THE TWO YEAR GRANT PERFORMANCE PERIOD AND AUTHORIZING THE CITY MANAGER TO IMPLEMENT THESE CHANGES

BACKGROUND: The Fire Department was awarded a FEMA SAFER grant in the amount of \$853,356 to hire (3) FTE firefighters for a two year period. These positions would staff a fourth person on the outlying Calistoga Road Station 6 to improve initial interior fire attack times to save lives and reduce property damage. This item seeks Council approval to accept the FEMA safer grant and add (3) FTE firefighter positions to the Fire Budget for the 2 year grant performance period.

RECOMMENDATION: It is recommended by the Fire Department that the Council, by resolution, authorize the acceptance of FEMA funds, authorize the addition of (3) FTE firefighter positions, authorize the City Manager to execute documents on behalf of the City and authorize the Chief Financial Officer to appropriate FEMA 2013 SAFER Grant funds in the amount of \$853,356 into JL Key 05089, entitled FEMA 2013 SAFER Grant. The revenue account for deposit is 001100-4411.

**Attachments** [Staff Report](#)  
[Resolution](#)

**5:00 P.M.**

### **13. PUBLIC HEARINGS**

#### **13.1 PUBLIC HEARING - ADOPTION OF FEES - COMMUNITY DEVELOPMENT DEPARTMENT (CONTINUED TO JANUARY 7, 2014)**

BACKGROUND: The Full Cost of Services Study for the Community Development Department was completed in April 2013, and it outlines the costs of the City's development review activities. Many department services are funded by fees, and the study includes the rate of cost recovery for these services. The fee adjustment strategy under consideration includes changing building fees to cost based system and phasing in increases to Building and Planning fees over a three to five year time frame. When the phase in is complete, building fees are expected to recover 90% and Planning fee are expected to recover 75%.

By message dated November 21, 2013, the Construction Coalition and the North Coast Builders Exchange expressed concern about the timing of the public hearing to consider development review fee increases and the implementation of new development review fees scheduled for Tuesday, December 10, 2013. The reason for this concern is that this is the date of the North Bay Business Journal's 2013 "Top Real Estate Projects in the North Bay" Reception & Awards Ceremony, which is being held that afternoon and evening. Based on this scheduling conflict, the Construction Coalition and the North Coast Builders Exchange are



requesting that the public hearing be continued so that key members of the construction, development, and business communities may participate in the public hearing.

RECOMMENDATION: Pursuant to Council Policy 000-13, the public hearing to consider development review fee increases and the implementation of new development review fees that is scheduled for Tuesday, December 10, 2013, has been continued to January 7, 2014, at 5:00 p.m.

### 13.2 PUBLIC HEARING - REZONING OF 2150 WEST COLLEGE AVENUE

BACKGROUND: On October 24, 2013, the Planning Commission held a public hearing and adopted a resolution (5-0-2) recommending rezoning of a 7.46 acre site located at 2150 West College Avenue. The rezoning would change the zoning of the site from PD (Planned Development) to R-3-30 (Multi-Family Residential), consistent with the site's General Plan land use designation of Medium High Density Residential. The rezoning was initiated by the Planning Commission on September 12, 2013 to bring the site's zoning into consistency with the General Plan.

RECOMMENDATION: It is recommended by the Planning Commission and the Department of Community Development that the Council introduce an ordinance rezoning 2150 West College Avenue to the R-3-30 Multi-Family Residential zoning district.

**Attachments** [Staff Report](#)

[Staff Report Attachment 1 - Location Map](#)

[Staff Report Attachment 2 - PD Ordinance](#)

[Staff Report Attachment 2 - Zoning Code](#)

[Staff Report Attachment 3 - PC Reso 11657](#)

[Staff Report Attachment 4 - Draft Minutes](#)

[Staff Report Attachment 5 - Letter from SCWA](#)

[Staff Report Attachment 6 - Public Correspondence](#)

[Ordinance](#)

[Presentation](#)

## 14. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION)

**14.1 MEMO FROM MARIN/SONOMA MOSQUITO & VECTOR CONTROL BOARD OF TRUSTEES SANTA ROSA REPRESENTATIVE BILL PITCHER - INFORMATION ONLY.**

**Attachments** [Memo](#)  
[Attachment](#)

**15. 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 is allowed three minutes. To address the Council you are requested to complete the yellow Speaker's 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 emailing your information to [cityclerk@srcity.org](mailto:cityclerk@srcity.org) or by telephoning the Council and City Manager's Office at 707-543-3010.

**16. [IF NEEDED] - ANNOUNCEMENT OF CONTINUED CLOSED SESSION ITEM(S), RECESS TO CLOSED SESSION(S) IN THE MAYOR'S CONFERENCE ROOM, RECONVENE TO OPEN SESSION, AND ANNOUNCEMENTS, IF ANY**

**17. ADJOURNMENT OF MEETING**

**Upcoming Meetings**

**18.1 Upcoming Meetings List**

**Attachments** [List](#)

**\*Did not appear on the preliminary agenda.**

**\*\*Quasi-judicial or adjudicative action.**



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Meeting information can also be accessed via the internet at <http://srcity.org>