



# City of Santa Rosa

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

## CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT JUNE 25, 2019

**2:00 P.M. - CLOSED SESSION (MAYOR'S CONFERENCE ROOM)**

**3:00 P.M. - BOARD INTERVIEWS (MAYOR'S CONFERENCE ROOM)**

**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 14 and 18. 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 14) 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 18.

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](mailto: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 - ANTICIPATED LITIGATION**

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

**RECESS CLOSED SESSION(S) AND RECONVENE TO INTERVIEWS IN THE MAYOR'S CONFERENCE ROOM**

**3:00 P.M. (MAYOR'S CONFERENCE ROOM, ROOM 10)**

**3. INTERVIEWS FOR BOARDS, COMMISSIONS AND COMMITTEES**

**3.1** The Council will interview applicants for the Personnel Board's three At-Large vacancies and two Labor Representative vacancies.

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

**RECESS INTERVIEWS AND RECONVENE TO OPEN SESSION IN THE COUNCIL CHAMBER**

**4. 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)**

**5. ANNOUNCEMENT OF ROLL CALL**

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

**7. PROCLAMATIONS/PRESENTATIONS - NONE.**

**8. 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.

**8.1 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.

**9. CITY MANAGER'S/CITY ATTORNEY'S REPORTS**

**10. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS**

**11. MAYOR'S/COUNCIL MEMBERS' REPORTS**

**11.1 MAYOR'S/COUNCIL MEMBERS' SUBCOMMITTEE AND LIAISON REPORTS (AND POSSIBLE COUNCIL DIRECTION TO BOARD REPRESENTATIVE ON PENDING ISSUES, IF NEEDED)**

**11.1.1 Council Subcommittee Reports**

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

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

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

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

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

**11.1.7 Sonoma County Waste Management Agency (SCWMA)**

**11.1.8 Groundwater Sustainability Agency (GSA)**

**11.1.9 Homeless System of Care (HSC)**

**11.1.10 Renewal Enterprise District (RED)**

**11.1.11 Other**

**12. APPROVAL OF MINUTES - NONE.**

**13. CONSENT ITEMS**

- 13.1** RESOLUTION - AGREEMENT BETWEEN THE CITY OF SANTA ROSA AND SONOMA WATER TO CONTINUE THE CREEK STEWARDSHIP PROGRAM THROUGH FISCAL YEAR 2024-2025

RECOMMENDATION: It is recommended by the Water Department that Council, by resolution, authorize the Director of Water to execute a joint funding agreement with Sonoma Water to continue the Creek Stewardship Program through fiscal year 2024-2025 and authorize the use of Storm Water Enterprise funds for this purpose.

**Attachments:** [Staff Report](#)  
[Attachment 1](#)  
[Resolution](#)  
[Exhibit A](#)  
[Presentation](#)

- 13.2** RESOLUTION - APPROPRIATIONS LIMIT FISCAL YEAR 2019-20

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution, (1) adopt the Article XIII B appropriation limit for the City of Santa Rosa at \$268,155,000 for the Fiscal Year 2019-20; and (2) approve the use of the inflation and population factors used in the calculation of the limit for Fiscal Year 2019-20.

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

- 13.3** RESOLUTION - APPROVE PURCHASE ORDER 159531 -

PREFABRICATED RESTROOM ORDER, MADDEN INDUSTRIAL CRAFTSMEN, INC.

RECOMMENDATION: It is recommended by the Transportation and Public Works and Finance Departments that the Council, by resolution, approve Purchase Order No. 159531 with Madden Industrial Craftsmen, Inc., Portland, Oregon, for the acquisition and delivery of a Portland Loo™ prefabricated restroom unit, in the amount not to exceed \$125,000.

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

**13.4** RESOLUTION - ADOPTION OF MEMORANDUM OF UNDERSTANDING, UNIT 5 - POLICE OFFICERS, REPRESENTED BY THE SANTA ROSA POLICE OFFICERS ASSOCIATION EFFECTIVE JULY 1, 2019 THROUGH JUNE 30, 2020

RECOMMENDATION: It is recommended by the Human Resources Department and the City Manager's Office that the Council, by resolution, adopt the Memorandum of Understanding between the City of Santa Rosa and the Santa Rosa Police Officers Association for and on behalf of the employees in the City's Unit #5 - Police Officers, effective July 1, 2019 to June 30, 2020.

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

**13.5** RESOLUTION - APPROVAL OF PAVEMENT RESTORATION FUNDING AGREEMENT WITHIN THE TUBBS FIRE BURN AREA

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the City Council, by resolution, approve the Pavement Restoration Funding Agreement within the Tubbs Fire Burn Area with PG&E for future pavement restoration in neighborhoods affected by the Tubbs Fire. The agreement will allow the City to accept

\$1,328,325 towards future pavement restoration, where both PG&E and the City completed underground utility replacement projects within the same areas affected by the Tubbs Fire.

**Attachments:** [Staff Report](#)  
[Attachment 1](#)  
[Resolution](#)  
[Exhibit A](#)  
[Presentation](#)

**13.6** RESOLUTION - CONTRACT AWARD TO C.A.R.E. EVALUATORS, INC TO PROVIDE FUNCTIONAL ASSESSMENTS TO DETERMINE ELIGIBILITY FOR ADA PARATRANSIT SERVICES

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, award a contract to C.A.R.E. Evaluators, Inc. of Aliso Viejo, California, to provide functional assessments to determine eligibility for ADA paratransit services for an amount not to exceed \$300,000 for three years with two one-year options to extend.

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

**13.7** RESOLUTION - INTER-AGENCY OPERATIONS AGREEMENT WITH SONOMA COUNTY JUNIOR COLLEGE DISTRICT

RECOMMENDATION: It is recommended by the Police Department that the Council, by resolution, approve the inter-agency operations agreement with the Sonoma County Junior College District for dispatch services during designated hours when the District's dispatch center closes and authorize the Chief of Police to execute the agreement.

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

## 14. 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 18.

## 15. REPORT ITEMS

### 15.1 REPORT - AMENDMENT TO THE MEASURE O IMPLEMENTATION PLAN FOR ALL PROGRAMS TO ALIGN WITH FISCAL YEAR 2019-20 ADOPTED BUDGET

**BACKGROUND:** Ordinance 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 percent to fund specific Police, Fire, and Gang Prevention/Intervention programs, as set forth in the Ordinance. An Implementation Plan was created 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. The Implementation Plan has been revised several times since the original plan was adopted in 2004. In order to amend the Implementation Plan, the Ordinance requires six affirmative votes of the Council. On November 10, 2015, the City Council approved a new format for the Implementation Plan, consisting of current and forecast budget amounts for all Measure O programs. This new Implementation Plan forecasts Measure O program budgets through Fiscal Year 2024-25.

**RECOMMENDATION:** It is recommended by the Finance, Police, Fire, Recreation and Parks Departments, the Office of Community Engagement and the Measure O Citizens' Oversight Committee that the Council, by Resolution, amend the Transaction and Use Tax Implementation Plan to adjust for Fiscal Year 2019-20 budget and forecasted budget amounts for all Measure O programs.

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

**15.2** REPORT - AWARD OF PROFESSIONAL SERVICES AGREEMENT WITH COASTLAND CIVIL ENGINEERING, INC. TO PERFORM FIRE CODE PLAN REVIEW AND INSPECTION TECHNICAL ASSISTANCE SERVICES

BACKGROUND: In 2018 after the retirement of our long-time Building Plans Examiner, the Fire Department reclassified the Building Plans Examiner position to a Fire Protection Engineer in an effort to prepare for the increase in technical cannabis operations as well as the redevelopment of the downtown area with the construction of multiple mid-rise and high-rise structures. Unfortunately, we were not successful in our recruitment due to a lack of qualified candidates and thus underfilled the position back to a Building Plans Examiner to allow our Plan Review Division to keep pace with the growing workload. The Fire Department has found it necessary to enter into an agreement with a consultant firm to allow the department the ability to send out a portion of the projects that require longer plan review times. These projects are typically more complex, which affects our ability to meet established turnaround times when keeping them in-house.

RECOMMENDATION: It is recommended by the Fire Department that the Council, by Resolution, approve a Professional Services Agreement with Coastland Civil Engineering, Inc. of Santa Rosa, CA to provide Fire Code plan review and inspection technical assistance services in an amount not to exceed \$800,000.

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

**15.3** REPORT - AMEND URGENCY ORDINANCES RESILIENT CITY (-RC) COMBINING DISTRICT

BACKGROUND: Due to high volumes of construction activity within the



rebuilding areas and the impacts created by locally sourced materials such as concrete, the construction community has found it difficult at times to maintain a strict adherence to set construction schedules. The first year of the rebuild has shown that concrete pours for foundations may need to occur prior to 7:00 a.m. during times of significant regional concrete demand. Additionally, exterior activities such as framing may need to occur in the evening or early morning hours to reduce heat exposure during high temperature events. PED is requesting that the City Manager, or his or her designee, be granted the authority to extend the construction hours from 7:00 a.m. to 7:00 p.m. Monday through Saturday to 5:00 a.m. to 9:00 p.m., Monday through Friday, when it is determined that certain activities are critical to an expedient rebuild must occur outside of the standard hours.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council adopt an urgency ordinance, by five affirmative votes, to amend Section 20-28.100 of the Santa Rosa City Code, -RC Combining District, to exempt construction activities associated with the rebuilding efforts from adherence to the City's Noise Ordinance as described in Chapter 17-16 of the City Code and establish specific construction hours that may be modified by the City Manager when needed to support a timely rebuilding process.

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

**(THE COUNCIL MAY RECESS DURING THE EVENING FOR A DINNER BREAK)**

## **16. 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.\*

- 16.1 PUBLIC HEARING - (CONTINUED FROM MAY 7 AND MAY 28th, 2019, REGULAR MEETING) ROSELAND VILLAGE MIXED USE PROJECT. APPEAL OF PLANNING COMMISSION ACTION ON THE TENTATIVE MAP AND DENSITY BONUS FOR THE PLANNED ROSELAND VILLAGE MIXED USE PROJECT LOCATED AT 665 & 883 SEBASTOPOL ROAD, SANTA ROSA ASSESSOR'S PARCEL**

NUMBERS 125-101-031 & 125-111-037. FILE NUMBER: PRJ17-075;  
MAJ17-006; DB19-001

BACKGROUND: On February 28, 2019, the Planning Commission approved the Roseland Village Tentative Map and Density Bonus by voting 6 ayes, 0 noes, and 1 absent. The Tentative Map would subdivide a 7.41-acre site into five lots, require subdivision infrastructure improvements, and establish public and private street circulation to accommodate the planned future development of three apartment buildings with 175 units, including 75 affordable units, a 25,000 square foot civic building, a 5,000 square foot market place, and a 1-acre public plaza. The Density Bonus allows a 34% increase in residential density and three incentives/concessions which allow phased development of the affordable units within a separate apartment building, and grant an 18 percent parking reduction. The planned Roseland Village Mixed Use project including Design Review of individual buildings and the plaza within Roseland Village will occur at a future date to be determined. The appeal asserts the Planning Commission's action is contrary to a private easement in that the approved Tentative Map eliminates access across the back of the neighboring Roseland Village Shopping Center; the Density Bonus allows housing units which is contrary to the private recorded easement and is against requirements affordable housing be incorporated within and constructed simultaneously; and the project will eliminate over 270 currently available parking spaces to 70 spaces. PRJ17-075; MAJ17-006, DB19-001.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by two resolutions, deny the appeal by Robert Paulsen and uphold the Planning Commission's action approving the Roseland Village Project Tentative Map and Density Bonus.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - General Plan & Zoning Map](#)  
[Attachment 4 - Appeal](#)  
[Attachment 5 - Appeal Supplemental Information](#)  
[Attachment 6 - PC Minutes](#)  
[Attachment 7 - PC Tentative Map Reso 11941](#)  
[Attachment 8 - PC Density Bonus Reso 11940](#)  
[Attachment 9 - Project Description](#)  
[Attachment 10 - Tentative Map](#)  
[Attachment 11 - Final Traffic Impact Study](#)  
[Attachment 12 - Public Comments](#)  
[Attachment 13 - County Counsel Legal Opinion](#)  
[Resolution 1 - Tentative Map](#)  
[Resolution 1 - Exhibit A - DAC Report](#)  
[Resolution 2 - Density Bonus](#)  
[Presentation](#)  
[Presentation-Applicant \(Uploaded 6/25/19\)](#)

**16.2** PUBLIC HEARING - GUERNEVILLE ROAD HOMES - PLANNING PROJECT - 1665 GUERNEVILLE RD - PRJ18-089

BACKGROUND: THE PROJECT INCLUDES APPLICATIONS FOR A REZONING, TENTATIVE MAP, AND CONDITIONAL USE PERMIT TO: REZONE AN APPROXIMATELY 1-ACRE PARCEL FROM RR-20 (RURAL RESIDENTIAL) TO R-3-18 (MULTI-FAMILY RESIDENTIAL); SUBDIVIDE THE PROPERTY INTO 12 LOTS; CONSTRUCT 12 ATTACHED, SINGLE-FAMILY DWELLINGS, AND THREE ACCESSORY DWELLING UNITS.

RECOMMENDATION: The Planning and Economic Development Department recommends that the Council introduce an ordinance to rezone a property located at 1665 Guerneville Road (Assessor's Parcel No. 036-101-010) from the RR-20 (Rural Residential) Zoning District to the R-3-18 (Multi-Family Residential) Zoning District to facilitate the development of 12 attached, single-family dwellings, and three

accessory dwelling units, on a one-acre parcel.

**Attachments:** [Staff Report](#)  
[Attachment 1 – Disclosure Form](#)  
[Attachment 2 – Neighborhood Context Map](#)  
[Attachment 3 – Site Photos](#)  
[Attachment 4 – Tentative Map](#)  
[Attachment 5 – Project Plans \(For Reference Only\)](#)  
[Attachment 6 - Exhibit A Memo from Engineering](#)  
[Attachment 7 – Environmental Noise Assessment](#)  
[Attachment 8 - Public Correspondence](#)  
[Attachment 9 – Rezoning PC Resolution No. 11958](#)  
[Attachment 10 – CUP PC Resolution No. 11959](#)  
[Attachment 11 – TM PC Resolution No. 11960](#)  
[Ordinance](#)  
[Presentation](#)

**17. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION) - NONE.**

**18. 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.

**19. ANNOUNCEMENT OF CONTINUED CLOSED SESSION ITEMS, RECESS TO CLOSED SESSION IN THE MAYOR'S CONFERENCE ROOM, RECONVENE TO OPEN SESSION, AND ANNOUNCEMENTS [IF NEEDED]**

**20. ADJOURNMENT OF MEETING**

**21. UPCOMING MEETINGS**

This schedule is tentative and subject to change pending final publication and posting of the City Council Meeting Agenda.

**21.1 UPCOMING MEETINGS LIST**

**Attachments:** [Upcoming Meetings List](#)

**City Council**

**JUNE 25, 2019**

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**\*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](mailto: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.*