



# City of Santa Rosa

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

## CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT SEPTEMBER 25, 2018

**3:30 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](mailto:cityclerk@srcity.org).

**3:30 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: Santa Rosa Garden Apartments v. City of Santa Rosa  
(Appeal of Decision of City of Santa Rosa Administrative Hearing  
Officer)  
Case No. MCV-245634

**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**

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.

**Attachments:** [Attachment - Rec and Parks \(Uploaded 9/24/2018\)](#)  
[Presentation \(Uploaded 9/24/2018\)](#)

**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 Groundwater Sustainability Agency (GSA)**

#### **10.1.9 Other**

### **10.2 MATTERS FROM COUNCIL REGARDING FUTURE AGENDA ITEMS**

This time is reserved for Council to discuss whether to place matters on a future agenda for further discussion.

#### **10.2.1 REQUEST FOR AGENDA ITEM REGARDING COMMUNITY HOMELESS ASSISTANCE PROGRAM UPDATE AND ALTERNATIVE HOUSING OPTIONS**

BACKGROUND: At the September 4, 2018, City Council meeting, Council Member Tibbetts requested a future agenda item to discuss the Community Homeless Assistance Program update and possible alternative housing options. Council Member Combs concurred with the request.

## 11. APPROVAL OF MINUTES

11.1 June 19, 2018, Regular Meeting.

**Attachments:** [Draft Minutes](#)  
[Draft Minutes \(Uploaded 9/24/2018\)](#)

## 12. CONSENT ITEMS

12.1 MOTION - TRAFFIC SIGNAL DETECTION CAMERA SOLE MANUFACTURER STANDARDIZATION

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by motion, approve a three-year sole manufacturer standardization for Gridsmart traffic signal detection cameras.

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

12.2 RESOLUTION - APPROVAL OF SEVENTH AMENDMENT TO GENERAL SERVICES AGREEMENT F000608 SMILE BUSINESS PRODUCTS, INC.

RECOMMENDATION: It is recommended by the Finance Department, that the Council, by resolution, approve a Seventh Amendment to the General Services Agreement (GSA) F000608 to add funds for copier rental and service with Smile Business Products, Inc., Sacramento, California, in the total amount not to exceed \$300,000 bringing the total Agreement amount not to exceed \$1,089,813.02.

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

12.3 RESOLUTION - SIXTH AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH PFM ASSET MANAGEMENT, LLC FOR INVESTMENT ADVISORY SERVICES

RECOMMENDATION: It is recommended by the Finance Department

that the Council, by resolution: 1) waive the competitive selection procedures in Council Policy 600-01 as in the best interests of the City; and 2) approve the Sixth Amendment to Professional Services Agreement Number 008687 for investment advisory services with PFM Asset Management, LLC, to extend the term for one additional year from October 8, 2018 to October 9, 2019, and increase compensation by \$235,000 for a total amount not to exceed \$2,040,000.

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

**12.4** RESOLUTION - AGREEMENT WITH EPLUS FOR A NEW STORAGE AREA NETWORK (SAN)

RECOMMENDATION: It is recommended by the Information Technology Department that the Council, by Resolution, approve a 3-year Professional Services Agreement with ePlus Technology, Inc., Herndon, VA, for the replacement of its Storage Area Network (SAN), and associated ongoing maintenance, in the total amount not to exceed \$256,936.93.

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

**12.5** RESOLUTION - ADOPTING AMENDED CONFLICT OF INTEREST CODE

RECOMMENDATION: It is recommended by the City Clerk that the Council, by resolution, adopt an amended Conflict of Interest Code for the City of Santa Rosa.

**Attachments:** [Staff Report](#)  
[Staff Report \(Revised 9/25/2018\)](#)  
[Attachment 1 - Appendix A](#)  
[Attachment 1 - Appendix A \(Revised 9/25/2018\)](#)  
[Attachment 2 - FPPC Regulation 18730](#)  
[Resolution](#)  
[Exhibit A](#)  
[Exhibit A Revised \(Revised 9/25/2018\)](#)  
[Presentation](#)

**12.6** RESOLUTION - SECOND AMENDMENT TO SOLID WASTE COLLECTION SERVICES AGREEMENT BETWEEN THE CITY OF SANTA ROSA AND RECOLOGY SONOMA MARIN, DBA RECOLOGY SANTA ROSA

RECOMMENDATION: It is recommended by the City Manager's Office that the Council, by resolution, approve the Second Amendment to the Solid Waste Collection Services Agreement between the City of Santa Rosa and Recology Sonoma Marin, dba Recology Santa Rosa.

**Attachments:** [Staff Report](#)  
[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 - REQUEST FOR SUMMARY VACATION OF AN APPROXIMATELY 1,700-SQUARE-FOOT PUBLIC SERVICE

EASEMENT ALONG THE WEST PROPERTY LINE OF A PROPERTY AT 2220 MERCURY WAY, LOCATED ON THE SOUTH SIDE OF MERCURY WAY, APPROXIMATELY 100-FEET WEST OF APOLLO WAY. APN 035-490-032 - FILE NO. VAC18-002

BACKGROUND: Application for a summary vacation of public service easement that has not been used for such purpose for five consecutive years.

RECOMMENDATION: The Planning and Economic Development Department recommends that the Council, by resolution, approve a summary vacation of an approximately 1,700-square-foot public service easement, located along the west property line of a property at 2220 Mercury Way.

**Attachments:**    [Staff Report](#)  
[Attachment 1- Disclosure Form](#)  
[Attachment 2 - Location and Neighborhood Context Map](#)  
[Attachment 3 - Engineering Development Services Memo](#)  
[Attachment 4 - Resolution for DR17-071 \(Seasonal Spirits\)](#)  
[Resolution](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[Presentation](#)

## 14.2 REPORT - HOMELESS SYSTEM OF CARE REDESIGN

BACKGROUND: In 2017, with support from HomeBase/The Center for Common Concerns, a national technical assistance provider for the U.S. Department of Housing and Urban Development (HUD), the Sonoma County Community Development Commission (CDC) undertook an examination of Sonoma County's homeless system of care. The CDC is the lead agency for the Sonoma County Continuum of Care (CoC) which receives approximately \$3 million annually in HUD CoC funding. HomeBase presented preliminary recommendations for redesigning the system of care to the Sonoma County Board of Supervisors on August 22, 2017, and the City Council on September 26, 2017. On November 7, 2017, a joint meeting of the Board of Supervisors and the City Council was held during which representatives

from each body were appointed to a Joint County of Sonoma and City of Santa Rosa Homeless System of Care Redesign Ad Hoc Committee.

As a result of the HomeBase study and ten months of planning between staff, stakeholders, and the Ad Hoc Committee, including meeting with the existing CoC Board, the Ad Hoc Committee developed a governance structure for the new Sonoma County Homeless System of Care, comprised of a Leadership Council and a Technical Advisory Committee, outlined in the Redesign Plan (attached). It is necessary to have the new Leadership Council formed by or before November 2018 in order to authorize and access approximately \$12.1 million in State funding through the Homeless Emergency Aid Program (HEAP), which will become available in January 2019. Staff is asking the Mayor to appoint two members of the Council to the Leadership Council of the new Sonoma County Homeless System of Care, the HUD mandated CoC program for Sonoma County.

Staff is seeking 1) Council's approval of the Redesign Plan and formation of the Leadership Council and Technical Advisory Committee of the new Sonoma County Homeless System of Care, the HUD mandated CoC program for Sonoma County and 2) Council's approval of the Mayor's appointment of Council members Julie Combs and Tom Schwedhelm to the Leadership Council.

**RECOMMENDATION:** It is recommended by the Housing and Community Services Department that 1) the Council, by motion, approve the Redesign Plan and formation of the Leadership Council and Technical Advisory Committee of the new Sonoma County Homeless System of Care, the U.S. Department of Housing and Urban Development (HUD) mandated Continuum of Care (CoC) program for Sonoma County, and 2) the Council, by motion, approve the Mayor's appointment of two members of the Council to the nine-member Leadership Council.

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

## FOR ADA PARATRANSIT SERVICES AND OAKMONT DEVIATED FIXED-ROUTE SERVICE

**BACKGROUND:** In 2015, the City Council awarded a three-year contract with two one-year extension options to MV Transportation, Inc., for delivery of citywide paratransit services mandated by the Americans with Disabilities Act, and a deviated fixed-route service in Oakmont, in an amount not to exceed \$3,728,046. Staff seeks Council approval to extend the contract through June 30, 2020 with renegotiated costs to reflect an increase in employee wages and benefits intended to address ongoing challenges with paratransit staff recruitment and retention.

**RECOMMENDATION:** It is recommended by the Transportation and Public Works Department that the Council, by resolution, approve the Second Amendment to Professional Services Agreement with MV Transportation, Inc. to 1) extend the contract for delivery of ADA paratransit services and a deviated fixed-route service through June 30, 2020 using two one-year options to extend (Year Four and Year Five), 2) increase the compensation payable under the Agreement by \$2,718,051 to an amount not to exceed \$6,606,151, 3) suspend a specific liquidated damages provision during Year Four, 4) provide for sharing the cost of MV Transportation's increased contribution to employee healthcare premiums over a specific threshold of employee participation; and 5) authorize the Director of Public Works to execute the amendment.

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

### 14.4 REPORT - HIGH-DENSITY MULTI-FAMILY RESIDENTIAL INCENTIVE PROGRAM

**BACKGROUND:** The purpose of the High-Density Multi-Family Residential Incentive Program (Incentive Program) is to encourage housing development and increased density in downtown Santa Rosa through the reduction/deferral of City development impact fees. The

program supports City Council goals to foster a strong downtown and meet housing needs and implements City Council priority 1.4 Downtown Housing.

The proposed Incentive Program is recommended to have a limited term of five years and be targeted toward residential projects located within the Downtown Station Area Specific Plan Area and the General Plan Downtown Core Boundary. The Incentive Program includes reductions to the Park Impact Fee and the Capital Facilities Fee, as well as the deferral of water and wastewater demand fees. In addition, the Incentive Program includes incentives specifically for affordable housing projects and inclusionary housing projects that designate a certain percentage of affordable units consistent with the City's Inclusionary Policy.

**RECOMMENDATION:** It is recommended by the Planning and Economic Development Department that the Council, by approval of three separate resolutions, adopt a High-Density Multi-Family Residential Incentive Program to encourage the near-term development of multi-family housing in downtown Santa Rosa.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Downtown Map](#)  
[Attachment 2 - KM Memo](#)  
[Resolution 1](#)  
[Exhibit A - Downtown Map](#)  
[Resolution 2](#)  
[Exhibit A - Downtown Map](#)  
[Resolution 3](#)  
[Exhibit A - Downtown Map](#)  
[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 - ACCESSORY DWELLING UNIT UTILITY CONNECTION FEES

**BACKGROUND:** On December 5, 2017, the City Council introduced an ordinance amending the Santa Rosa Zoning Code to allow for Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) in compliance with State law and in support of the City's Housing Action Plan, and approved a resolution reducing capital facilities and park impact fees for new ADU's. Subsequently, on December 12, 2017, the Council adopted the aforementioned ordinance, and, on December 19, 2017, the Council approved a second resolution to reduce the Southeast and Southwest Area Development Impact fees (SEADIF and SWADIF, respectively) for new ADU's. The City Council will consider an additional amendment to the ADU ordinance to no longer require new or separate utility connection or related connection fee or capacity charge for new accessory dwelling units that are 750 square-feet or smaller.

**RECOMMENDATION:** It is recommended by the Planning and Economic Development Department that the Council introduce an ordinance amending Title 20 of the Santa Rosa City Code, amending Section 20-42.130(D)(3)(b), Utility Connection Fees, to no longer require new or separate utility connection or related connection fee or capacity charge for new accessory dwelling units that are 750 square-feet or smaller.

**Attachments:** [Staff Report](#)  
[Attachment 1](#)  
[Ordinance](#)  
[Public Hearing Notice](#)  
[Presentation](#)

## **15.2 PUBLIC HEARING - TEMPORARY HOUSING DEVELOPMENT IMPACT FEES**

**BACKGROUND:** Zoning Code Chapter 20-16, Resilient City Development Measures, was prepared to address housing needs and economic development Citywide following the Tubbs and Nuns fires of October 2017. On April 10, 2018, the City Council adopted the sections of the ordinance that relate to temporary housing and structures, and accessory dwelling units. On May 22, 2018, the Council adopted the remaining sections of the ordinance, related to reduced review authority

for residential, lodging and childcare facilities. As part of the temporary housing section, the ordinance includes language to waive water and wastewater connection/demand fees. However, the City's other development impact fees, including capital facilities, housing and parks impact fees, were not addressed. Due to the temporary nature of the housing, it has been determined that omitting a waiver of these additional impact fees was an oversight and should be added to Chapter 20-16.

**RECOMMENDATION:** It is recommended by the Planning and Economic Development Department that the Council introduce an ordinance amending Title 20 of the Santa Rosa City Code, adding Section 20-16.030(E), Impact Fees, to Chapter 20-16, Resilient City Development Measures, to address waiving of capital facilities, housing and parks impact fees for temporary housing.

**Attachments:** [Staff Report](#)  
[Attachment 1 – Zoning Code Section 20-16.030 – Propose Ordinance](#)  
[Presentation](#)

**16. WRITTEN COMMUNICATIONS - 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.pdf](#)

**\*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](mailto: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.*