



# City of Santa Rosa

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

## CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT MARCH 28, 2023

**3:00 P.M. - CLOSED SESSION (VIA IN-PERSON AND ZOOM)**

**4:00 P.M. - REGULAR SESSION (VIA IN-PERSON AND ZOOM)**

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY ATTENDING IN-PERSON FROM COUNCIL CHAMBER AT 100 SANTA ROSA AVENUE (IT IS RECOMMENDED THAT SOCIAL DISTANCING BE OBSERVED), OR VIA ZOOM WEBINAR BY VISITING [HTTPS://SRCITY-ORG.ZOOM.US/J/86876779687](https://srcity-org.zoom.us/j/86876779687), OR BY DIALING 877-853-5257 AND ENTERING WEBINAR ID: 868 7677 9687**

**THE MEETING WILL ALSO BE LIVE STREAMED AT [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar).  
CLICK ON THE "IN PROGRESS" LINK TO VIEW.**

**THE MEETING CAN ALSO BE VIEWED ON COMCAST CHANNEL 28,  
AT&T U-VERSE CHANNEL 99, AND AT  
[HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)**

**Public Comment may be made live during the meeting via Zoom, In-Person from Council Chamber, or submitted in advance by 5:00 pm, the Monday before the City Council Meeting via e-mail at [cc-comment@srcity.org](mailto:cc-comment@srcity.org), or recorded voice message at 707-543-3005.**

**PLEASE NOTE THAT ALL E-MAILS SENT TO THE CITY COUNCIL ARE CONSIDERED TO BE PUBLIC RECORDS AND SUBJECT TO DISCLOSURE UNDER THE CALIFORNIA PUBLIC RECORDS ACT.**

**DEADLINES AND ADDITIONAL INSTRUCTION FOR PUBLIC COMMENT ARE SET FORTH BELOW.**

**COUNCIL MAY RECESS DURING THE EVENING FOR BREAKS.  
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.

Live Public Comment: Members of the public can provide comment on an Agenda Item In-Person from Council Chamber by signing up with the Administrator in Council Chamber (in lieu of Speaker Card), by accessing the meeting through the Zoom link, or by dial-in at the time an Agenda Item is discussed during the City Council Meeting. Go to <https://srcity.org/virtualparticipation> for more information.

Advanced Public Comment:

E-mail Public Comment: To submit an e-mailed public comment to the City Council, please send to: [cc-comment@srcity.org](mailto:cc-comment@srcity.org) by 5:00 p.m., Monday, March 27. Identify in the subject line of your e-mail the Agenda Item Number on which you wish to comment, provide your name in the body of the e-mail and your comment.

Recorded Voice Message Public Comment: To submit a voice message public comment, please call 707-543-3005 by 5:00 p.m., Monday, March 27. State your name, the Agenda Item Number(s) on which you wish to comment, and your comment. PLEASE DO NOT LEAVE YOUR PHONE NUMBER OR PERSONAL ADDRESS IN THE VOICE MESSAGE AS IT WILL BE PLAYED BACK LIVE DURING THE CITY COUNCIL MEETING.

E-mail public comments received by the deadline will be distributed to City Council members and uploaded to the agenda prior to the start of the City Council Meeting for public access. Recorded voice message public comments will be played during the meeting at the time the item is heard.

Non-Agenda Items are 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 twelve 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.

**3:00 P.M. (VIA IN-PERSON AND ZOOM)**

**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: Angelina Lopez, et al. v. City of Santa Rosa, et al.  
Court Case No. USDC Northern District of California Case No.  
3:22-v-05270

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

**4:00 P.M. (VIA IN-PERSON AND ZOOM)**

**3. STUDY SESSION - NONE.**

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

**4. ANNOUNCEMENT OF ROLL CALL (IF NEEDED)**

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

**6. PROCLAMATIONS/PRESENTATIONS**

**6.1 PROCLAMATION - AMERICAN RED CROSS MONTH**

**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 COUNCIL MEMBERS**

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

**10.1 MAYOR'S/COUNCIL MEMBERS' 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 Zero Waste Sonoma (formerly known as Sonoma County Waste Management Agency (SCWMA))**

**10.1.8 Groundwater Sustainability Agency (GSA)**

**10.1.9 Sonoma County Continuum of Care (CoC)**

**10.1.10 Renewal Enterprise District (RED)**

**10.1.11 Public Safety Subcommittee**

**10.1.12 Other**

**11. APPROVAL OF MINUTES**

11.1 February 14, 2023, Regular Meeting.

**Attachments:** [Draft Minutes](#)

**12. CONSENT ITEMS**

12.1 RESOLUTION - AMENDMENT TO PURCHASE ORDER 162712A WITH MUNICIPAL EMERGENCY SERVICES FOR PERSONAL PROTECTIVE EQUIPMENT

RECOMMENDATION: It is recommended by the Fire and Finance Departments that the Council, by resolution, approve a third amendment to Blanket Purchase Order 162712A with Municipal Emergency Services of San Diego, California for firefighting protection gear, wildland gear, firefighting tools and technical rescue urban search and rescue station wear utilizing the National Purchasing Partners Government cooperative agreement Contract Number PS20070 in an amount not to exceed \$450,000 for a total purchase order amount of \$944,000 for an additional two-year term under the cooperative agreement between National Purchasing Partners and Municipal Emergency Services with three optional one year extensions.

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

12.2 RESOLUTION - APPROVE SUBMITTAL OF PRIORITY DEVELOPMENT AREA GRANT APPLICATION AND DELEGATION OF AUTHORITY TO ACCEPT AND EXECUTE GRANT DOCUMENTS FOR SOUTH SANTA ROSA SPECIFIC PLAN AND EIR

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution, 1) approve and ratify City staff's submittal of an application to the Metropolitan Transportation Commission and Association of Bay Area Governments for a Priority Development Area Grant for \$1,200,000 to prepare the South Santa Rosa Specific Plan and Environmental Impact

Report; 2) authorize the City Manager or designee, to accept the grant award and execute all Agreements, all related award documents and any amendments thereto required for receiving such grant funds; and 3) appropriate grant funds received to a project key to be established by the Chief Financial Officer.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Preliminary Scope of Work/Budget - South](#)  
[Resolution](#)  
[Exhibit A](#)

**12.3 RESOLUTION - AMENDMENT TO HOMELESS SERVICES CENTER GRANT AGREEMENT WITH CATHOLIC CHARITIES OF THE DIOCESE OF SANTA ROSA FOR WARMING CENTER OPERATIONS**

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by resolution: 1) approve the First Amendment to Grant Agreement for Public Service Providers Program Funds Catholic Charities of the Diocese of Santa Rosa, increasing the contract by \$16,000 for a total not-to-exceed amount of \$252,000 for operations at the Homeless Services Center in response to extreme weather conditions; 2) authorize the Director of Housing and Community Services to execute the First Amendment; and 3) appropriate \$16,000 from the Homeless Fund reserves necessary to fund the amendment.

**Attachments:** [Staff Report](#)  
[Resolution](#)  
[Exhibit A - First Amendment to Grant Agreement](#)

**12.4 RESOLUTION - ACKNOWLEDGEMENT OF PROJECT COMPLETION FOR LINDA TUNIS SENIOR APARTMENTS - COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY FUNDED, AFFORDABLE SENIOR HOUSING COMPLEX LOCATED AT 600 ACACIA LANE, SANTA ROSA, CALIFORNIA; A PORTION OF APN 182-520-088 (THIS ITEM HAS BEEN CONTINUED TO A DATE UNCERTAIN)**

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by resolution,

acknowledge the completion of the Linda Tunis Senior Apartments under the Community Development Block Grant Program - Disaster Recovery administered by the California Department of Housing and Community Development.

**12.5** RESOLUTION - TRANSPORTATION DEVELOPMENT ACT (TDA)  
ARTICLE 3 GRANT APPLICATION FOR FISCAL YEAR 2023/2024

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that Council, by resolution: 1) request that the Metropolitan Transportation Commission (MTC) allocate \$185,000 from Fiscal Year (FY) 2023/2024 Transportation Development Act (TDA) Article 3 and appropriate funds into the Rectangular Rapid Flashing Beacons Install fund; and 2) authorize the Director of Transportation and Public Works to file the application and other required documents to install Rectangular Rapid Flashing Beacons at a minimum of seven locations supported by the Bicycle and Pedestrian Advisory Board.

**Attachments:** [Staff Report](#)  
[Resolution](#)  
[Exhibit A - MTC Findings](#)  
[Exhibit B - Project Application Form](#)

**12.6** RESOLUTION - MEASURE M COOPERATIVE FUNDING  
AGREEMENT

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution: 1) approve and authorize the City Manager to negotiate and execute the Measure M Cooperative Funding Agreement No. M70306-A1 with Sonoma County Transportation Authority (SCTA) providing \$343,000 of Measure M funding to the City for Santa Rosa Avenue Corridor Plan bicycle and pedestrian improvements; and 2) authorize appropriation of Measure M funds received from SCTA for the project.

**Attachments:** [Staff Report](#)  
[Resolution](#)  
[Exhibit A - Measure M Cooperative Agreement Amendment](#)

**12.7** RESOLUTION - PROFESSIONAL SERVICES AGREEMENT WITH

**GMV SYNCROMATICS FOR A COMPUTER AIDED DISPATCH AND  
AUTOMATED VEHICLE LOCATION SYSTEM (This Item Has Been  
Continued To The April 11, 2023 Meeting)**

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, approve a Professional Services Agreement with GMV Syncromatics for a three-year base term and two option years for the total amount of \$931,787 for replacement of the Santa Rosa CityBus Computer Aided Dispatch (CAD) and Automated Vehicle Location (AVL) system.

**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 twelve 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.

Voice message public comments received for non-agenda items may be played under Agenda Item 13 or at Item 17. Recorded public comments are limited to three minutes to mirror in-person meeting protocols.

**14. REPORT ITEMS**

**14.1 REPORT - SONOMA COUNTY WATER AGENCY 2023/24 WATER  
TRANSMISSION BUDGET AND RATE INCREASE**

BACKGROUND: The City of Santa Rosa purchases approximately 95% of the water supplied to our customers from the Sonoma Water, the region's water wholesaler. Sonoma Water is proposing to raise the wholesale rate of water by 10.56% from \$1,061.04 per acre-foot to \$1173.09 per acre foot.

There is a Water Advisory Committee (WAC) made up of elected officials of each of the eight prime contractors, including Santa Rosa, that purchase water from Sonoma Water. The WAC is an advisory



committee to the Sonoma Water Board of Directors. The City's WAC Representative is Mayor Natalie Rogers. On April 3, 2023, the WAC is scheduled to vote on whether or not to recommend approval of the Sonoma Water proposed 2023/24 budget and rate increase to the Sonoma Water Board of Directors.

The Technical Advisory Committee (TAC) is made of technical staff of each of the eight prime contractors that purchase water from Sonoma Water. The TAC provides technical analysis and recommendations to the WAC. The TAC considered Sonoma Water's proposed 2023/24 budget and rates on March 6, 2023 and voted in favor of recommending the proposed budget and rate increase with Santa Rosa's TAC representative voting in opposition.

The Board of Public Utilities reviewed Sonoma Water's proposed budget and rate increase on March 16, 2023 and made a recommendation to City Council regarding Council's direction to the City's WAC Representative on Sonoma Water's proposed 2023/24 budget and rates. The City Council may advise its WAC representative on how to vote at the April 3, 2023 WAC meeting. Ultimately the Sonoma Water Board of Directors has final authority to approve Sonoma Water's proposed 2023/24 budget and rates.

**RECOMMENDATION:** It is recommended by the Board of Public Utilities and Santa Rosa Water that the Council, by motion, consider Sonoma Water's proposed 2023/24 Water Transmission Budget and rate increase and provide direction to its Water Advisory Committee representative for the April 3, 2023 Water Advisory Committee vote on the proposed 2023/24 Water Transmission Budget and rate increase.

**Attachments:** [Staff Report](#)  
[Attachment 1 – Sonoma County Water Agency Water Tran  
Presentation](#)

- 14.2** REPORT - REQUEST FOR SUMMARY VACATION OF ONE PUBLIC SANITARY SEWER ACCESS EASEMENT, LOCATED AT 4332 HIGHWAY 12 (SONOMA HIGHWAY), PARCEL NOS. 032-010-009 AND 032-010-043 (FILE NO. VAC22-002)

**BACKGROUND:** Storage Pro II is an approved project that involves the development of a 3-story, 30-unit apartment building and a 3-story self-storage facility located at 4332 Highway 12 (Sonoma Highway). A Conditional Use Permit for the proposed development was approved on September 19, 2019, and a Design Review Permit was approved on November 7, 2019.

On October 7, 2022, the Planning and Economic Development received an application seeking a summary vacation of the subject easement. Vacating the easement is necessary for the construction of the project because no structures are allowed within sanitary sewer access easements.

**RECOMMENDATION:** It is recommended by the Planning and Economic Development Department that the Council, by resolution, approve a summary vacation of a public sanitary sewer access easement located at 4332 Highway 12 to allow the development of Storage Pro II, a 3-story 30-unit apartment building and a 3-story self-storage facility.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Project Description](#)  
[Attachment 4 - Storage Pro II Signed Resolutions dated Se](#)  
[Attachment 5 - Easement Deed for Relocated Public Sewe](#)  
[Attachment 6 - Legal Description for Summary Vacation.pdf](#)  
[Attachment 7 - Plat to Accompany Legal Description.pdf](#)  
[Resolution](#)  
[Exhibit A - Legal Description](#)  
[Exhibit B - Plat to Accompany Legal Description](#)  
[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 - WEST BARHAM AVENUE AND BARHAM

## AVENUE REZONE

**BACKGROUND:** On January 12, 2023, the Planning Commission recommended to the City Council the approval and adoption of the rezoning of seven properties situated along West Barham Avenue and Barham Avenue from the Planned Development District to the Light Industrial District, said properties more precisely described as: 125-281-032; 125-281-046; 125-281-035; 037-101-042; 037-101-043; 037-101-015; 037-101-020.

**RECOMMENDATION:** It is recommended by the Planning and Economic Development Department and the Planning Commission that the Council introduce an ordinance to rezone seven (7) parcels located along the north side West Barham Avenue and Barham Avenue (identified as Assessor's Parcel Nos. 125-281-032, 125-281-046, 125-281-035, 037-101-042, 037-101-043, 037-101-015, 037-101-020) from Planned Development 96-002 (PD 96-002) Zoning District to the IL (Light Industrial) Zoning District to achieve General Plan consistency.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Title Report](#)  
[Attachment 4 - Boundary Map](#)  
[Attachment 5 - Policy Statement 96-002](#)  
[Attachment 6 - Zoning Code Table 2-10 - Allowed Uses and](#)  
[Attachment 7 - Planning Commission Resolution 01-12-20;](#)  
[Ordinance](#)  
[Presentation](#)  
[Public Hearing Notice](#)

### 15.2 PUBLIC HEARING - TEFRA PUBLIC HEARING AND ISSUANCE OF BONDS BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY IN AN AGGREGATE AMOUNT NOT TO EXCEED \$30 MILLION FOR BENNETT VALLEY APARTMENTS - 702 & 716 BENNETT VALLEY ROAD AND 921 & 927 RUTLEDGE AVENUE

**BACKGROUND:** Bennett Valley Apartments, located on the site of the

former Bennett Valley Senior Center, is a 62-unit multifamily affordable housing development with a 51% unit set aside for homeless individuals and households located at 702 & 716 Bennett Valley Road and 921 & 927 Rutledge Avenue, Santa Rosa, CA. The Developer selected CMFA to issue the bonds and, as required by Section 147(f) of the Internal Revenue Code of 1986, the Borrower is requesting that the City Council conduct the TEFRA public hearing (Attachment 2). CMFA is a joint powers agency that promotes economic, cultural and community development, through the financing of economic development and charitable activities, including the issuance of taxable and tax- exempt bonds aimed at improving the standard of living throughout California. The City Council approved joining CMFA as an additional member on January 1, 2004. The bond proceeds will be used to finance and refinance the acquisition, construction, development and equipping of Bennett Valley Apartments.

**RECOMMENDATION:** It is recommended by the Housing and Community Services Department that the Council: 1) conduct a public hearing under the requirements of the Tax Equity and Fiscal Responsibility Act of 1983 and the Internal Revenue Code of 1986, as amended; and 2) by resolution, approve the issuance of tax exempt multifamily housing revenue bonds by the California Municipal Finance Authority in an aggregate amount not to exceed \$30 million to finance and refinance the acquisition, construction, development and equipping of Bennett Valley Apartments, a 62-unit affordable housing project located at 702 & 716 Bennett Valley Road and 921 & 927 Rutledge Avenue within the City of Santa Rosa.

**Attachments:** [Staff Report](#)  
[Attachment 1](#)  
[Attachment 2](#)  
[Resolution](#)  
[Presentation](#)  
[Public Hearing Notice](#)

**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 and not able to speak under Agenda Item 13. 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](#)

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

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

The Open Government Ordinance (ORD-2020-018) was adopted by City Council in December 2020. This ordinance, adds Chapter 1-10 to the City Code to codify the City of Santa Rosa's commitment to embrace a culture of open government to ensure public trust, engage the community, and establish a system of transparency, public participation, and collaboration. To view a full version of the Open Government Ordinance go to <http://srcity.org/OpenGovOrdinance>. To request a paper copy of the Open Government Ordinance contact the City Clerk's Office at 707-543-3015 (TTY Relay at 711) or [cityclerk@srcity.org](mailto:cityclerk@srcity.org).

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). If the request is received at least 7 business days prior to the City Council meeting, the copy shall be provided no later than two (2) business days prior to the City Council 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.*