



City of Santa Rosa

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

CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT JULY 16, 2019

12:00 P.M. - STUDY SESSION (COUNCIL CHAMBER)

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 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.

1. CALL TO ORDER AND ROLL CALL

2. ANNOUNCEMENT OF CLOSED SESSION ITEMS - NONE.

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.

12:00 P.M. (CITY COUNCIL CHAMBER)

3. STUDY SESSION

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

3.1 MINIMUM WAGE STUDY SESSION

Staff will present information to the Council about the efforts and potential impacts of California Senate Bill 3 (Leno) on the City of Santa Rosa and other comparable cities within and outside of Sonoma County. SB 3 was signed into law on April 4, 2016 and sets the stage to raise the state minimum wage by set amounts each year to reach \$15.00 per hour by January 1, 2022, for employers with 26 or more employees, and by January 1, 2023, for employers with 25 or fewer employees. Additionally, information will be included from labor, environmental, and community organizations, led by North Bay Jobs with Justice and the North Bay Labor Council, regarding their proposal to expedite the State timeline to 2020, and remove certain employer exemptions allowed by state law.

Attachments: [Staff Report](#)
[Attachment 1 - SB 3 Phase-in / FAQ](#)
[Attachment 2 - Summary of NBJJ Proposed Minimum Wage](#)
[Attachment 3 - Estimated Impact of a Proposed Minimum Wage](#)
[Attachment 4 - UCR - The Minimum Wage: An analysis of the](#)
[Attachment 5 - Sonoma County Cities and Santa Rosa Comparison](#)
[Attachment 6 - Recreation and Parks Seasonal Employee Wages](#)
[Attachment 7 - League of California Cities Local Minimum Wage](#)
[Attachment 8 - NBJJ Minimum Wage Fact Sheet](#)
[Attachment 9 - NBJJ Minimum Wage Q&A](#)
[Attachment 10 - Draft Model Minimum Wage Ordinance Presentation](#)
[Presentation \(Uploaded 7/16/2019\)](#)

3.2 REVIEW OF PROPOSED BUILDING AND FIRE CODE ADOPTION AND COMMUNITY WILDFIRE PROTECTION PLAN

This study session is to provide the Council with an opportunity to review and discuss proposed-upcoming Building and Fire Code adoptions. The document presented as part of this study session is a consensus draft document that was the result of this committee's work that achieves the highest level of consistency and community protection.

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

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.

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 Sonoma County Waste Management Agency (SCWMA)

10.1.8 Groundwater Sustainability Agency (GSA)

10.1.9 Homeless System of Care (HSC)

10.1.10 Renewal Enterprise District (RED)

10.1.11 Other

11. APPROVAL OF MINUTES

11.1 June 25, 2019, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

12. CONSENT ITEMS

12.1 RESOLUTION - APPROVAL OF THE THIRD AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NUMBER F001625 WITH ERNST & YOUNG

RECOMMENDATION: It is recommended by the City Manager's Office that the Council, by resolution, approve the Third Amendment to the

Professional Services Agreement number F001625 with Ernst & Young, LLP, of San Francisco, CA, in the amount of \$300,000, for a total not to exceed \$2,613,000.

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

12.2 MOTION - COOPER DRIVE SLOPE STABILIZATION AND DRAINAGE IMPROVEMENTS - CONTINGENCY ACTION

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by motion, approve the additional construction contingency in the amount of \$120,000 for the Cooper Drive Slope Stabilization and Drainage Improvement Project, increasing the contract amount to a total of \$744,645.50, to address a new slope failure within the construction zone that occurred this winter.

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

12.3 ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ADDING ZONING DISTRICTS TO THE AREA WITHIN THE SOUTHEAST GREENWAY BOUNDARIES, A 1.9 LINEAR MILE AREA BETWEEN FARMERS LANE/HIGHWAY 12 AND SPRING LAKE REGIONAL PARK, IN SOUTHEAST SANTA ROSA - FILE NUMBERS ST14-003, GPAM19-002 AND REZ19-007

RECOMMENDATION: This ordinance, introduced at the July 9, 2019, Regular Meeting by a 5-0-1-1 vote (Council Member Combs absent and Council Member Sawyer abstained/recused), adding zoning districts to the area within the Southeast Greenway Boundaries, a 1.9 linear mile area between Farmers Lane/Highway 12 and Spring Lake Regional Park, in Southeast Santa Rosa - File Numbers ST14-003, GPAM19-002 and REZ19-007.

Attachments: [Ordinance - Approval of a Rezoning](#)

12.4 ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE

COUNCIL OF THE CITY OF SANTA ROSA APPROVING A ZONING CODE TEXT AMENDMENT RELATED TO THE SOUTHEAST GREENWAY GENERAL PLAN AMENDMENT AND REZONING PROJECT - FILE NUMBERS ST14-003, GPAM19-002 AND REZ19-007

RECOMMENDATION: This ordinance, introduced at the July 9, 2019, Regular Meeting by a 5-0-1-1 vote (Council Member Combs absent and Council Member Sawyer abstained/recused), approves a Zoning Code text amendment related to the Southeast Greenway General Plan Amendment and Rezoning Project - File Numbers ST14-003, GPAM19-002 and REZ19-007.

Attachments: [Ordinance - Approval of a Zoning Code Text Amendment](#)

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 - PROJECT APPROVAL - BUILDING DEMOLITION

BACKGROUND: In 2017 Council commissioned an assessment and maintenance analysis of city-owned structures. In 2018, after the assessment was completed and findings presented, Council approved demolition of all sites listed in the recommendation except an unused shed at 4099 Walker Road and an unused storage shed at Doyle Park. Neither structure was considered in the facilities assessment but are recommended for demolition because the structures are in poor condition, are not needed for any City use and it is in the best interest of the City to demolish and remove the structures.

This item seeks approval to demolish a total of 31 city-owned structures in and outside of City limits at the following locations:

City Council

JULY 16, 2019

1. 2810 4th Street
 - a. Small commercial building
2. 952 Sonoma Avenue
 - a. Single family residence
 - b. Garage
3. 7630 Lakeville Highway
 - a. Single family residence
 - b. Lean-to structure
4. 7650 Lakeville Highway
 - a. Single family residence
 - b. Single family residence
5. 1595 Meadow Lane
 - a. Single family residence
 - b. Barn
 - c. Barn
 - d. Barn
 - e. Detached garage
 - f. Gazebo
6. 4090 Walker Road
 - a. Single family residence
 - b. Barn
7. 4099 Walker Road
 - a. Storage shed
8. 1027 McMinn
 - a. Single family residence
9. 1370 Burbank Avenue
 - a. Single family residence
 - b. Single family residence
 - c. Storage Shed
 - d. Storage Shed
 - e. Storage Shed
10. 1400 Burbank Avenue
 - a. Single family residence
 - b. Barn
11. Doyle Park
 - a. Shop storage building

- b. Concession stand
 - c. Ballfield storage building
 - d. Storage shed
 - e. Storage building
12. Howarth Park
- a. Caretaker's House
13. Juilliard Park
- a. Bathroom

Staff has identified each location as an independent, stand-alone project for purposes of review and compliance with the California Environmental Quality Act (CEQA). Staff has independently reviewed each of the individual projects and has determined that each project is Categorically Exempt pursuant to CEQA Guidelines. As a cost-saving measure, the City chose to bundle all demolition project sites into a single construction contract.

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, approve the demolition of 31 structures located at 2810 4th Street, 952 Sonoma Avenue, 7630 Lakeville Highway, 7650 Lakeville Highway, 1595 Meadow Lane, 4090 Walker Avenue, 4099 Walker Avenue, 1027 McMinn Avenue, 1370 Burbank Avenue, 1400 Burbank Avenue, Doyle Park, Howarth Park, and Juilliard Park.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Resolution - 952 Sonoma Ave](#)
[Resolution - 1027 McMinn Ave](#)
[Resolution - 1370 Burbank Ave](#)
[Resolution - 1400 Burbank Ave](#)
[Resolution - 1595 Meadow Ln](#)
[Resolution - 2810 4th St](#)
[Resolution - 4090 Walker Rd](#)
[Resolution - 4099 Walker Rd](#)
[Resolution - 7630 Lakeville Hwy](#)
[Resolution - 7650 Lakeville Hwy](#)
[Resolution - Doyle Park](#)
[Resolution - Howarth Park](#)
[Resolution - Juilliard Park](#)
[Late Correspondence \(Uploaded 7/15/2019\)](#)
[Presentation](#)

14.2 REPORT - REJECTION OF BID PROTEST; CONTRACT AWARD - BUILDING DEMOLITION - VARIOUS CITY LOCATIONS (13 LOCATIONS)

BACKGROUND: In 2017 Council commissioned an assessment and maintenance analysis of city-owned structures to improve its ability to properly deploy staffing resources and develop a long-term maintenance program. A number of structures were recommended for sale/divestiture or demolition.

In 2018 and 2019, Council authorized the razing of buildings and structures shown below. Once these authorizations were granted, staff began preparing a construction contract to demolish the structures.

This contract will demolish a total of 31 city-owned structures in and outside of City limits at the following locations:

1. 2810 4th Street

City Council

JULY 16, 2019

- a. Small commercial building
2. 952 Sonoma Avenue
 - a. Single family residence
 - b. Garage
3. 7630 Lakeville Highway
 - a. Single family residence
 - b. Lean-to structure
4. 7650 Lakeville Highway
 - a. Single family residence
 - b. Single family residence
5. 1595 Meadow Lane
 - a. Single family residence
 - b. Barn
 - c. Barn
 - d. Barn
 - e. Detached garage
 - f. Gazebo
6. 4090 Walker Road
 - a. Single family residence
 - b. Barn
7. 4099 Walker Road
 - a. Storage shed
8. 1027 McMinn
 - a. Single family residence
9. 1370 Burbank Avenue
 - a. Single family residence
 - b. Single family residence
 - c. Storage Shed
 - d. Storage Shed
 - e. Storage Shed
10. 1400 Burbank Avenue
 - a. Single family residence
 - b. Barn
11. Doyle Park
 - a. Shop storage building
 - b. Concession stand
 - c. Ballfield storage building

- d. Storage shed
- e. Storage building
- 12. Howarth Park
 - a. Caretaker's House
- 13. Juilliard Park
 - a. Bathroom

Historic evaluations were completed for all structures included in this contract by City staff and City consultants, Tom Origer & Associates or Architectural Resources Group, Inc. It was concluded that all structures in this contract do not appear to meet the eligibility criteria outlined in the California Register for historic significance.

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, to 1) reject the bid protest by Asbestos Management Group of California, Inc., 2) waive any minor irregularities in the lowest bid, 3) award Contract No. C02162, Building Demolition - Various City Locations, in the amount of \$511,000.00 to the lowest responsible bidder, AFM Environmental, Inc. of West Sacramento, California, and 4) approve a 10% contract contingency, and authorize a total contract amount of \$562,100.00.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Attachment 3](#)
[Attachment 4](#)
[Attachment 5](#)
[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 - RESIDENCE INN BY MARRIOTT (AJAIB BHADARE) APPEAL OF PLANNING COMMISSION ACTION ON A CONDITIONAL USE PERMIT FOR THE PROPOSED RESIDENCE

INN BY MARRIOTT HOTEL AT 3558 ROUND BARN CIRCLE, SANTA ROSA, CA 95403; ASSESSOR'S PARCEL NUMBER 173-020-008; FILE NO. PRJ17-045 AND CUP18-162.

BACKGROUND: On February 12, 2019, the City Council held a public hearing regarding the proposed 114-room, four story hotel on a 4.6-acre site located at 3558 Round Barn Circle. This public hearing followed an appeal of the Planning Commission action on December 10, 2018, which resulted in the denial of the Conditional Use Permit. The grounds for the appeal include that the application meets or exceeds all requirements for approval and staff recommended its approval, that the development meets or exceeds all fire-related requirements, that the project is consistent with the General Plan and Zoning Ordinance, that the project meets all height requirements and incorporated input from two Design Review Board pre-applicating meetings, and that the project is exempt from CEQA.

Following the February 12, 2019, public hearing, the Council continued the item.

RECOMMENDATION: The Planning and Economic Development Department recommends that the Council, by resolution, grant the appeal of the Planning Commission's decision and approve a Conditional Use Permit (CUP) for the proposed Residence Inn by Marriott hotel.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 -Appeal](#)
[Attachment 3 - Location and Neighborhood Context Map](#)
[Attachment 4 - Site Plan](#)
[Attachment 5 - Elevations, Floor Plans, and Sections](#)
[Attachment 6 - Renderings](#)
[Attachment 7 - Preliminary Landscape Plan](#)
[Attachment 8 - Grading Plan](#)
[Attachment 9 - Project Narrative and Visual Analysis](#)
[Attachment 10 - Slope Analysis](#)
[Attachment 11 - Traffic Study - W Trans](#)
[Attachment 12 - Biological Resources Assessment](#)
[Attachment 13 - Climate Action Plan Appendix E New Dev](#)
[Attachment 14 - Improvement Plan for Lot 6 of Fountaingrc](#)
[Attachment 15 - February 2017 Concept DR Plans and Mir](#)
[Attachment 16 - October 2016 Concept DR Plans and Mini](#)
[Attachment 17 - Policy Statement for PD 72-001](#)
[Attachment 18 - Public Correspondence](#)
[Attachment 19 - Evacuation Plan](#)
[Attachment 20 - Amended Grading Plan](#)
[Attachment 21 - Amended Elevation and Sections](#)
[Attachment 22 - Summary of Resolution](#)
[Attachment 23 - Economic Impact Analysis.pdf](#)
[Attachment 24 - Late Public Correspondence](#)
[Late Correspondence \(Uploaded 7/15/2019\)](#)
[Late Correspondence \(Uploaded 7/16/2019\)](#)
[Resolution](#)
[Presentation](#)

16. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION) - 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](#)

***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. 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.