



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 24, 2024

2:30 P.M. - CLOSED SESSION

4:00 P.M. - REGULAR SESSION

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).

THE PUBLIC CAN ALSO VIEW OR LISTEN TO THE MEETING LIVE AT:

- 1. [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar). CLICK ON THE "IN PROGRESS" LINK TO VIEW;**
- 2. VIA ZOOM WEBINAR BY VISITING [HTTPS://SRCITY-ORG.ZOOM.US/J/89643446933](https://srcity-org.zoom.us/j/89643446933), OR BY DIALING 877-853-5257 AND ENTERING WEBINAR ID: 896 4344 6933;**
- 3. COMCAST CHANNEL 28, AT&T U-VERSE CHANNEL 99; AND**
- 4. VIA YOUTUBE AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)**

Public Comment may be made live during the meeting In-Person from Council Chamber or submitted in advance via email at cc-comment@srcity.org by 5:00 p.m. the Monday before the City Council Meeting.

IN THE EVENT A COUNCIL MEMBER PARTICIPATES REMOTELY BASED ON JUST CAUSE OR EMERGENCY CIRCUMSTANCES PURSUANT TO AB 2449, THE CITY WILL ALSO ALLOW FOR PUBLIC COMMENT THROUGH THE ZOOM LINK OR DIAL-IN NUMBER ABOVE.

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 completing a Speaker Card or signing up with the Administrator in Council Chamber.

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

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 14) 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 up to 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.

2:30 P.M.

1. CALL TO ORDER AND ROLL CALL

2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

To consider and take action on any request from a Council Member to participate in a meeting remotely due to Just Cause or Emergency Circumstances pursuant to AB 2449 (Government Code Section 549539(f)).

3. 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.

3.1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Government Code Section 54956.8)

Property: 730 3rd Street, Santa Rosa, CA 95404
Agency Negotiator: Jill Scott, Real Property Negotiator, and Stephanie Valkovic, Associate Real Property Negotiator
Negotiating Parties: 10 E Street, LLC and Burbank Housing Development Corporation, a California non-profit corporation
Under Negotiations: Price and terms of payment.

3.2 CONFERENCE WITH LABOR NEGOTIATORS
(Government Code Section 54957.6)

Agency Designated Representatives: Maraskeshia Smith, City Manager; Alan Alton, Chief Financial Officer; Dominique Blanquie, Human Resources Director; Siara Goyer, Employee Relations Manager; and Burke Dunphy of Sloan Sakai Yeung & Wong LLP.
Employee Organizations: Santa Rosa Firefighters Association - Local 1401 (representing City Employees in Unit 2).

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

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.

5. ANNOUNCEMENT OF ROLL CALL (IF NEEDED)

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

7. PROCLAMATIONS/PRESENTATIONS

7.1 PROCLAMATION - THE SWAIN CENTER AND THEIR SOCIAL SKILLS PROGRAM

Attachments: [Proclamation](#)

8. 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.

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

9.1 REPORT OF SETTLEMENTS AND ACTIVE LITIGATION

The City Attorney will report on settlements over \$50,000 through August 2024 as well as provide a summary of pending litigation against the City.

Attachments: [Litigation Report](#)

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 Zero Waste Sonoma (formerly known as Sonoma County Waste Management Agency (SCWMA))

11.1.8 Groundwater Sustainability Agency (GSA)

11.1.9 Sonoma County Homeless Coalition

11.1.10 Renewal Enterprise District (RED)

11.1.11 Public Safety Subcommittee

11.1.12 Other

11.2 SONOMA COUNTY MAYORS' AND COUNCIL MEMBERS' ASSOCIATION / CITY SELECTION COMMITTEE

- 11.2.1** The City Council will, by motion, provide direction to the Mayor regarding letters of interest received for appointment to the following vacancies, which will be made by the City Selection Committee of the Sonoma County Mayors' and Councilmembers' Association at its meeting on October 10, 2024:

City Selection Committee:

1. Measure O Citizens Oversight Committee: Two seats to fill expiring terms of Mayor Kevin McDonnell of Petaluma and Vice Mayor Ben Ford of Cotati, with 3-year terms starting in December.

Letters received from:

- Ben Ford (Cotati)
- Gerard Giudice (Rohnert Park)
- Kevin McDonnell (Petaluma)
- Stephen Zollman (Sebastopol)

Attachments: [Letters of Interest](#)

12. APPROVAL OF MINUTES

12.1 September 10, 2024, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

13. CONSENT ITEMS

13.1 RESOLUTION - MEASURE H (2022) CHOICE CYCLE XII GRANT PROGRAM FUNDING RECOMMENDATIONS

RECOMMENDATION: It is recommended by the Recreation and Parks Department, Violence Prevention Partnership, that the Council, by resolution: 1) adopt the yearly funding recommendations of the Grant Review Team for the Measure H (2022) CHOICE Cycle XII Grant Program with Year Two funding contingent on successful completion of Year One and Year Three funding contingent on successful completion of Year Two; and 2) authorize the City Manager or designee to approve and execute the funding agreements and any amendments with CHOICE Cycle XII approved providers.

Attachments: [Staff Report](#)
[Attachment 1- CHOICE Cycle XII Grant Reviewer Rating F](#)
[Attachment 2- CHOICE Cycle XII Funding Recommendation Resolution](#)
[Exhibit A- CHOICE Cycle XII Funding Recommendations](#)
[Exhibit B -CHOICE Cycle XII Funding Agreement Template](#)

13.2 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 designated positions in the City of Santa Rosa as required by the Political Reform Act to be done biennially in even-numbered years.

Attachments: [Staff Report](#)
[Attachment 1 - Redline Conflict of Interest Code](#)
[Attachment 2 - FPPC Regulation 18730](#)
[Resolution](#)
[Exhibit A - Conflict of Interest Code](#)

13.3 RESOLUTION - SUPPLEMENT NO. 5 TO FUNDING AGREEMENT BETWEEN THE METROPOLITAN TRANSPORTATION COMMISSION AND THE CITY OF SANTA ROSA FOR THE DEPLOYMENT OF QUICK BUILD LOW-STRESS BICYCLE FACILITIES

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that Council, by resolution, approve Supplement No. 5 to the Master Funding Agreement between the Metropolitan Transportation Commission and the City of Santa Rosa to procure K71 bollards at an amount not to exceed \$200,000 of Exchange Funds for the deployment of Quick Build Low-Stress Bicycle Facilities on four roadway segments.

Attachments: [Staff Report](#)
[Attachment 1 - Master Funding Agreement](#)
[Resolution](#)
[Exhibit A - Supplement No. 5 to Master Funding Agreement](#)

13.4 RESOLUTION - SUBMITTAL OF AN APPLICATION TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT'S PROHOUSING INCENTIVE PILOT PROGRAM FOR AN AMOUNT NOT TO EXCEED \$1,250,000

RECOMMENDATION: It is recommended by the Department of Housing and Community Services that the Council, by resolution, approve the submittal of a grant application to the State of California Department of Housing and Community Development's Prohousing Incentive Program in an amount not to exceed \$1,250,000 to provide financial assistance to multifamily, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households and

authorize the City Manager to execute a Standard Agreement with the Department of Housing and Community Development and related documents if funding is awarded.

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

- 13.5** RESOLUTION - APPROVAL OF (1) FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NUMBER F002573 FOR GRANT WRITING SERVICES WITH RENNE PUBLIC POLICY GROUP; (2) ASSIGNMENT AND ASSUMPTION OF PROFESSIONAL SERVICES AGREEMENT NUMBER F002371 FROM RENNE PUBLIC LAW GROUP, LLP TO CALIFORNIA PUBLIC POLICY GROUP; AND (3) ASSIGNMENT AND ASSUMPTION OF PROFESSIONAL SERVICES AGREEMENT NUMBER F002573 FROM RENNE PUBLIC LAW GROUP, LLP TO CALIFORNIA PUBLIC POLICY GROUP

RECOMMENDATION: It is recommended by the Communications and Intergovernmental Relations Office that the Council, by three separate resolutions: 1) approve a first amendment to Professional Services Agreement Number F002573 with Renne Public Policy Group, a division of Renne Public Law Group, LLP, of Sacramento, California, increasing time of performance for a two-year extension for a total amount not to exceed \$148,800, for grant writing services; 2) approve the assignment and assumption agreement for F002371 to California Public Policy Group for state legislative advocacy services; and 3) approve the assignment and assumption agreement for F002573 to California Public Policy Group for grant writing services.

Attachments: [Staff Report](#)
[Attachment 1 - Joint Letter](#)
[Resolution 1 - First Amendment](#)
[Exhibit A - First Amendment to PSA No. F002573](#)
[Resolution 2 - RPPG Grants New Assignment to CPPG F002573](#)
[Exhibit A - Assignment and Assumption of PSA No. F002573](#)
[Resolution 3 RPPG Advocacy New Assignment to CPPG F002371](#)
[Exhibit A - Assignment and Assumption of PSA No. F002371](#)

- 13.6** RESOLUTION - APPROVAL OF FIRST AMENDMENT TO GENERAL

SERVICES AGREEMENT NUMBER F002577 TO INCREASE COMPENSATION WITH STROUPE PETROLEUM MAINTENANCE, INC.

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution, approve the First Amendment to General Services Agreement Number F002577 for fuel station testing, inspection, maintenance, and repair services to increase compensation with Stroupe Petroleum Maintenance, Inc., Santa Rosa, California, in the amount of \$50,000, for a total cumulative amount not to exceed \$145,000.

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

13.7 RESOLUTION - APPROVAL OF ADDING FUNDS TO BLANKET PURCHASE ORDER 172139 TO INCREASE COMPENSATION WITH CREAM'S TOWING, INC.

RECOMMENDATION: It is recommended by the Police and Finance Departments that the Council, by resolution, approve adding funds to Blanket Purchase Order 172139 for abandoned vehicle abatement services, increasing compensation with Cream's Towing, Inc., Santa Rosa, California, in the amount of \$95,000, for a total cumulative amount not to exceed \$145,000.

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

13.8 RESOLUTION - AGREEMENT WITH ACCELA, INC. FOR DEVELOPMENT-RELATED PERMITTING, INSPECTION, AND CODE ENFORCEMENT SOFTWARE SERVICES

RECOMMENDATION: It is recommended by the Finance, Information Technology, Planning and Economic Development and Fire Departments, that the Council, by resolution, approve a seven-year General Services Agreement with Accela, Inc., San Ramon, California, for the provision of a Cloud-hosted Software as a Service (SaaS) solution to manage the City's development-related permitting, inspections, and code enforcement services, data, and processes, for a

total amount of \$2,523,601.11, which includes a 15% (\$13,800) contingency for implementation services, and \$30,000 contingency for as-needed additional licenses throughout the contract term.

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

- 13.9** ORDINANCE ADOPTION SECOND READING, SUBJECT TO VOTER APPROVAL - ORDINANCE OF THE CITY OF SANTA ROSA AMENDING CHAPTER 6-04 OF THE SANTA ROSA CITY CODE, ENTITLED "GENERAL BUSINESS TAX," TO INCREASE THE MAXIMUM TAX TO \$10,000 ANNUALLY, ADJUST TAX RATES AND TAX SHORT-TERM RENTAL BUSINESSES (**THIS ITEM WAS CONTINUED FROM THE AUGUST 20, 2024, REGULAR MEETING AND HAS BEEN CONTINUED AGAIN TO THE OCTOBER 8, 2024 REGULAR MEETING**)

RECOMMENDATION: This ordinance, introduced at the August 6, 2024, Regular Meeting by a 4-0-0-3 vote (Alvarez, Fleming, N. Rogers recused), adopts an ordinance amending Chapter 6-04 of the Santa Rosa City Code to amend the General Business Tax upon voter approval.

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 twelve speakers selected randomly by the Mayor. Each speaker will be allowed up to 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 - SUPPORT VARIOUS STATE AND LOCAL BALLOT MEASURES ON NOVEMBER 5, 2024, BALLOT

BACKGROUND: A study session was held at the last council meeting where 12 ballot measures were discussed and deliberated. Council

asked staff to return to this meeting to formally support certain ballot measures on the November 5 ballot.

RECOMMENDATION: It is recommended by the Communications and Intergovernmental Relations Office that the Council, by motion, support the following ballot measures on the general election ballot: Measure I (Sonoma County), Measure W (Sonoma County), Proposition 2 (State), Proposition 3 (State), Proposition 4 (State), and Proposition 5 (State).

Attachments: [Staff Report](#)
[Attachment 1 - Measure I, Sonoma County](#)
[Attachment 2 - Measure W, Sonoma County Library Comr](#)
[Attachment 3 - Proposition 2, Secretary of State](#)
[Attachment 4 - Proposition 3, Secretary of State](#)
[Attachment 5 - Proposition 4, Secretary of State](#)
[Attachment 6 - Proposition 5, Secretary of State](#)
[Presentation](#)

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 - PREZONING OF PARCELS ALONG BARBARA DRIVE, ROBIN WAY, EDDY DRIVE, AND MOORLAND AVENUE TO SUPPORT FUTURE ANNEXATION AND PUBLIC WATER CONNECTIONS

BACKGROUND: The City proposes to Prezone 34 parcels located on Barbara Drive, Robin Way, Eddy Drive, Moorland Avenue, and Bellevue Avenue. The goal is to annex the properties into the City of Santa Rosa for the purpose of providing City water service to 29 parcels in the area, which currently suffer from groundwater contamination, utilizing State funding. No new development or construction is proposed.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the City Council: 1) introduce an ordinance to Prezone the properties situated on Barbara Drive, Robin Way, Eddy Drive, Moorland Avenue, and Bellevue Avenue to the R-1-6 (Single-Family Residential) and R-2

(Medium Density Multi-Family Residential) zoning districts, consistent with the Low and Medium-Low Density Residential General Plan land use designations; and 2) by resolution, adopt a Resolution of Application for the annexation application to Sonoma County Local Agency Formation Commission (LAFCO).

Attachments: [Staff Report](#)
[Attachment 1 - Location Map](#)
[Attachment 2 - Neighborhood Context Map](#)
[Attachment 3 - Property Address and Owner Information](#)
[Attachment 4 - Preliminary Annexation Map](#)
[Attachment 5 - Planning Commission Resolution, July 25, 2024](#)
[Ordinance](#)
[Resolution](#)
[Presentation](#)
[Public Hearing Notice](#)
[Location Map](#)
[Resolution - Redlined \(Uploaded 09-24-2024\)](#)
[Resolution - Final \(Uploaded 09-24-2024\)](#)

16.2 PUBLIC HEARING - CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT; APPROVE THE ROSELAND CREEK COMMUNITY PARK MASTER PLAN; AND ADOPT THE CEQA FINDINGS OF FACT AND MITIGATION MONITORING AND REPORTING PROGRAM

BACKGROUND: The proposed Roseland Creek Community Park Master Plan (Master Plan) provides a comprehensive Master Plan that includes myriad park amenities reflective of the community's collective input. The Final Environmental Impact Report (FEIR) was prepared in accordance with CEQA to analyze the potential environmental impacts associated with adoption of the Roseland Creek Community Park Master Plan and identifies mitigation measures that when implemented will reduce all potential impacts to less than significant levels.

RECOMMENDATION: It is recommended by the Recreation and Parks Department that the Council, by resolution: 1) certify the Final Environmental Impact Report; 2) approve the Roseland Creek Community Park Master Plan; and 3) adopt the related CEQA Findings

of Fact and Mitigation Monitoring and Reporting Program.

Attachments: [Staff Report](#)
[Attachment 1 - Description of Conditions for Use and Deve](#)
[Attachment 2 - Responses to Comments on the DEIR \(Res](#)
[Attachment 3 - Correspondence](#)
[Resolution](#)
[Exhibit A - CEQA Findings of Fact](#)
[Exhibit B - Mitigation and Monitoring Reporting Program \(M](#)
[Exhibit C - Roseland Creek Community Park Master Plan M](#)
[Public Hearing Notice](#)
[Presentation](#)
[Correspondence \(Uploaded 09-24-2024\)](#)
[Late Correspondence \(Uploaded 09-24-2024\)](#)
[Resolution - Redlined \(Uploaded 09-24-2024\)](#)
[Resolution - Final \(Uploaded 09-24-2024\)](#)

17. WRITTEN COMMUNICATIONS - NONE.

18. 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 and not able to speak under Agenda Item 14. Each speaker will be allowed up to 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](#)

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

****Quasi-judicial or adjudicative action, ex-parte communication disclosure is required.**

The Open Government Ordinance was adopted by City Council in December 2020 (ORD-2020-018) and amended in July 2021 (ORD-2021-007). These ordinances added and amended 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 versions of the Open Government Ordinances go to <http://srcity.org/OpenGovOrdinance> and <http://srcity.org/OpenGovOrdinanceAmend>. To request paper copies of the Open Government Ordinances contact the City Clerk's Office at 707-543-3015 (TTY Relay at 711) or 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. 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.