



City of Santa Rosa

City Hall
100 Santa Rosa Avenue
Santa Rosa, CA 95404

CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT JANUARY 19, 2016

**12:00 P.M. - JOINT CITY COUNCIL/PLANNING COMMISSION STUDY
SESSION (COUNCIL CHAMBER)**

3:00 P.M. - CITY COUNCIL STUDY SESSION (COUNCIL CHAMBER)

4:00 P.M. - REGULAR SESSION (COUNCIL CHAMBER)

12:00 P.M. (CITY 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 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 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 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.

CONVENE TO A SPECIAL JOINT MEETING OF THE CITY COUNCIL AND PLANNING COMMISSION (CITY COUNCIL CHAMBER)

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.

NOTICE IS HEREBY GIVEN that the Council of the City of Santa Rosa will hold a Special Joint Meeting on Tuesday, January 19, 2016, in the City Council Chamber, 100 Santa Rosa Avenue, Santa Rosa, California, at 12:00 p.m. The purpose of this meeting is to hold a Joint Study Session of the City Council and the Planning Commission to discuss the following matter:

1. CALL TO ORDER AND ROLL CALL

2. STUDY SESSION

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

2.1 JOINT STUDY SESSION - URBAN 3: HOW POLICY AND BUILDING DESIGN IMPACT TAX PRODUCTION

In February 2015, Council prioritized goals for the next 18 months. Affordable housing, homelessness, open government, planning and economic development were identified as key issues for staff focus. A series of Council study sessions were brought to Council to review local housing market conditions for market rate and affordable housing production, and review development impact fees and how fees may affect development feasibility.

In September 2015, economic development staff started working with Urban-3, a planning and economics firm, to create a cost and revenue model using local economic data to demonstrate how policy and community design impact the City's tax production. The information provided by Urban-3 will be helpful in future Council visioning and land use discussions on housing, planning and economic development.

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

ADJOURN SPECIAL JOINT MEETING OF THE CITY COUNCIL AND PLANNING COMMISSION AND CONVENE CITY COUNCIL REGULAR MEETING

3:00 P.M. (CITY COUNCIL CHAMBER)

2.2 SONOMA COUNTY PROPERTY ASSESSED CLEAN ENERGY (PACE)

FINANCING MARKETPLACE

The City of Santa Rosa set a greenhouse gas (GHG) target to reduce emissions to 25 percent below 1990 levels by 2015. Installation of water and energy efficiency improvements is one of many ways to reduce GHG emissions. In 2009, the City Council authorized the City's participation in the Sonoma County Energy Independence Program (SCEIP), which is the County's Property Assessed Clean Energy (PACE) financing program. SCEIP allows for property owners to install distributed generation, renewable energy sources and energy efficiency improvements through contractual assessments that are paid back through the property tax bill process. In 2014, Sonoma County created the Sonoma County PACE Financing Marketplace (PACE Marketplace) expanding the financing options available to property owners. City staff will present an overview of the Sonoma County PACE Marketplace, including information on the additional financing options and the requirements for participation in the PACE Marketplace.

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

4:00 P.M. (CITY COUNCIL CHAMBER)

3. ANNOUNCEMENT OF ROLL CALL

4. 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.

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

6. PROCLAMATIONS/PRESENTATIONS

6.1 PRESENTATION - DONATION FROM SANTA ROSA PARKS FOUNDATION

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 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 Other

11. APPROVAL OF MINUTES

11.1 December 15, 2015, Regular Meeting.

Attachments [Draft Minutes](#)

11.2 January 5, 2016, Regular Meeting.

Attachments [Draft Minutes](#)

12. CONSENT ITEMS

12.1 MOTION - SOLE MANUFACTURE AWARD FOR 2016 FORD POLICE INTERCEPTOR UTILITY SPORT UTILITY VEHICLES (SUV)

RECOMMENDATION: It is recommended by the Finance, Public Works and Police Departments, that the Council, by motion, approve sole manufacture award and issuance of a purchase order for twelve (12) 2016 Ford Police Interceptor Utility SUVs to Hansel Ford, Santa Rosa, California, in the total amount not to exceed \$370,124.70.

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

12.2 RESOLUTION - PARTIAL RELEASE OF HOUSING ALLOCATION PLAN CONTRACT FOR MARKET-RATE UNITS - ORCHARD AT OAKMONT

RECOMMENDATION: It is recommended by the Department of Housing and Community Services that the Council, by resolution, authorize the Mayor to execute the Partial Release of Housing Allocation Plan Contract to release only the market rate units from the Housing Allocation Plan Contract for the Orchard at Oakmont. The Housing Allocation Plan Contract will remain in effect for 25 owner-occupied units affordable to seniors earning 80% of Area Median Income or less.

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

12.3 RESOLUTION - DONATION FROM THE SANTA ROSA PARKS FOUNDATION TO PURCHASE NEW LOCOMOTIVE

RECOMMENDATION: It is recommended by the Recreation and Parks Department that the Council, by resolution, accept a \$220,000.00 donation from the Santa Rosa Parks Foundation for a new locomotive engine and accept all future donations for the ADA accessible coach and authorize the Chief Financial Officer to appropriate the funding to replace the Howarth Park C.P. Huntington locomotive engine and coach.

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

12.4 RESOLUTION - WAIVER OF COMPETITIVE BIDDING - C.P
HUNTINGTON LOCOMOTIVE ENGINE

RECOMMENDATION: It is recommended by the Finance and Recreation and Parks Departments that the Council, by resolution, waive competitive bidding and approve a purchase order for the purchase of a C.P. Huntington Locomotive Engine with Chance Rides Inc., Wichita Kansas, in the amount not to exceed \$217,178.75.

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

12.5 RESOLUTION - APPROVAL OF AN AMENDED AND RESTATED
MEMORANDUM OF UNDERSTANDING WITH THE METROPOLITAN
TRANSPORTATION COMMISSION FOR CONTINUING THE CLIPPER
PROGRAM

RECOMMENDATION: It is recommended by the Transit Division of the Transportation and Public Works Department that the Council, by resolution, approve the Amended and Restated Memorandum of Understanding with the Metropolitan Transportation Commission (MTC).

Attachments [Staff Report](#)
[Attachment 1](#)
[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 18.

(THE COUNCIL WILL RECESS DURING THE EVENING FOR A 30-MINUTE DINNER BREAK)

14. REPORT ITEMS - NONE

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 - ZONING CODE TEXT AMENDMENT - TEMPORARY PLACEHOLDER BAN ON COMMERCIAL CULTIVATION OF MEDICAL CANNABIS - FILE NO. REZ15-007

BACKGROUND: On October 9, 2015, Governor Brown signed into law Assembly Bill 266, Assembly Bill 243, and Senate Bill 643, which together establish a framework for regulating medical marijuana. This item was prepared in response to a March 1, 2016 deadline stipulated in Assembly Bill 243 and provides the City with an opportunity to retain local control over medical cannabis cultivation by responding by the deadline. The proposal would add Chapter 20-46, titled Medical Cannabis Cultivation, to the Santa Rosa City Code to implement a temporary placeholder prohibition of commercial cultivation of medical cannabis until September 1, 2016, or until such time as the Legislature acts to eliminate the deadline to have a permissive local land use ordinance in place regarding commercial cultivation of marijuana. The prohibition would not apply to personal cultivation which is exempt by state law. Adoption of this temporary ordinance will serve as a placeholder, retaining local control over the land use, and allowing sufficient time to

prepare local regulations with input from the Council subcommittee and the public.

The City Council and staff may also discuss if there are alternative actions that could be taken rather than a ban that would still allow the City to maintain local control over regulation. If direction is given to pursue an alternative action, said action would be noticed and brought back to the Council for further action.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department and the City Attorney's Office that the Council adopt an ordinance adding Chapter 20-46, Medical Cannabis Cultivation to the Santa Rosa City Code, to retain local control and implement a temporary placeholder ban on commercial cannabis cultivation until September 1, 2016, or provide direction for staff to bring back an alternative ordinance that would preserve local control for approval. It is further recommended that the City Council, by resolution, initiate an amendment to Title 20 (Zoning) of the City Code to comprehensively address medical cannabis as a land use.

Attachments [Staff Report](#)

[Attachment 1 - Medical Marijuana in California](#)

[Attachment 2 - Letter by the Office of Assemblyman Jim W](#)

[Attachment 3 - Memo January 15, 2016 \(uploaded 1/15/20](#)

[Attachment 3A - Memo Attachment 1 - Options to be Prese](#)

[Attachment 3B - Memo Attachment 2 - Assembly Bill 21 \(u](#)

[Resolution](#)

[Ordinance](#)

[Presentation \(uploaded 1/15/2016\)](#)

17. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION)

- 17.1 FINAL MAP - REVERSION TO ACREAGE OF QUILLCO INDUSTRIAL SUBDIVISION. Provided for information.

Attachments [Final Map](#)

- 17.2 FINAL MAP - KYLIE LANE SUBDIVISION. Provided for information.

Attachments [Notice & Final Map](#)

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 [List](#)

***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's Office at 543-3015 or cityclerk@srcity.org 48 hours prior to the meeting. TDD 543-3063
Meeting information can also be accessed via the internet at <http://srcity.org>