



City of Santa Rosa

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

CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL-REVISED JULY 24, 2018

**Council Member Jack Tibbetts will be participating in the meeting via
teleconference from**

44-503 Kanehoe Bay Drive, Kaneohe, HI 96744

This agenda shall be posted at this location.

2:00 P.M. - CLOSED SESSION (MAYOR'S CONFERENCE ROOM)

3:30 P.M. - STUDY SESSION (COUNCIL CHAMBER)

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.

2:00 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: Deborah Drake, et al. v. County of Sonoma, et al.
Court Case No. USDC Northern District of California Case No.
3:18-cv-1955 LB

2.2 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Paragraph (1) of subdivision (d) of Government Code Section 54956.9)

Name of Case: Bilingual Broadcasting Foundation, Inc.
City of Santa Rosa Administrative Enforcement Order

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

3:30 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 STUDY SESSION SANTA ROSA POLICE DEPARTMENT
UNMANNED AERIAL SYSTEM PROGRAM

The purpose of this study session is to provide an update on the unmanned aerial system (UAS) program; what we have done, where we are now, and where we plan to go with this technology. The use of small unmanned aerial systems, also unmanned aerial vehicles (UAV) or drones, has been growing rapidly in the last two years. These devices have proven their value in commercial industry, hobby use, and for governmental purposes many times. They have been especially helpful in the realm of public safety and emergency response. The department began studying how law enforcement agencies could earn or maintain their communities' trust in implementing UAS programs

designed to assist in a wide variety of law enforcement and public safety applications. Over the last two years, the exploration of UAS use has matured into the beginning stages of an operational program for the Santa Rosa Police Department.

Attachments: [Staff Report](#)
[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

6.1 PROCLAMATION - NATIONAL PARKS AND RECREATION MONTH

Attachments: [Proclamation](#)

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 JULY IS NATIONAL PARKS MONTH

Recreation and Parks Department staff will provide information on 'Parks Make Life Better' Bash, which will take place Friday, July 27, from 4:00 -7:00 p.m., at Howarth Park. Staff will provide an overview of the event and information on the activities that will take place.

Attachments: [Presentation](#)

7.2 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 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 CITY RENT STABILIZATION ORDINANCE (This item was continued from the July 10, 2018, Regular Meeting)

BACKGROUND: At the June 26, 2018, City Council meeting, Council Member Combs requested a future agenda item to discuss a city rent stabilization ordinance. Council Member Tibbetts concurred with the request.

11. APPROVAL OF MINUTES - NONE.

12. CONSENT ITEMS

12.1 RESOLUTION - GENERAL SERVICES AGREEMENT APPROVAL - CLOSED CIRCUIT TELEVISION SERVICES FOR FIRE IMPACTED STORM DRAINS

RECOMMENDATION: It is recommended by the Water Department that the Council, by resolution, award and ratify General Services Agreement EF001552 in the amount of \$149,000.00 to TerraCon Constructors, Inc. of Healdsburg, California, for Closed Circuit Television services previously performed to assess storm drain damage related to the October 2017 wildfires.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Resolution](#)
[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 - SANTA ROSA TOURISM BUSINESS IMPROVEMENT AREA FISCAL YEAR 2017-2018 ANNUAL REPORT AND FISCAL YEAR 2018-2019 WORK PLAN

BACKGROUND: The Santa Rosa Tourism Business Improvement Area (SRTBIA) was established by Ordinance 3946 creating an assessment district on Santa Rosa lodging establishments. Per the ordinance, the

Advisory Board is comprised of one Santa Rosa Chamber of Commerce employee, one City of Santa Rosa employee and three Santa Rosa lodging operators, at least one of whom is employed by a full-service hotel and one by a select service hotel.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution, accept the SRTBIA's Fiscal Year 2017-2018 Annual Report, approve the continuation of the annual assessment on Santa Rosa lodging businesses, and adopt the Fiscal Year 2018-2019 Budget and Work Plan.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)
[Presentation - Revised \(Uploaded 7/23/2018\)](#)

14.2 REPORT - ENTERPRISE AGREEMENT WITH ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC. FOR GIS SOFTWARE

BACKGROUND: Environmental Systems Research Institute, Inc. (ESRI) provides the GIS software used to create all internal and public-facing maps in use by the City. In addition, ESRI tools provide the analysis engine behind spatial models used to assess and improve city services. The ESRI government enterprise agreement will allow the City to acquire and use ESRI tools at a lower overall cost.

RECOMMENDATION: It is recommended by the Information Technology Department that the Council, by resolution: 1) waive competitive bidding pursuant to Section 3-08.100, subdivision (D) of the Santa Rosa City Code; and, 2) approve a three-year Small Enterprise Agreement with Environmental Systems Research Institute, Inc. (ESRI) for Geographic Information System (GIS) software in the amount of \$450,000.

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

14.3 REPORT - CITY OF SANTA ROSA REVENUE BALLOT MEASURES FOR AFFORDABLE HOUSING AND GENERAL CITY SERVICES

BACKGROUND: Additional financial resources are needed to enable the City to meet several unmet needs. Options for generating these additional financial resources include increasing the City sales tax by a quarter-cent; increasing Transient Occupancy Tax (TOT) from 9% up to 12%; and, an Affordable Housing General Obligation Bond. All of these options would require voter approval. Sales tax and TOT increases designated for general City purposes would require a majority (50% plus one vote). If designated for special purposes, such tax increases would require a two-thirds vote. A General Obligation bond for Affordable Housing would also require a two-thirds vote.

The City engaged the services of two firms to conduct an opinion survey gauging voter opinion on a quarter-cent sales tax increase, a TOT increase, and a Housing and Infrastructure General Obligation Bond. The results of which were provided to Council on June 26, 2018. At this meeting, the City Council requested a second opinion survey on a General Obligation Bond only for Affordable Housing, and at various ad valorem tax rate increases.

The purpose of this item is to allow the City Council to consider each of the revenue options put forward, and vote on all of the revenue options.

RECOMMENDATION: It is recommended by the City Manager, Finance, and Housing and Community Services Departments, and the City Council Infrastructure and Housing Finance Ad Hoc Committee that the Council:

(1) Introduce an ordinance to add Chapter 3-29 to the City Code to establish a temporary .25% (1/4¢) sales tax for a period of six years for general City services, and, by resolution, order the submission of a ballot measure to seek voter approval of the ordinance at the November 6, 2018 General Municipal Election and direct related actions;

(2) Introduce an ordinance to amend Section 3-28.020 of the City Code to increase the Transit Occupancy Tax by 3%, from 9% up to 12%, and, by resolution, order the submission of a ballot measure to seek voter approval of the ordinance at the November 6, 2018 General Municipal Election and direct related actions;

(3) Select a levy amount and introduce an ordinance to amend Chapter 4-40 of the City Code to authorize the issuance of general obligation bonds for the purpose of funding affordable housing, and by resolution, order the submission of a ballot measure to seek voter approval of the ordinance at the November 6, 2018 General Municipal Election and direct related actions. Voter approval of the measure would result in the placement of an ad valorem property tax on properties within the city limits of Santa Rosa, with proceeds being used for affordable rental and homeownership housing. It is recommended that the Council consider setting the ad valorem property tax levy at a rate between \$19 and \$49 per every \$100,000 of assessed value.

Attachments:

[Staff Report](#)

[Attachment 1 - Policy Framework](#)

[TOT Resolution](#)

[TOT Ordinance](#)

[Sales Tax Resolution](#)

[Sales Tax Ordinance](#)

[Housing Bond Resolution Opt A](#)

[Housing Bond Resolution Opt B](#)

[Housing Bond Ordinance \(Urgency\)](#)

[Presentation 1 - Consultant \(Uploaded 7/23/2018\)](#)

[Presentation 1a - Consultant Topline Report](#)

[Presentation 2 \(Uploaded 7/23/2018\)](#)

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 - APPEAL OF FINAL DESIGN REVIEW FOR THE PROPOSED OAKMONT OF EMERALD ISLE COMMUNITY CARE FACILITY LOCATED AT 0 GULLANE DR, SANTA ROSA, CA 95403; ASSESSOR'S PARCEL NUMBERS 173-670-004 AND 173-670-016; FILE NO. DR17-027 AND PRJ17-031

BACKGROUND: On March 15, 2018, the Design Review Board approved Final Design Review for Oakmont of Emerald Isle, a 49-unit assisted living facility, proposed in a new two-story building on a 12.5-acre site located at 0 Gullane Drive. On March 26, 2018, an appeal of the Design Review Board's action was filed by Ms. Beth Eurotas and Ms. Gloria Eurotas. The grounds for appeal question the Design Review Board's consideration of over-concentration of community care facilities, adequacy of the project's environmental review, and the findings made by the Design Review Board in granting Final Design Review approval.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department and the Design Review Board that the Council, by resolution, deny the appeal and approve Final Design Review for the proposed Oakmont of Emerald Isle community care facility located at 0 Gullane Dr, Santa Rosa, Ca 95403; Assessor's Parcel Numbers 173-670-004 and 173-670-016; File No. DR17-027 and PRJ17-031.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - General Plan Zoning Map](#)
[Attachment 4 - Appeal Statement Oakmont Emerald Isle 2017](#)
[Attachment 5 - Applicant Appeal Response w Attachments](#)
[Attachment 6 - DRB Res 18-977 18-972](#)
[Attachment 7 - Final DR Plan Set 2018-02-01](#)
[Attachment 8 - Project Description 4-27-2017](#)
[Attachment 9 - DRB Minutes 3-15-2018 1-4-2018 8-18-2017](#)
[Attachment 10 - Fountaingrove Ranch Policy Statement](#)
[Attachment 11 - Mitigated Negative Declaration - 9-25-2017](#)
[Attachment 11a - Traffic Analysis](#)
[Attachment 11b - Air Quality Greenhouse Gas Study](#)
[Attachment 11c - Biological Resources Study](#)
[Attachment 11d - Geotechnical Analysis](#)
[Attachment 11e - Prelim SUSMP Report](#)
[Attachment 11f - Noise Impact Analysis](#)
[Attachment 12 - Mitigation Monitoring and Reporting Program](#)
[Attachment 13 - Photo Sims](#)
[Attachment 14 - Bike Rack Location](#)
[Attachment 15 - Memo on Wildfire CEQA Impacts](#)
[Attachment 16 - PC Late Correspondence 11-30-2017](#)
[Attachment 17 - PC Minutes 11-30-2017](#)
[Attachment 18 - PC Resos 11860 11861 11862](#)
[Attachment 19 - Updated Tree Mitigation Plan](#)
[Attachment 20 - Comments 01-04-2018](#)
[Resolution](#)
[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: [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 Office at 543-3015 or 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.