



City of Santa Rosa

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

CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT OCTOBER 22, 2019

1:30 P.M. - CLOSED SESSION (MAYOR'S CONFERENCE ROOM)

2:30 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.

1:30 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: Nicholle Vannucci, et al. v. County of Sonoma, et al.
Court Case No. USDC Northern District of California Case No.
3:18-cv-01955-VC

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

2:30 P.M. (CITY COUNCIL CHAMBER)

3. STUDY SESSION

3.1 PROPOSED FEE BASED RENTAL INSPECTION PROGRAM

The purpose of this item is to present a proposed fee-based Rental Inspection Program as a component of Santa Rosa's comprehensive housing strategy. Outreach was completed, and program design was discussed with California Apartment Association (CAA) and North Bay Association of Realtors (NORBAR), tenant advocacy, and other community groups. Program options are included in the presentation. Subject to Council's direction, staff will return with a draft ordinance and fee based cost estimate for potential adoption.

Attachments: [Staff Report](#)
[Attachment 1 - Late Correspondence 3.1 - \(Uploaded 10/2](#)
[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

6.1 PROCLAMATION - ACTIVE 20-30 WEEK

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 TRANSIT INTEGRATION AND EFFICIENCY STUDY

The Sonoma County Transportation Authority (SCTA) has recently completed a Transit Integration and Efficiency Study focused on opportunities to improve the customer experience for transit riders in Sonoma County and increase efficiency by improving integration of Santa Rosa CityBus, Sonoma County Transit, and Petaluma Transit. The study was funded by the City of Santa Rosa and the Metropolitan Transportation Commission.

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 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 Home Sonoma County (HSC)

10.1.10 Renewal Enterprise District (RED)

10.1.11 Other

11. APPROVAL OF MINUTES

11.1 September 24, 2019 Emergency Meeting Minutes.

Attachments: [Draft Minutes](#)

11.2 September 24, 2019, Special Meeting Minutes.

Attachments: [Draft Minutes](#)

11.3 September 24, 2019, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

11.4 October 1, 2019, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

12. CONSENT ITEMS

12.1 MOTION - CONTRACT AWARD - BICYCLE AND PEDESTRIAN GAP CLOSURES, PINER RD DUTTON AVE

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by motion, award Contract No. C02198, Bicycle and Pedestrian Gap Closures, Piner Rd and Dutton Ave, in the amount of \$1,158,961.25 to the lowest responsible bidder, Ghilotti Construction Company, Inc. of Santa Rosa, California, approve a 10% contract contingency, and authorize a total contract amount of \$1,274,857.38.

Attachments: [Staff Report](#)
[Attachment 1 – Location Map](#)
[Attachment 2 – Summary of Bids](#)
[Presentation](#)

12.2 RESOLUTION - RESOLUTION AUTHORIZING APPLICATION FOR, AND RECEIPT OF, SENATE BILL 2 PLANNING GRANTS PROGRAM FUNDS

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution, approve the filing of a Senate Bill 2 Grant application for State funding in the amount of \$310,000, for various planning initiatives to accelerate or incentivize the production of housing.

Attachments: [Staff Report](#)
[Attachment 1 - 2019 SB 2 Planning Grant Application](#)
[Attachment 2 - Missing Middle Housing](#)
[Attachment 3 - Historic Resource Evaluation](#)
[Attachment 4 - Growth Management](#)
[Resolution](#)
[Presentation](#)

12.3 ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ADDING CHAPTER 10-45 TO THE SANTA ROSA CITY CODE TO ESTABLISH MINIMUM WAGES TO BE PAID BY EMPLOYERS

RECOMMENDATION: This ordinance, introduced at the October 1, 2019, Regular Meeting by a 6-0-1 vote (Council Member Olivares absent), adds Chapter 10-45 to the Santa Rosa City Code to establish

minimum wages to be paid by employers.

Attachments: [Ordinance](#)
[Revised Ordinance Redline](#)
[Ordinance Final](#)

- 12.4** ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 21 OF THE SANTA ROSA CITY CODE - UPDATING CHAPTER 21-02, HOUSING ALLOCATION PLAN, TO MODIFY THE REQUIREMENTS FOR PROVIDING ON-SITE INCLUSIONARY HOUSING UNITS, AND TO ESTABLISH A COMMERCIAL LINKAGE FEE - FILE NUMBER PRJ19-036

RECOMMENDATION: This ordinance, introduced at the October 1, 2019, Regular Meeting by a 5-0-2 vote (Council Members Olivares and Tibbetts absent), amends Title 21 of the Santa Rosa City Code updating Chapter 21-02 Housing Allocation Plan, to modify the requirements for providing on-site inclusionary housing units, and to establish a commercial linkage fee.

Attachments: [Redlined Municipal Code Chapter 21-02](#)
[Ordinance as Amended](#)
[Ordinance](#)

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 - ORDINANCE AMENDING CERTAIN SECTIONS OF SANTA ROSA CITY CODE TITLE 15 - SEWERS TO MAINTAIN COMPLIANCE WITH ENVIRONMENTAL PROTECTION AGENCY INDUSTRIAL PRETREATMENT PROGRAM REGULATION

REVISIONS

BACKGROUND: This ordinance consists of proposed sewer code edits from three sources. First, the North Coast Regional Water Quality Control Board (NCRWQCB) recently approved a "Re-Evaluation of Local Limits for the Laguna Subregional Water Reclamation System Industrial Pretreatment Program." The second source of edits derive from NCRWQCB Pretreatment Compliance Inspection findings from the April 2018 audit of the City's industrial pretreatment program. The third source of edits incorporates the new Dental Office Federal Category 40 CFR 441 and updates the City's amalgam separator program.

RECOMMENDATION: It is recommended by the Board of Public Utilities and the Water Department that Council, introduce an ordinance adopting amendments to certain sections of Santa Rosa City Code Title - 15 Sewers to maintain compliance with Environmental Protection Agency Industrial Pretreatment Program regulation revisions: 15-04.030 Definitions; 15-06.120 Publication of Users in Significant Non-Compliance; 15-06.200 Appeals; 15-08.050 Wastewater discharge permit classification; 15-08.070 Prohibited discharge standards; 15-08.100 Local Limits; 15-08.210 Hauled Wastewater; 15-08.215 Clean-up and remediation projects; 15-08.340 Wastewater discharge permit contents; 15-08.430 Sampling; 15-08.490 Periodic compliance reports; and 15-08.567 Amalgam separators.

Attachments: [Staff Report](#)
[Attachment 1 - Local Limits Study](#)
[Attachment 2 - Ordinance Redline](#)
[Attachment 3 BPU Resolution](#)
[Ordinance](#)
[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 - PROPOSED BUILDING CODE AND ALL-ELECTRIC RESIDENTIAL REACH CODE ADOPTION AND FIRE CODE ADOPTION

BACKGROUND: The State of California has adopted and published the 2019 update to the California Building Standards Code that includes all elements necessary to administer construction requirements.

The model State codes will go into effect in all California cities and counties effective January 1, 2020. The Health and Safety Code allows local jurisdictions to change or modify the State adopted model codes based on local geologic, climatic, or topographic conditions. The Fire Department is requesting adoption of the 2019 California Fire Code with local amendments and administrative changes. The Planning and Economic Development Department is requesting adoption of the 2019 California Building Standards Code as well as the updated 2018 International Property Maintenance Code, with certain local amendments and administrative changes. As part of the Building Standards Code adoption, we are proposing the adoption of amended sections of the California Energy Code over and above base code which is considered a "Reach Code".

Fire Code updates have been collaboratively executed through a committee of Fire Prevention Officers from across Sonoma County to evaluate the various Fire Code Ordinances throughout Sonoma County. Building Code updates have been addressed with The Redwood Empire Chapter of Code Officials (REACO) to collaborate and review common goals in establishing local amendments that reflect common concerns germane to local conditions within the North Bay areas.

RECOMMENDATION: It is recommended by the Fire Department and the Planning and Economic Development Department that the Council 1) introduce an ordinance adopting by reference the 2019 edition of the California Fire Code as adopted and amended by the State of California, and further amended based on local conditions, for use in Chapter 18-44 of the Santa Rosa City Code, repeal existing sections not applicable to new codes and modify the Santa Rosa City Code to reflect the new model code, 2) introduce an ordinance adopting by reference, with local amendments, the 2019 California Administrative Code, 2019 California Building Code, 2019 California Residential Code, 2016 California Green Building Standards Code, 2019 California

Electrical Code, 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Historical Building Code, 2019 California Existing Building Code, 2019 California Energy Code, 2019 California Referenced Standards Code, 2018 International Property Maintenance Code, and the National Pollutant Discharge Elimination Permit and Waste Discharge Requirements, and 3) adopt a resolution setting a public hearing on November 19, 2019, for adoption of the ordinances.

Attachments: [Staff Report](#)
[Attachment 1 - Public Correspondence](#)
[Attachment 2 - Late Correspondence 15.1 - \(Uploaded 10/15/19\)](#)
[Fire Ordinance](#)
[Building Code Ordinance](#)
[Resolution](#)
[Presentation](#)

15.2 PUBLIC HEARING - OBJECTIVE DESIGN STANDARDS FOR STREAMLINED AND MINISTERIAL RESIDENTIAL DEVELOPMENTS

BACKGROUND: The purpose of the Objective Design Standards for Streamlined and Ministerial Residential Developments (Standards) is to prepare and adopt clear and objective design standards that respond to recent State legislation that requires a ministerial process for housing developments including Senate Bill 35 (SB 35) and Assembly Bill 2162 (AB 2162). The City is subject to SB35 and AB2162, which means that an eligible project within the City must be streamlined and shall not be subject to discretionary review (e.g.: Conditional Use Permit, Design Review and/or Landmark Alteration Permit). The Standards are sourced from the City's Design Guidelines, which address residential and non-residential development. The proposed Standards aim to incorporate the intent of the Santa Rosa Design Guidelines to the greatest extent possible, while complying with the intent of State legislation to facilitate the construction of housing in Santa Rosa.

The City Council's role is to consider Design Standards that will be codified into the City's Zoning Code.

RECOMMENDATION: It is recommended by the Planning Commission

and the Planning and Economic Development Department that the Council, by ordinance, amend Title 20 of the Santa Rosa City Code adding Chapter 20-39 - Objective Design Standards for Streamlined and Ministerial Residential Developments, related to objective design standards for streamlined and ministerial residential developments.

Attachments: [Staff Report](#)
[Attachment 1 - HCD - Draft SB35 Guidelines](#)
[Attachment 2 - Government Code for SB35](#)
[Attachment 3 - Government Code for AB2162](#)
[Attachment 4 - Joint DRB CHB Minutes - June 20, 2019](#)
[Attachment 5 - Results of Community Survey](#)
[Ordinance](#)
[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.**

City Council

OCTOBER 22, 2019

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.