



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, 2019

REVISED

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.

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

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.

3. STUDY SESSION

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

3.1 REVIEW OF PROPOSED BUILDING AND FIRE CODE ADOPTION

Every three years the State of California updates the California Code of Regulations, Title 24 (CCR-T24) including its twelve-component building and safety codes (collectively, the California Building Standards Code). Through the State code adoption cycle, the State of California adopts and publishes amendments to national model codes and updates codes specific to California. As part of these updates, All-Electric Reach codes are being proposed for adoption by numerous jurisdictions to address climate concerns. The City of Santa Rosa has partnered with the Regional Climate Protection Agency, Sonoma Clean Power, Bay Area Regional Energy Network and others to evaluate, analyze and develop Reach codes. Such model codes with State amendments and California specific codes go into effect in every City and County in the State of California 180 days after publication. The new California Building Standards (CCR-T24) was published on July 1, 2019 and will take effect on January 1, 2020.

Attachments: [Staff Report](#)
[Attachment 1 - Proposed Amendments to CA Code](#)
[Attachment 2 - Proposed Amendments to Building Code](#)
[Presentation](#)
[Presentation \(uploaded 09/20/2019\)](#)

3.2 STUDY SESSION ON FEE BASED RENTAL INSPECTION PROGRAM

The purpose of this item is to present various options for a fee-based

Rental Inspection Program as part of the Tier 1 housing goals to improve the quality of the rental housing stock. Outreach has been made with stakeholders to obtain feedback and recommendations for a successful rental inspection program. Considerations and feedback with California Apartment Association (CAA), North Bay Association of Realtors (NORBAR), tenant advocacy groups, and community organizations will be included in the study session. Subject to Council direction, staff will return in November with a draft ordinance for consideration and potential adoption.

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 - 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 August 27, 2019, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

12. CONSENT ITEMS

12.1 MOTION - CONTRACT AWARD - COFFEY NEIGHBORHOOD PARK

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by motion, award Contract No. C02267, Coffey Neighborhood Park, in the amount of \$2,997,141.77 to the lowest responsible bidder, Team Ghilotti, Inc. of

Petaluma, CA, approve a 10% contract contingency, and authorize a total contract amount of \$3,296,855.95. The source of funds is the Coffey Park - Park Debris Removal and Soil Remediation account.

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

12.2 RESOLUTION - SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH HAGERTY CONSULTING, INC.

RECOMMENDATION: It is recommended by the Housing & Community Services Department that the Council, by resolution, 1) approve the Second Amendment to Professional Services Agreement Number F001835 with Hagerty Consulting, Inc. of Evansville, IL to update the source of funds from the Santa Rosa Block Grant Fund (Community Development Block Grant - Disaster Recovery) to the City's General Fund; 2) appropriate \$1,299,084.86 of unallocated General Fund reserves in fiscal year 2019-2020; and 3) authorize the Chief Financial Officer to transfer \$198,015.14 from the City's General Fund to the Santa Rosa Grant Fund in prior fiscal year 2018-2019.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A - 2nd Amendment to PSA](#)
[Presentation](#)

12.3 RESOLUTION - FIRST AMENDMENT TO GENERAL SERVICES AGREEMENT NUMBER F001021 WITH ECS IMAGING, INC.

RECOMMENDATION: It is recommended by the Finance and Planning and Economic Development Departments that the Council, by resolution, approve a one-year extension with no increase to unit price to General Services Agreement Number F001021 with ECS Imaging, Inc., Concord, CA for microfilm conversions services, in the amount of \$17,600, for a total contract amount of \$117,600.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A - First Amendment to GSA](#)
[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 - AN ORDINANCE OF THE CITY COUNCIL OF SANTA ROSA AMENDING THE SANTA ROSA CITY CODE ADDING A NEW CHAPTER 10-46, HOUSING ANTI-DISCRIMINATION CODE

BACKGROUND: The Council of the City of Santa Rosa adopted a comprehensive housing strategy as part of its Tier 1 housing goals. A component of the housing strategy is to adopt a local ordinance that prohibits rental housing discrimination against tenants using Section 8 Housing Choice Vouchers and other forms of rental assistance.

The Department of Housing and Community Services presented a draft ordinance to Council on August 13, 2019. Council requested additional outreach efforts to hear the concerns of rental property owners and tenants using housing subsidies before bringing the draft ordinance back for consideration on September 24, 2019.

The California State Legislature approved Senate Bill 329, introduced by Senator Holly Mitchell (D-Los Angeles), on September 11, 2019. The Governor has until October 13, 2019 to sign the bill into law. SB 329 is very similar to the proposed ordinance, but there are a few differences. The Council can introduce Chapter 10-46 or, alternatively, allow SB329 to apply, which if signed, would become effective January 1, 2020.

RECOMMENDATION: It is recommended by the Department of Housing and Community Services that the City Council consider introducing an ordinance adding Chapter 10-46 to the Santa Rosa City Code prohibiting rental housing discrimination based on source of income, including Section 8 Housing Choice Vouchers and other rent subsidies. Alternatively, the City Council could allow newly proposed State legislation (Senate Bill 329) to apply, which provides similar source of income protections for tenants.

Attachments: [Staff Report](#)
[Attachment 1 - Redline Ordinance](#)
[Attachment 2 - Correspondence](#)
[Ordinance](#)
[Presentation](#)

(THE COUNCIL MAY RECESS DURING THE EVENING FOR A DINNER BREAK)

14.2 REPORT - ADDITIONAL HOMELESS SERVICE INVESTMENTS - CAPITAL AND PROGRAMMING IMPROVEMENTS AT SAMUEL L. JONES HALL HOMELESS SHELTER

BACKGROUND: Staff is proposing to use up to \$1.6 million remaining from an Affordable Housing Pilot Program Notice of Funding Availability (NOFA) for capital and programming improvements associated with the replacement of the roof and modification of the large dorm, including activation of a navigation center, at the Samuel L. Jones Hall Homeless Shelter (Shelter). It is recommended that approximately \$400,000 of the \$1.6 million in NOFA funds will be used towards the replacement of the roof. That \$400,000 will be combined with plus \$1.2 million in State Homeless Emergency Aid Program (State HEAP) funds awarded to the City by Home Sonoma County, for a total of \$1.6 million for the roof replacement. The balance of NOFA funds (approximately \$1.2 million) will be used for additional capital and programming improvements to provide increased privacy and accommodations as well as enhanced services to assist with retention of Shelter clients and improved housing outcomes in alignment with the Council's Housing First Strategy and regional efforts through Home Sonoma County.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by resolution, authorize the expenditure of up to \$1.6 million remaining from an Affordable Housing Pilot Program Notice of Funding Availability (NOFA) for capital and programming improvements associated with the replacement of the roof and modification of the large dorm, including activation of a navigation center, at the Samuel L. Jones Hall Homeless Shelter.

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

14.3 REPORT - DEVELOPER SELECTION AND AUTHORIZATION TO BEGIN NEGOTIATIONS TO ENTER INTO AN EXCLUSIVE NEGOTIATING AGREEMENT FOR DEVELOPMENT OF THE FORMER BENNETT VALLEY SENIOR CENTER COMPLEX

BACKGROUND: The Housing and Community Services Department issued a Request for Qualifications/Proposals (RFQ/P) to transform the former Bennett Valley Senior Center Complex into affordable housing and/or permanent supportive housing on May 29, 2019. Two proposals were received. An Ad-Hoc Committee comprised of City Councilmembers, Housing Authority Commissioners, and staff reviewed the proposals and recommend selecting the proposal submitted by Freebird Development Company, LLC because it best met the selection criteria described in the RFQ/P and the need for affordable housing production in Santa Rosa.

RECOMMENDATION: It is recommended by the Housing and Community Services Department and the Bennett Valley Senior Center Proposal Evaluation Ad-Hoc Committee that the Council, by resolution, 1) select Freebird Development Company, LLC, Oakland, CA, as the developer for the City-owned parcels at 702 and 716 Bennett Valley Road, and 921 and 927 Rutledge Avenue (APNs 009-333-014, 009-333-009, 038-151-011, and 038-151-004), 2) authorize staff to initiate negotiations to enter into an Exclusive Negotiating Agreement (ENA) with Freebird Development Company, and 3) authorize the Chief Financial Officer to appropriate \$35,000 from the General Fund

unassigned reserves to Real Estate Projects P00635 for costs associated with entering into an ENA with Freebird Development Company, LLC.

Attachments: [Staff Report](#)
[Attachment 1 - RFP/Q](#)
[Attachment 2 - Freebird Proposal Summary.pdf](#)
[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 - PREZONE 4200 AND 4224 SONOMA HIGHWAY FOR ANNEXATION

BACKGROUND: On August 8, 2019, the Planning Commission (Commission) approved the Recess Self-Storage (mixed-use development) project, subject to Council's approval of the rezoning. The project includes subdividing the property located at 4224 Sonoma Highway into three individual parcels. Lot 1 is approved to be developed with a four-story, 124,000-square foot self-storage facility; Lot 2 with an eight-unit residential structure overlooking the Santa Rosa Creek Trail, and Lot 3 with a six-unit residential structure adjacent to existing residential development to the west. In addition to the recommendation that Council prezone the two-parcel County island, the Commission approved a Mitigated Negative Declaration, Tentative Map, Hillside Development, minor Conditional Use Permit. A copy of the approved Tentative Map/Development Plan and renderings are attached to this report.

RECOMMENDATION: It is recommended by the Planning Commission and Planning and Economic Development Department that the Council introduce an ordinance to prezone the properties located at 4200 and 4224 Sonoma Highway into the CG (General Commercial) zoning district as required for annexation into the City of Santa Rosa.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Tentative Parcel Map](#)
[Attachment 4 - Landscape Plans](#)
[Attachment 5 - PC Staff Report, Minutes and Resos.](#)
[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.pdf](#)

***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.

