



# City of Santa Rosa

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

## CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT DECEMBER 5, 2017

**1:30 P.M. - CLOSED SESSION (MAYOR'S CONFERENCE ROOM 10)**

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

**4:00 P.M. - REGULAR SESSION (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 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](mailto: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 LABOR NEGOTIATORS**  
(Government Code Section 54957.6)

Agency Designated Representatives: Mayor Chris Coursey

Unrepresented Employee: City Manager

**2.2 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9: potential number of cases unknown

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

**3:00 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 RESILIENT CITY DEVELOPMENT MEASURES**

The City Council will provide direction to staff on potential development measures and policies to support housing build and rebuild efforts in response to the fires.

**Attachments:** [Presentation uploaded December 5, 2017](#)

**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 - 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 Groundwater Sustainability Agency (GSA)**

**10.1.9 Other**

**10.2 ELECTION OF VICE MAYOR**

The Council, in accordance with the City's Charter Section 15 and the City Council Manual of Protocols and Procedures, will elect a Vice Mayor from among its members. The Vice Mayor will serve a term of one year.

**Attachments:** [Memorandum Attachment](#)

**11. APPROVAL OF MINUTES - NONE.**

**12. CONSENT ITEMS**

**12.1 MOTION - CONTRACT AWARD - CROSSWALK ENHANCEMENTS THROUGHOUT SANTA ROSA**

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by motion, award Contract No. C01869, Crosswalk Enhancements Throughout Santa Rosa, in the amount of \$737,037.00 to the lowest responsible bidder, PTM General Engineering Services, Inc. of Riverside, California, approve a 10% contract contingency, and authorize a total contract amount not to exceed \$810,740.70.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Summary of Bids](#)  
[Attachment 2 - Notice of Exemption](#)  
[Attachment 3 - NEPA Clearance](#)  
[Attachment 4 - Location Maps](#)  
[Presentation](#)

**12.2 RESOLUTION - CONTRACT - EXTEND CONTRACT AND ADD FUNDS - MAINTENANCE AND REPAIR OF HVAC EQUIPMENT**

RECOMMENDATION: It is recommended by the Transportation and Public Works, Water, and Finance Departments that the Council, by resolution, approve the Third Amendment to General Services Agreement No. F001312 with Alan Troxel, dba Troxel HVAC, Petaluma, California, to extend the contract for an additional year and add funding to the contract term in the amount of \$250,000, for a total amount not to exceed of \$639,000.

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

**12.3** RESOLUTION - ANNUAL APPROVAL OF NEW MASTER AGREEMENTS TO PROVIDE PROFESSIONAL SERVICES

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, approve 30 new Master Professional Services Agreements (MPSAs) and include Project Work Orders under these MPSAs in the cumulative not to exceed sum of \$15 million for FY 2017-2018 authorized for existing MPSAs by Resolution Nos. RES-2017-094 28500, 28618, 28647 and 28867.

**Attachments:** [Staff Report](#)  
[Attachment 1 - 2017 Potential New Consultants](#)  
[Attachment 2 - MPSA Form](#)  
[Resolution](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[Presentation](#)

**12.4** RESOLUTION - PURCHASE ORDER AWARD - LED STREET LIGHT EQUIPMENT

RECOMMENDATION: It is recommended by the Finance and Transportation and Public Works (TPW) Departments that the City Council, by resolution, approve a purchase order for light emitting diode (LED) street light equipment to Consolidated Electrical Distributors, Inc., dba City Electric Supply, Santa Rosa, California, in the total amount not to exceed \$169,490.

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

**12.5** RESOLUTION - CONTRACT EXTENSION - JANITORIAL SUPPLIES

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution, approve the Second Amendment to General Services Agreement (GSA) #F001318 with Fishman Supply Company, Petaluma, California, to extend the contract for an additional one year term and add funding in the amount of \$67,700 for a total

Agreement amount not to exceed \$134,946.

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

**12.6** RESOLUTION - REVIEW AND RE-ADOPT CITY OF SANTA ROSA POLICIES REGARDING THE PROVISION OF PRIORITY WATER AND SEWER SERVICE TO RESIDENTIAL DEVELOPMENTS WITH AFFORDABLE HOUSING UNITS

RECOMMENDATION: It is recommended by the Board of Public Utilities and the Water Department that Council, by resolution, re-adopt City of Santa Rosa policies 200-20 regarding the Provision of Priority Water Service to Residential Developments with Affordable Housing Units and 200-21 regarding the Provision of Priority Sewer Service to Residential Developments with Affordable Housing Units as amended.

**Attachments:** [Staff Report](#)  
[Attachment 1](#)  
[Attachment 2](#)  
[Attachment 3](#)  
[Attachment 4](#)  
[Resolution](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[Presentation](#)

**12.7** RESOLUTION - RECOLOGY SONOMA MARIN AGREEMENT WITH REPUBLIC SERVICES OF SONOMA COUNTY AND THE CITY OF SANTA ROSA TO BE BOUND BY CITY'S WASTE DELIVERY COMMITMENT

RECOMMENDATION: It is recommended by the City Manager's Office that the Council, by resolution, approve the "Franchised Hauler's Agreement to be Bound by City's Waste Delivery Commitment" between Recology Sonoma Marin, Republic Services of Sonoma County, and the City of Santa Rosa for the delivery by Recology of all Committed

City Waste to County Facilities.

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

- 12.8** ORDINANCE ADOPTION - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE - RECLASSIFICATION OF PROPERTY LOCATED AT 243 MIDDLE RINCON ROAD, APN 182-210-013, TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT - FILE NUMBER: REZ17-003

RECOMMENDATION: This ordinance, introduced at the November 21, 2017, Regular Meeting by a 6-0-1 vote (Council Member Olivares absent), amends Title 20 of the Santa Rosa City Code - reclassification of property located at 243 Middle Rincon Road, APN 182-210-013, to the R-1-6 (Single-family Residential) District - File Number: REZ17-003.

**Attachments:** [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.

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

### **14. REPORT ITEMS**

- 14.1** REPORT - RESOLUTION APPROVING AMENDMENT NO. 2 TO CITY MANAGER'S EMPLOYMENT AGREEMENT AND INTRODUCTION OF ORDINANCE INCREASING THE COMPENSATION OF THE CITY MANAGER BY PROVIDING, EFFECTIVE JULY 9, 2017, (1) A 3% COST OF LIVING SALARY INCREASE AND (2) A CONTRIBUTION BY

THE CITY FOR THE 2017-2018 FISCAL YEAR EQUAL TO 0.25% OF BASE SALARY TO THE CITY MANAGER'S RETIREE HEALTH SAVINGS PLAN

BACKGROUND: The City Manager's salary and compensation are set by ordinance adopted by City Council, and the City's employment agreement with the City Manager is approved by the Council by resolution.

As established by ordinance, and provided in the City Manager's employment agreement as previously amended ("Employment Agreement"), the City Manager's current salary is \$18,801 per month.

The Employment Agreement provides that "[t]he City Manager's compensation shall change by the percentage of the cost of living salary adjustment, if any, and benefits adjustment, if any, paid to the City's executive management in the then current fiscal, unless the Council fixes some different amount for the City Manager in advance of July 1st."

The Employment Agreement further provides that the City shall provide the City Manager with a Retiree Health Savings Plan "under the same terms it is provided to other executive management employees."

On July 18, 2017, the Council approved a 3% cost of living salary increase and, for the current fiscal year, a 0.25% of base salary retiree health savings plan contribution for executive management. These benefits took effect on July 9, 2017. The Council has not yet taken action to provide the City Manager with a cost of living increase or a retiree health savings plan contribution for the current fiscal year.

RECOMMENDATION: It is recommended by the Human Resources Department that the Council, by resolution, approve Amendment No. 2 to the Employment Agreement of the City Manager and introduce an Ordinance to increase the compensation of the City Manager by providing, effective July 9, 2017, (1) a 3% cost of living salary increase, and (2) a contribution by the City for the current fiscal year equal to 0.25% of base salary to the City Manager's Retiree Health Savings Plan.

**Attachments:** [Staff Report](#)  
[Attachment](#)  
[Resolution](#)  
[Ordinance](#)  
[Exhibit](#)  
[Presentation](#)

**14.2** REPORT - FISCAL YEAR 2017-18 BUDGET AMENDMENT FOR PLANNING AND ECONOMIC DEVELOPMENT

BACKGROUND: Final revenue received from fees paid related to Planning and Economic Development (PED) operations was considerably more than budget estimates. Staff is proposing to appropriate these funds to pay for one-time operational needs relative to Engineering, Planning, and Building services in PED.

RECOMMENDATION: It is recommended by the City Manager and the Finance Department that the Council, by resolution, amend the Fiscal Year (FY) 2017-18 adopted budget.

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

**14.3** REPORT - APPROVAL OF AN EXCLUSIVE NEGOTIATION AGREEMENT WITH CORNERSTONE PROPERTIES FOR THE POTENTIAL ACQUISITION AND DEVELOPMENT OF CITY OF SANTA ROSA SURFACE PARKING LOT NUMBER TWO LOCATED AT 521 FIFTH STREET SUBJECT TO APPROVAL OF A DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE PROJECT

BACKGROUND: One of the top City Council Goals is to address housing; a goal made more pressing by the Tubbs Fire that dramatically exacerbated Santa Rosa's housing shortage. To meet the housing need, and as described in the Housing Action Plan, the City is looking aggressively at how to increase housing stock using City owned properties in the downtown core. In addition, the City is looking for

creative solutions to redevelop its aging and/or underutilized infrastructure and facilities. The City owned parcel at 521 Fifth Street, currently used as a surface parking lot, is adjacent to and shares a common property line with 427 Mendocino Avenue, owned by Cornerstone Properties on which an office building and private parking lot are currently situated. Considering the City's housing goals, the desired use of the City and the privately held parcels is to increase density and retain the City-operated parking spaces while enhancing other community benefitting uses, including but not limited to market rate and affordable housing and ground floor retail.

**RECOMMENDATION:** It is recommended by the Planning and Economic Development Department that the Council, by resolution, approve an exclusive negotiating agreement with Cornerstone Properties, a California limited liability company, for the potential acquisition and development of City of Santa Rosa Parking Lot 2 at 521 Fifth Street, subject to approval of a disposition and development agreement for the project that is to include inclusionary affordable housing.

**Attachments:** [Staff Report](#)  
[Attachment 1 - ENA](#)  
[Resolution](#)  
[Exhibit A](#)  
[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 - ACCESSORY DWELLING UNIT CITY CODE TEXT AMENDMENT AND IMPACT FEE REDUCTION

**BACKGROUND:** Recent revisions to the California Code of Regulations reduce the requirements for new Accessory Dwelling Units (ADUs), and create opportunities for the development of Junior ADUs, necessitating revisions to local government codes for consistency. In addition, City Council has provided direction in the Housing Action Plan to reduce obstacles to ADU construction, and minor text changes to the City Code

for consistency. The revisions have been combined into a single proposed Zoning Code text amendment. On June 22, 2017 the Planning Commission recommended unanimously that the Council approve the proposed amendment. Also proposed, as a way to incentivize construction of ADUs, is a reduction to the City's Capital Facilities and Park Impact fees.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the City Council introduce an ordinance amending Zoning Code Sections 20-22.030, 20-36.040, 20-42.130, 20-58.060, and 20-70.020 to allow for Accessory Dwelling Units and Junior Accessory Dwelling Units in compliance with State law and in support of the City's Housing Action Plan, minor text changes to other City Code sections for consistency, and approve a resolution reducing Capital Facilities and Park Impact fees for new Accessory Dwelling Units.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Assembly Bill 2299, Senate Bill 1069, Asse](#)  
[Attachment 2 - Public Correspondence](#)  
[Attachment 3 - Council Policy 300-02 \(Utility Certificates\)](#)  
[Attachment 4 - Obtaining a permit for existing ADU](#)  
[Attachment 5 - Planning Commission Resolutin No. 11836](#)  
[Attachment 6 - Planning Commission Meeting Draft Minute](#)  
[Attachment 7 - Cultural Heritage Board Minutes dated June](#)  
[Attachment 8 - Proposed Zoning Code Text Amendments \(](#)  
[Resolution](#)  
[Ordinance](#)  
[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](mailto: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.*