City of Santa Rosa

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

CITY COUNCIL
REGULAR MEETING AGENDA AND SUMMARY REPORT
FEBRUARY 24, 2026

2:00 P.M. - CLOSED SESSION

4:00 P.M. - REGULAR SESSION

MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY ATTENDING IN-PERSON FROM COUNCIL CHAMBER AT 100 SANTA ROSA AVENUE, SANTA ROSA.

THE PUBLIC CAN ALSO VIEW OR LISTEN TO THE MEETING LIVE AT:

1. HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR. CLICK ON THE "IN PROGRESS" LINK TO VIEW;
2. VIA ZOOM WEBINAR BY VISITING HTTPS://SRCITY-ORG.ZOOM.US/J/83637533027, OR BY DIALING 877-853-5257 AND ENTERING WEBINAR ID: 836 3753 3027;
3. COMCAST CHANNEL 28 OR 26 (ESPAÑOL), AT&T U-VERSE CHANNEL 99; AND
4. VIA YOUTUBE AT HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA

Public Comment may be made live during the meeting In-Person from Council Chamber or submitted in advance via email at cc-comment@srcity.org by 5:00 p.m. the Monday before the City Council Meeting.

IN THE EVENT A COUNCIL MEMBER PARTICIPATES REMOTELY BASED ON JUST CAUSE UNDER THE BROWN ACT, THE CITY WILL ALLOW FOR PUBLIC COMMENT THROUGH THE ZOOM LINK OR DIAL-IN NUMBER ABOVE.

PLEASE NOTE THAT ALL E-MAILS SENT TO THE CITY COUNCIL ARE CONSIDERED TO BE PUBLIC RECORDS AND SUBJECT TO DISCLOSURE UNDER THE CALIFORNIA PUBLIC RECORDS ACT.

DEADLINES AND ADDITIONAL INSTRUCTION FOR PUBLIC COMMENT ARE SET FORTH BELOW.

COUNCIL MAY RECESS DURING THE EVENING FOR BREAKS.

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.

Live Public Comment: Members of the public can provide comment on an Agenda Item In-Person from Council Chamber by completing a Speaker Card or signing up with the Administrator in Council Chamber.

Advanced Public Comment Via E-mail: To submit an e-mailed public comment to the City Council, please send to: cc-comment@srcity.org by 5:00 p.m., the Monday prior to the Council Meeting. Identify in the subject line of your e-mail the Agenda Item Number on which you wish to comment, and provide your name and comment in the body of the e-mail. E-mail public comments received by the deadline will be distributed to City Council members and uploaded to the agenda prior to the start of the City Council Meeting for public access.

Non-Agenda Items are 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 14) will begin no earlier than 5:00 p.m. and will be limited to twelve speakers selected randomly by the Mayor. Each speaker will be allowed up to 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.

2:00 P.M.

1. CALL TO ORDER AND ROLL CALL

2. REMOTE PARTICIPATION UNDER THE BROWN ACT (Gov. Code § 54953.8)

This time is reserved for any Council Member to announce remote participation under the "Just Cause" provision of Government Code Section 54953.8.

3. 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.

3.1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Government Code Section 54956.8)

Property: 520 3rd Street and 521 2nd Street, Santa Rosa, CA 95401
APN 010-063-027 and 010-063-019
Agency Negotiator: Jill Scott, Real Property Negotiator
Negotiating Parties: Museum on the Square, LLC
Under Negotiations: Price and terms of payment.

3.2 CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Government Code Section 54956.8)

Property: 100 Santa Rosa Avenue APN 009-191-021, 90 Santa Rosa Avenue APN 009-073-023, 631 1*st* Street APN 009-073-019, -020, -021 and -022 and 655 1*st* Street APN 009-073-018
Agency Negotiator: Jill Scott, Real Property Negotiator
Negotiating Parties: Hugh Futrell
Under Negotiations: Price and terms of payment.

3.3 CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Government Code Section 54956.8)

Property: 1 Santa Rosa Avenue, Santa Rosa, CA 95401 APN

010-063-025
Agency Negotiator: Jill Scott, Real Property Negotiator
Negotiating Parties: Glen Ellen Properties
Under Negotiations: Price and terms of payment.

3.4 CONFERENCE WITH REAL PROPERTY NEGOTIATOR
(Government Code Section 54956.8)

Property: 777 Sonoma Avenue, Santa Rosa, CA 95404 APN 009-191-023
Agency Negotiator: Jill Scott, Real Property Negotiator, Stephanie Valkovic, Associate Real Property Negotiator
Negotiating Parties: United State of America - Federal General Services
Under Negotiations: Price and terms of payment.

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

4. STUDY SESSION

Study Session items are items for in-depth discussion and possible direction to staff. Council will take no action.

4.1 SENATE BILL 707 - BROWN ACT AMENDMENTS OVERVIEW **(THIS ITEM IS CONTINUED TO THE MARCH 10, 2026, REGULAR MEETING)**

The City Clerk's and City Attorney's Offices present this study session to provide the Council an overview of recent Brown Act changes adopted under Senate Bill 707 (2025). Council will take no action except provide direction to staff. This item has no impact on current fiscal year budget.

4:00 P.M.

5. ANNOUNCEMENT OF ROLL CALL (IF NEEDED)

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

7. PROCLAMATIONS/PRESENTATIONS

7.1 PROCLAMATION - BLACK HISTORY MONTH

Attachments: Proclamation (Uploaded 02-24-2026)

7.2 PRESENTATION - SONOMA WATER'S WATER TRANSMISSION SYSTEM CAPITAL PROJECTS AND MAINTENANCE UPDATE

Attachments: Presentation

8. STAFF BRIEFINGS - NONE.

This time is reserved for City staff to provide a five-minute briefing to the Council on departmental issues of interest. Council will take no action on these matters except to possibly place a particular item on a future agenda for Council consideration.

9. CITY MANAGER'S/CITY ATTORNEY'S REPORTS

9.1 REPORT OF SETTLEMENTS AND ACTIVE LITIGATION

The City Attorney will report on all settlements authorized by Council in closed session that were finalized in January 2026, which includes but may not be limited to all settlements requiring the City to pay more than $50,000. The City Attorney will also provide a summary of pending litigation against the City.

Attachments: Litigation Report

10. STATEMENTS OF ABSTENTION/RECUSAL BY COUNCIL MEMBERS

11. MAYOR'S/COUNCIL MEMBERS' REPORTS

11.1 MAYOR'S/COUNCIL MEMBERS' SUBCOMMITTEE AND LIAISON REPORTS (AND POSSIBLE COUNCIL DIRECTION TO BOARD REPRESENTATIVE ON PENDING ISSUES, IF NEEDED)

11.1.1 Council Subcommittee Reports

11.1.2 Sonoma County Transportation and Climate Authorities (SCTCA)

11.1.3 Sonoma County Water Agency (SCWA) - Water Advisory Committee

11.1.4 Association of Bay Area Governments (ABAG)

11.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee

11.1.6 Sonoma Clean Power Authority (SCPA)

11.1.7 Zero Waste Sonoma (formerly known as Sonoma County Waste Management Agency (SCWMA))

11.1.8 Groundwater Sustainability Agency (GSA)

11.1.9 Sonoma County Homeless Coalition

11.1.10 Renewal Enterprise District (RED)

11.1.11 Public Safety Subcommittee

11.1.12 Other

12. APPROVAL OF MINUTES

12.1 February 10, 2026, Regular Meeting Minutes.

Attachments: Draft Minutes

13. CONSENT ITEMS

13.1 RESOLUTION - SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NUMBER F003096 WITH ATKINSON, ANDELSON, LOYA, RUUD & ROMO FOR CONTINUED LEGAL SERVICES

RECOMMENDATION: The City Attorney and the Human Resources Director recommend that the Council, by resolution: 1) approve the Second Amendment to Professional Services Agreement Number F003096 with Atkinson, Andelson, Loya, Ruud & Romo increasing compensation by $175,000, for a total contract amount not to exceed $375,000, for continued legal services; 2) authorize the City Attorney to execute the agreement; and 3) appropriate $375,000 from the unassigned general fund reserves to the City Council professional services budget to address available funding shortfall within that budget. This item is requesting appropriations for one-time funding.

Attachments: Staff Report
Resolution
Exhibit A - Second Amendment

13.2 MOTION - CONTRACT AWARD - HOPPER AVENUE CORRIDOR FIRE RECOVERY

RECOMMENDATION: The Transportation and Public Works Department recommends that the Council, by motion, award Contract No. C02406 Hopper Avenue Corridor Fire Recovery Improvements, in the amount of $4,054,718 to the lowest responsible bidder, Argonaut Constructors of Santa Rosa, California, approve a 15% contract contingency in the amount of $608,207.70, and authorize the City Manager or designee to execute the Contract and any change orders in a total contract amount of $4,662,925.70. The source of funds is the Capital Improvement Fund. No City General Fund money is included in this project.

Attachments: Staff Report
Attachment 1 - Location Map
Attachment 2 - Summary of Bids

13.3 MOTION - APPROVAL OF SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT NUMBER F002573 FOR GRANT WRITING SERVICES WITH CALIFORNIA PUBLIC POLICY GROUP, INC. **(THIS ITEM IS CONTINUED TO THE MARCH 24, 2026, REGULAR MEETING)**

RECOMMENDATION: The City Manager's Office recommends that the Council, by motion, approve a Second Amendment to Professional Services Agreement Number F002573 with California Public Policy Group, Inc., Sacramento, California, increasing the time of performance by three years and increasing compensation in the amount of $120,000, for a total contract not to exceed $268,800. This item has no impact on current fiscal year budget.

13.4 MOTION - APPROVAL OF COOPERATIVE PURCHASE OF FOUR (4) 2029 PIERCE ENFORCER TYPE 1 FIRE ENGINES WITH GOLDEN STATE FIRE APPARATUS INC. **(THIS ITEM IS CONTINUED FROM THE FEBRUARY 10, 2026, REGULAR MEETING)**

RECOMMENDATION: The Transportation and Public Works Department recommends that the Council, by motion: 1) approve the purchase of four (4) 2029 Pierce Enforcer Type 1 Fire Engines with Golden State Fire Apparatus Inc. of Sacramento, California for a total amount not to exceed $5,709,802; 2) approve the use of cooperative purchasing through the Houston Galveston Area Council Interlocal Cooperative Agreement #10-2428, Pierce H-GAC Contract #FS12.23; and 3) authorize the Purchasing Agent to execute the Purchase Order. This item has no impact on current fiscal year budget.

Attachments: Staff Report
Attachment 1 - Product Proposal and Terms and Condition

13.5 RESOLUTION - AMENDMENT TO THE CLASSIFICATION AND COMPENSATION & SALARY PLAN AND SCHEDULE AND ADOPTION OF AN UPDATED SALARY PLAN AND SCHEDULE **(THIS ITEM IS CONTINUED FROM THE FEBRUARY 10, 2026, REGULAR MEETING)**

RECOMMENDATION: The Human Resources Department recommends that the Council receive the attached Human Resources Classification/Compensation Reports, and by resolution: 1) approve the proposed new classification, salaries, associated reclassifications, and budget changes; 2) adopt the updated Salary Plan and Schedule; and 3) authorize the Chief Financial Officer to increase appropriations in an amount of $163,122.15. This item is requesting appropriations for ongoing funding.

Attachments: Staff Report
Resolution
Exhibit A - Class and Comp Study Report
Exhibit B - Classification Changes
Exhibit C - New Salary Steps
Exhibit D - Summary of Budget Changes
Exhibit E - Salary Plan and Schedule

14. 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 twelve speakers selected randomly by the Mayor. Each speaker will be allowed up to 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.

15. REPORT ITEMS - NONE.

16. 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.

****16.1** PUBLIC HEARING - LAGO FRESCA APARTMENTS APPEAL

BACKGROUND: On December 11, 2025, the Planning Commission unanimously approved a Major Conditional Use Permit for the Project to allow a 50-unit multifamily residential development within an Office zoning district. On December 18, 2025, the Design Review and Preservation Board approved Design Review for the Project by a vote of 4-1-1, with one member voting no and one member absent. Concerns were raised during both public hearings from surrounding property owners regarding potential impacts to traffic circulation, parking and future evacuation needs as a result of the Project. On December 19, 2025, the City Clerk's Office received an Appeal on behalf of the Bennett Valley Community Against Lago Fresca Project, appealing approvals of both the Conditional Use Permit and Design Review.

RECOMMENDATION: The Planning and Economic Department recommends that the Council, by two resolutions: 1) deny the appeal and uphold the decision of the Planning Commission to approve a Conditional Use Permit; and 2) deny the appeal and uphold the decision of the Design Review and Preservation Board to approve Design Review for the Lago Fresca Apartments Project located at 2445 Summerfield Road and 4744 Hoen Avenue. This item has no impact on current fiscal year budget.

Attachments:

Staff Report
Attachment 1 - Disclosure Form
Attachment 2 - Location Map
Attachment 3 - Project Narrative
Attachment 4 - Architectural Plans
Attachment 5 - Landscape Plans
Attachment 6 - Density Bonus Letter Request
Attachment 7 - Approved Density Bonus Letter
Attachment 8 - CEQA Class 32 Memorandum
Attachment 9 - Traffic Study
Attachment 10 - Parking Management Plan
Attachment 11 - Public Comment
Attachment 12 - Planning Commission Staff Report
Attachment 13 - PC-RES-2025-018
Attachment 14 - DRPB Staff Report
Attachment 15 - DRPB-RES-2025-003
Attachment 16 - Appeal Package
Attachment 17 - W-Trans Responses to Appeal
Attachment 18 - Applicants Responses to Appeal
Attachment 19 - Correspondence
Draft Resolution of Approval 1 – Conditional Use Permit
Draft Resolution of Approval 2 – Design Review
Public Hearing Notice
Presentation
Applicant's Presentation
Appellant Presentation (Uploaded 02-24-2026)
Late Correspondence (Uploaded 02-24-2026)

16.2 PUBLIC HEARING - FIRST 2026 GENERAL PLAN AMENDMENT PACKAGE

BACKGROUND: Per State law, General Plan Amendments may be considered up to four times per year. This amendment package includes City initiated updates to the General Plan and Downtown Station Area Specific Plan land use diagrams, a text amendment to the General Plan 2050, and corresponding Zoning Map amendments

needed to maintain consistency between General Plan land use designations and zoning classifications.

RECOMMENDATION: The Planning Commission and the Planning and Economic Development Department recommend that the Council, by two resolutions and one ordinance: 1) adopt an Addendum to the General Plan 2050 Environmental Impact Report (EIR); 2) adopt amendments to the land use diagram and text of the General Plan 2050 and to the Downtown Station Area Specific Plan land use figure; and 3) approve the first reading and introduce an ordinance entitled Ordinance of the Council of the City of Santa Rosa approving the rezoning of 10 properties to implement the General Plan Land Use Designation - File Number PLN25-0650. This item has no impact on current fiscal year budget.

Attachments:
Staff Report
Attachment 1 - General Plan Land Use Diagram Amendme
Attachment 2 - General Plan Text Amendments
Attachment 3 - General Plan 2050 Draft EIR
Attachment 4 - General Plan 2050 Final EIR
Attachment 5 – Planning Commission Resolution PC-RES-
Attachment 6 – Planning Commission Resolution PC-RES-
Attachment 7 – Planning Commission Resolution PC-RES-
Resolution 1
Exhibit A
Resolution 2
Ordinance
Public Hearing Notice
Presentation

17. WRITTEN COMMUNICATIONS - NONE.

18. 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 and not able to speak under Agenda Item 14. Each speaker will be allowed up to 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: Upcoming Meetings List

***Did not appear on the preliminary agenda.**
****Quasi-judicial or adjudicative action, ex-parte communication disclosure is required.**

The Open Government Ordinance was adopted by City Council in December 2020 (ORD-2020-018) and amended in July 2021 (ORD-2021-007). These ordinances added and amended Chapter 1-10 to the City Code to codify the City of Santa Rosa's commitment to embrace a culture of open government to ensure public trust, engage the community, and establish a system of transparency, public participation, and collaboration. To view a full versions of the Open Government Ordinances go to http://srcity.org/OpenGovOrdinance and http://srcity.org/OpenGovOrdinanceAmend. To request paper copies of the Open Government Ordinances contact the City Clerk's Office at 707-543-3015 (TTY Relay at 711) or cityclerk@srcity.org.

The City of Santa Rosa does not discriminate against individuals (including member(s) of a legislative body) 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. The e-mail subject line should read "ADA Accommodation Request" or "Language Assistance" and the e-mail should include your name, address, telephone number, and a description of the request. If the request is received at least seven (7) business days prior to the City Council meeting, the copy shall be provided no later than two (2) business days prior to the City Council 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.