



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 MAY 7, 2019

2:30 P.M. - CLOSED SESSION (MAYOR'S CONFERENCE ROOM)

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.

2:30 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 REAL PROPERTY NEGOTIATOR (Government Code Section 54956.8)

Property: 1225 Fulton Road Rd, Santa Rosa APN 034-460-032
Agency Negotiator: Jill Scott, Real Property Negotiator
Negotiating Parties: Community Child Care Council of Sonoma County (4Cs), St. Joseph's Health of Northern CA, LLC, All Saints Antiochian Orthodox Church, Child Family Community Inc.
Under Negotiations: Price and terms of payment.

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

Property: 1400 Fountaingrove Parkway APN 173-670-022
Agency Negotiator: Jill Scott, Real Property Negotiator
Negotiating Parties: Keysight Technologies, Inc.
Under Negotiations: Price and terms of payment.

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

3. STUDY SESSION - NONE.

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

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 - WATER AWARENESS MONTH

Attachments: [Proclamation](#)

6.2 PRESENTATION - WATER-USE EFFICIENCY POSTER CONTEST

Attachments: [Poster Contest.pdf](#)
[Presentation](#)

6.3 PRESENTATION - WATER-USE EFFICIENCY AWARDS

Attachments: [WUE Awards.pdf](#)

6.4 PROCLAMATION - PEACE OFFICER'S MEMORIAL DAY

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 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

**10.2 SONOMA COUNTY MAYORS' AND COUNCIL MEMBERS' ASSOCIATION /
CITY SELECTION COMMITTEE**

- 10.2.1** The City Council will, by motion, provide direction to the Mayor regarding nominations for an appointment to the California Coastal Commission. The Mayor will take this recommendation to the Sonoma County City Selection Committee Special Meeting scheduled for May 15, 2019. The Sonoma County City Selection Committee will nominate one or more mayors or city councilmembers to the California Coastal Commission and the appointment will be made by Senate Rules Committee.

11. APPROVAL OF MINUTES - NONE.

12. CONSENT ITEMS

- 12.1** RESOLUTION - RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE PROJECT LIST FOR FISCAL YEAR 2019-20 STATE OF GOOD REPAIR PROGRAM

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by Resolution, approve the

project list, and authorize the Director of Transportation and Public Works or his designee to request \$26,061 in Fiscal Year 2019-20 State of Good Repair funding from the California Department of Transportation.

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

12.2 RESOLUTION - GENERAL SERVICES AGREEMENT FOR DOCUMENT WITH GREEN TARA, INC. - DOCUMENT REPRODUCTION SERVICES

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution, approve General Services Agreement with Green Tara, Inc., dba Clone Digital Print and Copy, Santa Rosa, California for document reproduction services, in an amount not to exceed \$250,000. Funds for this procurement have been included in the approved Fiscal Year 2018-19 budget within various departments.

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

12.3 RESOLUTION - BID AWARD - PURCHASE ORDER FOR 2019 COMPACT HYBRID SUVs

RECOMMENDATION: It is recommended by the Transportation and Public Works and Finance Departments, that the Council, by Resolution, approve a purchase order for ten (10) 2019 Toyota RAV 4 Hybrid LE SUVs to Hansel Ford, Inc., Santa Rosa, California, in an amount not to exceed \$328,442. Funds for these vehicles are funded in Fiscal Year 2018-19 Transportation and Public Works Fleet Vehicle Replacement account 300601, as approved by Council.

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

12.4 RESOLUTION - BID AWARD SOLE MANUFACTURER PURCHASE ORDER FOR 2020 FORD POLICE INTERCEPTOR SUVs

RECOMMENDATION: It is recommended by the Transportation and Public Works, Police and Finance Departments, that the Council, by resolution, approve a sole manufacturer bid award and purchase order for the purchase of twenty-three (23) 2020 Ford Police Interceptor SUVs to Hansel Ford, Inc., Santa Rosa, California, in an amount not to exceed \$957,257.22. Funds for this purchase are funded in Fiscal Year 2018-19 Transportation and Public Works Fleet Vehicle Replacement approved budget, as approved by Council.

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

12.5 RESOLUTION - THIRD AMENDMENT TO SOLID WASTE COLLECTION SERVICES AGREEMENT WITH RECOLOGY SONOMA MARIN, DBA RECOLOGY SANTA ROSA

RECOMMENDATION: It is recommended by the City Manager's Office that the Council, by Resolution, approve the Third Amendment to the Solid Waste Collection Services Agreement between the City of Santa Rosa and Recology Sonoma Marin, dba Recology Santa Rosa, adding infrequent service rates, reallocating several operating costs in the Refuse Rate Index, and correcting typographical errors in Sections 10.07.13.2 and 13.04 of the Agreement.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A](#)
[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 - ADOPTION OF CITY COUNCIL AND EXECUTIVE TEAM RETREAT FINAL REPORT

BACKGROUND: The City Council is charged with establishing the policy direction for the City of Santa Rosa and on an annual basis establishes goals and priorities which guide the work of the City. Council has created a framework for goals and priorities, as follows:

Multi-year goals are long-range and to be achieved over a period of years through annual priorities of specific projects and initiatives.

Tier 1 priorities are projects and initiatives determined by Council for primary attention of staff and resources.

Tier 2 priorities are projects and initiatives to be pursued as capacity and resources permit.

On February 21 and 22, 2019, the Council and Executive Staff members held the annual goal setting workshop. In these sessions, the Council reviewed the current financial outlook on 10 broad goals; five Tier 1 priorities, and seven Tier 2 priorities. On April 22, 2019, the Goal Setting Subcommittee met and discussed the goals and deliverables for the Tier 1 priorities.

RECOMMENDATION: It is recommended by the City Manager's Office that the Council, by resolution, receive and adopt the City of Santa Rosa City Council and Executive Team Retreat final report and provide direction on the Tier 1 Priorities.

Attachments: [Staff Report](#)
[Attachment 1/Exhibit A](#)
[Attachment 2](#)
[Resolution](#)
[Presentation](#)
[Presentation - REVISED \(Uploaded 5/9/2019\)](#)

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 - PUBLIC HEARING AUTHORIZING SUBMITTAL OF THE FISCAL YEAR 2019/2020 ACTION PLAN AND APPROVAL OF GRANT AGREEMENTS FOR PUBLIC SERVICES, FAIR HOUSING, AND HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

BACKGROUND: The proposed action will authorize submittal of the Fiscal Year 2019/2020 Annual Action Plan (Plan) to the U.S. Department of Housing & Urban Development (HUD) and approve Grant Agreements for public services, fair housing, and HOPWA. Submittal of the Plan is required by HUD so that the City can continue to receive federal housing and community development funds from HUD in the form of Community Development Block Grant (CDBG), HOME Investments Partnership Program (HOME), and HOPWA grants. This Plan is for the City's annual CDBG entitlement directly from HUD; it does not include disaster recovery funds (CDBG-DR).

RECOMMENDATION: It is recommended by the Housing & Community Services Department that the Council, by resolution authorize submittal of the Fiscal Year 2019/2020 Action Plan to the U.S. Department of Housing & Urban Development (HUD); approve the Fiscal Year 2019/2020 Grant Agreements for public services, fair housing, and Housing Opportunities for Persons with AIDS (HOPWA) funds in the estimated total amount of \$622,980; authorize the Director of Housing & Community Services to execute the Grant Agreements with service providers; and authorize the City Manager to execute the annual federal funding agreements with HUD and any additional forms or documents

required by HUD to implement the Fiscal Year 2019/2020 Action Plan.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Attachment 3](#)
[Attachment 4](#)
[Attachment 5](#)
[Attachment 6](#)
[Attachment 7](#)
[Resolution](#)
[Exhibit A](#)
[Exhibit B](#)
[Exhibit C](#)
[Exhibit D](#)
[Exhibit E](#)
[Presentation](#)

**15.2 PUBLIC HEARING - RONCHELLI REZONE - REZONING MAP
AMENDMENT - 1250 MENDOCINO AVE - REZ19-002**

BACKGROUND: Proposed rezoning of a property partially zoned CG (General Commercial) and R-3-15 (Single-Family Residential) to the CG (General Commercial) zoning district for general plan consistency, located at 1250 Mendocino avenue.

RECOMMENDATION: The Planning and Economic Development Department recommends that the Council introduce an ordinance to rezone a property located at 1250 Mendocino Avenue (Assessor's Parcel No. 180-590-004) from the CG (General Commercial) and R-3-15 (Single-Family Residential) zoning districts to the CG (General Commercial) zoning district.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Gen Plan and Zoning Exhibit](#)
[Attachment 4 - Zoning Code](#)
[Attachment 5 - JC Study Area](#)
[Attachment 6 - Rezoning PC Resolution](#)
[Ordinance](#)
[Presentation](#)
[Late Correspondence](#)

- 15.3** PUBLIC HEARING - ROSELAND VILLAGE TENTATIVE MAP AND DENSITY BONUS. APPEAL OF PLANNING COMMISSION ACTION ON THE TENTATIVE MAP AND DENSITY BONUS FOR THE PLANNED ROSELAND VILLAGE MIXED USE PROJECT AT 665 & 883 SEBASTOPOL ROAD, SANTA ROSA, CA PRJ17-075; MAJ17-006, DB19-001.

BACKGROUND: On February 28, 2019, the Planning Commission approved the Roseland Village Tentative Map and Density Bonus by voting 6 ayes, 0 noes, and 1 absent. The Tentative Map would subdivide a 7.41-acre site into five lots, require subdivision infrastructure improvements, and establish public and private street circulation to accommodate the planned future development of three apartment buildings with 175 units, including 75 affordable units, a 25,000 square foot civic building, a 5,000 square foot market place, and a 1-acre public plaza. The Density Bonus allows a 34% increase in residential density and three incentives/concessions which allow phased development of the affordable units within a separate apartment building, and grant an 18 percent parking reduction. The planned Roseland Village Mixed Use project including Design Review of individual buildings and the plaza within Roseland Village will occur at a future date to be determined. The appeal asserts the Planning Commission's action is contrary to a private easement in that the approved Tentative Map eliminates access across the back of the neighboring Roseland Village Shopping Center; the Density Bonus allows housing units which is contrary to the private recorded easement

and is against requirements affordable housing be incorporated within and constructed simultaneously; and the project will eliminate over 270 currently available parking spaces to 70 spaces. PRJ17-075; MAJ17-006, DB19-001.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council, by resolution, approved the Tentative Map and Density Bonus.

Attachments: Staff Report
Attachment 1 - Disclosure Form
Attachment 2 - Location Map
Attachment 3 - General Plan & Zoning Map
Attachment 4 - Appeal
Attachment 5 - Appeal Supplemental Information
Attachment 6 - PC Minutes
Attachment 7 - PC Tentative Map Reso 11941
Attachment 8 - PC Density Bonus Reso 11940
Attachment 9 - Project Description
Attachment 10 - Tentative Map
Attachment 11 - Final Traffic Impact Study
Attachment 12 - Public Comments
Attachment 13 - County Counsel Legal Opinion
Resolution 1 - Tentative Map
Resolution 1 - Exhibit A - DAC Report
Resolution 2 - Density Bonus
Presentation
Presentation-Applicant (Uploaded 6/25/19)

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.