



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 29, 2019

CANCELLED

All public meetings in the City of Santa Rosa are cancelled for Monday (10/28) and Tuesday (10/29) due to forecasted critical fire weather event and potential PG&E (10/26) Public Safety Power Shutdown. Visit [SRCity.org/emergency](http://srcity.org/emergency) for most up to date information on weather event and potential public safety power shutoff.

All City resources are being shifted to focus on preparing for potential impacts to the community.

Todas reuniones públicas de la Ciudad de Santa Rosa se han cancelado para el lunes 28 de octubre y el martes 29 de octubre debido a un evento meteorológico crítico de incendio pronosticado y un posible apagón de energía pública de PG&E el 26 de octubre. Visite srcity.org/emergency para obtener información actualizada sobre eventos climáticos y posibles cortes de energía.

Estamos asignando los recursos de la Ciudad para enfocarnos en preparar para posibles impactos en la comunidad durante este evento meteorológico crítico.

**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:

4:00 P.M. (CITY COUNCIL CHAMBER)

- 1. CALL TO ORDER AND ROLL CALL**
- 2. ANNOUNCEMENT OF CLOSED SESSION ITEMS - NONE.**
- 3. STUDY SESSION - NONE.**
- 4. REPORT, IF ANY, ON STUDY AND CLOSED SESSIONS - NONE.**
- 5. PROCLAMATIONS/PRESENTATIONS - NONE.**
- 6. STAFF BRIEFINGS**

6.1 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.

- 7. CITY MANAGER'S/CITY ATTORNEY'S REPORTS**
- 8. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS**
- 9. MAYOR'S/COUNCIL MEMBERS' REPORTS**
 - 9.1 MAYOR'S/COUNCIL MEMBERS' SUBCOMMITTEE AND LIAISON REPORTS (AND POSSIBLE COUNCIL DIRECTION TO BOARD REPRESENTATIVE ON PENDING ISSUES, IF NEEDED)**
 - 9.1.1 Council Subcommittee Reports**
 - 9.1.2 Sonoma County Transportation Authority/Regional Climate Protection Authority (SCTA/RCPA)**
 - 9.1.3 Sonoma County Water Agency (SCWA) - Water Advisory Committee**
 - 9.1.4 Association of Bay Area Governments (ABAG)**
 - 9.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee**
 - 9.1.6 Sonoma Clean Power Authority (SCPA)**

9.1.7 Sonoma County Waste Management Agency (SCWMA)

9.1.8 Groundwater Sustainability Agency (GSA)

9.1.9 Home Sonoma County (HSC)

9.1.10 Renewal Enterprise District (RED)

9.1.11 Other

10. APPROVAL OF MINUTES

10.1 October 14, 2019, Special Meeting Minutes.

11. CONSENT ITEMS - THE CONSENT ITEMS ARE CONTINUED TO A DATE CERTAIN OF NOVEMBER 5, 2019.

11.1 RESOLUTION - PROFESSIONAL SERVICES AGREEMENT WITH CALLANDER ASSOCIATES LANDSCAPE ARCHITECTURE, INC., (CALLANDER ASSOCIATES, INC.) TO PROVIDE LANDSCAPE ARCHITECTURAL DESIGN SERVICES FOR FIRE DAMAGED ROADWAY LANDSCAPING **(This item is continued to a date certain of November 5, 2019)**

RECOMMENDATION: It is recommended by the Transportation and Public Works Department, Parks Division that Council, by resolution, approve the Professional Services Agreement with Callander Associates, Inc., Gold River, CA, in an amount not to exceed \$439,637.25 to provide landscape architectural design services and construction documents for roadway landscaping damaged by the October 2017 wildfires.

11.2 RESOLUTION - ADDITIONAL FUNDING FOR THE PURCHASE OF COMPUTER AND SERVER EQUIPMENT FROM DELL, INC. **(This item is continued to a date certain of November 5, 2019)**

RECOMMENDATION: It is recommended by the Information Technology (IT) Department that the Council, by resolution, approve additional funding for the purchase of Dell computer and server equipment through the National Association of State Procurement

Officials (NASPO) cooperative purchase agreement under the Minnesota WSCA-NASPO Master Agreement Award with Dell Marketing, L.P. No. MNWNC-108 and California Participating Addendum No. 7-15-70-34-003 in the amount of \$965,000 through the period ending as of the current termination date of the California Participating Addendum or as it may be extended through June 30, 2022, for a total not to exceed amount of \$2,465,000.

11.3 ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING CERTAIN SECTIONS OF SANTA ROSA CITY CODE TITLE 15 - SEWERS TO MAINTAIN COMPLIANCE WITH ENVIRONMENTAL PROTECTION AGENCY INDUSTRIAL PRETREATMENT PROGRAM REGULATION REVISIONS

(This item is continued to a date certain of November 5, 2019)

RECOMMENDATION: This ordinance, introduced at the October 22, 2019, Regular Meeting by a 5-0-2 vote (Council Member Combs and Council Member Tibbetts absent), amends certain sections of Santa Rosa City Code Title 15 - Sewers to maintain compliance with Environmental Protection Agency Industrial Pretreatment Program regulation revisions.

12. PUBLIC COMMENT ON NON-AGENDA MATTERS

13. REPORT ITEMS - THE REPORT ITEM IS CONTINUED TO A DATE UNCERTAIN.

13.1 REPORT - THIRD AMENDMENT TO HOMELESS OUTREACH SERVICES TEAM (HOST) PROGRAM AGREEMENT - HOUSING FIRST FUND AND RISK MITIGATION FOR SECTION 8 HOUSING CHOICE VOUCHER PROGRAM (This item is continued to a date uncertain)

BACKGROUND: As part of the Fiscal Year 2019-2020 budget, Council approved \$1,000,450 for the HOST program. Of this amount, \$557,350 is committed to Catholic Charities via a Second Amendment to Grant Agreement for Homeless Outreach Services Team Program (Second Amendment) for the period July 1, 2019 to June 30, 2020, resulting in a balance of \$443,100 to be committed for Fiscal Year 2019/2020.

Catholic Charities is deploying the funds budgeted for housing assistance, necessitating commitment of the remaining \$443,100. Additionally, Council, recently directed staff to expand access to risk mitigation funding to incentivize landlords to participate in the Santa Rosa Housing Authority's Section 8 Housing Choice Voucher (HCV) program. Staff seeks approval of the Third Amendment to Grant Agreement for Homeless Outreach Services Team Program (Third Amendment) for the continued administration of a Housing First Fund (landlord incentives, risk mitigation, tenant assistance, housing assistance) to include access to risk mitigation funding for the HCV program, bringing the total amount of the agreement to \$1,035,450 for Fiscal Year 2019-2020. The Third Amendment commits \$443,100, plus \$35,000 from the General Fund unassigned reserves for staff support to the HCV program for a total of \$478,100 in additional funding.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by resolution, 1) approve a Third Amendment to Grant Agreement for Homeless Outreach Services Team (HOST) Program with Catholic Charities of the Diocese of Santa Rosa, in the amount of \$478,100, for the continued administration of a Housing First Fund (landlord incentives, risk mitigation, tenant assistance, housing assistance) to include access to risk mitigation funding for the Santa Rosa Housing Authority's Section 8 Housing Choice Voucher (HCV) Program, bringing the total amount of the agreement to \$1,035,450 for Fiscal Year 2019-2020; 2) authorize the Chief Financial Officer to appropriate \$35,000 from the General Fund unassigned reserves to the Homeless Shelter Operations Fund for HOST's administration of risk mitigation funding for the HCV Program; and 3) authorize the Director of Housing and Community Services to execute the Third Amendment.

14. PUBLIC HEARINGS - THE PUBLIC HEARING ITEMS ARE CONTINUED TO A DATE CERTAIN OF NOVEMBER 5, 2019.

14.1 PUBLIC HEARING - RESOLUTION FORMING THE SANTA ROSA RAILROAD SQUARE COMMUNITY BENEFIT DISTRICT AND LEVYING THE ASSESSMENT IN CONNECTION THEREWITH
(This item is continued to a date certain of November 5, 2019)

BACKGROUND: On September 10, 2019, District property owners met the requirements of the Community Benefit District (CBD) Ordinance by submitting qualified petitions requesting the initiation of proceedings to establish the District. A Santa Rosa Railroad Square Community Benefit District Management District Plan, certified by a qualified District Assessment Engineer, was prepared and submitted to the Santa Rosa City Clerk. This Plan was made available on the City's website and in hard copy at the City Clerk's Office.

On the same date, Council adopted a Resolution of Intention (Council Resolution RES-2019-141) to establish the District. The Resolution of Intention states that the assessment proposed to be levied and collected for Fiscal Year 2019-2020 is \$231,826.09. The amount to be levied and collected for the subsequent years may be increased by a vote of the property owner Board of Directors by an amount not to exceed five percent (5%) per year.

Due to the special benefit nature of assessments levied within a CBD, program costs are distributed amongst all identified specially benefited properties based on the proportional amount of special program benefits each property is expected to derive from the assessments collected. The purpose of the assessments is to fund physical improvements, attract new customers, and increase business sales through maintenance, special events, marketing and other such activities.

The methodology used for the assessment is calculated based on a given property's linear frontage, lot size square footage, and building square footage. Future residential condominiums constructed within the District will have a separate calculation as identified in the management district plan included in this packet, in that linear frontage and lot size are not relevant to residential condominiums. A more detailed breakdown of the assessment methodology can be found in Section 4 of the Management District Plan.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council hold a public hearing to consider oral and written testimony regarding the formation

of a community benefit improvement district, and tabulate all assessment ballots returned to the City pursuant to procedures set forth in the Resolution of Intention; and, if the assessment balloting does not result in a majority protest, then waive first reading and approve the resolution forming the Santa Rosa Railroad Square Community Benefit District and levying and collecting the Assessment in connection therewith.

14.2 PUBLIC HEARING - SOUTH PARK REZONE FOR GENERAL PLAN CONSISTENCY (This item is continued to a date certain of November 5, 2019)

BACKGROUND: On August 22, 2019, the Planning Commission approved a Conditional Use Permit for R & B Dispensary, a cannabis retail facility located at 900 Santa Rosa Avenue. Because the property is located within the South Park Planned Development Community, and the South Park Policy Statement does not permit the use, the approval is contingent upon the property being rezoned into the CG (General Commercial) zoning district, which is consistent with the General Plan land use designation of Retail and Business Services.

The South Park Policy Statement, which governs allowable uses in this area, limits commercial uses and allows industrial uses that are not consistent with the General Plan. Because similar conditions apply to several contiguous properties south of 900 Santa Rosa Avenue, both the Planning Commission and staff are recommending that the rezone boundary be expanded to include 33 additional properties for General Plan consistency. All of these parcels are within the South Park Planned Development area and are within an area designated as Retail and Business Services on the General Plan land use diagram. As shown on the Boundary Map exhibit, the properties are along the east side of Petaluma Hill Road and Santa Rosa Avenue, south of Bennett Valley Road and north of Colgan Avenue.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council introduce an ordinance to rezone the properties located along the east side of Petaluma Hill Road and Santa Rosa Avenue, south of Bennett Valley Road and north of Colgan Avenue, into the CG (General

Commercial) zoning district for General Plan consistency.

15. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION) - NONE.

16. PUBLIC COMMENTS ON NON-AGENDA MATTERS

**17. ANNOUNCEMENT OF CONTINUED CLOSED SESSION ITEMS, RECESS TO
CLOSED SESSION IN THE MAYOR'S CONFERENCE ROOM, RECONVENE TO
OPEN SESSION, AND ANNOUNCEMENTS [IF NEEDED]**

18. ADJOURNMENT OF MEETING

19. UPCOMING MEETINGS

19.1 UPCOMING MEETINGS LIST

***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.