



City of Santa Rosa

City Hall
100 Santa Rosa Avenue
Santa Rosa, CA 95404

CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT JULY 19, 2016

2:30 P.M. CLOSED SESSION (MAYOR'S CONFERENCE ROOM, ROOM 10)

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

4:00 P.M. - REGULAR SESSION (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.

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

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.

into Closed Session, the public may speak up to three minutes on items to be addressed in Closed Session.

2.1 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Paragraph (1) of subdivision (d) of Government Code Section 54956.9)

Name of Case: City of Santa Rosa v. Villages at Wild Oak Association, et al.

Court Case No. Sonoma County Superior Court Case No. SCV-248544;
Court of Appeal, First Appellate District Case No. A134107.

RECESS CLOSED SESSION(S) AND RECONVENE TO OPEN SESSION IN THE 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 STUDY FINDINGS REGARDING COOPERATIVE SERVICES BETWEEN SANTA ROSA FIRE DEPARTMENT AND RINCON VALLEY FIRE PROTECTION DISTRICT

This item is provided for Council's information to understand the consultant Emergency Services Consulting International (ESCI of Wilsonville, Oregon) findings as a result of their study regarding cooperative services between the City of Santa Rosa Fire Department (SRFD) and the Rincon Valley Fire Protection District (RVFPD).

Attachments [Staff Report](#)
[Attachment 1](#)
[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

6.1 PROCLAMATION - INTERLINK SELF-HELP CENTER'S 20TH ANNIVERSARY

Attachments [Proclamation](#)

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 Other

11. APPROVAL OF MINUTES

11.1 June 28, 2016, Regular Meeting.

Attachments [Draft Minutes](#)

11.2 July 7, 2016, Special Meeting.

Attachments [Draft Minutes](#)

12. CONSENT ITEMS

12.1 MOTION - CONTRACT AWARDS - NEIGHBORHOOD STREETS INITIATIVE 2016

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by two separate motions, approve the projects and award: (1) Contract No. C02070, Neighborhood Streets Initiative 2016 Overlay, in the amount of \$1,761,140.00 to the lowest responsible bidder, Ghilotti Construction Company of Santa Rosa, CA, approve a 10% contract contingency, and authorize a total contract amount of \$1,937,254.00. Funding for this project has been appropriated to Account No.17565. The source of funds is General Fund; and (2) Contract No. C02071, Neighborhood Streets Initiative 2016 Slurry Seal, in the amount of \$571,195.00 to the lowest responsible bidder, California Pavement Maintenance Company of Sacramento, CA, approve a 10% contract contingency, and authorize a total contract amount of \$628,314.50. Funding for this project has been appropriated to Account No.17565. The source of funds is General Fund.

Attachments [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[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 - URGENCY ORDINANCE - CORRECTING CLERICAL ERRORS IN ORDINANCE NO. 4067, A NINETY (90) DAY MORATORIUM ORDINANCE ON CERTAIN RESIDENTIAL RENT INCREASES

BACKGROUND: On July 7, 2016, the City Council adopted Ordinance No. 4067 imposing a ninety (90) day moratorium on rent increases for certain residential property within the City of Santa Rosa that superseded Ordinance No. 4063.

It was subsequently discovered that due to a drafting error, the ordinance failed to include an exception for duplexes and an exception for triplexes where one of the units is occupied by the owner from the rent restrictions that were included in Ordinance No. 4063.

RECOMMENDATION: It is recommended that the Council adopt an urgency ordinance correcting clerical errors in Ordinance No. 4067, a ninety day moratorium on certain residential rent increases in the City of Santa Rosa.

Attachments [Staff Report](#)
[Ordinance - Urgency](#)
[Presentation](#)

14.2 REPORT - CONSIDERATION FOR ADOPTION OF AN URGENCY ORDINANCE REQUIRING JUST CAUSE FOR TENANT EVICTIONS IN THE CITY OF SANTA ROSA, OR ALTERNATIVELY, INTRODUCTION OF AN ORDINANCE REQUIRING JUST CAUSE FOR TENANT EVICTIONS IN THE CITY OF SANTA ROSA

BACKGROUND: On May 3, 2016, the City Council directed City staff to present to the Council just cause requirements for evictions and a rent stabilization ordinance limiting annual rent increases. On May 17, 2016,

the City Council adopted a moratorium on certain residential rent increases to not more than 3% in a cumulative twelve month period. On July 7, 2016, the City Council adopted an urgency ninety (90) day moratorium on certain residential rent increases. In order to protect tenants from evictions made to avoid the effect of the rent increase moratorium, staff is proposing that the City Council consider the adoption of a just cause for tenant evictions in the City of Santa Rosa.

RECOMMENDATION: It is recommended that the Council adopt an urgency ordinance requiring just cause for tenant evictions in the City of Santa Rosa that would take effect immediately upon adoption, or alternatively, that the City Council introduce an ordinance requiring just cause for tenant evictions in the City of Santa Rosa.

Attachments [Staff Report](#)
[Ordinance - Urgency](#)
[Ordinance - Non-Urgency](#)
[Presentation](#)

14.3 REPORT - OPTIONS FOR EMERGENCY DECLARATIONS CONCERNING HOMELESSNESS

BACKGROUND: On May 16, 2016, the City Council Homeless Subcommittee received a report from staff outlining options for extending the Community Homeless Assistance Pilot Program (CHAPP) to a year-round program, which included options for a safe camping component, the declaration of shelter emergency to allow for the use of City facilities, and other alternatives. At the May 16 meeting, the subcommittee requested that the report be added to a future Council agenda for consideration by the full Council. Staff has prepared a detailed outline of three options for emergency declarations concerning homelessness, including declaration of shelter crisis, declaration of local emergency, and request for gubernatorial state of emergency proclamation, and is seeking Council's interest in pursuing these options. CHAPP is covered under a separate agenda item.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by motion, direct staff regarding Council's interest to declare a homelessness emergency and,

if so, identify the preferred action for doing so based on the following options - declaration of shelter crisis, declaration of local emergency, and request for gubernatorial state of emergency proclamation.

Attachments [Staff Report](#)
[Attachment 1](#)
[Presentation](#)

14.4 REPORT - EXPANDED YEAR-ROUND COMMUNITY HOMELESS ASSISTANCE PROGRAM (CHAP)

BACKGROUND: On May 16, 2016, the City Council Homeless Subcommittee received a report from staff outlining options for extending the Community Homeless Assistance Pilot Program (CHAPP) to a year-round program, which included options for a safe camping component, the declaration of shelter emergency to allow for the use of City facilities, and other alternatives. At the May 16 meeting, the subcommittee requested that the report be added to a future Council agenda for consideration by the full Council. Staff is seeking direction regarding Council's desire to expand the initial pilot (CHAPP) to operate as a new year-round program, the Community Homeless Assistance Program (CHAP), and to give direction as to the scope of activities to be permitted under the general operation of CHAP, potentially to include safe parking, the placement and maintenance of portable toilets, provision of temporary overnight shelter, a safe camping program (tents and other temporary structures), and other short-term measures such as increasing availability of bathroom facilities, or storage for personal belongings. The topic of emergency declaration is covered under a separate item.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by motion, direct staff to prepare appropriate ordinance amendments to allow the initial Community Homeless Assistance Pilot Program (CHAPP) to operate as a new year-round program, the Community Homeless Assistance Program (CHAP), and to give direction as to the scope of activities to be permitted under the general operation of CHAP, potentially to include safe parking, the placement and maintenance of portable toilets, provision of temporary overnight shelter, a safe camping program, and

other short-term measures.

Attachments [Staff Report](#)
[Attachment 1](#)
[Presentation](#)

14.5 REPORT - BALLOT MEASURES FOR CONSIDERATION FOR NOVEMBER 2016 ELECTION

BACKGROUND: The City Council held a Study Session on June 28, 2016 at which they received an analysis of the results from polling our community. Based on the information provided at the Study Session, one or more ballot measures could be added to the November 2016 ballot. Staff is looking for direction on the ballot measure(s) the Council would like to include in the election.

RECOMMENDATION: It is recommended by the City Manager and Chief Financial Officer that the Council, by motion, select one or more ballot measures and direct staff to draft the required ordinance(s) for Council consideration and approval on July 26, 2016, in order to meet the deadlines for inclusion on the November 2016 ballot.

Attachments [Staff Report](#)
[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 - TEFRA - CROSSINGS ON ASTON, LOCATED AT 706-708 ASTON AVENUE

BACKGROUND: Crossings on Aston is an approved development that will provide 26 low-income duplex units, one management unit and one unit to be used as a community room within 14 two-story duplex buildings on an approximate 1.86 acre site. The development will include 24 3-bedroom units and three 1-bedroom units targeted to families earning between 30% and 60% of area median income. The financing for the approximately \$13 million project includes Housing Authority loan funds, tax credit financing, a deferred developer fee and loan proceeds from

tax-exempt bonds. The issuance of tax-exempt bonds must be approved by the Council following a public hearing for which a public notice is published at least 14 days in advance. All financial obligations of the bond issuance are the responsibility of the borrower.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by resolution, (1) declare its official intention to issue tax-exempt revenue bonds in an amount not to exceed \$8 million for the purpose of financing Crossings on Aston, a 27-unit affordable rental housing development located at 706-708 Aston Avenue; (2) reimburse certain expenditures relating to the development from proceeds of the bonds; (3) authorize an application to the California Debt Limit Allocation Committee to permit the issuance of the bonds; and (4) determine that it is appropriate for the City to issue the bonds in accordance with section 147(f) of the Internal Revenue Code, subject to certain conditions.

Attachments [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Resolution](#)
[Presentation](#)

16. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION)

- 16.1 INCREASE IN MINOR CONSTRUCTION CONTRACT THRESHOLD TO \$291,000.00. Provided for information only.

Attachments [Memorandum](#)

- 16.2 LETTER IN OPPOSITION OF AB 2586, LOCAL PARKING REGULATIONS. Provided for information.

Attachments [Letter](#)

- 16.3 LETTER OF OPPOSITION OF AB 2788, WIRELESS TELECOMMUNICATIONS FACILITIES. Provided for information.

Attachments [Letter](#)

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's Office at 543-3015 or cityclerk@srcity.org 48 hours prior to the meeting. TDD 543-3063

Meeting information can also be accessed via the internet at <http://srcity.org>