



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 1, 2019

12:30 P.M. - CLOSED SESSION (MAYOR'S CONFERENCE ROOM)

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

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.

12:30 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 LEGAL COUNSEL - EXISTING LITIGATION (Paragraph (1) of subdivision (d) of Government Code Section 54956.9)

Name of Case: [Nicholle Vannucci, et al. v. County of Sonoma, et al.]
Court Case No. [USDC Northern District of California Case No.
3:18-cv-01955-VC]

2.2 PUBLIC EMPLOYEE - EVALUATION OF PERFORMANCE (Government Code Section 54957(b))

Title: City Attorney

2.3 CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)

Agency Designated Representatives: Mayor Tom Schwedhelm
Unrepresented Employee: City Attorney

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 AMENDMENT TO MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF SANTA ROSA AND SANTA ROSA CITY SCHOOLS TO ALLOW ALTERNATIVES TO CONSTRUCTION OF AFFORDABLE HOUSING OR SCHOOL FACILITIES ON FIR RIDGE DRIVE, LOT "F" (APN 173-620-030)

The City of Santa Rosa ("City") and Santa Rosa City Schools

("District"), are parties to an Agreement regarding development of the Fir Ridge site ("Site"), located in the City of Santa Rosa (APN 173-620-030). Pursuant to the original subdivision approvals, the Site is designated for development of either an elementary school or low and/or moderate-income housing. In 2016, Council approved a Memorandum of Understanding ("MOU") to extend the term of the Agreement to allow the District until June 30, 2020, to commence construction of affordable housing for lower income District employees on the Site or sell the Site to a third party for construction of affordable units. The MOU provides that, in the event the District fails to meet this deadline, the Agreement shall terminate and the District shall transfer title of the Site to the City to enable the City to either develop the Site with affordable housing or sell the Site and use all proceeds to finance construction of low and/or moderate-income units in the City.

In part due to the October 2017 Tubbs and Nuns Fires which significantly damaged the area surrounding the Site, the District has been unable to commence construction or identify a potential buyer for the Site and has initiated discussions with the City to discuss alternatives to developing the Site with affordable housing. These alternatives include: City and District extending the current MOU to allow the District additional time to fulfill its obligations under the MOU; District transferring title of the Site to the City for City's development or facilitating development of affordable housing; District selling the Site to a third party and using proceeds to develop low and/or moderate income housing for District employees on a different site within the City limits; or District selling the Site and using the proceeds to create a Loan Program to provide down payment assistance for District employees to purchase homes in the City.

Attachments: [Staff Report](#)
[Attachment 1 - Amendment Timeline](#)
[Attachment 2 - Map](#)
[Attachment 3 - 2016 MOU](#)
[Attachment 4 - SRCS Memo](#)
[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 - DOMESTIC VIOLENCE AWARENESS MONTH

Attachments: [Proclamation](#)

6.2 PROCLAMATION - ACTIVE AGING WEEK

Attachments: [Proclamation](#)

6.3 PROCLAMATION - FIRE PREVENTION WEEK

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 Home Sonoma County (HSC)

10.1.10 Renewal Enterprise District (RED)

10.1.11 Other

10.2 SONOMA COUNTY MAYORS' AND COUNCILMEMBERS' ASSOCIATION/CITY SELECTION COMMITTEE

- 10.2.1** The City Council will, by motion, provide direction to the Mayor regarding letters of interest received for appointment to the following vacancies, which will be made by the Board of Directors of the Sonoma County Mayors' and Councilmembers' Association at its meeting on October 10, 2019:

(1) North Bay Division, League of California Cities Executive Board, one position. Term expires two years from appointment.

- Letter received from Susan Harvey, City of Cotati (withdrawn 9/25/2019)
- Letter received from Mike Healy, City of Petaluma

Attachments: [Letters of Interest](#)
[Withdrawal Letter](#)

10.3 MATTERS FROM COUNCIL REGARDING FUTURE AGENDA ITEMS

This time is reserved for Council to discuss whether to place matters on a future agenda for further discussion.

10.3.1 REQUEST FOR AGENDA ITEM TO CONSIDER REVISING COUNCIL POLICY 000-23, PROCEDURE FOR FILLING COUNCIL VACANCIES

BACKGROUND: At the September 24, 2019 City Council Meeting, Council Member Combs requested a future agenda item to consider revising Council Policy 000-23 - PROCEDURE FOR FILLING COUNCIL VACANCIES. Council Member Tibbetts concurred with the request.

11. APPROVAL OF MINUTES

11.1 September 10, 2019, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

12. CONSENT ITEMS

12.1 RESOLUTION - PROFESSIONAL SERVICES AGREEMENT FOR INVESTMENT ADVISORY SERVICES WITH PFM ASSET MANAGEMENT LLC.

RECOMMENDATION: It is recommended by the Chief Financial Officer that the Council, by resolution, approve a Professional Services Agreement with PFM Asset Management LLC, San Francisco, CA, for a five-year duration, calculated on the value of assets managed, in an amount not to exceed \$1,500,000. The purpose of this agreement is to provide investment advisory services to the City.

Attachments: [Staff Report](#)
[Resolution](#)
[Exhibit A - Professional Services Agreement](#)
[Presentation](#)

12.2 RESOLUTION - CONTRACT AWARD - DESIGN-BUILD FOR AUDIO/VISUAL SYSTEM AT UTILITIES FIELD OPERATIONS

BUILDING

RECOMMENDATION: It is recommended by the Information Technology and Finance Departments, that the Council, by resolution, award a Design-Build Contract, Number F001997, to PCD, Inc., Santa Rosa, California, for the removal of the existing audio/visual (A/V) system, to deliver the design-build plan of a new system, and provide installation of the new system at the Utilities Field Operations (UFO) building at 35 Stony Point Road, for a total amount not to exceed \$412,191.84. The replacement of the A/V system is to meet current and future meeting needs and will utilize the most current technology and design to improve the meeting experience and increase usability for ADA purposes.

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

12.3 RESOLUTION - AMENDMENT TO THE CITY CLASSIFICATION AND SALARY PLAN CREATING THE CLASSIFICATION OF STORM WATER AND CREEKS MANAGER AND RECLASSIFYING ONE VACANT SUPERVISING ENGINEER POSITION TO STORM WATER AND CREEKS MANAGER

RECOMMENDATION: It is recommended by the Human Resources Department that the Council, by resolution, amend the City's Classification and Salary Plan to create a new classification of Storm Water and Creeks Manager and reclassify one Supervising Engineer position, to Storm Water and Creeks Manger in the Water Department.

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

12.4 ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA PREZONING THE PROPERTIES LOCATED AT 4200 AND 4224 SONOMA HIGHWAY, ALSO IDENTIFIED AS ASSESSOR'S PARCEL NOS. 032-010-023 AND 032-010-005, RESPECTIVELY, TO THE CG (GENERAL

COMMERCIAL) ZONING DISTRICT; FILE NO. PRJ18-050

RECOMMENDATION: This ordinance, introduced at the September 24, 2019, Regular Meeting by a (6-0-1) vote (Council Member Tibbetts absent), rezones the properties located at 4200 and 4224 Sonoma Highway to the CG (General Commercial) Zoning District.

Attachments: [Ordinance](#)

12.5 ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING THE SANTA ROSA CITY CODE ADDING A NEW CHAPTER 10-46, HOUSING ANTI-DISCRIMINATION CODE

RECOMMENDATION: This ordinance, introduced and amended at the September 24, 2019, Regular Meeting by a (5-1-0-1) vote (Council Member Sawyer voted no, Council Member Tibbetts abstained), adds Chapter 10-46 to the Santa Rosa City Code prohibiting rental housing discrimination based on source of income, including Section 8 Housing Choice Vouchers, HUD VASH Vouchers, and other rent subsidies.

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.

14. REPORT ITEMS

14.1 REPORT - APPROVAL OF GENERAL SERVICES AGREEMENT NUMBER F002035 - FOR CITYWIDE LANDSCAPE SERVICES

BACKGROUND: For over ten years the city has contracted landscape maintenance services for parks, civic sites and roadway landscaping to supplement its own small crew of park maintenance staff. The current contract, through an extension expires on September 30, 2019. During

the final year of the current contract only organic weed control methods were used at the direction of Council. Based upon the Council study session on September 24, 2019, staff recommend a new landscape contract that only includes mowing services for irrigated turf sites. City maintenance crews will augment the remaining maintenance services while community feedback regarding landscape maintenance success is solicited.

RECOMMENDATION: It is recommended by the Transportation and Public Works and Finance Departments that the Council, by resolution, approve award of a General Services Agreement subject to final approval to form by the City Attorney's office to Signature Coast Holdings, LLC, dba Coast Landscape Management, Napa, CA for citywide landscape services in the amount of \$1,078,056 per year for a total three year contract of \$3,234,168.

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

14.2 **REPORT - URGENCY ORDINANCE RESILIENT CITY COMBINING DISTRICT AMENDMENT FOR MOBILE HOME PARK CLOSURES**

BACKGROUND: Beginning on the evening of October 8, 2017, and continuing for days thereafter, a series of wildfire events damaged or destroyed thousands of residential and commercial structures within the City of Santa Rosa. On October 13, 2017, the City Council ratified a proclamation of local emergency in the City of Santa Rosa. To facilitate and expedite the reconstruction process, on October 24, 2017, the Council adopted an urgency ordinance establishing the Resilient City (-RC) Combining Zoning District, to be applied to the base zoning of each property most severely impacted by the Fires.

Proposed is an urgency ordinance to amend Section 20-28.100 of the Santa Rosa City Code, Resilient City (-RC) Combining District, to facilitate the recovery process for mobile home park sites severely impacted by the Tubbs fire of October 2017 by more efficiently addressing the park closure process.

The proposed urgency ordinance would be effective immediately upon enactment. Under the City Charter, five affirmative votes are necessary to adopt an urgency ordinance.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council by urgency ordinance, amend Section 20-28.100 of the Santa Rosa City Code, Resilient City (-RC) Combining District, to facilitate the recovery process for mobile home park sites severely impacted by the Tubbs fire of October 2017 by more efficiently addressing the park closure process.

Attachments: [Staff Report](#)
[Attachment 1-City Code Section 20-28.100 Resilient City C](#)
[Attachment 2-City Code Section 6-67 Mobile Home Park C](#)
[Attachment 3 - Santa Rosa Mobile Home Park Conversion](#)
[Urgency Ordinance - RC Combining District Mobile Home](#)
[Presentation](#)

14.3 REPORT - COUNCIL DIRECTION TO VOTING DELEGATE FOR LEAGUE OF CALIFORNIA CITIES 2019 ANNUAL CONFERENCE REGARDING COUNCIL POSITION ON THE RESOLUTIONS COMING BEFORE THE LEAGUE GENERAL ASSEMBLY

BACKGROUND: Policy development is a vital and ongoing process within the League of California Cities for determining legislative and program strategies for important issues facing cities throughout California. Policies are submitted for consideration by the General Assembly at the Annual Conference to be voted on by delegates from the cities. Each member city has one Voting Delegate at the General Assembly, which will be held in Long Beach on October 16-18, 2019. There are two separate issues that have been submitted by resolution to the General Resolutions Committee for recommendation and voting at the General Assembly.

These are to call on:

(1) The California Public Utilities Commission (CPUC) to amend Rule 20A to include Very High Fire Hazard Severity Zones on the list of eligibility criteria and to increase funding allocations of Rule 20A

projects for the undergrounding of overhead utilities.

(2) The Federal and State Governments to address the impacts of International Transboundary pollution flows into Southern California and the Pacific Ocean and to restore and ensure proper funding to the US-Mexico Border Water Infrastructure Program (BWIP).

RECOMMENDATION: It is recommended by the City Manager's Office that the Council, by motion, consider taking a position on the resolutions to provide direction to its Voting Delegate for the meeting of the League General Assembly.

Attachments: [Staff Report](#)
[Attachment 1 - 2019 Resolutions Packet](#)
[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 - ORDINANCE ADDING CHAPTER 10-45 TO THE SANTA ROSA CITY CODE TO ESTABLISH MINIMUM WAGES TO BE PAID BY EMPLOYERS

BACKGROUND: California Senate Bill 3 (Leno) was signed into law on April 4, 2016, setting the stage to raise the state minimum wage by set amounts each year to reach \$15.00 per hour by January 1, 2022, for employers with 26 or more employees, and by January 1, 2023, for employers with 25 or fewer employees. After the \$15.00 per hour threshold is reached, the state minimum wage will increase annually based on the Consumer Price Index up to 3.5% per year. SB 3 maintains existing exemptions in the State's minimum wage law. Pursuant to a proposal from labor, and community organizations for Santa Rosa to expedite the State timeline, and following similar actions taken by neighboring jurisdictions, this ordinance outlines a \$15.00/hour minimum wage for employers with 26 or more employees and a \$14.00 minimum wage for 25 or fewer employees effective July 1, 2020. On January 1, 2021, the ordinance further outlines the minimum wage for employers with 25 or fewer employees will be \$15.00 per hour and, on

this same date and annually thereafter, the minimum wage for all employers regardless of size will increase based on the Consumer Price Index for Urban Wage Earners and Clerical Workers for the San Francisco-Oakland-Hayward Consolidated Metropolitan Statistical Area up to 3.5%.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council introduce an ordinance adding Chapter 10-45 to the Santa Rosa City Code to establish minimum wages to be paid by employers.

Attachments: [Staff Report](#)
[Attachment 1 - Minimum Wage 3 Phase-in Requirement](#)
[Attachment 2 - NB Local Minimum Wage Ordinances Char](#)
[Attachment 3 - Comp Cities List](#)
[Attachment 4 - San Francisco CPI Historical](#)
[Attachment 5 - Minimum-Wage-Enforcement Report](#)
[Attachment 6 - Santa Rosa Area Economic Summary](#)
[Attachment 7 - Occupational Employment and Wages San](#)
[Attachment 8 - Minimum Wage Survey Data](#)
[Attachment 9 - City Temp Wage Steps 2017 - 2022](#)
[Attachment 10 - Correspondence](#)
[Ordinance](#)
[Presentation](#)

15.2 PUBLIC HEARING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 21 OF THE SANTA ROSA CITY CODE, UPDATING CHAPTER 21-02, HOUSING ALLOCATION PLAN, TO MODIFY THE REQUIREMENTS AND INCENTIVES FOR PROVIDING ON-SITE INCLUSIONARY HOUSING UNITS, A RESOLUTION UPDATING THE HOUSING IMPACT FEE, AND A RESOLUTION TO ESTABLISH A COMMERCIAL LINKAGE FEE FOR NEW COMMERCIAL DEVELOPMENT WITHIN THE CITY OF SANTA ROSA

BACKGROUND: The recommended amendments to the Housing Allocation would reduce the current inclusionary percentage and expand financial incentives and alternative compliance measures to

encourage inclusionary (on-site) affordable housing development. The recommended In-Lieu fee increase would expand the Housing Authority's capacity to fund affordable housing projects.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council (1) introduce an ordinance amending City Code Chapter 21-02, Housing Allocation Plan, to amend the requirements and incentives for providing on-site inclusionary housing units, (2) by resolution, amend the Housing Impact Fee structure, and (3) by resolution, establish a Commercial Linkage Fee.

Attachments: [Staff Report](#)
[Attachment 1 - HAP Ordinance Update White Paper](#)
[Attachment 2 - Residential Impact Fee Nexus and Feasibility](#)
[Attachment 3 - Commercial Linkage Fee Nexus and Feasibility](#)
[Attachment 4 - Redlined Municipal Code Chapter 21-02](#)
[Attachment 5 - Planning Commission Minutes, August 8, 2019](#)
[Attachment 6 - Housing Authority Minutes, August 26, 2019](#)
[Resolution - Commercial Linkage Fee](#)
[Resolution - Housing Impact Fee](#)
[Ordinance](#)
[Presentation](#)

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](#)

***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.