



City of Santa Rosa

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

CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT SEPTEMBER 19, 2017

3:00 P.M. - CLOSED SESSION (MAYOR'S CONFERENCE ROOM)

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.

3:00 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 - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9: Demand Letter under California Voting Rights Act.

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 - FALLS PREVENTION AWARENESS WEEK

Attachments: [Proclamation](#)

6.2 PROCLAMATION - GANG PREVENTION AWARENESS WEEK

Attachments: [Proclamation](#)

6.3 PROCLAMATION - NATIONAL HISPANIC HERITAGE MONTH

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 - NONE.

12. CONSENT ITEMS

12.1 RESOLUTION - SPEED LIMITS ON KAWANA SPRINGS ROAD, MONTECITO AVENUE, OCCIDENTAL ROAD, AND SUMMERFIELD ROAD

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that Council, by resolution, establish a speed limit of 35 miles per hour on Kawana Springs Road from Santa Rosa Avenue to Petaluma Hill Road, establish a speed limit of 25 miles per hour on Montecito Avenue from Norte Way to North City Limits, establish a speed limit of 45 miles per hour on Occidental Road from West City Limits to Fulton Road, and establish a speed limit of 35 miles per hour on Summerfield Road from Woodview Drive to Bethards Drive.

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

12.2 RESOLUTION - ADOPTION OF MEMORANDUM OF UNDERSTANDING, UNIT 9 - FIRE SAFETY MANAGEMENT AND AMENDMENT TO THE FISCAL YEAR 2017-18 ADOPTED GENERAL FUND BUDGET

RECOMMENDATION: The Human Resources Department and the City Manager's Office recommend that the Council, by resolution, (1) adopt the Memorandum of Understanding for Unit 9 - Fire Safety Management, for the period of July 1, 2017 through June 30, 2020; and, (2) amend the fiscal year FY 17/18 adopted budget to increase appropriations by \$49,840 from various funds' unassigned fund balance to cover the costs associated with this agreement.

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

12.3 RESOLUTION - SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT - METROPOLITAN PLANNING GROUP

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution, approve the Second Amendment to the Professional Services Agreement with Metropolitan Planning Group, located in Santa Rosa, California, for preparation of Planning Process Improvements, adding an additional amount of \$10,100 for outreach related to the Density Bonus Update, for a total contracted amount not to exceed \$109,958.

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

12.4 RESOLUTION - AUTHORIZATION TO PAY UNPAID FISCAL YEAR 2016-17 ASPHALT PURCHASE INVOICES

RECOMMENDATION: It is recommended by the Finance Department and Transportation and Public Works Department that the Council, by resolution, authorize the payment of unpaid asphalt purchase invoices that occurred between January through May 2017 in the amounts of \$29,298.30 to Syar Industries, Incorporated, and \$54,055.93 to Bodean Company, Incorporated.

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

12.5 RESOLUTION - CONTRACT EXTENSION NINTH AMENDMENT TO GENERAL SERVICES AGREEMENT - F000633 ALARM MONITORING, INSTALLATION AND REPAIR SERVICES

RECOMMENDATION: It is recommended by the Finance Department on behalf of all Departments that the Council, by resolution, approve the Ninth Amendment to General Services Agreement (GSA) #F000633 for alarm monitoring, installation and repair services with Petrussha, Inc. dba Advanced Security Systems, Santa Rosa, California, to extend the Agreement for one final year, bringing the scope of services related to sites served up-to-date and increase compensation by \$57,000, for a total Agreement amount not to exceed \$156,883.50.

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

12.6 RESOLUTION - WAIVER OF COMPETITIVE BIDDING AND RETROACTIVE GENERAL SERVICES CONTRACT FOR BMW MOTORCYCLE PARTS, MAINTENANCE AND SERVICES WITH DCD MOTORSPORTS INC., DBA SANTA ROSA BMW

RECOMMENDATION: It is recommended by the Police and Finance

Departments that the Council, by resolution, waive competitive bidding and approve a 2-year General Services Agreement retroactive to May 1, 2017 with (3) one-year extension options for BMW Motorcycle parts, maintenance and services with DCD Motorsports Inc., DBA Santa Rosa BMW, Santa Rosa, California, for a total amount not to exceed \$95,000.

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

12.7 RESOLUTION - APPROVAL OF AGREEMENT FOR ELECTION SERVICES

RECOMMENDATION: It is recommended by the City Clerk that the Council, by resolution, approve an Agreement for Election Services with the County of Sonoma to be provided by the Sonoma County Clerk-Recorder-Assessor for the period January 1, 2018 through December 31, 2022.

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

12.8 RESOLUTION - CONTRACT EXTENSION - VEHICLE IMPOUND SERVICES FOR EVIDENCE STORAGE

RECOMMENDATION: It is recommended by the Finance and Police Departments that the Council, by resolution, approve the Third Amendment to General Services Agreement (GSA) #F000651 for vehicle impound services related to evidence storage with Yarbrough Bros. Towing, Inc., Santa Rosa, California, to extend the contract for an additional one year term and add funding in the amount of \$40,000 for a total Agreement amount not to exceed \$138,000.

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

- 12.9** ORDINANCE ADOPTION - APPROVE RECLASSIFYING 201 FARMERS LANE, ASSESSOR'S PARCEL NO. 014-071-093, TO THE R-3-18-SH ZONING DISTRICT; FARMERS LANE SENIOR HOUSING - FILE NO. PRJ16-018.

RECOMMENDATION: This ordinance, introduced at the September 5, 2017, Regular Meeting by a unanimous vote, reclassifies 201 Farmers Lane, Assessor's Parcel No. 014-071-093, to the R-3-18-SH Zoning District; Farmers Lane Senior Housing - File No. PRJ16-018.

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 - APPROVE GENERAL SERVICES AGREEMENT WITH MV PUBLIC TRANSPORTATION, INC., VACAVILLE, CA, FOR PILOT PARKSMART SERVICE TO CONNECT DOWNTOWN SMART STATION AND RAILROAD SQUARE WITH DOWNTOWN AND CITY PARKING GARAGES

BACKGROUND: The City Council directed staff to develop a plan to provide a connection between the Santa Rosa Downtown SMART Station and parking garages in the downtown. Staff developed a proposal for a Pilot shuttle, released a Request of Proposal and is now seeking Council approval to award the contract and amend the FY 2017-18 adopted budget within the Parking Fund to appropriate funds for this Pilot program.

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

by resolution, 1) approve a General Services Agreement with MV Public Transportation, Inc. for a pilot SMART parking shuttle, called PARKSMART, for an amount not to exceed \$180,000 for one-year with two one-year options to extend; and 2) amend the fiscal year (FY) 2017-18 adopted budget within the Parking Fund to appropriate \$151,000 for the parking shuttle.

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

14.2 REPORT - SANTA ROSA JUNIOR COLLEGE PILOT PROGRAM TO PROVIDE AN UNLIMITED ACCESS PASS TO STUDENTS FOR THE FALL 2017 SEMESTER

BACKGROUND: The Santa Rosa Junior College approached the City of Santa Rosa with a PILOT program to provide Santa Rosa Junior College (SRJC) students with an unlimited number of transit rides for the remainder of the fall 2017 semester and the SRJC would pay a minimum \$50,000 to the City of Santa Rosa.

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, authorize a "PILOT" program where CityBus allows all Santa Rosa Junior College students to board CityBus an unlimited number of times for the fall 2017 semester which cost will be offset by a minimum of \$50,000 from Santa Rosa Junior College.

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

14.3 REPORT - BLUE FOX PARTNERS PARKING AGREEMENT

BACKGROUND: This agreement will provide for 90 minutes of free parking at Garage 12 (555 1st Street) for patrons of the Roxy Stadium

movie theater, located at 85 Santa Rosa Avenue, upon commencement of construction of the theater remodel. This project furthers Council Goal 1 - Create a strong, sustainable economic base.

RECOMMENDATION: It is recommended by the Finance and the Planning and Economic Development Departments that the Council, by resolution, approve a Parking Agreement with Blue Fox Partners, Santa Rosa, California, to provide 90 minutes of free parking at Garage 12 to Roxy Stadium movie theater patrons.

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

14.4 REPORT - URBAN HOUSING COMMUNITIES' REQUEST TO AUTHORIZE ISSUANCE, SALE AND DELIVERY OF TAX-EXEMPT MULTIFAMILY HOUSING REVENUE NOTE IN A MAXIMUM AMOUNT OF \$7,105,000 FOR THE CROSSINGS ON ASTON APARTMENTS

BACKGROUND: Issuance of the City of Santa Rosa 2017 Multifamily Housing Revenue Note in a maximum aggregate principal amount of \$7,105,000 will facilitate the financing necessary for acquisition, construction and development of The Crossings on Aston Apartments, an affordable rental facility with 26 affordable units, one manager unit and one community room in 14 duplexes (the "Project"). Twenty-four units are 3-bedroom units, and three units are 1-bedroom units. Affordability is targeted to families whose household income ranges from 30% of area median income ("AMI") (Extremely Low-Income) to 60% AMI (Low-Income). Incomes and rents and will be restricted for 55 years by regulatory agreements. Construction is expected to begin in October 2017 and take 10 months to complete.

Financing for the Project includes the Note, federal and state tax credit equity contributed by RBC Capital Markets, and loans and Project-Based Housing Choice Vouchers approved by the Housing Authority. The City of Santa Rosa is a conduit (or pass-through) lender, and Citibank, N.A., is the funding lender and risk taker on the real estate. All financial costs and obligations for issuance and repayment

of the Note will be the responsibility of the borrower with no impact on the City's General Fund. The source of repayment will be revenue from the operation of the Project.

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by resolution, authorize the sale, execution and delivery of the tax-exempt City of Santa Rosa 2017 Multifamily Housing Revenue Note (The Crossings on Aston Apartments) in a maximum aggregate principal amount of \$7,105,000.

Attachments: [Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Attachment 3](#)
[Attachment 4](#)
[Attachment 5](#)
[Attachment 6](#)
[Attachment 7](#)
[Attachment 8](#)
[Attachment 9](#)
[Resolution](#)
[Presentation](#)

14.5 REPORT - ORDINANCE ADOPTION - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE - TABLE 2-6 OF SECTION 20-23.060 (COMMERCIAL DISTRICT LAND USES AND PERMIT REQUIREMENTS) - FILE NUMBER REZ16-001

BACKGROUND: On September 22, 2016, the Planning Commission unanimously recommended (5-0) that the Council approve an ordinance to amend the Zoning Code to allow the Lodging-Hotel or Motel land use, upon approval of a Minor Conditional Use Permit, for all properties in the City within the CO (Office Commercial) Zoning District.

RECOMMENDATION: This ordinance, introduced at the November 29, 2016, Regular Meeting by a 6-0-1 vote (Council Member Wysocky absent), amends Title 20 of the Santa Rosa City Code - Table 2-6 of

Section 20-23.060 (Commercial District Land Uses and Permit Requirements) - File Number REZ16-001. This is to correct a clerical error for a second reading to adopt this ordinance.

Attachments: [Staff Report](#)
[Attachment 1-Disclosure Form](#)
[Attachment 2-Location Map](#)
[Attachment 3-General Plan Land Use Diagram](#)
[Attachment 4-Project Description](#)
[Attachment 5-Noise Contour Diagram](#)
[Attachment 6-Public Correspondence](#)
[Ordinance](#)
[Presentation](#)

15. PUBLIC HEARINGS - NONE.

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. WRITTEN COMMUNICATIONS

- 16.1 LETTER IN OPPOSITION OF SB 623 (MONNING) WATER QUALITY: SAFE AND AFFORDABLE DRINKING WATER FUND. Provided for information.

Attachments: [Memo to Council](#)
[Attachment 1](#)
[Attachment 2](#)

- 16.2 LETTERS TO OPPOSE UNLESS AMENDED: AB 1668 (Friedman) and SB 606 (Hertzberg/Skinner) Water Management Planning. Provided for information.

Attachments: [Memo](#)
[Letter AB 1668](#)
[Bill Text AB 1668](#)
[Letter SB 606](#)
[Bill Text SB-606](#)

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 Office at 543-3015 or cityclerk@srcity.org one week prior to the meeting. TDD 543-3063

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.