



## City of Santa Rosa

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

### CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT DECEMBER 19, 2017

**2:30 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](mailto: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 LABOR NEGOTIATORS**  
(Government Code Section 54957.6)

Agency Designated Representatives: Joanne Narloch, Interim Human Resources Director, Jeremia Mills, Employee Relations Manager, Art Hartinger of Renne Sloan Holtzman Sakai, LLP, Anthony Gossner, Fire Chief and Deborah Lauchner, Chief Financial Officer.

Employee Organizations: Santa Rosa Firefighters Association - Local 1401 (representing City Employee Unit 2)

**2.2 CONFERENCE WITH LABOR NEGOTIATORS**  
(Government Code Section 54957.6)

Agency Designated Representatives: Jon Holtzman, Renne Sloan Holtzman Sakai LLP

Unrepresented Employees: City Manager and City Attorney

**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 - NONE.**

**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**

**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 Groundwater Sustainability Agency (GSA)**

**10.1.9 Other**

**11. APPROVAL OF MINUTES - NONE.**

**12. CONSENT ITEMS**

- 12.1** RESOLUTION - FIRST AMENDMENT TO SOLID WASTE COLLECTION SERVICES AGREEMENT BETWEEN THE CITY OF SANTA ROSA AND RECOLOGY SONOMA MARIN, DBA RECOLOGY SANTA ROSA, TO INCLUDE LOW-INCOME DISCOUNT PROGRAM

RECOMMENDATION: It is recommended by the City Manager's Office

that the Council, by resolution, approve the First Amendment to the Solid Waste Collection Services Agreement between City of Santa Rosa and Recology Sonoma Marin, dba Recology Santa Rosa to include a Low-Income Discount Program.

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

**12.2** RESOLUTION - SANTA ROSA JUNIOR COLLEGE PILOT PROGRAM TO PROVIDE AN UNLIMITED ACCESS PASS TO STUDENTS - EXTENSION FOR REMAINDER OF FY 2017-18

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that the Council, by resolution, authorize an extension of the pilot CityBus unlimited pass program for Santa Rosa Junior College students for the remainder of FY 2017-18, subject to the terms of the existing agreement.

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

**12.3** ORDINANCE ADOPTION - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ENACTING COMPREHENSIVE REGULATIONS FOR CANNABIS THROUGH THE AMENDMENT OF SANTA ROSA CITY CODE SECTIONS 20-23.030, TABLE 2-2 (ALLOWED LAND USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS), TABLE 2-6 (ALLOWED LAND USES AND PERMIT REQUIREMENTS FOR COMMERCIAL ZONING DISTRICTS), SECTION 20-24.030, TABLE 2-10 (ALLOWED LAND USES AND PERMIT REQUIREMENTS FOR INDUSTRIAL DISTRICTS), SECTION 20-36.040, TABLE 3-4 (AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE), SECTION 20-70.020 (DEFINITIONS), THE REPEAL AND REPLACEMENT OF CHAPTER 20-46 (MEDICAL CANNABIS CULTIVATION) WITH CHAPTER 20-46 (CANNABIS), THE REPEAL

OF CHAPTER 10-40 (MEDICAL CANNABIS DISPENSARIES) AND  
THE ADOPTION OF EXEMPTION FINDINGS PURSUANT TO THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT - FILE NUMBER  
REZ17-002

RECOMMENDATION: This ordinance, introduced at the December 12, 2017, Regular Meeting by a 5-1-1 vote (Council Member Sawyer voted No; Mayor Coursey absent), enacts comprehensive regulations for cannabis through the amendment of Santa Rosa City Code Sections 20-23.030, Table 2-2 (allowed land uses and permit requirements for residential zoning districts), Table 2-6 (allowed land uses and permit requirements for commercial zoning districts), Section 20-24.030, Table 2-10 (allowed land uses and permit requirements for industrial districts), Section 20-36.040, Table 3-4 (automobile and bicycle parking requirements by land use type), Section 20-70.020 (definitions), the repeal and replacement of Chapter 20-46 (Medical Cannabis Cultivation) with Chapter 20-46 (Cannabis), the repeal of Chapter 10-40 (Medical Cannabis Dispensaries) and the adoption of exemption findings pursuant to the California Environmental Quality Act.

**Attachments:** [Ordinance](#)  
[Ordinance Redlined](#)

### 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.

**(THE COUNCIL WILL RECESS DURING THE EVENING FOR A DINNER BREAK)**

### 14. REPORT ITEMS

- 14.1 REPORT - URGENCY ORDINANCE TEMPORARILY REGULATING  
TENANT EVICTIONS IN THE CITY OF SANTA ROSA

**BACKGROUND:** The fires destroyed approximately 5% of the City's housing stock. The sudden and substantial loss of residential units, both rental and owner-occupied, exacerbated the City's already existing housing shortage and further disrupted an already unstable rental market. There is evidence that the rental market is further skewed by the presence of insurance proceeds, which may allow some households displaced by the fire to afford higher rents, while increasing the risk that other households may be displaced or priced out of the market.

Staff of Housing and Community Services has received multiple reports that some landlords may be taking advantage of the exceptional circumstances to evict existing lower income tenants in order to rent, at significantly higher rates, to insured households displaced by the fires. The combination of the City's extremely low vacancy rates and the sudden spike in rents may make it difficult, if not impossible, for lower income tenants to find affordable rental housing within Santa Rosa, placing those individuals and families at increased risk of housing instability and homelessness.

At the request of Council members, this item offers a temporary urgency ordinance for the Council's consideration. The proposed ordinance would establish limited restrictions on residential tenant evictions during the term of the state and federal declarations of emergency, and is intended provide protections to existing tenants and bring greater stability to the rental market. Although drafted as an urgency ordinance to take effect immediately, the Council may, as an alternative, consider its adoption as a regular ordinance.

**RECOMMENDATION:** In light of conditions created by the wildfires of October 2017, it is recommended that the Council consider an urgency ordinance establishing temporary restrictions on tenant evictions in Santa Rosa. The proposed ordinance would take effect immediately upon adoption and would be of limited scope and duration.

**Attachments:** [Staff Report](#)  
[Ordinance - Urgency](#)  
[Ordinance Summary](#)  
[Presentation \(Added 12-19-17\)](#)

## 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 - ROUND BARN VILLAGE PROJECT - MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT AND REZONING - 0 ROUND BARN BOULEVARD - PRJ17-004 (This item was continued from the December 12, 2017, Regular Meeting)

**BACKGROUND:** The project proposes a General Plan Amendment to change the existing land use designation from Business Park to Medium Low Density Residential and Open Space and a Rezoning from PD72-001 (Planned Development) to R-1-6 (Single-Family Residential) and OSC (Open Space - Conservation) for the 40.18-acre property located at 0 Round Barn Boulevard. Although no formal development applications have been received to date, the General Plan Amendment and Rezone would allow for future residential development on a portion of the property and the preservation of riparian, woodland areas and steeply sloped areas of the property in open space. A Mitigated Negative Declaration was prepared in compliance with the California Environmental Quality Act (CEQA) for the project.

**RECOMMENDATION:** It is recommended by the Planning Commission and the Planning and Economic Development Department that the City Council, by resolution, adopt a Mitigated Negative Declaration, approve a General Plan Amendment to change the land use designation from Business Park to Medium Low Density Residential and Open Space, and introduce an ordinance to rezone the site from PD72-001 to Single-Family Residential (R-1-6) and Open Space-Conservation (OSC) for the property located at 0 Round Barn Boulevard.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Neighborhood Context Map](#)  
[Attachment 3 - Site Analysis Map](#)  
[Attachment 4 - Existing GP-Zoning](#)  
[Attachment 5 - Fountaingrove PD Map](#)  
[Attachment 6 - Proposed GP-Zoning](#)  
[Attachment 7 - Developable Plans](#)  
[Attachment 8 - Economic Analysis](#)  
[Attachment 9 - IS-MND Hyperlink](#)  
[Attachment 10 - Public Correspondence](#)  
[Attachment 11 - Planning Commission Resolutions](#)  
[Resolution - Mitigated Neg Dec](#)  
[Exhibit A - Hyperlink](#)  
[Resolution GPA](#)  
[GPA Reso Exhibit A](#)  
[Ordinance](#)  
[Ordinance Exhibit A](#)  
[Presentation](#)  
[Applicant Presentation](#)

**15.2 PUBLIC HEARING - ACCESSORY DWELLING UNIT IMPACT FEE REDUCTION**

BACKGROUND: On December 5, 2017, the City Council introduced an ordinance amending the Santa Rosa Zoning Code to allow for Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) in compliance with State law and in support of the City's Housing Action Plan, and approved a resolution reducing Capital Facilities and Park Impact fees for new ADU's. During the meeting, it was noted that the Southeast and Southwest Area Development Impact fees (SEADIF and SWADIF, respectively) pose a significant cost burden on development of ADU's in the southeast and southwest areas of the City. The City is currently working on an impact fee program update, including potentially eliminating the SEADIF and SWADIF, however, the update will likely not be considered by Council until the early 2018. In



the interest of time, Council directed staff to return with a resolution to reduce the SEADIF and SWADIF fees for new ADU's immediately.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by resolution, reduce the Southeast and Southwest Area Development Impact fees for new Accessory Dwelling Units.

**Attachments:** [Staff Report](#)  
[Resolution](#)  
[Public Hearing Notice](#)

**16. WRITTEN COMMUNICATIONS - 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:** [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](mailto: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>

**City Council**

**DECEMBER 19, 2017**

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*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.*