



City of Santa Rosa

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

CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL-REVISED OCTOBER 8, 2024

1:00 P.M. - CLOSED SESSION

2:00 P.M. - STUDY SESSION

4:00 P.M. - REGULAR SESSION

FINAL-REVISED AGENDA

HAS BEEN REPUBLISHED AFTER THE FINAL AGENDA PUBLISHED ON OCTOBER 2, 2024 AT APPROXIMATELY 3:39 P.M., BUT WITHIN THE 72-HOUR PUBLISHING REQUIREMENT OF THE BROWN ACT.

THIS FINAL-REVISED AGENDA MAKES THE FOLLOWING CHANGES TO THE FINAL AGENDA PREVIOUSLY PUBLISHED:

1. THE ADDITION OF CLOSED SESSION ITEM 3.4

This change is made accordance with City Code Section 1-10.030(J) which states, "Nothing in this section shall limit the rights of the City Council to give notice of, and to hold, closed sessions and/or to call and hold special or emergency meetings in accordance with the provisions of the Brown Act."

2. NOTES THAT CLOSED SESSION ITEMS 3.1 THROUGH 3.3 ARE BEING CONTINUED TO THE OCTOBER 22, 2024 REGULAR MEETING.

MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY ATTENDING IN-PERSON FROM COUNCIL CHAMBER AT 100 SANTA ROSA AVENUE (IT IS RECOMMENDED THAT SOCIAL DISTANCING BE OBSERVED).

THE PUBLIC CAN ALSO VIEW OR LISTEN TO THE MEETING LIVE AT:

1. [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar). CLICK ON THE "IN PROGRESS" LINK TO VIEW;
2. VIA ZOOM WEBINAR BY VISITING [HTTPS://SRCITY-ORG.ZOOM.US/J/89643446933](https://srcity-org.zoom.us/j/89643446933), OR BY DIALING 877-853-5257 AND ENTERING WEBINAR ID: 896 4344 6933;
3. COMCAST CHANNEL 28, AT&T U-VERSE CHANNEL 99; AND
4. VIA YOUTUBE AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)

Public Comment may be made live during the meeting In-Person from Council Chamber or submitted in advance via email at cc-comment@srcity.org by 5:00 p.m. the Monday before the City Council Meeting.

IN THE EVENT A COUNCIL MEMBER PARTICIPATES REMOTELY BASED ON JUST CAUSE OR EMERGENCY CIRCUMSTANCES PURSUANT TO AB 2449, THE CITY WILL ALSO ALLOW FOR PUBLIC COMMENT THROUGH THE ZOOM LINK OR DIAL-IN NUMBER ABOVE.

PLEASE NOTE THAT ALL E-MAILS SENT TO THE CITY COUNCIL ARE CONSIDERED TO BE PUBLIC RECORDS AND SUBJECT TO DISCLOSURE UNDER THE CALIFORNIA PUBLIC RECORDS ACT.

DEADLINES AND ADDITIONAL INSTRUCTION FOR PUBLIC COMMENT ARE SET FORTH BELOW.

COUNCIL MAY RECESS DURING THE EVENING FOR BREAKS. 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.

Live Public Comment: Members of the public can provide comment on an

Agenda Item In-Person from Council Chamber by completing a Speaker Card or signing up with the Administrator in Council Chamber.

Advanced Public Comment Via E-mail: To submit an e-mailed public comment to the City Council, please send to: cc-comment@srcity.org by 5:00 p.m., the Monday prior to the Council Meeting. Identify in the subject line of your e-mail the Agenda Item Number on which you wish to comment, and provide your name and comment in the body of the e-mail. E-mail public comments received by the deadline will be distributed to City Council members and uploaded to the agenda prior to the start of the City Council Meeting for public access.

Non-Agenda Items are 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 14) will begin no earlier than 5:00 p.m. and will be limited to twelve speakers selected randomly by the Mayor. Each speaker will be allowed up to three minutes. Speakers who do not have an opportunity to speak during this time will be allowed to make public comment under Agenda Item 18.

1:00 P.M.

1. CALL TO ORDER AND ROLL CALL

2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

To consider and take action on any request from a Council Member to participate in a meeting remotely due to Just Cause or Emergency Circumstances pursuant to AB 2449 (Government Code Section 549539(f)).

3. 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.

**3.1 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
(THIS ITEM IS BEING CONTINUED TO THE OCTOBER 22, 2024,
REGULAR MEETING.)**

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code Section 54956.9: two cases

Potential litigation against Tyco Fire Products LP and BASF Corporation Related to PFAS contamination.

- 3.2** CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Paragraph (1) of subdivision (d) of Government Code Section 54956.9)
(THIS ITEM IS BEING CONTINUED TO THE OCTOBER 22, 2024, REGULAR MEETING.)

In Re Aqueous Film-Forming Foams Products Liability Litigation (City of Camden, et al., v. BASF Corporation)

United States District Court for the District of South Carolina, Charleston Division, MDL No.: 2:18-mn-2873 and Case No. 2:24-cv-03174-RMG

- 3.3** CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Paragraph (1) of subdivision (d) of Government Code Section 54956.9)
(THIS ITEM IS BEING CONTINUED TO THE OCTOBER 22, 2024, REGULAR MEETING.)

In Re Aqueous Film-Forming Foams Products Liability Litigation (City of Camden, et al., v. Tyco Fire Products LP, et al.)

United States District Court for the District of South Carolina, Charleston Division, MDL No.: 2:18-mn-2873 and Case No. 2:24-cv-02321-RMG

- *3.4** CONFERENCE WITH LABOR NEGOTIATORS
(Government Code Section 54957.6)

Agency Designated Representatives: Maraskeshia Smith, City Manager; Alan Alton, Chief Financial Officer; Dominique Blaquie, Human Resources Director; Siara Goyer, Employee Relations Manager; and Burke Dunphy of Sloan Sakai Yeung & Wong LLP.

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

RECESS CLOSED SESSION(S) AND RECONVENE TO OPEN SESSION IN THE COUNCIL CHAMBER AND VIA ZOOM.

2:00 P.M.

4. STUDY SESSION

Study Session items are items for in-depth discussion and possible direction to staff. No action will be taken.

4.1 SENIOR HOUSING (-SH) COMBINING DISTRICT FOR MOBILE HOME PARKS

It is recommended by the Planning and Economic Development Department that the Council hold a Study Session to provide direction to staff on whether to proceed with a Senior Housing (-SH) Combining District for 12 existing mobile home parks, pending resolution of related local litigation. This item is provided for Council's information and no action will be taken except for possible direction to staff.

Attachments: [Staff Report](#)
[Attachment 1 - Mobile Home Park List](#)
[Attachment 2 - Mobile Home Park Map](#)
[Presentation](#)
[Revised Attachment 2 - Mobile Home Park Map \(Uploaded](#)
[Revised Presentation \(Uploaded 10-08-2024\)](#)
[Late Correspondence \(Uploaded 10-08-2024\)](#)

4.2 VACANT PARCEL ACTIVATION STRATEGIES

It is recommended by the Planning and Economic Development Department that the Council hold a study session for Council to receive information, ask questions, and provide direction related to the various policies, procedures and options associated with the activation of vacant parcels and structures to support a variety of use types.

Attachments: [Staff Report](#)
[Presentation](#)
[Late Correspondence \(Uploaded 10-08-2024\)](#)

4:00 P.M.

5. ANNOUNCEMENT OF ROLL CALL (IF NEEDED)

6. REPORT, IF ANY, ON STUDY AND CLOSED SESSIONS

7. PROCLAMATIONS/PRESENTATIONS

7.1 PROCLAMATION - DOMESTIC VIOLENCE AWARENESS MONTH

Attachments: [Proclamation](#)

7.2 PROCLAMATION - WATER PROFESSIONALS APPRECIATION WEEK

Attachments: [Proclamation](#)

8. 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.

8.1 COMMUNITY EMPOWERMENT PLAN UPDATE

This is a standing item on the agenda. No action will be taken except for possible direction to staff.

9. CITY MANAGER'S/CITY ATTORNEY'S REPORTS

10. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS

11. MAYOR'S/COUNCIL MEMBERS' REPORTS

11.1 MAYOR'S/COUNCIL MEMBERS' SUBCOMMITTEE AND LIAISON REPORTS (AND POSSIBLE COUNCIL DIRECTION TO BOARD REPRESENTATIVE ON PENDING ISSUES, IF NEEDED)

11.1.1 Council Subcommittee Reports

11.1.2 Sonoma County Transportation Authority/Regional Climate Protection Authority (SCTA/RCPA)

11.1.3 Sonoma County Water Agency (SCWA) - Water Advisory Committee

11.1.4 Association of Bay Area Governments (ABAG)

11.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee

11.1.6 Sonoma Clean Power Authority (SCPA)

11.1.7 Zero Waste Sonoma (formerly known as Sonoma County Waste Management Agency (SCWMA))

11.1.8 Groundwater Sustainability Agency (GSA)

11.1.9 Sonoma County Homeless Coalition

11.1.10 Renewal Enterprise District (RED)

11.1.11 Public Safety Subcommittee

11.1.12 Other

12. APPROVAL OF MINUTES

12.1 September 24, 2024, Regular Meeting Minutes.

Attachments: [Draft Minutes](#)

13. CONSENT ITEMS

13.1 ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA PREZONING THE PROPERTIES SITUATED ON BARBARA DRIVE, ROBIN WAY, EDDY DRIVE, MOORLAND AVENUE, AND BELLEVUE AVENUE INTO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) AND R-2 (MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL) ZONING DISTRICT, CONSISTENT WITH THE LOW AND MEDIUM-LOW DENSITY RESIDENTIAL GENERAL PLAN LAND USE DESIGNATIONS; FILE NO. ANX23-003

RECOMMENDATION: This ordinance, introduced at the September 24, 2024, Regular Meeting by a 5-0-2-0 vote (C. Rogers and Fleming absent), will prezone the properties situated on Barbara Drive, Robin Way, Eddy Drive, Moorland Avenue, and Bellevue Avenue to the R-1-6 (Single-Family Residential) and R-2 (Medium Density Multi-Family Residential) zoning districts.

Attachments: [Ordinance](#)

- 13.2** ORDINANCE ADOPTION SECOND READING, SUBJECT TO VOTER APPROVAL - ORDINANCE OF THE CITY OF SANTA ROSA AMENDING CHAPTER 6-04 OF THE SANTA ROSA CITY CODE, ENTITLED "GENERAL BUSINESS TAX," TO INCREASE THE MAXIMUM TAX TO \$10,000 ANNUALLY, ADJUST TAX RATES AND TAX SHORT-TERM RENTAL BUSINESSES (**THIS ITEM WAS CONTINUED FROM THE AUGUST 20, 2024, AND SEPTEMBER 24, 2024, REGULAR MEETINGS**)

RECOMMENDATION: This ordinance, introduced at the August 6, 2024, Regular Meeting by a 4-0-0-3 vote (Alvarez, Fleming, N. Rogers recused), adopts an ordinance amending Chapter 6-04 of the Santa Rosa City Code to amend the General Business Tax upon voter approval.

Attachments: [Ordinance](#)
[Late Correspondence \(Uploaded 10-08-2024\)](#)

14. 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 twelve speakers selected randomly by the Mayor. Each speaker will be allowed up to three minutes. Speakers who do not have an opportunity to speak during this time will be allowed to make public comment under Agenda Item 18.

15. REPORT ITEMS - NONE.

16. 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.

- 16.1** PUBLIC HEARING - GENERAL PLAN AMENDMENT TO NOISE AND SAFETY ELEMENT

BACKGROUND: The General Plan Amendment consists of minor text

changes to incorporate the City's previously adopted Local Hazard Mitigation Plan (LHMP) into the General Plan to comply with Assembly Bill 2140 (AB 2140). AB 2140 offers an optional state incentive for California counties and cities to be considered for additional state cost-share on eligible Public Assistance projects by adopting their current, FEMA-approved LHMPs into the Safety Element of its General Plan.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council, by resolution, approve a General Plan Amendment to amend the General Plan 2035 Noise and Safety Element to incorporate the City's Local Hazard Mitigation Plan.

Attachments: [Staff Report](#)
[Attachment 1 - Changes to Noise and Safety Element Text](#)
[Attachment 2 - Existing Noise and Safety Element](#)
[Attachment 3 - Local Hazard Mitigation Plan Volume 1](#)
[Attachment 4 – Local Hazard Mitigation Plan Volume 2](#)
[Attachment 5 - Council Resolution RES-2021-220](#)
[Attachment 6 - Planning Commission Resolution PC–2024
Resolution](#)
[Exhibit A](#)
[Public Hearing Notice](#)
[Presentation](#)

17. WRITTEN COMMUNICATIONS

17.1 STATE LEGISLATIVE UPDATE

- State Bill - Veto Letter for AB 98 (J. Carrillo): This bill imposes limitations regarding the expansion or growth of warehouses and logistic facilities. The bill would also mandate additional work for traffic circulation requirements with any new General Plan update. Provided for information.
- State Bill - Veto Letter for SB 937 (Wiener): This bill would defer development impact fees until the certificate of occupancy or its

equivalent, would lock in those fees prior to the issuance of a building permit, and would prohibit the charging of interest on those deferred fees. Provided for information.

Attachments: [Memorandum](#)
 [AB 98 Bill Text](#)
 [Veto Request Letter AB 98](#)
 [SB 937 Bill Text](#)
 [Veto Request Letter SB 937](#)

18. 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 and not able to speak under Agenda Item 14. Each speaker will be allowed up to three minutes.

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

20. ADJOURNMENT OF MEETING

21. UPCOMING MEETINGS

This schedule is tentative and subject to change pending final publication and posting of the City Council Meeting Agenda.

21.1 UPCOMING MEETINGS LIST

Attachments: [Upcoming Meetings List](#)

***Did not appear on the preliminary agenda.**

****Quasi-judicial or adjudicative action, ex-parte communication disclosure is required.**

City Council

- FINAL-REVISED

OCTOBER 8, 2024

The Open Government Ordinance was adopted by City Council in December 2020 (ORD-2020-018) and amended in July 2021 (ORD-2021-007). These ordinances added and amended Chapter 1-10 to the City Code to codify the City of Santa Rosa's commitment to embrace a culture of open government to ensure public trust, engage the community, and establish a system of transparency, public participation, and collaboration. To view a full versions of the Open Government Ordinances go to <http://srcity.org/OpenGovOrdinance> and <http://srcity.org/OpenGovOrdinanceAmend>. To request paper copies of the Open Government Ordinances contact the City Clerk's Office at 707-543-3015 (TTY Relay at 711) or cityclerk@srcity.org.

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. If the request is received at least 7 business days prior to the City Council meeting, the copy shall be provided no later than two (2) business days prior to the City Council 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.