



City of Santa Rosa

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

CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT AUGUST 15, 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 LABOR NEGOTIATORS
(Government Code Section 54957.6)

Agency Designated Representatives: golbou ghassemieh, Human Resources Director, Anthony Gossner, Fire Chief, Art Hartinger of Renne Sloan Holtzman Sakai LLP, and Deborah Lauchner, Chief Financial Officer.

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

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

Name of Case: CVSR Holdings, LLC v. City of Santa Rosa, et al.
Sonoma County Superior Court Case No. SCV-2563504

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 - 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

8.1 QUARTERLY REPORT OF SETTLEMENTS AND ACTIVE

LITIGATION

The City Attorney will report on settlements over \$50,000 within the second quarter of 2017 (04/01/2017 - 06/30/2017) as well as provide a summary of pending litigation against the City.

Attachments: [Memorandum](#)
[Exhibits](#)

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

10.2 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.

10.2.1 REQUEST FOR AGENDA ITEM REGARDING MAKING A

CONTRIBUTION TO THE SONOMA COUNTY SECURE FAMILIES FUND

BACKGROUND: At the August 8, 2017, City Council meeting, Vice Mayor Tibbetts requested a future agenda item to discuss making a contribution to the Sonoma County Secure Families Fund. Mayor Coursey concurred with the request.

Attachments: [Council Resolution No. RES-2017-017](#)

11. APPROVAL OF MINUTES

11.1 July 18, 2017, Regular Meeting.

Attachments: [Draft Minutes](#)

12. CONSENT ITEMS

12.1 RESOLUTION - CONTRACT AWARD - TYPE 1 FIRE APPARATUS

RECOMMENDATION: It is recommended by the Finance and Fire Departments that the Council, by resolution, approve contract award for the purchase of two (2) Type 1 Fire Apparatus, construction progress meetings, training, warranty services, and a ten-year purchase plan option for future apparatus purchases to Hi-Tech Emergency Vehicle Service, Inc., of Oakdale, California, in the total amount not to exceed \$1,247,412.50.

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

12.2 RESOLUTION - REVOCABLE NON-EXCLUSIVE LICENSE AGREEMENT WITH ZIPCAR, INC

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution, approve a Revocable Non-Exclusive License Agreement with Zipcar, Inc., San Francisco, California, to park two car share vehicles in City owned parking lots.

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

12.3 RESOLUTION - APPROVAL OF THIRD AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT F001134 WITH RENNE SLOAN HOLTZMAN SAKAI LLP AND AMENDMENT TO THE FISCAL YEAR 2017-18 ADOPTED BUDGET

RECOMMENDATION: It is recommended that the Council, by resolution, (1) approve a Third Amendment to Professional Services Agreement F001134 with Renne Sloan Holtzman Sakai LLP, Public Law Group, to extend the Agreement for six months to June 30, 2018 and add additional funding in the amount of \$400,000 for a total Agreement amount not to exceed \$800,000 which includes \$192,423.46 in services performed in excess of the original not to exceed amount of \$400,000 for the period of April 2017 through June 2017 and (2) amend the fiscal year (FY) 2017-18 General Fund adopted budget in the Human Resources Department.

Attachments: [Staff Report](#)
[Staff Report Revised 8/14/2017](#)
[Resolution](#)
[Resolution Revised 8/14/2017](#)
[Exhibit A](#)
[Presentation](#)

12.4 RESOLUTION - EXTENSION OF PROCLAMATION OF LOCAL HOMELESS EMERGENCY

RECOMMENDATION: It is recommended by the Housing and Community Services Department that the Council, by resolution, approve an extension of Resolution No. 28839 which formally proclaimed a local homeless emergency within Santa Rosa.

Attachments: [Staff Report](#)
[Resolution](#)
[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 - ADOPTION OF EMERGENCY OPERATIONS PLAN AND CONTINUITY OF OPERATIONS PLAN

BACKGROUND: The Emergency Operations Plan (EOP) outlines how the City of Santa Rosa-its government, stakeholder agencies, community-based organizations, business community and residents-coordinate their response to major emergencies and disasters. This EOP is the ultimate authority for coordinating response and recovery operations in the City of Santa Rosa. Its primary intent is to govern such operations following incidents that require the involvement of multiple City departments, external organizations/jurisdictions, community stakeholders, other levels of government, or mutual aid.

The purpose of a Continuity of Operations Plan (COOP) is to provide the framework for City departments and divisions to restore mission essential functions and City operations if an emergency disrupts City services.

RECOMMENDATION: It is recommended by the Fire Department that the Council, by resolution, adopt the City of Santa Rosa Emergency Operations Plan - Part I (Base Plan) and City of Santa Rosa Continuity of Operations Plan.

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

14.2 REPORT - CONFIRMATION OF THE CITY'S POSITION ON
UPCOMING STATE HOUSING BILL LEGISLATION

BACKGROUND: This is an opportunity for the Council to provide staff direction regarding the City's position related to the upcoming Housing Bill Package. While the list of bills to be included in the package have not been finalized, they are anticipated to include these twelve bills:

Possible funding proposals:

- SB 2 (Atkins): Building Homes and Jobs Act.
- SB 3 (Beall): Affordable Housing Bond Act of 2018.
- AB 71 (Chiu): Income taxes: credits: low-income housing: farmworker housing.
- ACA 11 (Caballero): California Middle Class Affordable Housing and Homeless Shelter: funding.

Possible streamlining/regulatory reform proposals:

- SB 35 (Weiner): Planning and zoning: affordable housing: streamlined approval process.
- SB 167 (Skinner)/AB 678: (Bocanegra): Housing Accountability Act.
- SB 540 (Roth): Workforce Housing Opportunity Zone.
- AB 72 (Santiago): Housing.
- AB 73 (Chiu): Planning and zoning: housing sustainability districts.
- AB 879 (Grayson): Planning and zoning: housing element.
- AB 1397 (Low): Local planning: housing element: inventory of land for residential development.
- AB 1515 (Daly): Planning and zoning: housing.

The finalized package is anticipated to be announced when the State Legislature returns from summer recess on August 21st.

RECOMMENDATION: It is recommended by the City Manager's Office that the Council, by motion, confirm its direction related to the upcoming Housing Bill Package.

Attachments: [Staff Report](#)
[Letter - Support SB2 - Building Homes & Jobs Act \(Atkins\)](#)
[Letter - Support SB3 - Affordable Housing Bond Act of 201](#)
[Letter - Oppose SB35 - Planning and zoning affordable ho](#)
[Bill Text - AB71](#)
[Bill Text - AB72](#)
[Bill Text - AB73](#)
[Bill Text - AB879](#)
[Bill Text - AB1397](#)
[Bill Text - AB1515](#)
[Bill Text - ACA11](#)
[Bill Text - SB2](#)
[Bill Text - SB3](#)
[Bill Text - SB35](#)
[Bill Text - SB167](#)
[Bill Text - SB540](#)
[Presentation](#)

14.2.1 REPORT - LEGISLATION - "MAKING CONSERVATION A CALIFORNIA WAY OF LIFE"

BACKGROUND: In May 2016, Governor Brown issued Executive Order B-37-16 requiring the development of a water conservation framework for California. In April 2017, the Governor released the final framework. AB 968 and AB 1654 (Rubio) were introduced to implement the water conservation framework while preserving local control of water resources. In April 2017, the Mayor signed a letter of support for both AB 1654 and AB 968. AB 968 was held in the Assembly; AB 1654 was passed to the Senate. On July 11, 2017, the Senate Natural Resources and Water Committee, chaired by Senator Hertzberg, passed stripped down versions of the bills with the intent to amend the bills with input from the Senate, Assembly, Brown Administration and stakeholder groups. At the Committee hearing, Senator Hertzberg

requested stakeholders to submit comments on the Committee's intent to develop legislation to implement the framework.

RECOMMENDATION: It is recommended by the Water Department that the Council, by motion, submit a letter providing comments to the Legislature regarding the development of legislation implementing the Governor's "Making Conservation a California Way of Life" framework.

Attachments: [Staff Report](#)
 [Attachment 1](#)
 [Attachment 2](#)
 [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 - PARK LANE II APARTMENTS - REZONING REQUEST TO AMEND THE COURTSIDE VILLAGE POLICY STATEMENT TO ALLOW THE DEVELOPMENT OF A THREE-STORY, 24-UNIT APARTMENT COMPLEX LOCATED AT 1001 DOUBLES DRIVE, ASSESSOR'S PARCEL NO. 035-690-103, FILE NO. MJP14-010

BACKGROUND: This project proposes to construct a 24-unit, three story apartment building, accessory structures, and associated site improvements. The project requires a Rezoning to modify the Courtside Village Policy Statement to allow a density increase from 18 to 24 units per acre, a Conditional Use Permit for a multi-family residential use, and Design Review.

On June 22, 2017, the Planning Commission approved three resolutions adopting a Mitigated Negative Declaration for the project; a recommendation that Council approve an amendment to the Courtside Village Policy Statement, and a Conditional Use Permit for a density transfer and multi-family for the Development of the Park Lane II Apartments.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the

Council introduce a Rezoning ordinance to modify the language of the Courtside Village Planned Development Policy Statement to allow a density transfer for the development of Park Lane II Apartments, File No. MJP14-010.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3a - Project Plans](#)
[Attachment 3b - Project Plans](#)
[Attachment 4 - Policy Statement \(Redlined, May 30, 2017\)](#)
[Attachment 5 - Commission Supporting Docs](#)
[Attachment 6 - Design Review Board Minutes - 03-20-2014](#)
[Attachment 7 - Public Correspondence](#)
[Ordinance](#)
[Presentation](#)

16. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION)

- 16.1** QUARTERLY BOARDS, COMMISSIONS AND COMMITTEES
ATTENDANCE REPORT - Provided for information.

Attachments: [Report](#)

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

City Council

AUGUST 15, 2017

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.