



# City of Santa Rosa

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

## **CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT JANUARY 8, 2019**

**1:00 P.M. - CLOSED SESSION (MAYOR'S CONFERENCE ROOM)**

**2:00 P.M. - JOINT CITY COUNCIL/PLANNING COMMISSION STUDY  
SESSION (COUNCIL CHAMBER)**

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

**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 15 and 19. 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 15) 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 19.

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).

**1:00 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 - 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

**RECESS CLOSED SESSION(S) AND RECONVENE TO OPEN SESSION IN THE COUNCIL CHAMBER FOR A SPECIAL JOINT MEETING OF THE CITY COUNCIL AND PLANNING COMMISSION.**

**NOTICE IS HEREBY GIVEN** that the Council of the City of Santa Rosa will hold a Special Joint Meeting with the Planning Commission on Tuesday, January 8, 2019, at 2:00 p.m. in the City Council Chamber, 100 Santa Rosa Avenue, Santa Rosa, California. The purpose of this joint meeting is to discuss the following issue:

**2:00 P.M. (CITY COUNCIL CHAMBER)**

**3. JOINT STUDY SESSION**

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

**3.1 DOWNTOWN STATION AREA SPECIFIC PLAN UPDATE - SCOPE AND VISIONING**

The City has initiated an update to the Downtown Station Area Specific Plan, which was originally adopted in 2007. This study session will provide the Planning Commission and the Council an opportunity to review the scope and vision of the update and to provide feedback to City staff.

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

**ADJOURN SPECIAL JOINT MEETING OF THE CITY COUNCIL AND PLANNING COMMISSION AND CONVENE TO THE REGULAR STUDY SESSION OF THE CITY COUNCIL**

**3:00 P.M. (CITY COUNCIL CHAMBER)**

**4. ANNOUNCEMENT OF ROLL CALL**

**5. STUDY SESSION**

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

**5.1 GENERAL PLAN 2035 UPDATE**

The General Plan expresses the City's community vision and contains goals and policy that shape future housing and job development, foster healthy and resilient neighborhoods, protect and manage natural resources, and promote social and economic equity. The Santa Rosa General Plan 2035, which was adopted in November 2009, is in need of an update to address changes in State law, as well as changes in the community, since its adoption. While a limited scope update to address the State law changes would be sufficient, due to the recent focus on resiliency, housing, commercial and industrial uses and newly annexed land, among other issues, a comprehensive update to the General Plan is recommended.

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

**4:00 P.M. (CITY COUNCIL CHAMBER)**

**6. ANNOUNCEMENT OF ROLL CALL**

**7. REPORT, IF ANY, ON STUDY AND CLOSED SESSIONS**

**8. PROCLAMATIONS/PRESENTATIONS - NONE.**

**9. 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.

**9.1 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.

**10. CITY MANAGER'S/CITY ATTORNEY'S REPORTS**

**11. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS**

**12. MAYOR'S/COUNCIL MEMBERS' REPORTS**

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

**12.1.1 Council Subcommittee Reports**

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

**12.1.3 Sonoma County Water Agency (SCWA) - Water Advisory Committee**

**12.1.4 Association of Bay Area Governments (ABAG)**

**12.1.5 Sonoma County Agricultural Preservation and Open Space District Advisory Committee**

**12.1.6 Sonoma Clean Power Authority (SCPA)**

**12.1.7 Sonoma County Waste Management Agency (SCWMA)**

**12.1.8 Groundwater Sustainability Agency (GSA)**

**12.1.9 Homeless System of Care**

**12.1.10 Other**

### 13. APPROVAL OF MINUTES

- 13.1 December 18, 2018, Regular Meeting Minutes.

**Attachments:** [Draft Minutes](#)  
[Draft Minutes Revised \(Uploaded 1/8/19\)](#)

### 14. CONSENT ITEMS

- 14.1 MOTION - APPROVAL OF THE 2018 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT APPLICATION

RECOMMENDATION: It is recommended by the Police Department that the Council, by motion, approve the application for the Edward Byrne Justice Assistance Grant Program that was made available for public comment for a period of 30 days; and authorize the Mayor to sign the required Certifications and Assurances.

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

- 14.2 RESOLUTION - SECOND AMENDMENT TO GENERAL SERVICES AGREEMENT NO. F000656 WITH IPS GROUP, INC. - PARKING METER SERVICES AND SUPPLIES.

RECOMMENDATION: It is recommended by the Finance Department that the Council, by resolution, approve the Second Amendment to General Services Agreement (GSA) F000656 with IPS Group, Inc., San Diego, California, to increase compensation by \$600,000, for a total amount not to exceed \$1,158,121.50. The additional funds will be used for additional parking meters, parking meter replacement parts, and communication and credit card fees.

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

- 14.3** ORDINANCE ADOPTION SECOND READING - ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE - ADDING SECTION 20-16.120, ONE-TIME, AUTOMATIC, 12 MONTH EXTENSION FOR TENTATIVE MAPS AND ASSOCIATED ENTITLEMENTS, TO ADDRESS HOUSING NEEDS WITHIN THE CITY FOLLOWING THE TUBBS AND NUNS FIRES OF OCTOBER 2017 - FILE NUMBER REZ18-012

RECOMMENDATION: This ordinance, introduced at the December 18, 2018, Regular Meeting by a 7-0-0 vote, amends City Code Chapter 20-16, Resilient City Development Measures, to add a one-time, automatic, 12-month extension to approved tentative maps and associated entitlements, to address housing needs within the City following the Tubbs and Nuns fires of October 2017.

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

## **15. 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 19.

## **16. REPORT ITEMS**

- 16.1** REPORT - COMMUNITY ENGAGEMENT STRATEGY - DOWNTOWN STATION AREA SPECIFIC PLAN UPDATE

BACKGROUND: On November 27, 2018, the City Council authorized

the Mayor to sign a Professional Services Agreement with Dyett & Bhatia Urban and Regional Planners for preparation of the Downtown Station Area Specific Plan Update. Since that time City staff and Dyett & Bhatia have developed a Community Engagement Strategy for the project, the purpose of which is to ensure that effective, diverse communication occurs through a community-wide outreach and engagement program.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Council, by motion, waive Council Policy 000-06 regarding appointments to Boards/Commissions/Committees, accept the Community Engagement Strategy for the Downtown Station Area Specific Plan Update, and authorize the Director of Planning and Economic Development to appoint members of the Community Advisory Committee as necessary.

**Attachments:** [Staff Report](#)  
[Attachment 1](#)  
[Attachment 2](#)  
[Attachment 3](#)  
[Presentation](#)

## 17. 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.

### 17.1 PUBLIC HEARING - DENSITY BONUS ORDINANCE UPDATE

BACKGROUND: The amendment would update the Santa Rosa Zoning Code Chapter 20-31 (Density Bonus and Other Developer Incentives) to: (1) to conform with recent amendments to the State density bonus law, as codified in Government Code Section 65915, which allows eligible housing development (five or more dwelling units) within the City to increase residential density by up to 35 percent density above the applicable maximum general plan land use density; (2) add provisions for a local supplemental density bonus that allows eligible housing development within the boundaries of the Downtown Station Area Specific Plan and North Santa Rosa Station Area Specific Plan

areas within the City to increase residential density up to 100 percent above the applicable maximum general plan land use density; and (3) other procedural and administrative amendments, consistent with the State density bonus law, related to the definitions, review authorities, application requirements, review procedures, and findings. On October 25, 2018, following public hearings on both September 26 and October 25, 2018, the Planning Commission voted 5-1-1 to recommend that the City Council adopt the Negative Declaration and approve the Ordinance.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council (1) by resolution adopt a Negative Declaration for the Density Bonus Ordinance Update, and (2) introduce an ordinance amending Chapter 20-31, Density Bonus and Other Developer Incentives, to be consistent with State law and to provide for supplemental density bonus options.

**Attachments:** [Staff Report](#)  
[Attachment 1](#)  
[Attachment 2](#)  
[Attachment 3](#)  
[Attachment 4](#)  
[Attachment 5](#)  
[Attachment 6](#)  
[Attachment 7](#)  
[Attachment 8](#)  
[Attachment 9](#)  
[Attachment 10](#)  
[Ordinance](#)  
[Resolution](#)  
[Exhibit A](#)  
[Ordinance Summary](#)  
[Presentation](#)

**18. WRITTEN COMMUNICATIONS (AND POSSIBLE COUNCIL ACTION) - NONE.**

## 19. 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.

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

## 21. ADJOURNMENT OF MEETING

## 22. UPCOMING MEETINGS

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

### 22.1 UPCOMING MEETINGS LIST

**Attachments:** [Upcoming Meetings List.pdf](#)

**\*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](mailto: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.*