



# City of Santa Rosa

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

## CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT FEBRUARY 12, 2019

**12:30 P.M. - CLOSED SESSION (MAYOR'S CONFERENCE ROOM)**

**1:00 P.M. - BOARD INTERVIEWS (MAYOR'S CONFERENCE ROOM)**

**2:30 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 14 and 18. 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 14) 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 18.

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).

**12:30 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: Gloria Hurtado, Deputy City Manager, Jon Holtzman of Renne Public Law Group, Jeremia Mills, Interim Human Resources Director, Anthony Gossner, Fire Chief, Hank Schreeder, Police Chief, and Chuck McBride, Chief Financial Officer.  
Employee Organizations: Santa Rosa Firefighters Association - Local 1401 (representing City Employee Unit 2); Santa Rosa Police Officers Association (Employee Unit 5); Public Safety Management Association (Employee Unit 9).

**RECESS CLOSED SESSION(S) AND RECONVENE TO OPEN SESSION IN THE MAYOR'S CONFERENCE ROOM.**

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

**3. INTERVIEWS FOR BOARDS, COMMISSIONS AND COMMITTEES**

**3.1 INTERVIEWS FOR BOARDS, COMMISSIONS AND COMMITTEES**

The Council will interview applicants to fill the following vacancies on the Housing Authority: three At-Large positions, each to serve a four-year term expiring on December 31, 2022; and one Tenant-Commissioner position, to serve a two-year term expiring on December 31, 2020.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Notice of Application Availability.pdf](#)  
[Attachment 2 - 000-06 - Appointment Policy.pdf](#)  
[Attachment 3 - Housing Authority Res. No. 1601.pdf](#)

**2:30 P.M. (CITY COUNCIL CHAMBER)**

**4. STUDY SESSION**

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

**4.1 POTENTIAL USE OF FORMER BENNETT VALLEY SENIOR CENTER FOR HOMELESS SERVICES, PERMANENT SUPPORTIVE HOUSING, AND/OR AFFORDABLE HOUSING; AND STATE HOMELESS EMERGENCY AID PROGRAM (S-HEAP) FUNDS FOR SAMUEL L. JONES HALL HOMELESS SHELTER AND BENNETT VALLEY SENIOR CENTER**

On December 18, 2018, the Sonoma County Community Development Commission (CDC), as lead agency for the Sonoma County Continuum of Care (CoC), recently rebranded as Home Sonoma County, submitted an application to the State for Homeless Emergency Aid Program (hereinafter “S-HEAP”) funding in the amount of \$12.1 million. This application included a set-aside for capital requests from local cities totaling \$4.9 million, including a request from Santa Rosa in the amount of \$3.6 million for the Samuel L. Jones Hall Homeless Shelter (SJH) and former Bennett Valley Senior Center (BVSC). Staff based its application for \$3.6 million in S-HEAP funding on the immediate need to replace the roof at SJH, identified in a May 2018 report to Council, as well as Council’s interest in exploring the use of the BVSC for homeless services (shelter or safe haven) per its June 2018 request for a study session on this subject.

Staff is seeking Council direction on the following: 1) potential short-term use of the BVSC for homeless services, including shelter, safe haven, and/or navigation center to be coordinated with Catholic Charities of the Diocese of Santa Rosa in association with SJH or independently through another provider; 2) application to the CDC for \$3.6 million in S-HEAP funding for the SJH and BVSC; and 3) potential long-term use of the BVSC site for permanent supportive housing and/or affordable housing.

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

**4.2 COMMUNITY HOMELESS ASSISTANCE PROGRAM (CHAP) AND**

## ALTERNATIVE HOUSING OPTIONS

In October 2015, Council approved the initial Community Homeless Assistance Pilot Program (CHAPP) to allow property owners to use their properties or facilities, which meet the Zoning Code definition for “Meeting Facility, Public or Private” for safe parking, the placement of portable toilets, and temporary shelter during the winter months (November 1, 2015 to April 2016). In October 2016, under the City’s declaration of homeless emergency, Council approved an expanded year-round Community Homeless Assistance Program (CHAP) to include safe parking, safe camping, the placement and maintenance of portable toilets and access to existing bathroom facilities, provision of temporary overnight shelter, and storage for personal belongings. The definition of eligible property types was also expanded to include commercial properties. In October 2018, Council requested an agenda item regarding the CHAP and alternative housing options for further discussion. Staff is seeking Council direction on the CHAP as well as its interest to discuss alternative housing options.

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

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

**5. ANNOUNCEMENT OF ROLL CALL**

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

**7. PROCLAMATIONS/PRESENTATIONS**

7.1            PROCLAMATION - REDWOOD EMPIRE CHINESE ASSOCIATION

**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 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.

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

**9.1 QUARTERLY REPORT OF SETTLEMENTS AND ACTIVE LITIGATION**

The City Attorney will report on settlements over \$50,000 within the fourth quarter of 2018 (09/01/2018 - 12/31/2018) as well as provide a summary of pending litigation against the City.

**Attachments:** [Memorandum](#)  
[Exhibit A-C](#)

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

**11.1.8 Groundwater Sustainability Agency (GSA)**

**11.1.9 Homeless System of Care**

**11.1.10 Renewal Enterprise District JPA**

**11.1.11 Other**

**11.2 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.

**11.2.1 REQUEST FOR AGENDA ITEM REGARDING A REPORT TO ESTABLISH A COMMUNITY WILDFIRE PROTECTION PLAN**

BACKGROUND: At the January 29, 2019, City Council Meeting, Council Member Combs requested a future report item to establish a community wildfire protection plan by April. Vice Mayor Rogers concurred with the request.

**11.3 BOARD, COMMISSION, & COMMITTEE APPOINTMENTS**

Council may vote to make appointments to the following Boards: Housing Authority: One Tenant Commissioner and Three At-large Positions.

**12. APPROVAL OF MINUTES**

**12.1** January 15, 2019, Regular Meeting.

**Attachments:** [Draft Minutes](#)

**12.2** January 29, 2019, Regular Meeting.

**Attachments:** [Draft Minutes](#)

**13. CONSENT ITEMS**

**13.1** RESOLUTION - AUTHORIZATION FOR THE CITY OF SANTA ROSA TO BECOME AN ADDITIONAL MEMBER OF THE CALIFORNIA COMMUNITY HOUSING AGENCY ("CALCHA"); AUTHORIZATION OF PURCHASE OPTION AGREEMENTS WITH CALCHA FOR MIDDLE-INCOME AFFORDABLE HOUSING TRANSACTIONS;

SUPPORT FOR CALCHA'S ISSUANCE OF TAX-EXEMPT BONDS FOR THE FINANCING AND ACQUISITION OF MIDDLE-INCOME AFFORDABLE HOUSING TRANSACTIONS; AND APPROPRIATION OF ANY SURPLUS CASH RECEIVED FROM CALCHA'S MIDDLE-INCOME AFFORDABLE HOUSING TRANSACTIONS INTO FUND 2282 FOR AFFORDABLE HOUSING PURPOSES

RECOMMENDATION: It is recommended by the Housing & Community Services Department (HCS) that the Council, by resolutions: 1) authorize the City of Santa Rosa to join CalCHA as an Additional Member to allow the issuance of tax exempt bonds by CalCHA within the City limits; and 2) authorize the Director of HCS to execute a Purchase Option Agreement between the City of Santa Rosa and CalCHA associated with the acquisition of 1020 Jennings Avenue ("Property"); support CalCHA's issuance of tax-exempt bonds for the acquisition of Property; and appropriate any surplus cash and sales proceeds received from the Property into Fund 2282 to be used by HCS for the acquisition, construction, preservation, and rehabilitation of affordable housing units in Santa Rosa.

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

**13.2** 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](#)

**13.3** RESOLUTION - EXTENSION OF PROCLAMATION OF EXISTENCE

## OF LOCAL EMERGENCY DUE TO FIRES

RECOMMENDATION: It is recommended by the City Attorney's Office that the Council, by resolution, declare that the proclamation of a state of local emergency within the City of Santa Rosa has been and remains in full force and effect without interruption.

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

### 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 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 18.

### 15. REPORT ITEMS - NONE.

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

### 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 - RESIDENCE INN BY MARRIOTT (AJAIB BHADARE) APPEAL OF THE PLANNING COMMISSION ACTION ON THE CONDITIONAL USE PERMIT FOR A PROPOSED RESIDENCE INN BY MARRIOTT HOTEL AT 3558 ROUND BARN CIRCLE, SANTA ROSA, CA 95403; ASSESSOR'S PARCEL NUMBER 173-020-008; FILE NO. PRJ17-045 AND CUP18-162.

BACKGROUND: On November 29, 2018, the Planning Commission effectively denied a Conditional Use Permit (CUP) for the proposed Residence Inn by Marriott by voting 3 ayes, 3 noes and 1 abstention on a motion to approve the hotel. The proposed 114-room hotel included 92,100 square feet of floor area in a four-story, 48 foot 8 inch tall building on a 4.6-acre site located at 3558 Round Barn Circle.

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Residence Inn by Marriott/Ajaib Bhadare, the applicant, filed a timely appeal of the Planning Commission action on December 10, 2018. The grounds for the appeal include that the application meets or exceeds all requirements for approval and staff recommended its approval, that the development meets or exceeds all fire-related requirements, that the project is consistent with the General Plan and Zoning Ordinance, that the project meets all height requirements and incorporated input from two Design Review Board pre-applicating meetings, and that the project is exempt from CEQA.

**RECOMMENDATION:** The Planning and Economic Development Department recommends that Council, by resolution, approve the appeal and approve the Conditional Use Permit for the proposed Resident Inn by Marriott hotel located at 3558 Round Barn Circle, Santa Rosa, CA 95403; Assessor's Parcel Number 173-020-008; File No. PRJ17-045 and CUP18-162.

- Attachments:** [Staff Report](#)  
[Attachment 1](#)  
[Attachment 2](#)  
[Attachment 3](#)  
[Attachment 4](#)  
[Attachment 5](#)  
[Attachment 6](#)  
[Attachment 7](#)  
[Attachment 8](#)  
[Attachment 9](#)  
[Attachment 10](#)  
[Attachment 11](#)  
[Attachment 12](#)  
[Attachment 13](#)  
[Attachment 14](#)  
[Attachment 15](#)  
[Attachment 16](#)  
[Attachment 17](#)  
[Attachment 18](#)  
[Attachment 19](#)  
[Attachment 20](#)  
[Resolution](#)  
[Presentation](#)

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

**18. 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.

**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.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.*