



# City of Santa Rosa

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

## CITY COUNCIL REGULAR MEETING AGENDA AND SUMMARY REPORT - PRELIMINARY - JULY 20, 2021

**12:30 P.M. - STUDY SESSION (HYBRID VIA IN-PERSON AND ZOOM)**

**4:00 P.M. - REGULAR SESSION (HYBRID VIA IN-PERSON AND ZOOM)**

**DUE TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20 WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, AND THE ORDERS OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA TO TAKE ACTION TO MINIMIZE THE SPREAD OF COVID-19, THE CITY COUNCIL MEMBERS WILL BE PARTICIPATING VIA ZOOM WEBINAR OR IN-PERSON FROM COUNCIL CHAMBER.**

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING IN-PERSON FROM COUNCIL CHAMBER AT 100 SANTA ROSA AVENUE, BY VISITING [HTTPS://SRCITY-ORG.ZOOM.US/J/91775475227](https://srcity-org.zoom.us/j/91775475227) OR BY DIALING 877-853-5257 AND ENTER WEBINAR ID: 917 7547 5227**

**THE MEETING WILL ALSO BE LIVE STREAMED AT [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar).**

**CLICK ON THE "IN PROGRESS" LINK TO VIEW.**

**THE MEETING CAN ALSO BE VIEWED ON COMCAST CHANNEL 28, AT&T U-VERSE CHANNEL 99, AND AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)**

**Public Comment may be made live during the meeting via Zoom, In-Person from Council Chamber, or submitted in advance by 5:00 pm, the Monday before the City Council Meeting via e-mail at [cc-comment@srcity.org](mailto:cc-comment@srcity.org), recorded voice message at 707-543-3005 or through the eComment feature at <https://santa-rosa.legistar.com>.**

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

**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.**

**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:**

Live Public Comment: Members of the public can provide comment on an Agenda Item In-Person from Council Chamber, by accessing the meeting through the Zoom link, or by dial-in at the time an Agenda Item is discussed during the City Council Meeting. Go to <https://srcity.org/virtualparticipation> for more information.

Advanced Public Comment:

E-mail Public Comment: To submit an e-mailed public comment to the City Council, please send to: [cc-comment@srcity.org](mailto:cc-comment@srcity.org) by 5:00 p.m., Monday, July 19. Identify in the subject line of your e-mail the Agenda Item Number on which you wish to comment, provide your name in the body of the e-mail and your comment. Please limit your e-mail to approximately 400 words (which is a speaking rate of 133 words per minute). 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.

eComment: To submit an eComment, go to <https://santa-rosa.legistar.com> and click the eComment link near the agenda link. eComment period will close at 5:00 p.m., Monday July 19.

Recorded Voice Message Public Comment: To submit a voice message public comment, please call 707-543-3005 by 5:00 p.m., Monday, July 19. State your name, the Agenda Item Number(s) on which you wish to comment, and your comment. PLEASE DO NOT LEAVE YOUR PHONE NUMBER OR PERSONAL ADDRESS IN THE VOICE MESSAGE AS IT WILL BE PLAYED BACK LIVE DURING THE CITY COUNCIL MEETING.

E-mail and eComment 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. Recorded voice message public comments will be played during the meeting at the time the item is heard.

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 13) 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 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.

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.

**12:30 P.M. (HYBRID VIA IN-PERSON AND ZOOM)**

**1. CALL TO ORDER AND ROLL CALL**

**2. ANNOUNCEMENT OF CLOSED SESSION ITEMS - NONE.**

**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, July 20, 2021 (HYBRID platform In-Person in the City Council Chamber, 100 Santa Rosa Avenue, Santa Rosa, California, and via Zoom) at 12:30 p.m. The purpose of this meeting is to hold a Joint Study Session of the City Council and the Planning Commission to discuss the following issue:**

### 3. STUDY SESSION

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

#### 3.1 2050 GENERAL PLAN VISION STATEMENTS

The Vision Statement will help shape the goals and policies of the 2050 General Plan which is branded as the “Santa Rosa Forward” project. The draft Vision Statement is based on community input gathered at virtual public meetings, workshops, and surveys held between April and June 2021. The finalized Vision Statement will incorporate input from the Planning Commission and City Council and will be used by the Project Team to build land use and circulation alternatives for multiple General Plan scenarios. These alternatives will be presented in the Fall of 2021 for public review. Based on comments received one alternative will be chosen by the Council in order to move forward to the environmental review phase (2022). In this way, the preparation of the Vision Statement is a vital step to help ensure that Santa Rosa Forward represents the desires of the community.

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

### ADJOURN SPECIAL JOINT MEETING OF THE CITY COUNCIL AND PLANNING COMMISSION AND RECONVENE TO THE CITY COUNCIL STUDY SESSION

#### 3.2 POTENTIAL FINANCING OF THE CITY’S UNFUNDED ACTUARIAL LIABILITY WITH ISSUANCE OF PENSION OBLIGATION BONDS

The City is considering a multi-pronged approach to solving its structural deficit including pursuing enhanced revenue options, cost reduction strategies, and financing strategies. One of the key drivers of the City’s deficit is CalPERS’ unfunded actuarial liability (UAL). Like most California agencies, the City is required to make annual fixed dollar payments to pay off its UAL, which is effectively a “past due amount”. These annual payments to CalPERS are scheduled to rise from \$30 million to \$42 million over the next 10 years and will cost the City an additional \$110 million (i.e., above the \$30 million due this year)

over the next 15 years.

While the City's CalPERS UAL is a dynamic liability that is adjusted each year, staff is looking at scenarios that would lessen its burden on the City's budget. This study session will look at possible funding solutions, focusing on the benefits and risks of issuing Pension Obligation Bonds to refinance the City's UAL.

**Attachments:** Staff Report  
Presentation

**4:00 P.M. (HYBRID VIA IN-PERSON AND ZOOM)**

**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 COVID-19 RESPONSE UPDATE**

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

**7.2 GLASS FIRE RECOVERY UPDATE**

Staff will provide an update on the Glass Fire Recovery. No action will be taken except for possible direction to staff.

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

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

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

**10.1 MAYOR'S/COUNCIL MEMBERS' 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 Zero Waste Sonoma (formerly known as Sonoma County Waste Management Agency (SCWMA))**

**10.1.8 Groundwater Sustainability Agency (GSA)**

**10.1.9 Home Sonoma County (HSC)**

**10.1.10 Renewal Enterprise District (RED)**

**10.1.11 Public Safety Subcommittee**

**10.1.12 Other**

**11. APPROVAL OF MINUTES**

**11.1** December 1, 2020, Regular Meeting.

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

**12. CONSENT ITEMS - NONE.**

**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 twelve 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.

Voice message public comments received for non-agenda items may be played under Agenda Item 13 or at Item 17. Recorded public comments are limited to 3 minutes to mirror in-person meeting protocols.

## 14. REPORT ITEMS

- 14.1** REPORT - ALLOCATION OF \$10 MILLION IN PG&E SETTLEMENT FUNDS TO THE RENEWAL ENTERPRISE DISTRICT (RED) HOUSING FUND IN THE FORM OF A LOAN; ALLOCATION OF \$50,000 IN PG&E SETTLEMENT FUNDS TO THE RED TO ADDRESS A ONE-TIME MEMBER ASSESSMENT; AND AMENDMENT TO THE RED'S JOINT EXERCISE OF POWERS AUTHORITY AGREEMENT

BACKGROUND: The Renewal Enterprise District (RED) was created in 2018 as a Joint Powers Authority (JPA) between the City of Santa Rosa (the "City") and the County of Sonoma ("the County") to facilitate the development of infill housing. RED has been pursuing a variety of funding options to address the housing development needs of the community. On December 8, 2020, the City Council held a study session on the potential use of one-time PG&E settlement funds for housing investment opportunities. Housing was one of the recurring topics of consideration received through the community outreach process for these funds. Specifically discussed at the study session was the potential for investment into the RED Housing Fund.

On February 19, 2021, at the City Council's goal setting workshop, the Council directed staff to prepare an allocation of \$10 million dollars from the PG&E settlement funds in the form of a loan to the RED Housing Fund. City staff has since developed a draft loan term sheet and has worked collaboratively with RED and County of Sonoma staff on the

proposed terms.

In addition to the RED Housing Fund allocation and adoption of terms, City staff is seeking authorization to execute the First Amendment to the RED's Joint Exercise of Powers Agreement. The amendment addresses the interest of the RED Board to use discretion for admitting new members as opposed to allowing them by right. Lastly, staff is requesting Council authorization to allocate \$50,000 in one-time PG&E settlement funds to the RED, to address a one-time member assessment moved and approved by the RED Board on May 28, 2021.

**RECOMMENDATION:** It is recommended by the Planning and Economic Development Department, Housing and Community Services Department, Finance Department and the City Attorney's Office that Council, by four separate resolutions: 1) allocate \$10 million in one-time PG&E settlement funds to the Renewal Enterprise District Housing Fund in the form of a loan to support infill housing in Santa Rosa; 2) authorize the Mayor, in consultation with the City Attorney, to execute a non-binding term sheet that reflects the Council's direction, authorize staff to prepare a Loan Agreement and any associated loan documents, and authorize the Mayor to execute those agreements; 3) authorize the Mayor to execute the First Amendment to the Renewal Enterprise District Agency Joint Exercise of Powers Agreement; 4) allocate \$50,000 in one-time PG&E settlement funds to the Renewal Enterprise District to address a one-time member assessment in support of Fiscal Year 21-22 reserves; and 4) by motion, make an appointment to the RED Housing Fund Board to represent the City of Santa Rosa.



**Attachments:** Staff Report  
Attachment 1 - Draft City Loan Term Sheet  
Attachment 2 - RED Project Criteria  
Attachment 3 - City Permitted Investments  
Attachment 4 - RED JPA First Amendment  
Attachment 5 - RED Memo Re: Member Assessments  
Resolution - Allocate \$10M one-time PG&E to RED  
Exhibit A - Loan Term Sheet  
Resolution - JPA  
Exhibit A - First Amendment to JPA  
Presentation - Staff  
Presentation - RED & Forsyth Street Advisors

## 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 - INTRODUCTION OF AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 9 OF THE SANTA ROSA CITY CODE BY ADDING CHAPTER 9-30, ZERO WASTE FOOD WARE ORDINANCE

BACKGROUND: Production and management associated with single-use food ware, typically used for a short period of time, and then discarded, has significant environmental impacts. These environmental impacts include environmental contamination, consumption of energy, water and non-renewable fossil fuels, emission of greenhouse gases, air and water pollutants, depletion of natural resources, plastic litter on streets and waterways and increased litter clean-up and waste management costs.

It is imperative that societal shifts occur in individual consumption and policies are designed to reduce our collective usage and reliance on single-use plastic material. The practice of freely giving out single-use food ware encourages customers and food facilities to pay little attention to the quantity of disposable packaging products they consume and the associated environmental impact.

The City Council Climate Action Subcommittee has reviewed the Zero Waste Sonoma model food ware ordinance along with more aggressive approaches brought forward by staff. The proposed Zero Waste Food Ware Ordinance is designed to reduce the use and disposal of single-use food ware that contribute to street litter, marine pollution, harm to wildlife, greenhouse gas emissions and waste sent to landfill. The Climate Action Subcommittee has reviewed the Ordinance and recommended bringing it forward to the full City Council for adoption.

**RECOMMENDATION:** It is recommended by the Transportation and Public Works Department that the City Council introduce an ordinance amending Title 9 of the Santa Rosa City Code by adding Chapter 9-30, Zero Waste Food Ware Ordinance.

**Attachments:** Staff Report  
Ordinance  
Presentation

## **15.2 PUBLIC HEARING - SANTA ROSA FIRE DEPARTMENT ANNUAL WEED ABATEMENT PROGRAM REPORT**

**BACKGROUND:** Santa Rosa City Code section, Chapter 9.08 requires a public hearing to hear objections to the cost of weeds and/or rubbish abatement. The City Council grants or overrules such protests. The City Council, by resolution, may confirm the itemized report of the costs of abatement.

The City Council authorizes the Santa Rosa Fire Department, County Auditor and Tax Collector to enact a special assessment as a lien upon respective parcels subject to the Weed and Rubbish Abatement Program.

**RECOMMENDATION:** It is recommended by the Santa Rosa Fire Department that the Council, by resolution, ratify and confirm the itemized report of the Fire Department of the cost of weed and rubbish abatement as provided for in Sections 9-08.020, 9-08.080, and 9-08.090 of the Santa Rosa City Code.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Weed Abatement Summary](#)  
[Resolution](#)  
[Exhibit A - Unpaid Weed Abatement Report](#)  
[Presentation](#)

**15.3** PUBLIC HEARING - TEFRA PUBLIC HEARING AND ISSUANCE OF BONDS BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY IN AN AGGREGATE AMOUNT NOT TO EXCEED \$20 MILLION FOR PARKWOOD APARTMENTS, AN AFFORDABLE RENTAL HOUSING PROJECT LOCATED AT 6899 MONTECITO BOULEVARD

**BACKGROUND:** The issuance of tax exempt, private activity bonds must be approved by the jurisdiction the project is located following a public hearing. BHDC Parkwood Apartments LLC, a California limited liability company (“Borrower”) has selected the California Municipal Finance Authority (“CMFA”), a joint-powers authority of which the City is an additional member, to be the issuer of multifamily housing revenue bonds for Parkwood Apartments, a 55-unit multifamily affordable rental housing project, located at 6899 Montecito Boulevard (the “Project”), in an aggregate amount not to exceed \$20 million, and has requested that the City Council conduct a public hearing in accordance with the Tax Equity and Fiscal Responsibility Act of 1983 (“TEFRA”). A public hearing is required to provide a reasonable opportunity for interested individuals to express their views, orally or in writing, on the proposed issue of bonds and the location and nature of the proposed project to be financed. All financial obligations of the bond issuance are the responsibility of the Borrower, not the City of Santa Rosa.

**RECOMMENDATION:** It is recommended by the Housing and Community Services Department that the Council: 1) conduct a public hearing under the requirements of the Tax Equity and Fiscal Responsibility Act of 1983 and the Internal Revenue Code of 1986, as amended; and 2) by resolution, approve the issuance of tax exempt multifamily housing revenue bonds by the California Municipal Finance Authority in an aggregate amount not to exceed \$20 million to refinance the acquisition and finance rehabilitation of Parkwood Apartments, an affordable rental housing project located at 6899 Montecito Boulevard,

Santa Rosa.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Location Graphic](#)  
[Attachment 2 - Request for TEFRA Public Hearing](#)  
[Resolution](#)  
[Presentation](#)

**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 and not able to speak under Agenda Item 13. 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**

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

**\*\*Quasi-judicial or adjudicative action.**

The Open Government Ordinance (ORD-2020-018) was adopted by City Council in December 2020. This ordinance, adds 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 version of the Open Government Ordinance go to <http://srcity.org/OpenGovOrdinance>. To request a paper copy of the Open Government Ordinance contact the City Clerk's Office at 707-543-3015 (TTY Relay at 711) or [cityclerk@srcity.org](mailto:cityclerk@srcity.org).

**City Council**

**- PRELIMINARY -**

**JULY 20, 2021**

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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). 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.*