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.

1:00 P.M. CLOSED SESSION (MAYOR’S CONFERENCE ROOM)

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.
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: Rhonda McKinnon, Interim Human Resources Director, Paul Carroll, Employee Relations Manager.

Employee Organizations: Confidential (Employee Unit 12).

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

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

3. ANNOUNCEMENT OF ROLL CALL

4. STUDY SESSION

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

4.1 RENT STABILIZATION OPTIONS

The Council has initiated a program to review and summarize rent stabilization programs in California, including options for the implementation of Mediation / Arbitration, Just Cause for Eviction and Rent Stabilization in Santa Rosa. A contract was awarded to Management Partners to conduct this research.

The purpose of this study session is to summarize the research conducted and present the findings thus far to the City Council.

Attachments
Staff Report
Attachment
Presentation
4:00 P.M. (CITY COUNCIL CHAMBER)

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

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 Other

11. APPROVAL OF MINUTES - NONE

12. CONSENT ITEMS

12.1 RESOLUTION - FISCAL YEAR 2014-15 ANNUAL REPORT ON DEVELOPMENT FEES

RECOMMENDATION: It is recommended by the Chief Financial Officer that the Council, by resolution, adopt findings regarding the use of Southwest Area Development Impact Fees (SWADIF), Southeast Area Development Impact Fees (SEADIF), Capital Facilities Fee (CFF) and Park Acquisition and Development Fees (PDF) consistent with State Law: and accept the City’s Annual Report on Development Fees for Fiscal Year 2014-15.

Attachments
Staff Report
Resolution
Exhibit A
Presentation

12.2 ORDINANCE INTRODUCTION - WATER EFFICIENT LANDSCAPE ORDINANCE AMENDMENT

RECOMMENDATION: It is recommended by the Board of Public Utilities and the Santa Rosa Water Department that the Council introduce an ordinance amending Chapter 14-30 Water Efficient Landscape of the Santa Rosa City Code to expand the definition of a “high-flow sensor” and clarify when soil analysis reports must be submitted.

Attachments
Staff Report
Attachment 1
Attachment 2
Ordinance
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. 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.

14.1 PUBLIC HEARING - MARSH HAWK VILLAGE REZONING

BACKGROUND: On December 10, 2015, the Planning Commission approved the subdivision of a 1.7-acre portion of a 2.6-acre parcel located at 5567 Sonoma Highway into three parcels for residential use, also approving a Hillside Development Permit, adopting a Mitigated Negative Declaration, and recommending approval of an amendment to the Zoning Map. The map rezoning from RR-40 to R-1-9 is needed to make the zoning map consistent with the General Plan residential density.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council introduce an Ordinance amending the Zoning Code Map to replace the existing Rural Residential (RR-40) zoning district with the Single-family Residential (R-1-9) zoning district for property located at 5567 Sonoma Highway.
14.2 PUBLIC HEARING - PUBLIC HEARING ON FISCAL YEAR 2016-17 BUDGET PRIORITIES

NOTE: This public hearing will not be conducted on January 26, 2016, and will be rescheduled to February 2, 2016.

(THE COUNCIL WILL RECESS DURING THE EVENING FOR A 30-MINUTE DINNER BREAK)

6:00 P.M.

15. REPORT ITEMS

15.1 REPORT - MASTER PLAN FOR THE COURTHOUSE SQUARE REUNIFICATION PROJECT

BACKGROUND: At the meeting on November 3, 2015, City Council approved basic design guidelines for Courthouse Square, approved the public outreach process for the interior of the square, and delegated...
authority to the City Manager to select a consultant team to design the improvements associated with the reunification of Courthouse Square.

City staff worked with the Chamber of Commerce to develop and implement a public outreach process for the design of the interior of the square. The City’s online survey regarding the reunification of Courthouse Square received over 2,000 comments. The first public outreach meeting was held on December 12, 2015. The project designer, Carlile Macy, used the comments from the public meeting, other comments provided to the City, and the online survey as well as the basic design guidelines to develop alternative conceptual plans for Courthouse Square. The alternative conceptual plans were presented at a second public meeting on January 9, 2016. Public comments received from members of the public who attended the community meetings have been posted on the project website srcity.org/CHS.

In response to public input, the alternative plans were refined into two draft master plan options. An addendum to the Final Tiered Environmental Impact Report (FTEIR) has also been prepared to document the consistency of each master plan option with the FTEIR.

RECOMMENDATION: It is recommended by the Transportation and Public Works Department that Council, by resolution, select an option and approve the Master Plan for the Courthouse Square Reunification Project.

**Attachments**
- Meeting Information Sheet
- Staff Report
- Attachment 1
- Attachment 2
- Attachment 3
- Attachment 4
- Resolution
- Exhibit A - Option 1
- Exhibit A - Option 2
- Exhibit B
- Presentation (Revised 1/26/2016)
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. 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 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’s Office at 543-3015 or cityclerk@srcity.org 48 hours prior to the meeting. TDD 543-3063

Meeting information can also be accessed via the internet at http://srcity.org