

**SPECIAL AND REGULAR MEETING OF THE SONOMA CITY COUNCIL  
&  
CONCURRENT REGULAR MEETING OF SONOMA CITY COUNCIL AS THE  
SUCCESSOR AGENCY TO THE DISSOLVED SONOMA COMMUNITY  
DEVELOPMENT AGENCY**

**Community Meeting Room, 177 First Street West, Sonoma CA**



**Monday, November 21, 2016  
5:30 p.m. Special Closed Session Meeting  
6:00 p.m. Regular Meeting**

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City Council  
Laurie Gallian, Mayor  
Madolyn Agrimonti, MPT  
David Cook,  
Gary Edwards  
Rachel Hundley

**AMENDED AGENDA**

Be Courteous - **TURN OFF** your cell phones and pagers while the meeting is in session.

**5:30 P.M. – SPECIAL MEETING - CLOSED SESSION**

**1. CALL TO ORDER**

The Mayor will open the meeting and take public testimony on closed session items only. The Council will then recess into closed session.

**2. CLOSED SESSION**

**CONFERENCE WITH REAL PROPERTY NEGOTIATOR– PURSUANT TO GOVERNMENT CODE SECTION 54956.8**

PROPERTY:	Sebastiani Theater
AGENCY NEGOTIATION:	City Manager, City Attorney
NEGOTIATING PARTIES:	City of Sonoma and Sebastiani Building Investors, Inc.
UNDER NEGOTIATION:	Price and Terms of Payment

**6:00 P.M. – REGULAR MEETING**

**RECONVENE, CALL TO ORDER & PLEDGE OF ALLEGIANCE**

**ROLL CALL** (Agrimonti, Edwards, Hundley, Cook, Gallian)

**REPORT ON CLOSED SESSION**

**1. COMMENTS FROM THE PUBLIC**

*At this time, members of the public may comment on any item not appearing on the agenda. It is recommended that you keep your comments to three minutes or less. Under State Law, matters presented under this item cannot be discussed or acted upon by the City Council at this time. For items appearing on the agenda, the public will be invited to make comments at the time the item comes up for Council consideration. Upon being acknowledged by the Mayor, please step to the podium and speak into the microphone. Begin by stating and spelling your name.*

**2. MEETING DEDICATIONS**

**3. PRESENTATIONS**

#### **4. CONSENT CALENDAR/AGENDA ORDER – CITY COUNCIL**

*All items listed on the Consent Calendar are considered to be routine and will be acted upon by a single motion. There will be no separate discussion of these items unless members of the Council, staff, or public request specific items to be removed for separate action. At this time Council may decide to change the order of the agenda.*

- Item 4A:**      **Waive further reading and Authorize Introduction and/or Adoption of Ordinances by Title Only.** (Standard procedural action - no backup information provided)
- Item 4B:**      **Consideration and Possible Action to Approve Updates to City’s Personnel Classification Plan for all Positions in City Service (City Manager)**  
Staff Recommendation: Approve updated Personnel Classification Plan
- Item 4C:**      **Approve the Notice of Completion for the 2016 Street Rehabilitation Project No. 1502 Constructed by Argonaut Constructors and Direct the City Clerk to File the Document (Public Works Director/City Engineer)**  
Staff Recommendation: Approve the Notice of Completion for the 2016 Street Rehabilitation Project No. 1502 constructed by Argonaut Constructors and direct the City Clerk to file the document.
- Item 4D:**      **Approve the Notice of Completion for the 2016 Citywide Slurry Seal Project No. 1601 Constructed by VSS International, Inc. and Direct the City Clerk to File the Document (Public Works Director/City Engineer)**  
Staff Recommendation: Approve the Notice of Completion for the 2016 Citywide Slurry Seal Project No. 1601 constructed by VSS International, Inc. and direct the City Clerk to file the document.
- Item 4E:**      **Adopt Resolution Approving Program Supplement Agreement No. 0P07 to Administering Agency-State Master Agreement No. 00504S between the City of Sonoma and the State of California related to the Reimbursement of \$72,000 in State funding for the Systemic Safety Analysis Report Program (Public Works Director/City Engineer)**  
Staff Recommendation: Adopt Resolution
- Item 4F:**      **Approval of the Minutes of the Regular City Council Meeting of November 7, 2016 (City Clerk)**  
Staff Recommendation: Approve the Minutes
- Item 4G:**      **Approval of a Waiver of Commission Attendance Rules for Planning Commissioner Michael Coleman (Planning Director)**  
Staff Recommendation: Approve waiver.

#### **5. CONSENT CALENDAR/AGENDA ORDER – CITY COUNCIL AS SUCCESSOR AGENCY**

*All items listed on the Consent Calendar are considered to be routine and will be acted upon by a single motion. There will be no separate discussion of these items unless members of the Council, staff, or public request specific items to be removed for separate action. At this time Council may decide to change the order of the agenda.*

## 6. PUBLIC HEARING

- Item 6A:** **Discussion, Consideration and Possible Action to: (1) Adopt Ordinance Extending Interim Moratorium Ordinance on the Approval of Applications for Vacation Rentals; (2) Make Findings that Said Extension is Exempt Under CEQA Guidelines Section 15060(a)(2), Among Others; and (3) Approve Report Specifying Measures Taken to Alleviate the Conditions which led to the Adoption of the Moratorium (Planning Director)**  
Staff Recommendation: Adopt the attached extension of the interim moratorium ordinance on new applications for vacation rentals.

## 7. REGULAR CALENDAR – CITY COUNCIL

*(Matters requiring discussion and/or action by the City Council)*

- Item 7A:** **Consideration, Discussion, and Possible Action to Adopt a Resolution Approving an Application by Destination Races for temporary use of City streets for the Napa to Sonoma Wine Country Half Marathon on Sunday, July 16, 2017 (Special Events Manager)**  
Staff Recommendation: Adopt the resolution approving the use of city streets, which includes the conditions recommended by the Special Events Committee members, including Police, Fire, Public Works and Planning Departments.
- Item 7B:** **Discussion, consideration and possible action on establishing a Safe Parking program on the Police Station property, including consideration of a Memorandum of Understanding (MOU) with Sonoma Overnight Support for program management. (Planning Director)**  
Staff Recommendation: Authorize the City Manager to execute the MOU.
- Item 7C:** **Consideration, Discussion, and Possible Action on the Approval of a 25-Year Lease for the Sebastiani Theater and Related Documents (City Attorney)**  
Staff Recommendation: Adopt the attached Resolution Approving (1) the Standard Industrial Commercial Multi-Tenant Lease-Net; (2) the Addendum thereto; (3) the Right of First Refusal Agreement Between the City, the Sebastiani Theater Foundation and the Sebastiani Building Investors, Inc.; (4) the Indemnification and Reimbursement Agreement Between the City and the Sebastiani Theater Foundation; and (5) the Sublease Between the City and the Sebastiani Theater Foundation and Make Findings that said actions are exempt from CEQA under CEQA Guidelines Section 15301.
- Item 7D:** **Consideration, Discussion, and Possible Action to Approve a Resolution Adopting Local Climate Action Measures as Referenced in the Climate Action 2020 Plan and Make Findings that they are Categorically Exempt from Environmental Review Pursuant to Section 15308 of Title 14 of the California Code of Regulations (City Manager)**  
Staff Recommendation: By resolution, adopt all 22 Climate Action Measures as detailed in the Climate Action 2020 Plan and authorize staff to move forward with implementation of measures including options for enlisting outside support staff.
- Item 7E:** **Discussion, Consideration, and Possible Action on Changes to the Regulation of Vacation Rentals (Planning Director)**  
Staff Recommendation: Provide direction to staff as to any changes the City Council wishes to make in the regulation of vacation rentals.

**Item 7F: Discussion, Consideration, and Possible Action to Approve an Employment Agreement between the City of Sonoma and Cathy Capriola as City Manager (City Manager)**

Staff Recommendation: By motion, confirm the recommendation of the Council sub-committee and authorize the Mayor to sign the employment agreement with Cathy Capriola.

**Item 7G: Discussion, Consideration and Possible Action to Approve Change in Council Meeting Dates for the Months of December 2016 and January 2017**

Staff Recommendation: Council discretion

**8. REGULAR CALENDAR – CITY COUNCIL AS THE SUCCESSOR AGENCY**

*(Matters requiring discussion and/or action by the Council as the Successor Agency)*

**9. COUNCILMEMBERS' REPORTS AND COMMENTS**

**10. CITY MANAGER COMMENTS AND ANNOUNCEMENTS INCLUDING ANNOUNCEMENTS FROM SUCCESSOR AGENCY STAFF**

**11. COMMENTS FROM THE PUBLIC**

*At this time, members of the public may comment on any item not appearing on the agenda*

**12. ADJOURNMENT**

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on November 17, 2016. Rebekah Barr, MMC, City Clerk/Executive Assistant.

***Copies of all staff reports and documents subject to disclosure that relate to any item of business referred to on the agenda are normally available for public inspection the Wednesday before each regularly scheduled meeting at City Hall, located at No. 1 The Plaza, Sonoma CA. Any documents subject to disclosure that are provided to all, or a majority of all, of the members of the City Council regarding any item on this agenda after the agenda has been distributed will be made available for inspection at the City Clerk's office, No. 1 The Plaza, Sonoma CA during regular business hours.***

***If you challenge the action of the City Council in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on the agenda, or in written correspondence delivered to the City Clerk, at or prior to the public hearing.***

***In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk (707) 933-2216. Notification 48-hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.***