



**Meetings of Sacramento  
City Council  
Redevelopment Agency  
Housing Authority  
Financing Authority**

**CITY COUNCIL**

Heather Fargo, Mayor  
Raymond L. Tretheway III, District 1  
Sandy Sheedy, District 2  
Steve Cohn, District 3  
Robert King Fong, District 4  
Lauren Hammond, District 5  
Kevin McCarty, Vice-Mayor, District 6  
Robbie Waters, District 7  
Bonnie Pannell, District 8

# Summary

**Tuesday, August 14, 2007**

**City Hall-915 I Street, 1<sup>st</sup> Floor Council Chamber**

*Published by the Office of the City Clerk (916) 808-7200*

**CHARTER OFFICERS**

Eileen Teichert, City Attorney  
Shirley Concolino, City Clerk  
Ray Kerridge, City Manager  
Tom Friery, City Treasurer

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## NOTICE TO THE PUBLIC

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The order of Agenda items are listed for reference and may be taken in any order deemed appropriate by the legislative body.

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# SUMMARY

**Tuesday, August 14, 2007**

**City Hall – 915 I Street- First Floor Council Chamber**

All items listed are heard and acted upon by the Sacramento City Council unless otherwise noted.

## Open Session - 2:00 p.m.

**Roll Call** - 2:06 p.m. Councilmember Waters absent; Councilmember Cohn arrived at 2:10 p.m.

In addition to those items listed on the agenda, the Mayor may add additional ceremonial matters.

## Consent Calendar (Items 1 – 14)

All items listed under the Consent Calendar are considered and acted upon by one motion. Anyone may request an item be removed for separate consideration.

**Action:** Moved, seconded, carried (Hammond/Fong; Absent – Waters/Cohn) to adopt the Consent Calendar in one motion except as indicated.

**1. (City Council/Redevelopment Agency/Housing Authority/Financing Authority)  
Approval of Council Minutes**

**Location:** (Citywide)

**Recommendation:** Approve the afternoon and evening City Council, Redevelopment Agency, Housing Authority and Financing Authority Minutes for July 31, 2007.

**Contact:** Shirley Concolino, City Clerk, (916) 808-7200, Office of the City Clerk.

**Action:** Approved recommendation

**2. Open an Application Period for Various Boards and Commissions**

**Location:** (Citywide)

**Recommendation:** Open an application period for 1) City/County Solid Waste Advisory Committee, to open 08/15/07 with applications due 09/14/07; 2) Ann Land/Bertha Henschel Memorial Fund Commission, to open 08/15/07 with applications due 09/14/07; 3) Meadowview Development Committee to open 08/15/07 with applications due 09/14/07 and 4) Design Commission to open 08/15/07 with applications due 09/14/07.

**Contact:** Stephanie Mizuno, Assistant City Clerk, (916) 808-8093; Ruci Katia, Deputy City Clerk, (916) 808-7200, Office of the City Clerk.

**Action:** Approved recommendation

**3. Grant/Agreement: Urban Forestry Inventory Grant Application**

**Location:** (Citywide)

**Recommendation:** Adopt a **Resolution** 1) authorizing Urban Forest Services Manager to submit an application to the State of California, Department of Forestry and Fire Protection, Urban Forestry Program for a \$200,000 Urban Forestry Inventory Grant; 2) authorizing the Urban Forest Services Manager to execute all agreements, documents, and reports related to the grant; and 3) authorizing the City Manager to establish related revenue and expenditure budgets for the grant funds and appropriate the grant funds contingent on receipt of award.

**Contact:** Joe Benassini, Urban Forest Services Manager, (916) 808-6258, Parks and Recreation Department.

**Action:** Adopted Resolution No. 2007-586.

**4. Contract: Fire Station 13 Roof Replacement Project (CE21)**

**Location:** 1100 43<sup>rd</sup> Avenue (District 4)

**Recommendation:** Adopt a **Resolution** 1) approving plans and specifications; 2) authorizing the City Manager to execute and award the construction contract to Gudgel Roofing in an amount not to exceed \$115,282 for the project.

**Contact:** Tony Alexander, Operations General Supervisor, (916) 808-6360; Cynthia Kranc, Facilities Manager, (916) 808-2258, General Services Department.

**Action:** Adopted Resolution No. 2007-587                      CO2007-173

**5. Contract Amendment: Fuel Sites Test and Repair Services [2/3 Vote Required]**

**Location:** (Citywide)

**Recommendation:** Adopt a **Resolution** 1) suspending competitive bidding; 2) authorizing the City Manager to execute Amendment No. 1 to Contract No. B051181016 for Fuel Sites Testing and Repair Services with Kaiser Commercial Petroleum in an amount not to exceed \$254,000 for the period June 15, 2005 through June 14, 2008; and 3) ratifying prior year expenditures with Kaiser Commercial Petroleum.

**Contact:** Keith Leech, Fleet Manager, (916) 808-5869; Christopher Stewart, Procurement Services Manager, 808-6202, General Services Department.

**Action:** Adopted Resolution No. 2007-588

**6. Contract Amendment: On-Call Master Contractor Services List for Public Facilities**

**Location:** (Citywide)

**Recommendation:** Adopt a **Resolution** amending the On-Call Master Contractor Services List for Public Facilities for fiscal year (FY) 2007/08 and authorizing the City Manager to execute one-year contracts with three one-year renewal periods for 1) acoustical ceiling services with a) B.R. Acoustical, Inc. in an amount not to exceed \$40,000 per fiscal year; and b) E.G. Acoustics, Inc. in an amount not to exceed \$40,000 per fiscal year; and 2) electrical–general (-600 volts) services with a) Elite Power in an amount not to exceed \$30,000 per fiscal year; and b) Leo Oricuoli Electric

in an amount not to exceed \$30,000 per fiscal year; and **3**) door hardware and lock services with a) Capitol Builders Hardware in an amount not to exceed \$30,000 per fiscal year; and b) Rex Lock & Safe in an amount not to exceed \$30,000 per fiscal year.

**Contact:** Tony Alexander, General Supervisor, (916) 808-6360; Cynthia Kranc, Facilities Manager, (916) 808-2258, General Services Department.

**Action:** Adopted Resolution No. 2007-589      **1-a)** CO2007-174; **b)** CO2007-175  
**2-a)** CO2007-176; **b)** CO2007-177 and **3-a)** CO2007-178; **b)** CO2007-179

**7. (Pass for Publication) Meadowgate Residences (P06-204)**

**Location:** Southeast corner of the intersection of Meadowgate Drive and Mandy Drive (District 8)

**Recommendation:** 1) Review a Resolution approving the environmental exemption under CEQA Guidelines Section 15332 (In-fill Developments); 2) review a Resolution amending the South Sacramento Community Plan Land Use Map from Office to Residential 11-21; 3) review an Ordinance approving a rezoning from Office (OB-R) to Multi-Family (R-2B) to allow for the development of a 12-lot single-family residential subdivision; and 4) pass for publication the Ordinance title as required by the Sacramento City Charter 32c to be adopted August 21, 2007.

**Contact:** Antonio Ablog, Associate Planner, (916) 808-7702; Tom Buford, Senior Planner, (916) 808-6848, Development Services Department.

**Action:** Approved recommendation

**8. (Pass for Publication) Somatic Practitioner Establishments (M07-039)**

**Location:** (Citywide)

**Recommendation:** 1) Review a Resolution approving an exemption under CEQA Guidelines Section 15061(b)(3); 2) review an Ordinance amending sections 17.16.010, 17.24.030, 17.24.050, 17.108.020(B), and 17.108.030(B) of Title 17 of the Sacramento City Code (Zoning Code) relating to somatic practitioner establishments; and 3) pass for publication the Ordinance title as required by the Sacramento City Charter 32c, to be adopted August 21, 2007.

**Contact:** Robert W. Williams, Associate Planner, (916) 808-7686, Sandra Yope, Senior Planner, (916) 808-7158, Development Services Department.

**Action:** Approved recommendation

**9. Sewer Credits Approval: Meridian Family Apartments**

**Location:** 6201 Fowler Avenue (District 6)

**Recommendation:** Adopt a **Resolution** awarding a total of 35.25 Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the described project known as “Meridian Family Apartments.”

**Contact:** Micah Runner, Senior Project Manager, (916) 808-5448, Economic Development Department.

**Action:** Adopted Resolution No. 2007-590

10. **Sewer Credit Approval: University of California Davis (UCD) Research Center**  
**Location:** 2921 Stockton Boulevard (District 5)  
**Recommendation:** Adopt a **Resolution** awarding a total of 31.82 Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the described project known as UCD Research Center.  
**Contact:** Micah Runner, Senior Project Manager, (916) 808-5448, Economic Development Department.  
**Action:** Adopted Resolution No. 2007-591
11. **Compensation Recommendation for Non-Career Employee Group**  
**Location:** (Citywide)  
**Recommendation:** Adopt a **Resolution** 1) increasing the salaries and benefits of unrepresented non-career employees by 4%; 2) adopting the salary schedule; and 3) authorizing the City Manager to make minor changes or adjustments to the schedule in order to correct errors or omissions.  
**Contact:** Geri Hamby, Director of Human Resources, 916-808-7173, Human Resources Department.  
**Action:** Adopted Resolution No. 2007-592
12. **Triple R Facility Licenses for Satellite Sites**  
**Location:** North Sacramento – Woodlake Elementary School, 700 Southgate Road Greenhaven – Asian Community Center, 7375 Park City Drive (Districts 2 and 7)  
**Recommendation:** Adopt a **Resolution** authorizing the City Manager to execute and submit all documents including, but not limited to, applications and agreements, which may be necessary to obtain, Adult Day Care Program licenses from the State of California’s Department of Social Services, Community Care Licensing Division.  
**Contact:** Sylvia Fort, Recreation Manager, (916) 808-8381; Rosanne Bernardy, Recreation Superintendent, (916) 808-1590, Parks and Recreation Department.  
**Action:** Adopted Resolution No. 2007-593
13. **Investment Report for the Quarter Ended June 30, 2007 and the Monthly Transactions for the Month Ended June 30, 2007**  
**Location:** (Citywide)  
**Recommendation:** 1) Adopt a **Resolution** approving the City Investment Policy and delegate investment authority to the City Treasurer for the next 12 months; and 2) accept the Quarterly Investment Report for quarter ended June 30, 2007 and the Monthly Investment Transactions for the month ended June 30, 2007.  
**Contact:** Lydia Abreu, Investment and Operations Manager, (916) 808-7746; John Colville, Senior Investment Officer, (916) 808-8297; Shirley Tupaz, Investment Operations Analyst, (916) 808-8295, Office of the City Treasurer.  
**Action:** Adopted Resolution No. 2007-594
14. **(Redevelopment Agency) Replacement Housing for 1022 and 1030 Del Paso Boulevard**

**Location:** 1022 and 1030 Del Paso Boulevard, North Sacramento Redevelopment Area (District 2)

**Recommendation:** Adopt a **Redevelopment Agency Resolution** adopting the Replacement Housing Plan for two residential units.

**Contact:** Lisa Bates, Director of Community Development, (916) 440-1322, Chris Pahule, Assistant Director of Community Development, (916) 440-1350, Sacramento Housing and Redevelopment Agency.

**Action:** Moved, seconded, carried (Hammond/Fong; Absent – Waters/Cohn; Abstain - Fargo) to adopt Redevelopment Agency Resolution No. 2007-045.

### Public Hearings (Item 15)

Public hearings may be reordered by the Mayor at the discretion of the legislative bodies.

**15. Code Enforcement Case Fees and Penalties – Findings of Fact for Special Assessment Liens (Noticed 7-2-07)**

**Location:** (Citywide)

**Recommendation:** Conduct a public hearing and upon conclusion adopt a **Resolution** placing liens on the properties in the amount of \$32,263.95 for unpaid fees and penalties and transmit the unpaid costs to the Sacramento County Auditor/Controller as special assessments against the properties.

**Contact:** Dennis Kubo, Program Manager, (916) 808-8577, Code Enforcement Department.

**Action:** Public comment given by Eugene Walls. Moved, seconded, carried (Hammond/McCarty; Absent - Waters) to close the public hearing and adopt Resolution No. 2007-595 as amended.

### Staff Reports (Items 16 and 17)

Staff reports include an oral presentation including those recommending receive and file.

**16. Issuance of College Square Community Facilities District (CFD) No. 2005-01 Bonds**

**Location:** Approximately 43 acres located in the south of Cosumnes River Boulevard, between Bruceville Road and Highway 99 (District 8)

**Recommendation:** Adopt 1) a **Resolution** authorizing the issuance of College Square CFD No. 2005-01 Bonds; the execution of the Indenture and related Bond Purchase Agreement, Continuing Disclosure Certificate, and Official Statement; and the actions necessary for the execution of these related documents; and 2) a **Resolution** establishing the revenue-and-expenditure budget for the College Square CFD No. 2005-01 Bonds.

**Contact:** Thomas P. Friery, City Treasurer, (916) 808-5168; Janelle Gray, Public Finance and Banking Manager, (916) 808-8296; Kimberlie Gladden, Senior Debt Analyst, (916) 808-2675, Office of the City Treasurer.

**Action:** Moved, seconded, carried (Pannell/McCarty; Absent – Waters) to adopt Resolution Nos. 2007-596 and 2007-597.

**17. (Redevelopment Agency) Amended Richards Boulevard and Proposed Railyards Preliminary Plans**

**Location:** Richards Boulevard Redevelopment Project Area (District 1)

**Recommendation:** Adopt a **Redevelopment Agency Resolution 1)** accepting the Amended and Restated Preliminary Plan for the Richards Boulevard Redevelopment Project; 2) directing the preparation of an amended Richards Boulevard Redevelopment Plan; 3) accepting the Preliminary Plan for the proposed Railyards Redevelopment Project; and 4) directing the preparation of the Redevelopment Plan for the proposed Railyards Redevelopment Project, and authorizing transmittal of specific information to affected taxing agencies and the payment of processing and filing fees.

**Contact:** Rachel Hazlewood, Senior Project Manager, (916) 808-8645; David Harzoff, Economic Development Manager, (916) 808-5385, Economic Development Department.

**Action:** Moved, seconded, carried (Tretheway/Fong; Absent - Waters) to adopt Redevelopment Agency Resolution No. 2007-046.

### Information Reports (Items 18 and 19)

These items are for information only and are not eligible for action at this time.

**18. Report Back: Department of General Services Emergency Contracts**

**Location:** (Citywide)

**Recommendation:** Receive and file.

**Contact:** Cynthia Kranc, Facilities Manager, (916) 808-2258, General Services Department.

**Action:** Received and filed

**19. Notification of Final Map and Subdivision Improvement Agreement for Mission and J Residential (P06-115)**

**Location:** Northeast corner of Mission Way and J Street (District 3)

**Recommendation:** Receive and file.

**Contact:** Jerry Lovato, Senior Engineering Technician, (916) 808-7918, Development Services Department.

**Action:** Received and filed

### Public Comments- Matters Not on the Agenda

- a. Jeataun Jones – affordable housing and code enforcement concerns

### Council Comments-Ideas, Questions and Meeting/Conference Reports

- a. Board/Commission Appointments - None.
- b. Report Backs – None.
- c. Meeting/Conference Reports – None.

Recessed to closed session – 2:45 p.m. (see separate Special Meeting - Closed Session Agenda)

Reconvene – 6:00 p.m.

Roll Call – 6:08 p.m. Councilmember Waters absent

Pledge of Allegiance led by Sandy Sheedy

Closed Session Report – None.

The City Attorney shall determine if any actions taken by the City Council or legislative bodies in Closed Session shall require a reporting on those actions as required by Law (Government Code §54957.1 (a) (3) (B)).

In addition to those items listed on the agenda, the Mayor may add additional ceremonial matters.

Public Hearings (Item 20)

Public hearings may be reordered by the Mayor at the discretion of the legislative bodies.

20. **Northgate 880/Panhandle (M05-031) (P05-077)** (Passed for publication on 6-12-07, published on 6-15-07, noticed on 7-19-07; continued from 6-26-07, 7-24-07 and 7-31-07)

**Location:** South of Elkhorn Boulevard, north of Interstate 80, west of Northgate Boulevard and Sorento Road, and east of Gateway Park Boulevard and the Northpointe Park PUD (District 1)

**Recommendation:** Conduct a public hearing and upon conclusion 1) Adopt **a)** a **Resolution** adopting the Environmental Impact Report and Mitigation Monitoring Plan; **b)** a **Resolution** approving the Reorganization; **c)** a **Resolution** approving the Tax Exchange Agreement for (M05-031 – Northgate 880) – South of Del Paso Road; and **d)** a **Resolution** approving the Pre-Annexation Agreement for M05-031/Northgate 880 south of Del Paso Road;

2) Adopt **a)** a **Resolution** amending the General Plan Map land use designations; **b)** a **Resolution** amending the text of the North Natomas Community Plan; **c)** a **Resolution** amending the North Natomas Community Plan Map land use designations; **d)** an **Ordinance** amending the text of the Zoning Code (Sacramento City Code, Title 17); and **e)** an **Ordinance** approving the Prezone for (P05-077 – Panhandle) – North of Del Paso Road;

3) Adopt **a)** an **Ordinance** approving the Development Agreement between the City of Sacramento and Dunmore Land Company, LLC., the Richter-Kazer 1993 Irrevocable Trust, BD Properties, LLC, and Tasso Peter Cononelos; **b)** an **Ordinance** approving the Development Agreement between the City of Sacramento and the Marie Krumenacher Trust, the Alice Krumenacher Trust, and Vaquero Land Holdings, LLC.; **c)** a **Resolution** approving the Finance Plan; **d)** a **Resolution** approving the Inclusionary Housing Plan (Panhandle North – Vaquero); **e)** a **Resolution** approving the Inclusionary Housing Plan (Panhandle Central and South – Dunmore); **f)** a **Resolution** approving the Inclusionary Housing Plan (Grant Joint Union High School District); **g)** a **Resolution** amending the General Plan Map land use designations; **h)** a **Resolution** amending the text of the North Natomas Community Plan; **i)** a **Resolution** amending the North Natomas Community Plan Map land use designations; **j)** an **Ordinance** approving the Prezone; and **k)** a **Resolution** establishing the Panhandle Planned Unit Development (PUD); and

4) Adopt a **Resolution** denying the Appeal of the Planning Commission's approval of various entitlements and approving the Tentative Master Parcel Maps, Tentative Subdivision Maps, and Subdivision Modifications for the Panhandle project.

**Contact:** Scot Mende, New Growth Manager, (916) 808-4756; Arwen Wacht, Associate Planner, (916) 808-1964, Planning Department.

**Action:** Public comment given by Charles Gray, Keith Sharward and Chris Holm. Moved, seconded, carried (Tretheway/Cohn; Absent - Waters) to direct staff (1) to bring forward resolutions and ordinances for phased annexation, with immediate annexation for the area north of Del Paso Road plus the North Area Corporation Yard, and delay, until some unspecified future date, the annexation of the area south of Del Paso Road (with the exception of the North Area Corporation Yard); and (2) to bring forward resolutions and ordinances for the full complement of entitlements listed in the July 31st staff report (with the exception of those specifically related to the area south of Del Paso Road); and (3) to continue the public hearing to September 4th for discussion of urban design issues.

### **Staff Reports (Item 21)**

Staff reports include an oral presentation including those recommending receive and file.

#### **21. Rental Housing Inspection Pilot Program Update**

**Location:** (Citywide)

**Recommendation:** 1) Receive and file; and 2) provide direction to staff to continue the program.

**Contact:** Max Fernandez, Director of Code Enforcement, (916) 808-7940; Randy Stratton, Code Enforcement Manager, Residential Rental Housing Inspection Program, (916) 808-6497, Code Enforcement Department.

**Action:** Public comment given by Richard Seyman, Linda Roberts, Wan Pou, Kathryn Lewis, Melissa Guajardo, Carl Carpenter, Meg Johnson, Mark Stivers, Rachel Iskon, Cory Koehler, Theresa Sacchao, Eric Rasmusson, Betty Gwiazdzon and John Sikora.

Moved, seconded, failed (Pannell/Hammond; Absent – Waters) to adopt staff option #2, to return to Council with a proposed ordinance.

Moved, seconded, passed (Sheedy/Cohn; Noes – Hammond/McCarty/Pannell; Absent – Waters) a substitute motion to adopt staff option #2, and to return to the Law and Legislation Committee with a proposed ordinance to address all parcels and to include a self-certification component.

**Public Comments- Matters Not on the Agenda** – None.

### **Council Comments-Ideas, Questions and Meeting/Conference Reports**

- a. Board/Commission Appointments
  - 1. Sacramento Youth Commission (Patricia Sanchez for District 5)
- b. Report Backs – None.
- c. Meeting/Conference Reports – None.

**Adjournment** – 9:10 p.m. in memory of Jocelyn Graves



# Meeting of Sacramento City Council

## Agenda Special Meeting Closed Session Summary

**Tuesday, August 14, 2007**

**City Hall - 915 I Street, 1<sup>st</sup> Flr. Council Chambers**

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# SUMMARY - SPECIAL MEETING

## CLOSED SESSION

**Tuesday, August 14, 2007**

*City Hall - 915 I Street, 1<sup>ST</sup> Floor Council Chambers*

**Closed Session (Read Closed Session Items – ask for public comment - 3 minute maximum**

### Closed Session – 2 p.m.

#### **City Council**

Pursuant to Government Code section 54957 for an item pertaining to personnel matters.  
Performance appraisal of the City Treasurer.

**Action:** None.