



Meetings of Sacramento
**City Council
Redevelopment Agency**

Summary

Tuesday, March 21, 2006

City Hall-915 I Street, 1st Floor Council Chamber

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

CITY COUNCIL

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

CHARTER OFFICERS

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

NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum) on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard at the end of the meeting as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

Notice to Lobbyists: When addressing the legislative bodies you must identify yourself as a lobbyist and announce the client/business/organization you are representing (City Code 2.15.160).

Speaker slips are located in racks inside the chamber and should be completed and submitted to the City Clerk.

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations.

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

The Agenda provides a general description and staff recommendations; however, the legislative bodies may take action other than what is recommended. Full staff reports are available for public review on the City's website and include all attachments and exhibits. "To Be Delivered" and "Supplemental" reports will be published as they are received. Hard copies are available at the Office of the City Clerk. (25 cents per page)

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Resolutions and Ordinances are published to the View Agenda Page and listed under the staff report, typically within 9 days of adoption. This Summary notes which legislative documents were adopted and which were not. If you have questions, contact the City Clerk Department at (916) 808-7200.

SUMMARY

Tuesday, March 21, 2006

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.

1. **Roll Call** 2:10 p.m. All present.
2. **Special Presentations/General Communications**
 - a) **Presentation of the 2005 Sacramento Business Journal's Real Estate Projects of the Year**

Action: Presented by David Forester.

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

Consent Calendar (Items 3 – 16)

All items listed under Administrative Matters and the Consent Calendar are considered and acted upon by one motion. A member of the legislative body or staff may request an item be removed for separate consideration.

Action: Moved, seconded, carried (Waters/Pannell) to adopt the Consent Calendar in one motion except as indicated.

3. **Approval of Minutes for March 7, 2006.**

Location: (Citywide)

Recommendation: Approve afternoon and evening City Council and Redevelopment Agency minutes for March 7, 2006.

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

Action: Approved recommendation.

4. **Agreement: Sacramento Sports Commission**

Location: (Citywide)

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute a Memorandum of Understanding (MOU) between the City of Sacramento and the Sacramento Convention and Visitors Bureau for services the Bureau will provide to the Sacramento Sports Commission for the 2005/06 Fiscal Year.

Contact: Barbara E. Bonebrake, CCL Director, (916) 808-8225, Convention, Culture and Leisure Department.

Action: Adopted Resolution No. 2006-199.

Consent Calendar (continued from previous page)

5. Agreement: Children's Amusement Ride Concession

Location: William Land Park (District 4)

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute a lease agreement between the City of Sacramento and Funderland Inc., for the operation of a children's amusement ride concession in William Land Park.

Contact: Barbara E. Bonebrake, Director, (916) 808-8225, Russell Haynes, Analyst, (916) 808-7360, Convention, Culture and Leisure Department.

Action: Adopted Resolution No. 2006-200.

6. Agreement: Front-Loading Refuse Truck [2/3 Vote Required]

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) suspending competitive bidding; and 2) awarding agreement to McNeilus Companies, Inc., in the amount of \$190,381 for the purchase of one front-loading refuse truck.

Contact: Reina J. Schwartz, Director, (916) 808-7195, General Services.

Action: Adopted Resolution No. 2006-201.

7. Agreement: ParkeBridge (P04-212) (Passed for Publication on 3-7-06; Published on 3-10-06; Continued from 3-14-06) **[To Be Delivered]**

Location: Southeast of Truxel Road and Interstate 80 (District 1)

Recommendation: Adopt an **Ordinance** approving the Development Agreement between the City of Sacramento and Griffin Industries as directed by an intent motion adopted on March 14, 2006 for the development of 531 residential units as proposed in the ParkeBridge Planned Unit Development (PUD).

Contact: David Hung, Associate Planner, (916) 808-5530, Gregory Bitter, Senior Planner, (916) 808-7816, Development Services Department.

Action: Adopted Ordinance No. 2006-019.

8. Supplement Agreement: Maintenance Dredging of the Entrance Channel to the Sacramento Marina

Location: Sacramento Marina (District 4)

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute Supplement No. 1 to City Agreement 2004-0145 (PRC #7775.9) between the City of Sacramento and the California State Lands Commission to include maintenance dredging of the entrance channel to the Sacramento Marina.

Contact: Rebecca Bitter, Program Manager, (916) 808-5047, Convention, Culture and Leisure Department.

Action: Adopted Resolution No. 2006-202.

Consent Calendar (continued from previous page)

9. **Contract No. 89-110 with Public Employees Retirement Systems (PERS)** (Passed for Publication on 2-28-06, Published on 3-3-06)
Location: (Citywide)

Recommendation: Adopt an **Ordinance** amending Contract 89-110 with PERS to provide for the conversion of unused sick leave for service credit at the time of retirement for all local Fire members and Miscellaneous members.

Contact: Geri Hamby, Director of Human Resources, (916) 808-7173, Mari Flores, Support Services Manager, (916) 808-8566, Department of Human Resources.

Action: Adopted Ordinance No. 2006-020.

10. **Innovative Laundry Systems Sewer Credits**

Location: 6100 Mack Road (District 8)

Recommendation: Adopt a **Resolution** awarding a total of nineteen and a half (19.5) Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the business known as Innovative Laundry Systems.

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

Action: Adopted Resolution No. 2006-203.

11. **Determination to Appoint Nominated Candidates or Hold Election for Council Districts 1 and 7.**

Location: (Districts 1 and 7)

Recommendation: Adopt 1) a **Resolution** to appoint candidates in Council Districts 1 and 7, or 2) a **Resolution** to hold the election, or 3) take no action under Elections Code Section 10229.

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

Action: Presented as a staff report. No action taken. Councilmembers Tretheway (District 1) and Waters (District 7) recused during discussion.

12. **Amendments to the Sacramento City Code Related to Heliports (M05-081)**

Location: (Citywide)

Recommendation: Review 1) an Ordinance repealing and re-enacting Chapter 12.92 of the Sacramento City Code relating to Heliports; 2) an Ordinance amending Sections 17.16.010, 17.24.030, and 17.24.050 of Title 17 of the Sacramento City Code (Zoning Code) relating to Heliports; 3) Pass for Publication of the Ordinance titles as required by Sacramento City Charter 32c; and 4) continue to March 28, 2006 for final adoption.

Contact: Robert Williams, Assistant Planner, (916) 808-7686, Troy Malaspino, Assistant Chief-Fire Marshall, (916) 433-1620, Joy Patterson, Senior Planner, (916) 808-5607, Fire and Development Services Departments.

Action: Adopted recommendation.

Consent Calendar (continued from previous page)

- 13. Summary Vacation (Proceeding No. VP05-16)** (Noticed on 3-17-06)
Location: Alley bounded by “B” Street, 12th Street, “C” Street and 11th Street (District 1)
Recommendation: Adopt a **Resolution** approving the Summary Vacation of the alley bounded by “B” Street, 12th Street, “C” Street and 11th Street which will allow the use as part of the Adaptive Reuse Project
Contact: Jerry Lovato, Senior Engineering Technician, (916) 808-7918, Cesar Narvaez II, Junior Engineer, (916) 808-7873, Development Services Department.
Action: Adopted Resolution No. 2006-204.
- 14. Peregrine Park Master Plan (CIP LX46)**
Location: 3031 Guadalajara Way (District 1)
Recommendation: Adopt a **Resolution** 1) approving the addendum to the Negative Declaration for the River View PUD; 2) adopting the Mitigation Report Plan; 3) approving the name Peregrine Park; and 4) approve the Master Plan.
Contact: Janet Baker, park Development Manager, (916) 808-8234, Parks and Recreation.
Action: Adopted Resolution No. 2006-205.
- 15. Citation and Arrest Authority to Certain Employees**
Location: (Citywide)
Recommendation: Adopt a **Resolution** updating the names of the staff members who are eligible to be granted Citation and Arrest Authority in the Code Enforcement Department and rescinding Resolution 2005-581.
Contact: Ron O'Connor, Code Enforcement Manager, (916) 808-8183, Code Enforcement.
Action: Adopted Resolution No. 2006-206.
- 16. Workforce Housing Reward Grant Application**
Location: R Street (Districts 3 and 4)
Recommendation: Adopt a **Resolution** authorizing the application for additional state grant funding for park acquisition and development in the R Street Corridor.
Contact: Lucinda Willcox, Infill Coordinator, (916) 808-5052, Janet Baker, Park Development Manager, (916) 808-8234, Development Services
Action: Adopted Resolution No. 2006-207.

Public Hearings (Items 17 and 18)

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

17. **Annexation No. 11 to the Willowcreek Maintenance Assessment District**

No. 98-03 (Continued from 3-14-06, noticed on 1-25-06)

Location: West of Natomas Main Drain and South of I-80 (District 1)

Recommendation: Conduct a public hearing and upon conclusion 1) direct staff to count the ballots and return later during the meeting with results; and if ballot results affirm 2) adopt a **Resolution** a) approving the Engineer's Report, b) ordering the annexation of territory, c) confirming and levying an assessment to pay for maintenance of improvements; and d) recording a copy of assessments with the County Recorder.

Contact: Ron Wicky, Program Specialist, (916) 808-5628, Mark Griffin, Fiscal Manager, (916) 808-8788, Development Services Department.

Action: Moved, seconded, carried (Tretheway/Sheedy) to close the public hearing. There was no public comment. Six thousand two hundred and twelve ballots were counted, all ayes, and after results reported moved, seconded, carried (Tretheway/Sheedy) to adopt Resolution No. 2006-208.

18. **Patterson Subdivision (P05-106)** (Noticed on 3-6-06, Passed for Publication on 3-14-06, Published on 3-17-06)

Location: Marysville Boulevard and Dry Creek Road (District 2)

Recommendation: Conduct a public hearing and upon conclusion adopt 1) a **Resolution** approving the Negative Declaration; 2) a Mitigation Monitoring Plan; 3) a **Resolution** amending the General Plan; 4) an **Ordinance** amending the Comprehensive Zoning Ordinance (Title 17 of the Sacramento City Code); and 5) a **Resolution** approving the Inclusionary Housing Plan for the development of 63 residential units.

Contact: Gregory Bitter, Senior Planner, (916) 808-7816, Michael York, Associate Planner, (916) 808-8239, Development Services Department.

There was no public comment.

Action: Moved, seconded, carried (Sheedy/Pannell) to close the public hearing and adopt Resolution Nos. 2006-209 and 2006-210; Ordinance No. 2006-021 and Resolution No. 2006-211.

Staff Reports (Items 19 and 20)

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

19. **(City Council-Redevelopment Agency) -Agreement: Downtown Urban Design Plan**

Contract (M05-084) (Continued from 2-28-06, 3-7-06)

Location: Central Business District (District 1 and 3)

Recommendation: 1) Adopt a **Redevelopment Agency Resolution** authorizing a) the establishment of a Downtown Urban Design Plan project budget in the amount of \$186,541 to be funded by a transfer from the Merged Downtown Tax Increment Development Assistant Account; and b) the Executive Director to enter into an

Staff Reportsr (continued from previous page)

Individual Project Agreement (IPA) with the City in the amount of \$186,541 for the Urban Design Plan; and 2) Adopt a **City Resolution** a) authorizing an increase in the FY 05-06 revenue and expense operating budget for the Development Services Department by \$186,541; b) approving a professional services agreement in the amount of \$186,541 with Wallace Roberts and Todd/Solomon E.T.C. to update the Urban Design Plan, prepare a downtown development implementation strategy, and review building height alternatives in Midtown transition area; and c) authorizing the City Manager to enter into an IPA with Sacramento Housing and Redevelopment Agency (SHRA) in the amount of \$186,541 for the Urban Design Plan.

Contact: Gary Stonehouse, Consultant, (916) 808-5567, Steve Peterson, Principal Planner, (916) 808-5981, Development Services.

Action: Moved, seconded, carried (Cohn/Tretheway) to look at the composition of the CBD/Midtown Steering Committee to include a more diverse representation including a landscape architect, at least one downtown resident, to commit to at least two community workshops, and to adopt Redevelopment Agency Resolution No. 2006-021 and City Resolution 2006-212.

20. Pilot Project on Form Based Codes (M05-021) (Continued from 3-37-06)

Location: (Citywide)

Recommendation: 1) Review and approve the components of a pilot project to apply form based codes in specific contexts in the City; and 2) direct staff to solicit applications from interested neighborhood, community groups and land owners to participate in the pilot and ongoing application of form based zoning codes.

Contact: Gary Stonehouse, Consultant, (916) 808-5567, Jim McDonald, Senior Planner, (916) 808-2023, Development Services.

Public comment given by Alan Lehman and Emilie Kashtan.

Action: Councilmember Cohn asked for a report back on how the Design Review process might work in commercial areas. Moved, seconded, carried (Cohn/Sheedy) to direct staff to proceed with the \$60 thousand pilot project, incorporating the information from today's discussion, to transition to a form based code that can be used by all neighborhoods.

Information Reports (Item 21)

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

21. Notification of Final Map and Subdivision Improvement Agreement for Sheldon Farms (P04-118)

Location: Northwest corner of Sheldon Road and Jocelyn Way (District 8)

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. None.

Council Comments-Ideas, Questions and Meeting/Conference Reports

- a. Board and Commission Appointments by Mayor Fargo
 1. Sacramento Housing and Redevelopment Commission - Verne L. Gore (incumbent) Category A, and Cyril A. Shah (incumbent) Category A.
 2. Housing code Advisory & Appeals Board – Selby R. Mohr (incumbent) and Donald A Walker (incumbent)
 3. Board of Plumbing Examiners – Harry Duane Moos (incumbent)
 4. Transportation Programming Guide Community Advisory Committee – Helen Maggie O'Mara, Category C

Recess

Action: Recessed at 3:22 p.m. in memory of Marco Antonio Firebaugh.

Reconvene – 7:00 p.m.

22. **Roll Call-** 7:05 p.m. All present.
23. **Pledge of Allegiance** – Led by Boy Scout Troop 370.
24. **Special Presentations/General Communications**
 - a) **Downtown Partnership Guides Resolution**
Action: Continued to 3/28/06.

Public Hearings (Items 25 – 27)

25. **Supplemental Agreement: Boat Launching Fee at Miller Park and Garcia Bend Park**
(Noticed on 3-6-06)
Location: Miller Park Launch Ramp and Garcia Bend Launch Ramp (Districts and 7)
Recommendation: Conduct a public hearing and upon conclusion adopt a **Resolution** 1) amending the Fees and Charges report to add a daily boat launching fee of \$8.00, a season pass fee of \$80.00 and a season fee of \$40.00 for low income seniors; 2) authorizing the City Manager or his designee to annually increase the daily boat launching fee by the increase in the Consumer Price Index, rounding to the nearest dollar; and 3) authorizing the City Manager to execute an amendment to State Department of Boating and Waterways Grant Contract No. 91-101-069 for the Miller Park Launch Ramp Improvements to allow charging an amount not to exceed \$13.00.
Contact: Linda DeLong, Administrative Officer (916) 808-7140, Bob Fleming, (916) 808-6301, Howard Chan, (916) 808-7488, Convention, Culture and Leisure Department, Department of Parks and Recreation, and Transportation Department.
Action: Public comment given by Scott Peifer. Moved, seconded, carried (Fong/Waters) to close the Public Hearing and adopt Resolution No. 2006-213.

Public Hearings (continued from previous page)

26. **Amendments to City Code for Single-Family Dwellings** (Pass for publication on 3-14-06, Published on 3-17-06, Noticed on 03-06-06)

Location: (Citywide)

Recommendation: Conduct a public hearing and upon conclusion adopt an **Ordinance** amending various sections of Chapter 17.60, 17.80, and 17.132 of Title 17 of the Sacramento City Code (Zoning Code) relating to setbacks, lot coverage and Registered House Plans for Single Family Dwellings to promote single family home development on narrower infill lots and conform better to overall neighborhood character and the City's design standards.

Contact: Ashley Feeney, Assistant Planner, (916) 808-1941, Lucinda Willcox, Infill Coordinator, (916) 808-5052, Development Services Department.

Action: No public comment. Moved, seconded, carried (Hammond/Cohn) to close the Public Hearing and adopt Ordinance No. 2006-022, direction to staff to make certain that no more than 3 like models of the same home are placed on any given block and to return to council within 6 months with a status report of the project.

27. **Removal of Weeds, Rubbish, and/or Dirt from Various Parcels** (Noticed on 3-3-06)

Location: (Citywide)

Recommendation: Conduct a public hearing and upon conclusion; 1) if no objections are received, adopt a **Resolution** directing the Fire Chief to proceed with the abatement of public nuisances created by weeds, rubbish, litter, and/or dirt in various parcels (list on file with City Clerk-; or 2) if objections are presented, allow or overrule those objections and direct staff to prepare a Resolution for presentation to Council on April 4, 2006 for property nuisance abatement.

Contact: Russell VanVuren, Fire Captain, (916) 433-1622, Fire Prevention.

Action: No public comment. Moved, seconded, carried (Hammond/Fong) to close the Public Hearing and adopt Resolution No. 2006-214.

Staff Reports (Items 28 and 29)

28. **Transportation and Air Quality Collaborative Final Report**

Location: Various locations (Citywide)

Recommendation Direct staff to incorporate appropriate Collaborative recommendations into various transportation and land use policies.

Contact: Azadeh Doherty, Staff Aide, (916) 808-3137, Transportation Department.

Action: Direction given to staff to look at best practices and applications and to return to Council with recommendations.

Staff Reports (continued from previous page)

29. **Community Reinvestment Capital Improvement Program (CRCIP)**

Location: (Citywide)

Recommendation 1) Provide direction on a) financing structure for an estimated \$94+ million CRCIP supported by an annual lease payment of \$6.5 million; b) include the CRCIP financing as “piggy back”: an estimated \$25 million in Sacramento Housing and Redevelopment Agency (SHRA) bonds; an estimated \$5.3 million taxable refunding of parking bonds; c) bridge financing or alternative financing for Crocker Art Museum Expansion Project, Arts Rehearsal Space and Haggin Oaks Economic Development Project; and **2)** approve final Tier 1 and Tier 2 projects.

Contact: Gustavo F. Vina, Assistant City Manager, (916) 808-7138, Thomas Friery, City Treasurer, (916) 808-5158, Office of the City Manager and City Treasurer’s Office.

Public comment given by Avangeline Higginbottam and Patty Kleinknecht.

Action: Moved, seconded, carried (Cohn/Fong) to 1) defer action on the bridge financing or alternative financing for Crocker Art Museum Expansion Project, Arts Rehearsal Space and Haggin Oaks Economic Development Project, 2) approve an intent motion to add the Indian Heritage Museum and the Discovery Museum into the first tier project list; 3) look for additional funding for district improvements, 4) develop rules of engagement to include staff structure/assignments; 5) develop a six to twelve month council project review schedule, 6) return to Council for approval of intent motion on April 4, 2006.

Public Comments- Matters Not on the Agenda

- a. Dennis Bylo – reported on the Sacramento Birthday party and expressed concerns regarding ADA compliance on the sidewalk at 1225 R Street.

Council Comments-Ideas, Questions and Meeting/Conference Reports

- a. Report Back- by Councilmember McCarty on daytime curfew for teens.
- b. Mayor Fargo, in compliance with AB1234, reported on her 3/14/06 trip to Portland Oregon where she and the City Manager reviewed that City’s SRO program.

Adjourned – at 10:50 p.m. in memory of Mary Brothers and Frank Cullen Sr.