



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

Agenda

Tuesday, January 22, 2008

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

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

CITY COUNCIL

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Raymond L. Tretheway III, District 1
Sandy Sheedy, District 2
Steve Cohn, Vice-Mayor, District 3
Robert King Fong, 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 Berke, Interim 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 and all written material received is available at the meeting for public review.

Meetings are broadcast live on Metrocable, Channel 14, AT&T Broadband Cable System and rebroadcast on the Saturday following the date of the meeting. (Check Listings)

Live videostreams and indexed archives of meetings are available via the internet. Visit http://www.cityofsacramento.org/webtech/streaming_video/live_council_meetings.htm.

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AGENDA

Tuesday, January 22, 2008

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

Special Presentations/General Communications

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

a. **Proclamation Declaring January 2008 as “Mentoring Month”**

Consent Calendar (Items 1- 9)

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.

1. **(City Council/ Financing Authority/Housing Authority/Redevelopment Agency) Approval of Minutes for January 3, 2008.**
Location: (Citywide)
Recommendation: Approve the afternoon and evening City Council, Financing Authority, Housing Authority, and Redevelopment Agency Minutes for January 3, 2008.
Contact: Shirley Concolino, City Clerk, (916) 808-5442, Office of the City Clerk.

2. **Open an Application Period for Various Boards and Commissions**
Location: (Citywide)
Recommendation: Open an application period for: 1) Utilities Rate Advisory Commission to open 1/23/08 with applications due 2/22/08 and 2) Sacramento Commission of History and Science to open 1/23/08 with applications due 2/22/08.
Contact: Stephanie Mizuno, Assistant City Clerk, (916) 808-8093; Ruci Katia, Deputy City Clerk, (916) 808-7200, Office of the City Clerk.

Consent Item (Continued)

3. **Confirmation of Board and Commission Appointments**

Location: (Citywide)

Recommendation: Confirmation of board/commission appointments to the: 1) Administration, Investment & Financial Management Board – Don E. Sperling (Category B); 2) Development Oversight Commission – Dennis Guerra and Scott Schriefer (Category A); 3) Human Rights & Fair Housing Commission – Barbara Ross, Loren Reed and Katherine Mitchell (Category A); 4) Natomas Basin Conservancy Board of Directors – William Edgar (Category A) and 5) Small Business Development & Employment Advisory Board – Elizabeth Cantu (Category A).

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

4. **Appointment to the Retirement Hearing Commission**

Location: (Citywide)

Recommendation: Receive and file.

Contact: Stephanie Mizuno, Assistant City Clerk, (916) 808-8093, Shirley Concolino, City Clerk, (916) 808-7200, Office of the City Clerk.

5. **(Pass for Publication) Leisure Vistas Retirement Community (P99-094)**

Location: 5423 Rio Linda Boulevard, west side of Rio Linda Boulevard, south of Robla Creek (District 2)

Recommendation: 1) Review **a)** a Resolution adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan; **b)** a Resolution amending the General Plan Land Use Map from Low Density Residential, Medium Density Residential, Neighborhood/Community Commercial and Office, and Parks, Recreation, and Open Space to Medium Density Residential, Neighborhood/Community Commercial and Office, and Open Space; **c)** a Resolution amending the North Sacramento Community Plan Land Use Map from Residential 4-8, Residential 11-21, Residential 11-29, Retail-General Commercial, and Parks, Recreation and Open Space to Residential 11-29, Retail/General Commercial, and Parks, Recreation, and Open Space ; **d)** a Resolution amending the Hansen Lakes Planned Unit Development (PUD) Schematic Plan and Development guidelines; **e)** a Resolution approving a Tentative Subdivision Map; **f)** a Resolution adopting an Inclusionary Housing Plan; **g)** an Ordinance rezoning from Standard Single-Family PUD (R-1-PUD), Single-Family Alternative PUD (R-1A-PUD), Multi Family PUD (R-2B-PUD), Multi-Family PUD (R-3-PUD), Shopping Center PUD (SC-PUD), and Agriculture-Open Space (A-OS) to Multi-Family Residential PUD (R-3-PUD), General Commercial PUD (C-2-PUD), and Open Space (A-OS); and 2) pass for publication the Ordinance title as required by the Sacramento City Charter 32c to be adopted January 29, 2008.

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

Consent Item (Continued)

6. Proposed Advanced Life Support (ALS) Fee Adjustments

Location: (District 3)

Recommendation: Adopt a **Resolution** amending City's Fee and Charge Report to be modified relative to the Fire Department's Advanced Life Support Service effective January 28, 2008.

Contact: Joseph A. D. Jackson, Assistant Fire Chief, Fire Department, (916) 264-8100, Fire Department.

7. Agreement: Sacramento Intermodal Transportation Facility Project (T15029000) and Track Relocation Project (T15029005)

Location: Area between I Street Bridge and Seventh Street (District 1)

Recommendation: Adopt a **Resolution** 1) appropriating \$2,925,567 from New Measure A Construction (Fund 2023) to the Track Relocation Project for the execution of Phase I of the Professional Services Agreement with TranSystems for the environmental document and preliminary design for the proposed track realignment, 5th and 6th overcrossing, pedestrian tunnels around 2nd and 7th Street, one pedestrian tunnel under UPRR to access the new passenger platforms and Central Shops, and utility corridors under the relocated tracks; 2) appropriating \$3,247,470 from New Measure A Construction (Fund 2023) to the Sacramento Intermodal Transportation Facility Project to provide the required match for the execution of Phase I of the Professional Services Agreement with TranSystems and to fully fund the match requirements for the existing federal project; 3) appropriating \$500,000 from New Measure A Construction (Fund 2023) to the Site Acquisition Project to bring the project into balance; and 4) authorizing the City Manager to approve Phase I of Professional Services Agreement with TranSystems for an amount not to exceed \$2,788,590. This amount is to be encumbered as follows: the Sacramento Intermodal Transportation Facility Project (T15029000) (\$1,060,200) and Track Relocation Project (T15029005) (\$1,728,390).

Contact: Saed Hasan, Senior Engineer, (916) 808-7923; Hinda Chandler, Associate Architect, (916) 808-8422, Transportation Department.

8. Agreement: I-5 Cosumnes River Boulevard Interchange Project (PN: TV76, T15018000)

Location: Interstate 5, one mile south of Pocket/Meadowview Road (Districts 7 and 8)

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute a Cooperative Agreement and future amendments with Caltrans to move forward with design, right of way acquisition and construction of the project.

Contact: Saed Hasan, Senior Engineer, (916) 808-7923; Jon Blank, Supervising Engineer, (916) 808-7914, Transportation Department.

Consent Item (Continued)

9. **Water Service to Area Outside the City Limits**

Location: (District 5)

Recommendation: Adopt a **Resolution** authorizing City water service to parcels outside the City limits located within the unincorporated area of the County.

Contact: David L. Brent, Engineering Services Manager, (916) 808-1420, Jim Peifer, Senior Engineer, (916) 808-1416, Utilities Department.

Public Hearings (Items 10 - 12)

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

10. **(City Council/Housing Authority/Redevelopment Agency) Tax-Exempt Bonds and Agency Loan for Broadway Senior Center Apartments** (Noticed on 1-14-08)

Location: 5200 Broadway (District 5)

Recommendation: Conduct a public hearing and adopt 1) a **Housing Authority Resolution** a) indicating the willingness of the Housing Authority of the City of Sacramento to issue up to \$7,000,000 in tax-exempt mortgage revenue bonds to provide acquisition, construction, and permanent financing for the project; b) authorizing an application to the California Debt Limit Allocation Committee (CDLAC) for authority to issue the bonds; c) authorizing the Interim Executive Director or her designee to execute all necessary documents associated with the transaction; 2) a **City Resolution** a) indicating that the City Council has conducted a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing related to the proposed acquisition, construction, and permanent financing of the project; and b) approving the issuance of tax-exempt obligations; 3) a **City Resolution** a) approving funding from City Home Investment Partnership (HOME) funds for a Sacramento Housing and Redevelopment Agency (Agency) loan of up to \$1,100,000 for the project; and b) authorizing the Interim Executive Director or her designee to execute a commitment letter; and 4) a **Redevelopment Agency Resolution** a) approving funding from Tax Increment (TI) funds for a City Redevelopment Agency loan of up to \$1,000,000 for the project; and b) authorizing the Interim Executive Director to execute a commitment letter.

Contact: Lisa Bates, Deputy Executive Director, (916) 440-1316, Christine Weichert, Assistant Director, (916) 440-1353, Sacramento Housing and Redevelopment Agency.

11. **(City Council/Housing Authority/Redevelopment Agency) Tax-Exempt Bonds and Agency Loan for Casa de Angelo Apartments** (Noticed on 1-4-08)

Location: 3151 Notre Dame Drive (District 6)

Recommendation: Conduct a public hearing and upon conclusion adopt a 1) **Housing Authority Resolution** a) indicating the willingness of the Housing Authority of the City of Sacramento to issue up to \$8,000,000 in tax-exempt mortgage revenue bonds to provide acquisition, construction, and permanent financing for Casa de Angelo Apartments; b) authorizing an application to the California Debt Limit Allocation Committee (CDLAC) for authority to issue the bonds; and c) authorizing the Interim Executive Director or her designee to execute all necessary documents associated with the application; 2) a **City Resolution** a) indicating that the City Council has conducted a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing related

Public Hearings (Continued)

to the proposed acquisition, construction, and permanent financing of the project; and b) approving the issuance of tax-exempt obligations; 3) a **City Resolution** a) approving funding from City Home Investment Partnership (HOME) funds for a Sacramento Housing and Redevelopment Agency (Agency) loan of up to \$1,200,000 for Casa de Angelo Apartments; and b) authorizing the Agency to execute a commitment letter; and 4) a **Redevelopment Agency Resolution** a) approving funding from Tax Increment (TI) funds for a Redevelopment Agency loan of up to \$1,900,000 from City Aggregated Low/Mod Tax Increment funds for Casa de Angelo Apartments; and b) authorizing the Redevelopment Agency to execute a commitment letter.

Contact: Lisa Bates, Deputy Executive Director, (916) 440-1330, Christine Weichert, Assistant Director, (916) 440-1353, Sacramento Housing and Redevelopment Agency.

12. **Broadway Lofts Project (P07-071)** (Noticed on 1-10-08, passed for publication on 1-15-08, published on 1-18-08)

Location: 1901 Broadway (District 4)

Recommendation: Conduct a public hearing and upon conclusion adopt 1) a **Resolution** determining the project is exempt under Section 15332 Infill Development; 2) a **Resolution** approving a tentative subdivision map, special permits, and variance for the Broadway Lofts project; 3) a **Resolution** amending the Central City Community Plan for the project site; and 4) an **Ordinance** rezoning from Heavy Commercial (C-4) to General Commercial (C-2) relating to the project.

Contact: Evan Compton, Associate Planner, (916) 808-5260; Stacia Cosgrove, Senior Planner, (916) 808-7110, Development Services Department.

Staff Reports (Items 13 - 15)

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

13. **Fiscal Year 2007 Comprehensive Annual Financial Report**

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) accepting the June 30, 2007 Comprehensive Annual Financial Report, 2) accepting the June 30, 2007 Single Audit Reports, 3) accepting the June 30, 2007 Child Development Program Audit Reports, 4) accepting the Report to Management, 5) authorizing the designation of fund balance for the Fiscal Year 2008 balanced budget, 6) authorizing the designation of fund balance for high priority capital needs; and 7) amending the 2008 fiscal year budget to reflect actual beginning available fund balances.

Contact: Russell Fehr, Director of Finance, (916) 808-5832; Dennis Kauffman, Accounting Division Manager, (916) 808-5843

Staff Reports (Continued)

14. FY2007/08 Midyear Report

Location: (Citywide)

Recommendation: Adopt a **Resolution** approving recommended adjustments to the FY2007/08 Approved Budget necessary to fully implement the City's financial plan for the remainder of the fiscal year.

Contact: Leyne Milstein, Budget Manager, (916) 808-8491; Russell Fehr, Director of Finance, (916) 808-5832, Finance Department.

15. Supplemental Agreement: Human Rights/Fair Housing Commission Joint Powers Authority

Location: Citywide

Recommendation: Adopt a **Resolution** 1) approving amendment No. 6 to the Human Rights/Fair Housing Commission Joint Powers Authority (JPA) agreement No. 80-219; and 2) authorizing the Mayor to execute the agreement on behalf of the City.

Contact: Derrick Lim, Area Manager, Neighborhood Services, (916) 808-2260
Barbara Lehman, Executive Director, Human Rights/Fair Housing Commission, (916) 444-6903, Neighborhood Services Department.

Public Comments-Matters Not on the Agenda

Council Comments-Ideas, Questions and Meeting/Conference Reports

Closed Session

City Council

- a) Pursuant to Government Code section 54956.9 (a), for a matter pertaining to pending litigation. 718 K Street LLC v. City of Sacramento, et al., Sacramento County Superior Court Case No. 34-2008 00000578.
- b) Pursuant to Government Code section 54956.9 (a), for a matter pertaining to pending litigation. K Street League, et al. v. City of Sacramento, et al., Sacramento County Superior Court Case No. 34-2008 00000573.
- c) Pursuant to Government Code section 54956.9 (a), for a matter pertaining to pending litigation. Sacramento Citizens Concerned about the Railyards, et al. v. City of Sacramento, et al., Sacramento County Superior Court Case No. 34-2008 00000504.
- d) Pursuant to Government Code section 54956.9 (a), for a matter pertaining to pending litigation. Downtown Plaza, LLC v. City of Sacramento, et al., Sacramento County Superior Court Case No. 34-2008 00000721.
- e) Pursuant to Government Code section 54956.9 (a), for a matter pertaining to pending litigation. 718 K Street LLC v. City of Sacramento and Redevelopment Agency of the City of Sacramento, Sacramento County Superior Court Case No. 07CS00811.

Redevelopment Agency of the City of Sacramento Housing Authority of the City of Sacramento Sacramento Housing and Redevelopment Agency

- a) Pursuant to Government Code section 54956.8 for a matter pertaining to real property negotiations. Authorization to negotiate with California Rural Home Mortgage Finance Authority Homebuyers Fund for the acquisition of the real property located at 801 12th Street. (APN 006 0051 021 0000). The purpose is to confer with the Agency's chief negotiators, Lisa Bates, LaShelle Dozier, James Shields, Don Cavier, Dan Chamberlain and Heath Charamuga regarding the price, terms and conditions of the acquisition.

Redevelopment Agency of the City of Sacramento

- b) Pursuant to Government Code section 54956.9 (c), pertaining to the initiation of litigation. One potential case.
- c) Pursuant to Government Code section 54956.9 (c), pertaining to the initiation of litigation. One potential case.

Closed Session (Continued)

- d) Pursuant to Government Code section 54956.9 (a), for a matter pertaining to pending litigation. **Redevelopment Agency of City of Sacramento v. Saca Development, LLC, et al., Sacramento County Superior Court Case No. 07AS00636.**
- e) Pursuant to Government Code section 54956.9 (a), for a matter pertaining to pending litigation. **M.H. Mohanna v. Overland Pacific & Cutler LLC, et al, as amended to include the Redevelopment Agency of the City of Sacramento, Sacramento County Superior Court Case No. 07AS03616.**
- f) Pursuant to Government Code section 54956.9 (a), for a matter pertaining to pending litigation. **718 K Street LLC v. Overland Pacific & Cutler LLC and the Redevelopment Agency of the City of Sacramento et al., Sacramento County Superior Court Case No. 07AS03618.**
- g) Pursuant to Government Code section 54956.9 (a), for a matter pertaining to pending litigation. **718 K Street LLC v. City of Sacramento, et al., Sacramento County Superior Court Case No. 34-2008 00000578.**
- h) Pursuant to Government Code section 54956.9 (a), for a matter pertaining to pending litigation. **K Street League, et al. v. City of Sacramento, et al., Sacramento County Superior Court Case No. 34-2008 00000573.**
- i) Pursuant to Government Code section 54956.9 (a), for a matter pertaining to pending litigation. **Sacramento Citizens Concerned about the Railyards, et al. v. City of Sacramento, et al., Sacramento County Superior Court Case No. 34-2008 00000504.**
- j) Pursuant to Government Code section 54956.9 (a), for a matter pertaining to pending litigation. **Downtown Plaza, LLC v. City of Sacramento, et al., Sacramento County Superior Court Case No. 34-2008 00000721.**
- k) Pursuant to Government Code section 54956.9 (a), for a matter pertaining to pending litigation. **718 K Street LLC v. City of Sacramento and Redevelopment Agency of the City of Sacramento, Sacramento County Superior Court Case No. 07CS00811.**

Recess to Closed Session

Reconvene – 6:00 p.m.

Roll Call

Pledge of Allegiance

Closed Session Report

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 16)

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

16. **Greenbriar (M05-046 / P05-069)** (Noticed on 1-10-08, passed for publication on 1-15-08, published on 1-18-08)

Location: South of Elkhorn Boulevard, north of Interstate 5, west of Highway 99, and east of Metro Airpark (County) / Adjacent to Council District 1

Recommendation: Conduct a public hearing and upon conclusion 1) adopt a) a **Resolution** certifying the Environmental Impact Report and adopting the Mitigation Monitoring Program; b) a **Resolution** amending Resolution No. 2001-518; c) a **Resolution** approving the Reorganization; d) a **Resolution** approving the Tax Exchange Agreement; e) a **Resolution** approving the Greenbriar Finance Plan; f) a **Resolution** approving the Inclusionary Housing Plan; g) a **Resolution** amending the General Plan Map; h) an **Ordinance** approving the Prezone; i) a **Resolution** establishing the Greenbriar Planned Unit Development (PUD); and 2) continue the public hearing on the Airport Land Use Commission (ALUC) Override to January 29, 2008.

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

Public Comments-Matters Not on the Agenda

Council Comments-Ideas, Questions and Meeting/Conference Reports

Adjournment