



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

Agenda

Tuesday, January 29, 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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Sandy Sheedy, District 2
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Robert King Fong, District 4
Lauren Hammond, District 5
Kevin McCarty, District 6
Robbie Waters, District 7
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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.

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Office of the City Clerk at (916) 808-7200 at least 48 hours prior to the meeting.

AGENDA

Tuesday, January 29, 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 Recognizing January 2008 as the “25th Anniversary of the California Job Journal”**

Consent Calendar (Items 1-10)

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 8, 2008.**
Location: (Citywide)
Recommendation: Approve the afternoon and evening City Council, Financing Authority, Housing Authority, and Redevelopment Agency Minutes for January 8, 2008.
Contact: Shirley Concolino, City Clerk, (916) 808-5442, Office of the City Clerk.
2. **(Housing Authority/Redevelopment Agency) Bond Documents and Owner Participation Agreement (OPA) for Rio Linda Manor Project**
Location: 2671 Rio Linda Blvd. (District 2)
Recommendation: Adopt a 1) **Housing Authority Resolution** a) approving documents authorizing up to \$3,540,000 in tax-exempt bonds to finance acquisition and rehabilitation of the 66-unit of the project; and b) authorizing the Interim Executive Director, or her designee, to execute all documents necessary to issue the bonds; and 2) a **Redevelopment Agency Resolution** a) authorizing the Sacramento Housing and Redevelopment Agency (Agency) to transfer \$1,800,000 in low/moderate tax increment funds to the project; b) approving the financing for the project in the amount of \$1,800,000; and c) authorizing the Interim Executive Director, or her designee, to execute an Owner Participation Agreement (OPA) and loan documents with HPD Rio Linda, L.P. (Developer).
Contact: Lisa Bates, Deputy Executive Director, (916) 440-1316, Christine Weichert, Assistant Director, (916) 440-1353, Sacramento Housing and Redevelopment Agency.

Consent Item (Continued)

3. **(Redevelopment Agency) Allocation of Funds: Environmental Remediation of 3739 Marysville Boulevard (formerly Indus Gas Station)**

Location: 3739 Marysville Boulevard; Del Paso Heights Redevelopment Area; (District 2)

Recommendation: Adopt a **Redevelopment Agency Resolution** authorizing the Interim Executive Director, or her designee, to amend the Sacramento Housing and Redevelopment Agency budget to transfer \$180,000 from the 2006 Del Paso Heights taxable bond fund to the Indus Gas Project to cover all costs associated with the completion of environmental remediation at 3739 Marysville Boulevard.

Contact: Lisa Bates, Deputy Executive Director, (916) 440-1316; Chris Pahule, Assistant Director, Community Development, (916) 440-1350, Sacramento Housing and Redevelopment Agency.

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

Location: (Citywide)

Recommendation: Open an application period for: 1) Community Racial Profiling Commission to open 1/30/08 with applications due 2/29/08 and 2) Small Business Development and Employment Advisory Board to open 1/30/08 with applications due 2/29/08.

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

5. **(Pass for Publication) Surface Parking Lots in the Central City (M06-055)**

Location: Central City (Districts 1, 3 and 4)

Recommendation: 1) Review a) a Resolution approving the Environmental Exemption per the California Environmental Quality Act Class 1, Section 15301(c) and Class 11, Section 15311(a); b) an Ordinance amending Title 17 of the Sacramento City Code (The Zoning Code) relating to new temporary surface parking lots in the Central City, c) the proposed new Ordinance relating to creating a temporary surface parking lot program for existing lots in the Central City, and 2) pass for publication of Ordinance titles as required by Sacramento City Charter section 32 (c) to be adopted on February 5, 2008.

Contact: Chris Dougherty, Assistant Planner, (916) 808-5680, Sandra Yope, Senior Planner, (916) 808-7158, Development Services Department.

Consent Item (Continued)

6. Resolution of Intent: Establishment of Sutter Business Improvement Area

Location: (District 3)

Recommendation: Adopt a **Resolution** indicating the City's intent to proceed with establishment of a new Sutter Business Improvement Area entailing the levy of assessments on food service businesses in the area bounded by 27th to 29th Streets, between J and P Streets.

Contact: Tom Zeidner, Sr. Economic Development Project Manager, (916) 808-1931, Economic Development Department.

7. Contract/Purchase: 20 Ambulances for the Advanced Life Support Equipment Project (FB86)

Location: (Citywide)

Recommendation: Adopt a **Resolution** awarding and authorizing the City Manager to execute a one-year contract with two one-year renewal options for the purchase of up to 20 ambulances to Golden West Trailers, Inc in an amount not to exceed \$3.2 million.

Contact: Keith Leech, Fleet Manager, (916) 808-5869; General Services Department, Ray Jones, Fire Chief, (916) 808-1011, Fire Department.

8. Supplemental Agreement/Purchase: Oracle Real Application Cluster (RAC) Database Software Licenses

Location: (Citywide)

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute Supplemental Agreement No. 3 to City Agreement No. 2006-1178 with Oracle, Inc., for the purchase of RAC Database software licenses and twenty-nine (29) months of maintenance and technical support services for total amount not to exceed \$635,000.

Contact: Stephen Ferguson, Chief Information Officer, (916) 808-8600, Sandra Haslin, Information Technology Manager, (916) 808-7990, Information Technology Department.

9. Cooperative Agreement/ Purchase: 20-AutoCITE Handheld Citation Issuing Devices

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) approving the use of a contract between the City of Inglewood and Professional Accounts Management, LLC to lease-purchase of the citation issuing devices; and 2) authorizing the City Manager to lease-purchase the citation issuing devices in a combined amount not to exceed \$183,821 for a period of four years.

Contact: Howard Chan, Parking Manager, (916) 808-7488, Transportation Department.

Consent Item (Continued)

10. **Agreement: Mueller Elks Building**

Location: Mueller Elks Building at 11th & J Streets and City Hall Garage at 10th & I Streets (District 1)

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute a parking agreement with Utah Partners for up to 100 monthly parking permits at City Hall Garage, located at 10th & I Streets, at the prevailing market rate for a term of 20 years with three 5-year options.

Contact: Howard Chan, Parking Manager, (916) 808-7488, Transportation Department.

Public Hearings (Item 11)

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

11. **Leisure Vistas Retirement Community (P99-094)** (Noticed on 1-18-08, passed for publication on 1-22-08, published on 1-25-08)

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

Recommendation: Conduct a public hearing and upon conclusion 1) adopt a **Resolution** adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan; 2) adopt 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; 3) adopt 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 ; 4) adopt a **Resolution** amending the Hansen Lakes Planned Unit Development (PUD) Schematic Plan and Development guidelines; 5) adopt a **Resolution** approving a Tentative Subdivision Map; 6) adopt a **Resolution** adopting an Inclusionary Housing Plan; and 7) adopt 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).

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

Staff Reports (Item 12)

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

12. **Workshop: Proposed Amendments to the City's Sign Code (City Code Chapter 15.148) Relating to Street Banners, Private Signs on City Property and Murals (M07-015)**

Location: (Citywide)

Recommendation: Provide comment and direction on signage in the City of Sacramento for 1) private signs on City property (traditional public forum); 2) private signs on City property (other than traditional public forum); 3) street banners (banners attached to City-owned utility poles); and 4) murals.

Contact: Sandra Yope, Senior Planner, (916) 808-7158, Joy Patterson, Principal Planner, (916) 808-5607, Development 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 54956.8 for a matter pertaining to real property negotiations. Authorization to negotiate with Suheil Totah of Thomas Enterprises for the acquisition of property within the Union Pacific Railyards, including all or portions of the following Assessor's Parcel Numbers: 002-0010-044 and 002-0010-046. The purpose is to confer with the City's chief negotiators, Bill Sinclair and Marty Hanneman, regarding the price, terms and conditions of the acquisition.

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

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 (Items 13 and 14)

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

- 13. 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, 7-31-07, 8-14-07, 9-4-07, 09-18-07 (Intent Motion), 10-2-07, 10-16-07, 10-23-07, 11-13-07, and 12-4-07, continued from 1-8-08)

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 Planned Unit Development / Adjacent to Council District 1

Recommendation: Continue to 2-19-08.

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

- 14. Greenbriar (M05-046 / P05-069)** (Noticed on 1-10-08, passed for publication on 1-15-08, published on 1-18-08, continued from 1-22-08)

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 adopt 1) a **Resolution** certifying the Environmental Impact Report and adopting the Mitigation Monitoring Program; 2) a **Resolution** amending Resolution No. 2001-518; 3) a **Resolution** approving the Reorganization; 4) a **Resolution** approving the Tax Exchange Agreement; 5) a **Resolution** approving the Greenbriar Finance Plan; 6) a **Resolution** approving the Inclusionary Housing Plan; 7) a **Resolution** amending the General Plan Map; 8) an **Ordinance** approving the Prezone; 9) a **Resolution** establishing the Greenbriar Planned Unit Development (PUD); and 10) a **Resolution** overriding the Airport Land Use Commission (ALUC) finding of inconsistency with Sacramento International Airport Comprehensive Land Use Plan.

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

Staff Reports (Item 15)

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

15. Midtown Neighborhood Preservation Transportation Plan Project (PN: TG86, T15995500)

Location: Area bounded by 16th Street, Alhambra Boulevard, C Street and L Street (District 3)

Recommendation: Adopt a **Resolution** 1) approving Option 2 which includes: a) leaving H Street at 21st Street diverter; b) allowing left turns onto 21st Street; and c) moving half street closure on G Street from 20th Street to 19th Street; 2) directing staff to proceed with implementation of the project; 3) appropriating \$240,000 from Measure A (Fund 2001) to the project; and 4) directing staff to bring a Measure A (Fund 2001) reallocation request in the amount of \$240,000 to the Sacramento Transportation Authority for approval.

Contact: Angie Louie, Senior Engineer, (916) 808-7921; Hector Barron, City Traffic Engineer, (916) 808-2669, Transportation Department.

Public Comments-Matters Not on the Agenda

Council Comments-Ideas, Questions and Meeting/Conference Reports

Adjournment