



**CITY COUNCIL**

- Kevin Johnson**, Mayor
- Angelique Ashby**, Vice Mayor, District 1
- Allen Warren**, District 2
- Steve Cohn**, District 3
- Steve Hansen**, District 4
- Jay Schenirer**, District 5
- Kevin McCarty**, District 6
- Darrell Fong**, District 7
- Bonnie Pannell**, District 8

**CHARTER OFFICERS**

- James Sanchez, City Attorney
- Shirley Concolino, City Clerk
- John F. Shirey, City Manager
- Russ Fehr, City Treasurer

**Agenda**  
**City Council**  
**Financing Authority**  
**Housing Authority**

**City Hall-Council Chamber**  
**915 I Street, 1<sup>st</sup> Floor**  
 Published by the  
**Office of the City Clerk**  
**(916) 808-5163**

**Tuesday, December 3, 2013**  
**6:00 p.m.**

**NOTICE TO THE PUBLIC**

You are welcomed and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard 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 available on the City’s Website and located in racks inside the chamber and should be completed and submitted to the Assistant 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 and estimated time for 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 Recommendation; 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 the City’s official website at [http://sacramento.granicus.com/ViewPublisher.php?view\\_id=21](http://sacramento.granicus.com/ViewPublisher.php?view_id=21) .

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.

### **General Conduct for the Public Attending Council Meetings**

- Members of the public attending City Council meetings shall observe the same rules and decorum applicable to the Members and staff as noted in Chapters 3 and 4 of Council Rules of Procedure.
- Stamping of feet, whistles, yells or shouting, physically threatening conduct, and/or similar demonstrations are unacceptable public behavior and will be prohibited by the Sergeant-at-Arms.
- Lobbyists must identify themselves and the client(s), business or organization they represent before speaking to the Council.
- Members of the public wishing to provide documents to the Council shall comply with Rule 7 D of the Council Rules of Procedure.

### **Members of the Public Addressing the City Council**

- Purpose of Public Comment. The City provides opportunities for the public to address the Council as a whole in order to listen to the public's opinions regarding non-agendized matters within the subject matter jurisdiction of the City during Regular meetings and regarding items on the Agenda at all other meetings.
  - Public comments should not be addressed to individual Members nor to City officials, but rather to the City Council as a whole regarding City business.
  - While the public may speak their opinions on City business, personal attacks on Members and City officials, use of swear words, and signs or displays of disrespect for individuals are discouraged as they impede good communication with the Council.
  - Consistent with the Brown Act, the public comment periods on the Agenda are not intended to be "Question and Answer" periods or conversations with the Council and City officials. The limited circumstances under which Members may respond to public comments are set out in Rule 8 D 2 of the Council Rules of Procedure.
  - Members of the public with questions concerning Consent Calendar items may contact the staff person or the Council Member whose district is identified on the report prior to the meeting to reduce the need for discussion of Consent Calendar items and to better respond to the public's questions.
- **Speaker Time Limits.** In the interest of facilitating the Council's conduct of the business of the City, the following time limits apply to members of the public (speakers) who wish to address the Council during the meeting.
  - **Matters not on the Agenda.** Two (2) minutes per speaker.
  - **Consent Calendar Items.** The Consent Calendar is considered a single item, and speakers are therefore subject to the two (2) minute time limit for the entire Consent Calendar. Consent Calendar items can be pulled at a Council member's request. Such pulled Consent Calendar items will be considered individually and up to two (2) minutes of public comment per speaker on those items will be permitted.
  - **Discussion Calendar Items.** Two (2) minutes per speaker.

Time Limits per Meeting In addition to the above time limits per item, the total amount of time any one individual may address the Council at any meeting is eight (8) minutes.

- Each speaker shall limit his/her remarks to the specified time allotment.
- The Presiding Officer shall consistently utilize the timing system which provides speakers with notice of their remaining time to complete their comments. A countdown display of the allotted time will appear and will flash red at the end of the allotted time.
- In the further interest of time, speakers may be asked to limit their comments to new materials and not repeat what a prior speaker said. Organized groups may choose a single spokesperson who may speak for the group but with no increase in time.
- Speakers shall not concede any part of their allotted time to another speaker.

The Presiding Officer may further limit the time allotted for public comments per speaker or in total for the orderly conduct of the meeting and such limits shall be fairly applied

# **AGENDA**

**Tuesday, December 3, 2013**

**6:00 p.m.**

***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 - 6:00 p.m.**

**Roll Call**

**Pledge of Allegiance**

**Closed Session Report**

**Special Presentations/General Communications**

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

- a. **Recognizing Sacramento High School Basketball Team College Scholarship Recipients**

**Public Comments-Matters Not on the Agenda** (2 minutes per speaker)

**Consent Calendar      Estimated Time: 5 minutes**

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/Housing Authority) Approval of Bond, Transfer and Financing Documents for Rehabilitation of Washington Plaza Apartments**

(Reviewed 11/26/2013)

Report # 2013-00874

**Location:** 1318 E Street, District 4

**Issue:** Approve final bond documents, carry-back loan, permanent loan, ground lease and related transfer documents for rehabilitation of the 1318 E Street property.

**Recommendation:** Pass 1) a **Housing Authority Resolution** a) approving the issuance, execution and delivery of multifamily housing revenue bonds of up to \$12,722,000 to finance rehabilitation of the 76-unit Washington Plaza Senior Apartments ("Project"), b) authorizing the Executive Director or her designee to execute and deliver the Master Pledge and Assignment, Regulatory Agreement and Declaration of Restrictive Covenants and other documents relating thereto, and c) approving all actions taken by officers and agents of the Housing Authority that they deem necessary or advisable to issue and deliver the bonds; 2) a **Housing Authority Resolution** authorizing the Executive Director or her designee to a) terminate the existing ground lease for Housing Authority property at 1318 E Street with Sacramento Housing Authority Repositioning Program, Inc. ("SHARP"), b) execute a Disposition and Development Agreement ("DDA") between the Housing Authority and the Sacramento Housing and Redevelopment Agency (jointly "Agency") and Washington Plaza Housing Associates, LP ("Developer"), c) execute a \$390,000 ground lease for 1318 E Street to the Developer or related entity, d) execute a \$5,458,000 Acquisition Loan Agreement ("Seller Carryback Loan") between the Housing Authority and the Developer, e) approve standard Housing and Urban Development Use Agreement, f) execute and transmit related documents, and g) amend the budget to receive and allocate payments associated with DDA; 3) a **City Council Resolution**, authorizing the Executive Director or her designee to a) execute a \$3,120,000 Permanent Loan Agreement comprised of up to \$2,568,000 of City HOME funds and \$552,000 of Community Development Block Grant funds, b) execute the DDA between the Agency and Developer, and c) perform other actions and execute documents approved by Agency Counsel that may be required to implement the Permanent Loan Agreement and the DDA.

**Contact:** Christine Weichert, Assistant Director, (916) 440-1353; Celia Yniguez, Program Manager, (916) 440-1302, Sacramento Housing Authority and Redevelopment Agency

**2. (Pass for Publication) Sacramento Center for Innovation Specific Plan-Rezones**

Report # 2013-00908

**Location:** District 3 and 6

**Issue:** The City, in partnership with the Power Inn Alliance and Sacramento State has prepared the Sacramento Center for Innovation (SCI) Specific Plan that calls for the redevelopment of approximately 240 acres of land. The SCI Specific Plan implements the City of Sacramento's General Plan and serves as a tool to guide the orderly development of land in the plan area. The area is envisioned as a hub for innovative business and clean technology industries, and the Specific Plan establishes planning and development standards to realize this vision. The plan will guide land use, development standards, urban design, public facilities, utilities, and circulation improvements that are proposed in the Specific Plan area.

**Recommendation:** Review 1) a Resolution approving environmental review; 2) a Resolution to adopt the Sacramento Center for Innovation (SCI) Specific Plan; 3) an Ordinance rezoning twenty-two parcels from M-2S to C-2 and rezoning eighty-four parcels from M-2S-SWR to MRD-SWR; and 4) pass for publication the Ordinances' titles as required by Sacramento City Charter 32(C) to be adopted on December 10, 2013.

**Contact:** Tom Pace, Long Range Planning Manager (916) 808-6848; Jim McDonald, AICP, CFM, Senior Planner (916) 808-5723; Remi Mendoza, Associate Planner, (916) 808-5003, Community Development Department

**3. Cultural Arts Awards Funding for Calendar Year 2014**

Report # 2013-00840

**Location:** Citywide

**Issue:** The City and County of Sacramento provide grant funding to various arts organizations to advance the community through arts and culture. The City Council must approve the grantees and the award amounts annually.

**Recommendation:** Pass a **Resolution** 1) approving third year funding for 55 grantee organizations under the 2012-2014 Cultural Arts Awards (CAA), in a total amount of \$285,676; and 2) authorizing the City Manager or his designee to execute an agreement with the County in the amount of \$285,676 for the County to disburse to the 55 grantees in connection with the grant contracts.

**Contact:** Suzy Vose, Program Specialist, (916) 808-3981; Shelly Willis, Executive Director, (916) 808-3971, Convention, Culture and Leisure Department

**4. Award of Sewer Credits: Sierra Vista Hospital Expansion**

Report # 2013-00896

**Location:** District 8

**Issue:** The City Council's guidelines awarding sewer credits require that the City Council approve awards exceeding 15 credits. See Resolution 2006-457.

**Recommendation:** Pass a **Resolution** awarding 20 Economic Development Treatment Capacity Bank Credits to the Sierra Vista Hospital Expansion located at 8001 Bruceville Road.

**Contact:** Sabrina Tefft, Project Manager, (916) 808-3789, Economic Development Department

**5. Natomas Crossing Youth Services Community Facilities District No.**

**2013-01 (District) Ordinance to Levy a Special Tax** (Passed for Publication 11/26/13; Published 11/27/2013)

Report # 2013-00650

**Location:** District 1

**Issue:** A mailed ballot election regarding the establishment of the District was conducted pursuant to Mello-Roos Communities Facilities Law of 1982.

**Recommendation:** 1) Pass an **Ordinance** levying a special tax solely within and relating to the District; and 2) pass a **Resolution** establishing an accounting fund for collecting special tax proceeds for Fiscal Year (FY) 2014-15.

**Contact:** Sheri Smith, Program Specialist, (916) 808-7204; Mark Griffin, Program Manager, (916) 808-8788, Department of Finance

**6. Guy West Bridge Rehabilitation Project (K15105000) – Adoption of the Mitigated Negative Declaration and Mitigation Reporting Program and Approval of the Preliminary Design**

Report # 2013-00856

**Location:** Guy West Bridge over the American River between California State University Sacramento and University Avenue; Districts 3 and 6

**Issue:** The Guy West Bridge needs repair and repainting to ensure it continues to serve as a safe and convenient bicycle and pedestrian facility for travel across the American River. Staff has completed the environmental review of the project and is requesting that the City Council adopt the findings in the environmental document and approve the preliminary design.

**Recommendation:** 1) Pass a **Resolution** adopting the Mitigated Negative Declaration and the Mitigation Reporting Program for the Guy West Bridge Rehabilitation Project (K15105000) (SCH#: 2013102021); and 2) pass a **Resolution** approving the preliminary design.

**Contact:** Ricky Chuck, Associate Civil Engineer, (916) 808-5050; Nicholas Theocharides, Engineering Services Manager, (916) 808-5065, Department of Public Works

**7. Roseville Road Bridge Replacement Project (T15068500) - Approve Cooperative Work Agreement and Supplemental Agreement**

Report # 2013-00862

**Location:** Roseville Road over Arcade Creek, between Auburn Boulevard and Longview Drive adjacent to the Haggin Oaks Golf Course; District 2

**Issue:** City Council approval is necessary to amend the existing professional services agreement with David Evans and Associates, Inc. to provide ongoing design and environmental support through construction, and to remove approximately 41 trees and net the existing bridge to prevent the nesting of migratory birds and bats.

**Recommendation:** Pass a **Resolution** 1) authorizing the Director of Public Works to sign and submit, on behalf of the City of Sacramento, a request to Caltrans for a Cooperative Work Agreement (CWA) time extension to utilize federal transportation funds; 2) authorizing the City Manager to execute Supplemental Agreement No. 11 with David Evans & Associates, Inc. for an amount not to exceed \$156,803; 3) resetting the City Manager's Supplemental Agreement authority; and 4) resetting the administrative authority for the Roseville Road Bridge Replacement Project (T15068500).

**Contact:** Matthew Johns, Associate Engineer (916) 808-5760; Nicholas Theocharides, Engineering Services Manager (916) 808-5065, Department of Public Works

**8. Approve Memorandum of Understanding (MOU) with the County of Sacramento to Continue Red Light Camera Program Administration Services**

Report # 2013-00870

**Location:** Citywide

**Issue:** The current automated red light camera program within the City of Sacramento is administered by the County of Sacramento. In order to extend these services as well as enhance the existing program, Council approval is required to enter into a Memorandum of Understanding with the County of Sacramento and authorize installation of additional red light cameras.

**Recommendation:** Pass a Motion 1) approving a Memorandum of Understanding (MOU) with the County of Sacramento to continue to administer the automated red light camera program in the City of Sacramento for an initial term of four years; 2) authorizing the City Manager to execute three additional one-year extensions to the MOU up to a total term of seven years and any amendments to the MOU; and 3) authorizing the Director of Public Works to authorize installation of up to nine new red light cameras in the City after appropriate analysis.

**Contact:** Angie Louie, Senior Engineer (916) 808-7921; Hector Barron, City Traffic Engineer (916) 808-2669, Department of Public Works

**9. (Agreement/Contract Review and Information) Agreements: Lease between the City and the Sacramento City Unified School District and Sublease between the City and the Studios for the Performing Arts Operating Company for the property at 2420 N Street in Sacramento (the former Fremont School for Adults) (Two-Thirds Vote Required)**

Report # 2013-00639

**Location:** 2420 N Street, District 4

**Issue:** City Council approval is required for the execution of Leases pursuant to City Code Section 3.68.110, for the suspension of competitive bidding pursuant to City Code Section 3.60.170, for the termination of Agreements previously approved by City Council, and for the appropriation of funds.

**Recommendation:** Review a staff report that recommends that the City Council 1) pass a Resolution a) authorizing the City Manager or his designee to transfer \$2.5 million from the CalEPA Fund (Fund 2801) to the Studios for the Performing Arts Capital Improvement Project (B13000400); b) suspending competitive bidding, in the best interest of the city, to allow the city to lease the property located at 2420 N Street in Sacramento (the "Fremont Building") to the Studios for the Performing Arts Operating Company ("Studios Company"), as special circumstances make the use of the bid procedure inappropriate; c) suspending competitive bidding, in the best interest of the city, for the construction of improvements to the Fremont Building for the Studios for the Performing Arts Project; 2) pass a Motion: a) authorizing the City Manager to execute an agreement to lease the Fremont Building from the Sacramento City Unified School District; b) authorizing the City Manager to execute an agreement to sublease the Fremont Building to the Studios Company, which sublease authorizes the city to expend up to \$5 million on renovating the Fremont Building for the Studios Project; and c) authorizing the City Manager to terminate City Agreement 2006-0798 with the Studios Company, the Sacramento Ballet, and the Sacramento Region Performing Arts Alliance as the parties no longer intend to use the property located at 725 14th Street in Sacramento; and 3) continue to December 10, 2013 for approval.

**Contact:** Rebecca Bitter, Program Manager, (916) 808-5047; Barbara Bonebrake, Director, (916) 808-7733, Convention, Culture & Leisure Department

**10. (Agreement/Contract for Information and Review) Water Meter Reading Automation Project Agreement Amendments and Agreements**

Report # 2013-00841

**Location:** Citywide

**Issue:** Due to problems with the City's water meter reading hardware, and the financial condition of the hardware provider, it is recommended the City replace its automated meter infrastructure (AMI) with a different AMI system.

Resolution No. 2013-0117 (Council Rules and Procedure) requires additional posting time for labor agreements and agreements greater than \$1,000,000.

**Recommendation:** 1) Review a report recommending approval of a) amendments to the Purchase Agreement for Hardware and Professional Services Agreement for Software Installation/Training, with Ferguson Enterprises, Inc., with no change in the agreement amounts, and b) a Software License Agreement and Software and Hardware Support Services Maintenance Agreement with Badger Meter, Inc.; and 2) continue to December 10, 2013 for approval.

**Contact:** Michael Malone, Operations Manager, (916) 808-6226; Elsie Fong, Program Specialist, (916) 808-4079, Department of Utilities

**Public Hearings**

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

**11. Expo Parkway Behavioral Healthcare Hospital** (Passed for Publication 09/03/2013; Published 08/29/2013, 10/18/2013 and 10/23/2013) [Continued from 10/29/2013 and 11/12/2013]

Report # 2013-00575 **Estimated Time: 60 minutes**

**Location:** District 3

**Issue:** A request to allow the development of a 70,860 square foot acute care psychiatric hospital on approximately 6.78 acres in the General Commercial (C-2-LI-PC) zone located on Expo Parkway south of Slobe Avenue. This request required the City Council approval of a Rezone, Special Permit, Design Review for a new psychiatric hospital, and an Addendum to a Previously Approved Negative Declaration.

**Recommendation:** Conduct a Public Hearing and upon conclusion pass 1) a **Resolution** adopting the Mitigated Negative Declaration Addendum and the Mitigation Monitoring Plan for the Expo Parkway Behavioral Healthcare Hospital Project; 2) a **Resolution** approving the Expo Parkway Behavioral Healthcare Hospital; and 3) an **Ordinance** rezoning 6.78 gross acres from General Commercial Labor Intensive Parkway Corridor (C-2-LI-PC) Zone to the Hospital Parkway Corridor (H-PC) Zone.

**Contact:** Gregory Bitter, AICP, Principal Planner, (916) 808-7816; Lindsey Alagozian, Senior Planner (916) 808-2659, Antonio Ablog, Associate Planner, (916) 808-7702, Community Development Department

- 12. 645 Carroll Avenue (P13-037)** (Passed for Publication 11/26/2013; Published 11/19/2013 and 11/27/2013)  
Report # 2013-00839 **Estimated Time: 5 minutes**  
**Location:** 645 Carroll Avenue, District 2  
**Issue:** The proposal to develop three single-unit dwellings on 0.37 partially developed acres in the proposed R-1A-SPD (Single-Unit or Duplex Dwelling zone within the Del Paso Nuevo Special Planning District). The project requires the approval of a rezone from City Council to allow the new residential development, and City Council has the authority to approve all the other entitlements.  
**Recommendation:** Conduct a public hearing and upon conclusion, 1) pass a **Resolution** approving the CEQA Exemption Resolution; 2) pass a **Resolution** approving a tentative subdivision map and site plan and design review for new single-unit dwelling development in the proposed Single-Unit or Duplex Dwelling zone within the Del Paso Nuevo Special Planning District (R-1A-SPD) zone; and 3) pass an **Ordinance** to rezone 0.37 acres from Single-Unit Dwelling zone within the Del Paso Nuevo Special Planning District (R-1-SPD) to Single-Unit or Duplex Dwelling zone within the Del Paso Nuevo Special Planning District (R-1A-SPD).  
**Contact:** Gregory Bitter, AICP, Principal Planner, (916) 808-7816; Lindsey Alagozian, Senior Planner, (916) 808-2659, Community Development Department; Luis R. Sanchez, AIA, LEED AP, Senior Architect, (916) 808-5957; Arwen Wacht, Associate Planner, (916) 808-1964
- 13. Public Hearing regarding formation of Curtis Park Village Community Facilities District No. 2013-03 (District)** (Published 11/20/2013)  
Report # 2013-00810 **Estimated Time: 5 minutes**  
**Location:** District 5  
**Issue:** Pursuant to Mello-Roos Communities Facilities Law of 1982, a public hearing is a required component of the process for establishing the District.  
**Recommendation:** Conduct a public hearing and upon conclusion pass a **Resolution** establishing the District, providing for Levy of Special Tax, and calling for a Special Election on December 6, 2013.  
**Contact:** Diane Morrison, Program Specialist, (916) 808-7535; Mark Griffin, Program Manager, (916) 808-8788, Department of Finance

## **Discussion Calendar**

Discussion Calendar items include an oral presentation including those recommending “receive and file”.

### **14. Neighborhood Transformation Plan for the Twin Rivers – River District/Railyards**

Report # 2013-00795 **Estimated Time: 10 minutes**

**Location:** Twin Rivers Public Housing Development, District 3

**Issue:** In January 2012, the Housing Authority of the County of Sacramento received a federal Choice Neighborhoods Initiative Planning grant from the U.S. Department of Housing and Urban Development (HUD). The grant was provided to develop a Neighborhood Transformation Plan for the River District/Railyards and a master plan to redevelop the Twin Rivers Public Housing site into a mixed income neighborhood. The Neighborhood Transformation Plan is due to HUD in early January 2014.

**Recommendation:** Receive and file.

**Contact:** Chris Pahule, Program Manager, Community Development, (916) 440-1350; La Shelle Dozier, Executive Director, (916) 440-1319, Sacramento Housing and Redevelopment Agency

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

### **Adjournment**