1

REPORT TO COUNCIL
City of Sacramento

915 I Street, Sacramento CA 95814-2604
www. CityofSacramento.org

CONSENT CALENDAR
July 18, 2006

Honorable Mayor and
Members of the City Council

Subject: **Correction to March 14, 2006 Minutes**

Location/Council District: Citywide

Recommendation: Adopt the Minutes of March 14, 2006 to reflect that City Resolution No. 2006-508 was adopted.

Contact: Shirley Concolino, City Clerk, 808-5442

Presenter: N/A

Department: City Clerk

Division: N/A

Organization No. 0700

Summary: Agenda item *Single Room Occupany Preservation and Replacement* (item #26) heard at the March 14, 2006 council meeting, included a City Resolution directing staff to develop amendments to the City's existing SRO housing ordinance to consider revisions to the relocation requirements for existing SRO units that are destroyed, converted or closed. The minutes of March 14, 2006 have been modified to reflect that this resolution was adopted and are before you for re-adoption.

Financial Considerations: None.

Environmental Considerations: None.

Policy Considerations: This action is consistent with best practices in providing accurate legislative history.

Emerging Small Business Development (ESBD): N/A.

Subject: Corrections to March 14, 2006 Minutes July 18, 2006

Approved by: Shirley Concolino
Shirley Concolino
City Clerk

Table of Contents:

Pgs. 1-2 Report
Pgs. 3-12 Corrected Minutes of March 14, 2006

Meetings of Sacramento City Council Redevelopment Agency Housing Authority

Minutes

Tuesday, March 14, 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)

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.

MINUTES

Tuesday, March 14, 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-1:00 p.m.

1. **Roll Call** – 1:10 p.m. Councilmembers Cohn, Hammond and McCarty absent.

Closed Session

2. **Public Comment-** (3 minutes maximum)
   Action: No public comment.

3. **Pursuant to Government Code section 54956.9 (a), for matters pertaining to pending litigation:**
   a. **Moldovan v. City of Sacramento, Sacramento County Superior Court Case No. 05AS00545.**
   b. **Woldridge v. City of Sacramento, Sacramento County Superior Court Case No. 05AS00990.**

Recess to Closed Session

Action: Recessed to Closed Session-1:12 p.m.

Regular 2:00 p.m. Session

Action: Cancelled-No Quorum. Noticed Public Hearing Annexation No. 11 to the Willowcreek Maintenance Assessment (Noticed 1-25-06) was continued to **March 21, 2006 at 2:00 p.m.** (see item 21)

Special Workshop -2:00 p.m. (Please See Separate Special Agenda)

Reconvene to Open Session: 7:00 p.m.

Roll Call – 7:14 p.m. Councilmember Hammond absent.

Pledge of Allegiance led by Councilmember Pannell.

4. **Closed Session Report**
   Action: None.

5. **Special Presentations/General Communications**

   a) **Downtown Partnership Guides Resolution**

   Action: Continued to 3-21-06

   b) **Recognizing Adult Education in California: Bridges to Success for 150 Years**

   Action: Received by Joan Polster.

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

Consent Calendar (Items 6 through 20)

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; Absent – Hammond, McCarty) to adopt the Consent Calendar in one motion except as indicated.

6. **Approval of Minutes for February 28, 2006.**
Location: (Citywide)

Recommendation: Approve afternoon and evening City Council minutes for February 28, 2006.

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

Action: Approved recommendation.

7. **Open an Application Period for Various Boards/Commissions/Committees**
Location: (Citywide)

Recommendation: Open an application period for Sacramento Commission of History and Science to fill one (1) position. Open application period on 03-15-06, applications due on 04-07-06.

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

Action: Approved recommendation.

8. **Confirmation of Board/Commission Appointment.**
Location: (Citywide)

Recommendation: Confirm the following appointments to the Sacramento Youth Commission: Nija Fountano and Janneke Lang under category B-2 (at-large members from odd number districts)

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

Action: Approved recommendation.

9. **Contract: Elkhorn Reservoir Project (PN: ZJ36)**
Location: (District 1)

Recommendation: Adopt **1) a Resolution** accepting the responsive low bid and awarding contract to Gateway Pacific Contractors, Inc., for an amount not to exceed $6,320,292; and **2) a Resolution** considering the Addendum to the Negative Declaration for the Northpointe Park PUD and adopt the Mitigation Monitoring Plan.

Contact: David L. Brent, Engineering Manager, (916) 808-1420, Dan Sherry, Supervising Engineer, (916) 808-1419, Department Utilities.

Action: Adopted Resolution Nos. 2006-184 and 2006-185.

Consent Calendar (continued from previous page)

10. **Contract: Colonial Heights Street Improvements Project (PN: RR21)**
Location: 50th Street between 14th Avenue and 15th Avenue (District 5)

Recommendation: Adopt a **Resolution** 1) approving plans and specification for the project; 2) accepting the bid, 3) authorizing the City Manager to execute a contract with Vintage Paving in the amount of $189,400.

Contact: Faramarz Ansari, Associate Civil Engineer, (916) 808-1166, Tim Mar, Supervising Engineer, (916) 808-7531, Department of Transportation.

Action: Adopted Resolution No. 2006-186.

11. **Agreement: Del Paso Park Clean-Up Project (CB33)**
Location: 3701 Fulton Avenue (District 2)

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute a professional services agreement with Kleinfelder, Inc., in the amount of $180,000 for the project regarding reuse of the Trapshooting Club for commercial purposes.

Contact: Jim Rinehart, City Division Manager, (916) 808-5054, Denise Malvetti, Economic Development Project Manager, (916) 808-2796, Economic Development.

Action: Adopted Resolution No. 2006-187.

12. **Supplemental Agreement: Private Development Engineering Plan Check**
Location: (Citywide)

Recommendation: Adopt a **Resolution** approving Supplemental No. 1 to City Manager Agreement 2004-075 with Berryman and Henigar which will increase the FY05/06 annual authorization from $100,000 to $160,000.

Contact: Julia McGinnis, Program Analyst, (916) 808-7912, Ronald Fong, Senior Engineer, (916) 808-7915, Development Services.

Action: Adopted Resolution No. 2006-188.

13. **Annexation No. 14 to the Neighborhood Park Maintenance Community Facilities District (CFD) No. 2002-02**
Location: Includes 29 separate areas (Citywide)

Recommendation: Adopt a **Resolution** initiating the CFD annexation process and setting a time and place for a public hearing on April 18, 2006.

Contact: Sini Makasini, Administrative Analyst, (916) 808-7967, Ron Wicky, Program Specialist, (916) 808-5628, Development Services.

Action: Adopted Resolution No. 2006-189.

Consent Calendar (continued from previous page)

14. **Agreement: Purchase of Six Type III Ambulances (2/3 Vote Required]**
Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) suspending competitive bidding and authorizing the City Manager to enter into an agreement with Wheeled Coach Industries, Inc., for the purchase of six Type III Ambulances, in the total amount of $686,910; and 2) releasing $687,000 from the Advanced Life Support (ALS) Fund Balance to augment the current ALS budget to provide funding for the vehicles.

Contact: Reina J. Schwartz, Director, (916) 808-7195, Marc Robles, Buyer II, (916) 808-6343, Department of General Services.

Action: Adopted Resolution No. 2006-190.

15. **River's End Mixed Use (P05-124)**
Location: Southeast of West El Camino Avenue and Gateway Oaks Drive (District 1)

Recommendation: Review 1) an Ordinance amending the Comprehensive Zoning Ordinance, Title 17 of the Sacramento City Code to allow the development of 110 condominium units and clubhouses; 2) a Resolution approving the General Plan Amendment; 3) a Resolution approving Community Plan Amendment; 4) a Resolution approving the PUD Schematic Plan Amendment; 5) a Resolution considering the Mitigated Negative Declaration and Mitigation Monitoring Plan; 6) pass for publication an Ordinance title as required by Sacramento City Charter 32c; and 7) continue to March 21, 2006 for final adoption.

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

Action: Adopted recommendation as amended to continue to March 28, 2006 for final adoption.

16. **Patterson Subdivision (PP05-105)**
Location: Marysville Boulevard and Dry Creek Road (District 2)

Recommendation: Review 1) an Ordinance amending the Comprehensive Zoning Ordinance Title 17 of the Sacramento City Code; 2) a Resolution approving the Negative Declaration and approving the Mitigation Monitoring Plan; 3) a Resolution amending the General Plan Land Use Map ; 4) a Resolution adopting the Inclusionary Housing Plan to develop 63 residential units; 5) pass for publication an Ordinance title as required by Sacramento City Charter 32c; and 6) continue to March 21, 2006 for final adoption.

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

Action: Adopted recommendation.

Consent Calendar (continued from previous page)

17. **Amendments to City Code for Single-Family Dwellings**
Location: (Citywide)

Recommendation: 1) Review an Ordinance amending various sections of Chapter 17.60, 17.80, and 17.132 of Title 17 of the Sacramento City Code related to setbacks, lot coverage and registered house plans for single-family dwellings; 2) pass for publication an Ordinance title as required by Sacramento City Charter 32c; and 3) continue to March 21, 2006 for final adoption.

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

Action: Adopted recommendation.

18. **700/800 K Street Predevelopment** (Continued from 2-28-06; 3-7-06)
Location: (District 1)

Recommendation: Adopt a **Resolution** approving the establishment of a Capital Improvement Project (CIP) in the amount of $298,500 for the predevelopment of the south side of K Street between 7th and 9th Streets.

Contact: Nicole York-Johnson, Administrative Officer, (916) 808-8646, Economic Development Department

Action: Adopted Resolution No. 2006-191.

19. **Sewer Credits for Cal Expo** (Continued from 3-7-06)
Location: (District 3)

Recommendation: Adopt a **Resolution** awarding a total of forty-eight (48) Sacramento Regional County Sanitation District (SRCSD) connection fee credits to Cal Expo.

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

Action: Withdrawn by staff.

20. **(Redevelopment Agency) 4th Avenue Lofts**
Location: 3516 4th Avenue (corner of 4th Avenue and 35th Street) Oak Park Redevelopment Area (District 5)

Recommendation: Adopt a **Redevelopment Agency Resolution** amending the Disposition and Development Agreement and Loan Agreement and to enter into a new Promissory Note for the project.

Contact: Chris Pahule, Redevelopment Program Manager, (916) 440-1399 ext. 1442, Emily Halcon, Housing Finance Analyst, (916) 440-1399, ext. 1420, Sacramento Housing and Redevelopment Agency.

Action: Adopted Redevelopment Agency Resolution No. 2006-019.

Public Hearings (Items 21 through 24)

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

21. **Annexation No. 11 to the Willowcreek Maintenace Assessment** (Notices mailed on 1-25-06)
Location: (District 1)

Recommendation: Continue to March 21, 2006 at 2:00 p.m.

Contact: Ron Wicky, Program Specialist, (916) 808-5628, Development Services.

Action: Adopted recommendation.

22. **Agreement: ParkeBridge (P04-212)** (Notices mailed on 3-3-06; pass for publication on 3-7-06; Published on 3-10-06)
Location: Southeast of Truxel Road and Interstate 80 (District 1)

Recommendation: Conduct a public hearing and upon conclusion, adopt 1) a **Resolution** certifying the Environmental Impact Report and approving the Mitigation Monitoring Plan; 2) an **Ordinance** approving the Development Agreement between the City of Sacramento and Griffin Industries; 3) a **Resolution** amending the General Plan land use designations; 4) a **Resolution** amending the Community Plan land use designations; 5) an **Ordinance** amending the districts established by the Zoning Ordinance; and 6) a **Resolution** establishing the ParkeBridge Planned Unit Development.

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

Action: Public Comment by Robert Cook and Greg Holt.

Moved, seconded, carried (Tretheway/Sheedy; absent – Hammond) to close the Public Hearing and adopt Resolution No. 2006-192; an intent motion to return with an amended Ordinance approving the Development Agreement between the City and Griffin Industries ; Resolution No. 2006-193; Resolution No. 2006-194; Ordinance No. 2006-018 and Resolution No. 2006-195 as amended to include additional conditions.

23. **(City Council-Housing Authority-Redevelopment Agency) Point Natomas Apartments** (Published on 2-28-06))
Location: 801 San Juan Road (District 1)

Recommendation: Conduct a public hearing and upon conclusion adopt 1) a **Housing Authority Resolution** a) indicating the willingness of the Housing Authority of the City of Sacramento to issue up to $27,000,000 in tax-exempt mortgage revenue bonds to provide acquisition, rehabilitation, and permanent financing for the apartments; b) authorizing the application to the California Debt Limit Allocation Committee for authority to issue bonds; c) indicating the City Council has conducted a Tax Equity and Fiscal Responsibility Act public hearing related to the proposed acquisition, rehabilitation, and permanent financing of the project; and d) authorizing the Executive Director to execute all necessary documents associated with the transactions; 2) a **City Resolution** approving the issuance of Tax-Exempt obligations and directing certain actions for the project.

Contact: Christine Weichert, Interim Director of Development Services, (916) 440-01353, Steve Lierly, Housing Finance Analyst, (916) 440-1399 ext. 1256, Sacramento Housing and Redevelopment Agency.

Public Hearing(continued from previous page)

Action: Public Comment by Robert Cook and Greg Holt. Moved, seconded, carried (Tretheway/Sheedy; absent – Hammond) to close the Public Hearing and adopt Housing Authority Resolution No. 2006-006 and City Resolution No. 2006-196.

24. **(City Council-Housing Authority-Redevelopment Agency) Hurley Creek Senior Apartment Complex** (Noticed on 2-16-06)
Location: Snowy Egret Boulevard and El Centro Road (District 1)

Recommendation: Conduct a public hearing and upon conclusion, adopt a 1) **City Resolution** approving loan and a budget transfer of $1,000,000 from City HOME funds to the Hurley Creek Senior Apartments; 2) a **Housing Authority Resolution** a) indicating the willingness of the Housing Authority of the City of Sacramento to issue up to $17,000,000 in tax-exempt mortgage revenue bonds to provide construction and permanent financing; and b) authorizing an application to the California Debt Limit Allocation Committee (CDLAC) for authority to issue the bonds; 3) a **City Resolution** 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 authorizing the Executive Director to execute all necessary documents associated with the transaction.

Contact: Christine Weichert, Interim Director of Development Services, (916) 440-1353, Kelly Korver, Housing Finance Analyst, (916) 440-1399 ext. 1264, Sacramento Housing and Redevelopment Agency.

Action: No public comment. Moved, seconded, carried (Tretheway/Fong; absent – Hammond) to close the Public Hearing and adopt City Resolution No. 2006-197; Housing Authority Resolution No. 2006-007; and City Resolution No. 2006-198.

Staff Reports (Items 25 and 26)

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

25. **Proposed amendment of the Disadvantage Business Enterprise (DBE) Program**
Location: (Citywide)

Recommendation: Direct staff to submit City comments to CalTrans regarding its proposed amendments of the DBE program goals for federally funded transportation projects.

Contact: Trevor Walton, Program Specialist, (916) 808-6764, Christopher Stewart, Procurement Manager, (916) 808-6202, Procurement Services.

Action: Withdrawn by staff.

Staff Reports (continued from previous page)

26. (City Council- Redevelopment Agency) Single-Room Occupancy Preservation and Replacement
Location: (Citywide)

Recommendation: Adopt a 1) **Redevelopment Agency Resolution** a) adopting production goals for New Single-Room Occupancy (SRO) units; b) authorizing the Release of Request for Applications for the construction of new very low-income efficiency apartments; c) adopting production goals for rehabilitating 100 SRO units in Central City; and d) amending the Agency's budget allocating 15,000,000 in the Tax Allocation Revenue Bond Downtown housing funds for the SRO housing project; and 2) a **City Resolution** directing staff to develop amendments to the City's existing SRO housing ordinance to consider revisions to the relocation requirements for existing SRO units that are destroyed, converted or closed.

Contact: Christine Weichert, Interim Development Services Director, (916) 440-1353, Jim Hare, Program Manager, (916) 440-1313, Sacramento Housing and Redevelopment Agency.

Action: Public comment by Mark Stivers, Ryan Loofbourrow, Michael Dunn, Joan Burke, William Green III, Ed Harris, Scott Decker, Brian Augusta, Elizabeth Vaine, Paula Lomazzi.

Moved, seconded, carried (Tretheway/Cohn; absent – Hammond) to adopt Redevelopment Agency Resolution 2006-020 and City Council Resolution 2006-508.

Moved, seconded, carried (Tretheway/Cohn; absent – Hammond) to direct staff to return with a no net loss Single-Room Occupancy Ordinance and amend the agency 9% tax credit policy.

Information Reports (Item 27)

These written reports are intended for information and no oral presentation is given. No action may be taken by the legislative body.

27. Notification of Final Map and Subdivision Improvement Agreement for JMA North Natomas Village 1 (P990117)
Location: Northeast corner of East Commerce Way and Macon Drive (District 1)

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. Dennis Bylo-invitation to 2nd annual City of Sacramento Birthday Party

Council Comments-Ideas, Questions and Meeting/Conference Reports

a. **Commission Appointments by Mayor Fargo**
   1. Sacramento Heritage Inc. Board of Directors
      a. Lisa L. Ouellette (A5-Construction/Develoment/Architecture)

b. **Report back Requests**
   1. Councilmember McCarty-regarding labor compliance issues

Adjourned 9:30 p.m. in memory of Allen Marcus.