Meetings of Sacramento
City Council
Redevelopment Agency
Housing Authority
Financing Authority

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Agenda

Tuesday, February 6, 2007

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

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

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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AGENDA

Tuesday, February 6, 2007

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

a. **Resolution recognizing the 20th Anniversary of the Storytelling Guild**
b. **Resolution welcoming Kong Ping High School Delegation**

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

Consent Calendar (Items 1 - 18)

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, Redevelopment Agency, Housing Authority, Financing Authority)**
Approval of Council Minutes
Location: (Citywide)

Recommendation: Approve the afternoon and evening City Council, Redevelopment Agency, Housing Authority and Financing Authority Minutes for January 4, 2007 and January 23, 2007.

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

2. **Open an Application Period for Various Boards and Commissions**
Location: (Citywide)

Recommendation: Open an application period for the following: 1) General Plan Advisory Committee, opening on 02/07/07 with applications due 02/14/07; 2) Ethel MacLeod Hart Advisory Committee, opening on 02/07/07 with applications due 03/09/07.

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

3. Confirmation of 2007 Appointments to Authorities, Agencies and Committees
Location: (Citywide)

Recommendation: 1) Confirm appointment of Councilmembers to the Authorities, Agencies and Committees as introduced on January 30, 2007; and 1) adopt a **Resolution** appointing the Councilmembers and the alternates to the Sacramento Regional County Sanitation District (CSD) and the CSD-1 Board of Directors.

Contact: Shirley Concolino, City Clerk, (916) 808-5442, Office of the City Clerk.

4. Contract: Capitol Garage HVAC Replacement Project (VD51)
Location: 1015 L Street (District 1)

Recommendation: Adopt a **Resolution** 1) approving the contract plans and specifications for the project; and 2) awarding a construction contract to Purdy Builders, Inc. for the project in an amount not to exceed $1.195 million.

Contact: Brian Reilly, Interim Supervising Engineer, (916) 808-8427; Cynthia Kranc, Facilities Manager, (916) 808-2258, General Services Department.

5. Contract: Fire Station 12 Generator Project (FB32)
Location: 4500 24th Street (District 5)

Recommendation: Adopt a **Resolution** 1) accepting Globus Electric, Inc., as the lowest responsible bidder; and 2) authorizing the City Manager or his designee to execute and award the construction contract to Globus Electric, Inc. for the project in an amount not to exceed $107,000.

Contact: James Christensen, Senior Electrical Engineer, 808-5863, Cynthia Kranc, Facilities Manager, 808-2258, General Services Department.

6. Contract: Fire Station 60 Generator Project (FB32)
Location: 3301 Julliard Drive (District 6)

Recommendation: Adopt a **Resolution** 1) accepting Globus Electric, Inc., as the lowest responsible bidder; and 2) authorizing the City Manager or his designee to execute and award the construction contract to Globus Electric, Inc. for the project in an amount not to exceed $106,000.

Contact: James Christensen, Senior Electrical Engineer, (916) 808-5863, Cynthia Kranc, Facilities Manager, (916) 808-2258, General Services Department.

7. Contracts: Truxel Road at Natomas Marketplace Entrance Modification and Improvement Project (PN: ST21)
Location: (District 1)

Recommendation: Adopt a **Resolution** 1) approving plans and specifications for the project; 2) awarding the base bid construction contract with AC General Engineering for an amount not to exceed $521,748; and 3) awarding the additive alternate bid construction contract with Gold Valley Construction for an amount not to exceed $64,558.

Contact: Ricky Chuck, Senior Civil Engineer, (916) 808-5050; Jon Blank, Supervising Engineer, (916) 808-7914, Department of Transportation.

8. Change Order: Hummingbird Park Project (CIP LW56)
Location: 3601 Duckhorn Drive (District 1)

Recommendation: Adopt a **Resolution** 1) approving Change Order No. 4 for Contract 2005-132; and 2) authorizing the City Manager to execute Change Order No. 4 with Hemington Landscape Inc., for the project in the amount of $13,697.

Contact: J.P. Tindell, Interim Planning and Development Manager, 808-1955, Parks and Recreation Department.

9. Change Order: Tanzanite Park Phase 2 Project (CIP LS87)
Location: 2220 Tanzanite Avenue (District 1)

Recommendation: Adopt a **Resolution** 1) approving Change Order No. 2 for CO 2005-156; and 2) authorizing the City Manager to execute Change Order No. 2 with Gold Valley Construction, Inc. for the project, in the amount of $126,918.

Contact: J.P. Tindell, Interim Planning & Development Manager, 808-1955, Parks and Recreation Department.

10. Supplemental Agreement: 800 Block of K and L Project
Location: Downtown (District 1)

Recommendation: Adopt a **Resolution** authorizing the execution of Supplement No. 1 to City Manager Agreement 2005-1219 for environmental services with Gail Ervin Consulting for an amount not to exceed $4,900.

Contact: Michelle Nelson, Senior Project Manager, (916) 808-7064, Economic Development Department.

11. Grant: SACOG Civic Engagement
Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) authorizing the acceptance of $150,000 in grant funding from the Sacramento Area Council of Governments (SACOG), and 2) increasing Planning Department's grant operating and grant revenue budgets in an amount of $125,000.

Contact: Desmond Parrington, Interim Senior Planner, (916) 808-5044; Thomas S. Pace, Long Range Planning Manager, (916) 808-6848, Planning Department.

12. (Pass for Publication): Trespassing on Private Property or Business Premises
Location: (Citywide)

Recommendation: 1) Review an Ordinance repealing and reenacting Section 9.16.140 of the Sacramento City Code relating to trespassing on private property within the City of Sacramento; 2) pass for publication of the Ordinance title as required by Sacramento City Charter Section 32c; and 3) continue to February 13, 2007, for final adoption

Contact: Jeff Schiele, Captain, (916) 566-6464; Don Rehm, Lieutenant, (916) 566-6457, Police Department.

13. Annexation: 17th and I Streets
Location: 17th Street, east side, between I Street and the H/I Alley, I Street, north side, between 16th and 17th Streets. (District 3)

Recommendation: Adopt a **Resolution** annexing portions of 17th and I Streets into the Midtown Residential Permit Parking Area (K).

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

14. Transportation Development Act Claim Packet for Fiscal Year 2006-2007
Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) approving a Transportation Development Act claim for reimbursement in the amount of $404,594 for various bicycle and pedestrian facilities in Fiscal Year 2006-2007; and 2) authorizing the City Manager to execute and submit the Transportation Development Act claim in the amount of $404,594 for Fiscal Year 2006-2007 to the Sacramento Area Council of Governments for approval and reimbursement to TDA Funds, Fund 235.

Contact: J.P. Tindell, Interim Planning and Development Manager, (916) 808-1955, Parks and Recreation Department.

15. Appointment: Sacramento Groundwater Authority (SGA)
Location: (Citywide)

Recommendation: Adopt a **Resolution** appointing Neil W. Schild as the representative and Steve Hanson as the alternate from Sacramento Suburban Water District, Richard Allen as the representative and John Downing as the alternate from Del Paso Manor Water District, and Tom Glover from California American Water Company to the Sacramento Groundwater Authority. Neil W. Schild and Steve Hanson serve on the Sacramento Suburban Water District Board, Richard Allen and John Downing serve on the Del Paso Manor Water District Board, and Tom Glover serves on the California American Water Company Board.

Contact: Gary A. Reents, Utilities Director, (916) 808-1433, Utilities Department.

16. Sacramento Hotel Corporation 2007 Operating Budget
Location: Convention Center Hotel (District 1)

Recommendation: Adopt a **Resolution** approving the Sacramento Hotel Corporation 2007 Operating Budget

Contact: Nicole York-Johnson, Economic Development, (916) 808-8646; Clark Johnson, Accounting, (916) 808-5058, Economic Development Department.

17. **(City Council/Redevelopment Agency) Agreement: Elvas Avenue Streetscape Improvement Project (TR41)**
Location: East side of Elvas Avenue from J Street to 62nd Street (District 3)

Recommendation: 1) Adopt a **City Resolution** a) establishing a capital improvement project (CIP) for the project; b) amending FY 2006-2007 CIP budget by appropriating $150,000 of 2006 Tax Exempt Bond funds (Fund 206); c) authorizing the City Manager to execute an Individual Project Agreement (IPA) in the amount of $150,000 for the Elvas Avenue Streetscape Improvement Project Phase I; and d) making related findings; and 2) adopt a **Redevelopment Agency Resolution** a) amending the 2007 Sacramento Housing & Redevelopment Agency (SHRA) budget to allocate $150,000 to the Elvas Avenue Streetscape Improvement Project Phase I of 2006 65th Street Tax Exempt Bond funds; b) authorizing the Executive Director or her designee to execute an IPA with the City of Sacramento in the amount of $150,000 for the Elvas Avenue Streetscape Improvement Project Phase I; and c) making related findings**.**

Contact: Celia Yniguez, Program Manager, (916) 440-1399 x1401, Tim Padden, Redevelopment Planner, (916) 440-1399 x1204, Dean Fujimoto, Supervising Financial Analyst, (916) 808-5579, Sacramento Housing and Redevelopment Agency.

18. **(Redevelopment Agency) 1212 Del Paso Boulevard Project**
Location: 1212 Del Paso Boulevard (District 2)

Recommendation: Adopt a **Redevelopment Agency Resolution** 1) setting just compensation for the property as the fair market value as established by appraisal; and, 2) amending the 2007 Sacramento Housing and Redevelopment Agency (SHRA) budget to transfer $650,000 of North Sacramento Taxable Bond funds to the project to fund all actions necessary to purchase the property.

Contact: Chris Pahule, Assistant Community Development Director, 440-1350; Marti Brown, Senior Redevelopment Planner, 440-1322, Sacramento Housing and Redevelopment Agency.

Public Hearings (Item 19- 22)

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

19. **Housing Case Fees and Penalties – Findings of Fact for Special Assessment Liens** (Noticed on 12/20/07)
Location: (Citywide)

Recommendation: Conduct a public hearing and upon conclusion adopt a **Resolution** placing liens on the properties for unpaid fees and penalties in the amount of $16,131.92 and transmit the unpaid costs to the Sacramento County Auditor/Controller as special assessments against the properties.

Contact: Randy Stratton, Chief of Housing and Dangerous Buildings, (916) 808-6497, Code Enforcement Department.

20. **The Gateway at Stonehenge (P06-011)** (Noticed on 1/24/07; Passed for Publication on 1/30/07)
Location: 1737 Kathleen Avenue, (District 3)

Recommendation: Conduct a public hearing and upon conclusion 1) adopt a **Resolution** approving the Mitigated Negative Declaration and Mitigation Monitoring Program; 2) adopt a **Resolution** adopting the North Sacramento Community Plan Land Use Map amendment; 3) adopt an **Ordinance** amending the Comprehensive Zoning Ordinance (Title 17 of the Sacramento City Code) to rezone a property from the M-1 zone to the R-2A zone.

Contact: Robert Lee Chase AIA, Chief Building Official, (916) 808- 8024; Carl Hefner, Deputy Chief Building Official, (916) 808-8779, Department of Development Services.

21. **Mission & J Residential** (Noticed on 1/25/07; Passed for Publication on 1/30/07)
Location: 961 Mission Way (District 3)

Recommendation: Conduct a public hearing and upon conclusion 1) adopt a **Resolution** approving an exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15332, 2) Adopt an **Ordinance** amending the districts established by the Zoning Ordinance to rezone two parcels from the Standard Single Family zone to the Single Family Alternative zone.

Contact: Michael York, Associate Planner, (916) 808-8239; Jeanne Corcoran, Senior Planner, (916) 808-5317, Department of Development Services.

22. **Specialty Code Appeals Boards Appeal Fees** (Noticed on 1/24/07)
Location: (Citywide)

Recommendation: Conduct a public hearing and upon conclusion adopt a **Resolution** 1) establishing an appeal fee in the amount of $150 for appeals to the Building and Fire Code Advisory and Appeals Board, the Electrical Code Advisory and Appeals Board, and the Mechanical and Plumbing Code Advisory and Appeals Board; 2) establishing an appeal fee in the amount of $550 for appeals from the Building and Fire Code Advisory and Appeals Board, the Electrical Code Advisory and Appeals Board, and the Mechanical and Plumbing Code Advisory and Appeals Board.

Contact: Robert Lee Chase AIA, Chief Building Official, (916) 808- 8024; Carl Hefner, Deputy Chief Building Official, (916) 808-8779, Development Services Department.

Staff Reports (Item 23)

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

23. **Approval of Business Terms and Sewer Credits for the Aura Project** (Continued from 1-30-07)
Location: 601 Capitol Mall, Central Business District (District 1)

Recommendation: 1) Adopt a **Redevelopment Agency Resolution** approving, for purposes of negotiation, the maximum market rate loan amount of $9,635,798 which may be incorporated into an Owner Participation Agreement with 601 Capitol Mall, LLC, for the project. 2) Adopt a **City Resolution** authorizing the use of up to 201 Sacramento Regional County Sanitation District (SRCSD) connection fee credits valued at $364,202 for the project.

Contact: David Spaur, Director, (916) 808-8916 Economic Development Department.

Information Reports (Item 24)

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

24. **2005 Housing Element Annual Report**
Location: (Citywide)

Recommendation: Receive and file.

Contact: Desmond Parrington, Interim Senior Planner, (916) 808-5044; Thomas S. Pace, Long Range Planning Manager, (916) 808-6848, Planning Department.

Public Comments- Matters Not on the Agenda

Council Comments-Ideas, Questions and Meeting/Conference Reports

Recess

Reconvene – 7:00 p.m. (see next page)

Reconvene – 7:00 p.m.

Roll Call

Pledge of Allegiance

Special Presentations/General Communications

a. **Resolution proclaiming February 2007 as Sacramento ACT Honoring Mentoring Month**

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

Staff Reports (Item 25)

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

25. Sacramento City 311 Program
Location: (Citywide)

Recommendation: Adopt a **Resolution** directing staff to 1) bring forward to City Council for approval an initial software purchase and implementation contract for 311 funded from existing resources; and 2) include the first year of implementation of a 311 program in the development of the FY2007/08 Budget.

Contact: Gina Knepp, Program Manager, Business Operations, (916) 808-8333; Reina J. Schwartz, Director, Department of General Services, (916) 808-7195, General

Public Comments-Matters Not on the Agenda

Council Comments-Ideas, Questions and Meeting/Conference Reports

Adjournment