



**Supplemental Material
Received at the Meetings of
City Council
Redevelopment Agency
Housing Authority
Financing Authority
For**

August 14, 2007

Item 20: Northgate 880/Panhandle

- a. Staff presented PowerPoint of project.

Item 21: Rental Housing Inspection Pilot Program Update

- a. Staff presented document outlining general overview of program.
- b. City of Stockton fee schedule and web page information on residential rental inspection and maintenance program.

Council Comments-Ideas, Questions and Meeting/Conference Reports

- a. August 13, 2007 San Francisco Chronicle article entitled "*What's right with Sacramento / Hint: It has nothing to do with politicians*" distributed by Councilmember Ray Tretheway to the Council.

Northgate 880 /
Panhandle PUD
(M05-031 / P05-077)

City Council
August 14, 2007

Tonight's Objectives



- Design Issues
- Scope of the Annexation
 - A. North of Del Paso only or
 - B. North & South
- Entitlements for Consideration
 - A. Bare Bones
 - B. The Full Package

DESIGN ISSUES RESOLVED

- Subdivision Walls
 - National Drive – reduced walls
 - Sorrento Road Senior Housing – open fencing
- Detention Surge Basin in Ninno Parkway
 - Accommodates surge drainage from Valley View Acres
 - Substantial progress w/ SMUD & WAPA

OPEN POLICY ITEMS – DESIGN ISSUES

- Executive Housing
- Transit Services Prior to DNA LRT
- Inclusionary Housing Plan
- Commercial at Club Center – size & design

Recommendation:

Discuss on September 4th

Scope of Annexation

1. Full Site
 - A. All Entitlements
 - B. Bare Bones Entitlements
2. North of Del Paso Road only
 - A. All Entitlements
 - B. Bare Bones Entitlements



Scope of Annexation

Staff Recommendation:
North of Del Paso Road only – Phase Annexation
of South of Del Paso Rd.

- Deficient Infrastructure

- Unfavorable Tax Sharing (Sales & Property Taxes)

- Differing City & County Tax Structures
- Reserves future annexation potential when

Entitlements	North and South (All Entitlements)	North and South (1 st Stage Entitlements)	North Only (All Entitlements)	North Only (1 st Stage Entitlements)
EIR & Mitigation Monitoring Plan	X	X	X	X
Reorganization	X	X	X	X
Tax Exchange Agreement	X	X		
Pre-Annexation Agreement	X		X	
Finance Plan	X	X	X	X
General Plan Map Amendments	X		X	
Community Plan Map Amendments	X		X	X
Community Plan Text Amendments	X	X		
Prezones	X			
Zoning Code Text Amendment	X		X	
Development Agreements, Inclusionary Housing Plans, PUD Establishment, Tentative Maps, and Subdivision Modifications				

ENTITLEMENTS

Bare Bones - First Stage Entitlements

- EIR and Mitigation Monitoring Plan
- Reorganization
- Tax Exchange Agreement *
- General Plan Map Amendment
- Prezone

ENTITLEMENTS

Staff Recommendation:

- Keep the entitlements together and forward a complete package to LAFCo
- Continue to September 4th to allow Council discussion of design issues
- Conclude actions on September 18th and forward to LAFCo for their November 7th hearing



It's QUESTION TIME!!

City of Sacramento
Rental Housing Inspection Pilot Program
General Overview of Housing and Dangerous Buildings Code Violations

The below guidelines provide a general overview of dangerous and substandard conditions that will be the primary focus of inspections under the Rental Housing Inspection Pilot Program. It is not an exclusive list of violations but may potentially be the subject of enforcement. Property owners are required to comply with all local, state and federal laws pertaining to their properties, including but not limited to all provisions of Chapters 8.96 and 8.100 of the Sacramento City Code.

Immediately Dangerous Conditions

Dangerous conditions pose an immediate and present threat to life, health or safety of the public. The severity of these conditions may require immediate repair and/or securing, fencing and vacating of the building, and any other reasonable means that will eliminate the immediate threat. Repairs may require a building permit. Such conditions may include but are not limited to the following:

EXTERIOR

A. Structural

- 1) Soil
 - a. Soil washed away from building leaving foundation undermined.
- 2) Foundations and Walls
 - a. Foundation cracking and rotating in which building shows definite cracking and twisting.
 - b. Building is barely resting on foundation; support posts moved from vertical position; floor deflection is evident.
 - c. Mudsill on sole plate grossly infested with termites and/or dry rotted.
 - d. Broken windows and/or doors.
- 3) Chimney
 - a. Large cracks radiating vertically and horizontally; bricks lying on the ground or noticeably loose on the chimney top; excessive erosion of mortar and definite leaning of the chimney.
- 4) Roof
 - a. More than 3 layers of roofing materials; deflection is evident and support boards may show separation.
 - b. Roof leaking into the dwelling unit.
- 5) Stairs, Porches, Landings and Balconies
 - a. Stairs, porches, landings and balconies which have excessively loose or missing structural members; insufficient support which is noticed by a significant bouncing or flexing effect when walked on.
 - b. Broken, excessively loose, or missing railings or handrails.
 - c. Rotted support members imbedded in dirt or termite-infested.
 - d. Broken risers and treads due to deterioration or excessive loading.
- 6) Egress

- a. Required fire doors inoperative and/or missing.
- b. Blocked paths of egress.

7) Sewage Systems

- a. Lack of connection to required sewage disposal system.
- b. Blocked sewer line.
- c. Damaged or leaking pipe and connections.

8) Vents

- a. Vent terminates below roof eaves.
- b. Vents not properly attached to appliance.
- c. Missing vents.

INTERIOR

A. Plumbing and Heating

1) Water

- a. Lack of hot and cold running water to plumbing fixtures in a dwelling unit.
- b. Water leaking from valves or fixtures.

2) Fixtures

- a. Lack of or inoperative toilet, lavatory, bathtub or shower facilities in the dwelling unit.
- b. Lack of a kitchen sink.
- c. Plumbing fixtures not properly trapped and vented allowing potentially explosive sewer gas into the dwelling unit.

3) Gas and Heating Appliances

- a. Lack of or inoperable heating facilities.
- b. Lack of or substandard operation of required ventilating equipment.
- c. Gas appliances with the following hazardous conditions:
 - 1. Cracked or broken combustion chambers.
 - 2. Open and exposed flames.
 - 3. Blocked or un-vented flues.
 - 4. No valve on the supply line to a gas appliance.
 - 5. No pressure-temperature relief valve or discharge line on a water heater or on the piping system (i.e. to exterior).
- d. Vents into an unapproved chimney.
- e. Vent too close to combustibles (walls or other materials).

B. Electrical

- 1) Electrical circuit overfused or by-passed with coins or metal material.
- 2) Circuit wiring tampered with.
- 3) Exposed wires.
- 4) Improper use of extension cord wiring.
- 5) Electric services without proper and required grounding as required by Building Code at the time of the original construction.

C. Flooring and Walls

- 1) Wall joints have separated.
- 2) Defective flooring material causing floor to sag.
- 3) Members of walls, partitions, or other vertical supports that split, lean, list or buckle due to defective material or deterioration.

D. Improper Occupancies

- 1) Living or sleeping in cellars, basements, attics, accessory structures or garages.
- 2) Any unapproved use of a building.

E. Pest Control

- 1) Infestation of insects, vermin, or rodents to an extent that it affects the health of the occupants of the unit.

* Please refer to Section 8.96.110 of the Sacramento City Code for a more extensive list of dangerous conditions that may be considered immediately dangerous.

Substandard Conditions

Substandard conditions endanger the life, limb, health, property, safety or welfare of the public or the occupants of a building or dwelling unit. Such conditions may not be immediately dangerous, but could become so if not corrected, thus posing habitability issues resulting in dilapidation of a residential building. Repairs may require a building permit. Such conditions may include but are not limited to the following:

EXTERIOR

A. Structural

1) Foundations and Walls

- a. Deteriorated, crumbling, or loose plaster.
- b. Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floor, including broken windows or doors.
- c. Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering. (i.e. Paint any bare wood)
- d. Broken, rotted, split, or buckled exterior wall coverings or roof coverings.
- e. Peeling and blistering paint or unpainted improvements.
- f. Cracked windows, damaged woodwork, damaged stucco or other wall coverings.
- g. Damaged doors, windows, roofs, rooftop appurtenances or architectural treatments. Provide locks to current code.
- h. Additions, alterations or modifications to the structure of poor quality, materials not consistent with existing structure or design elements not consistent with existing construction.

2) Roof

- a. Deteriorated roof covering, i.e., loose or missing shingles.
- b. Modifications of or lack of maintenance of roofing.

3) Stairs, Porches, Landings and Balconies

- a. Damaged or missing parts of stairs, porches, landings and balconies.

4) Landscaping

- a. Overgrown vegetation including trees, shrubbery, ground covers, lawns and decorative plantings.
- b. Dead, decayed or diseased trees, shrubs or other vegetation which is otherwise in need of landscape maintenance attention.
- c. Front yard and side yard or back yard abutting a street or alley in which the lack of landscaping, irrigation or maintenance thereof results in a blighting condition.
- d. Unapproved use of outside storage in front, side and back yards.

INTERIOR

A. Floors and Walls

- 1) Water-damaged and rotted flooring, usually in bathroom and kitchen.
- 2) Dry rot or termite infestation.
- 3) Interior flooring which is defective or in a state of disrepair.
- 4) Water damaged and rotted walls around bathtubs and showers.
- 5) Missing waterproof material from bathroom and shower walls, i.e., tile, Formica, etc.
- 6) Large holes in walls or ceilings.

B. Plumbing and Heating

1) Water

- a. Leaks under sinks, i.e., supply lines, valves.
- b. Water-damaged and/or deteriorated kitchen sink drainboard no longer non-absorbent.
- c. Inoperative heating.

C. Light and Ventilation

- 1) Inoperable or broken windows.
- 2) Windows difficult to operate due to excessive paint or other cause.
- 3) Inoperative lighting in hallways, corridors, and stairways.
- 4) Lack of operable bathroom ventilation fan if required.

D. Electrical

- 1) Defective light switches and receptacles, and those with missing covers.
- 2) Exposed wiring

E. Smoke Detector

- 1) Lack of or inoperable smoke detectors in sleeping rooms and hallways leading thereto.

F. Pest Control

- 1) Minor infestation of cockroaches, vectors or vermin.

* Please refer to Article X of Chapter 8.100 for a more extensive list of substandard conditions.



POLICE DEPARTMENT
NEIGHBORHOOD SERVICES SECTION
22 EAST WEBER AVENUE, ROOM 350
STOCKTON, CA 95202
(209) 937-8813
FAX (209) 937-7264

FEE SCHEDULE

FEES AS SET FORTH BY THE CITY COUNCIL FOR THE RESIDENTIAL RENTAL INSPECTION AND MAINTENANCE PROGRAM

Application Fees:

Condominium	\$ 140.25
Single Family Dwelling	\$ 145.50
Duplex	\$ 164.75
Triplex	\$ 184.25
Multi-Unit (4+) base fee \$ 166.00 plus	\$ 19.40 – per unit.

The **Application Fee** covers a four (4)-year period and must be submitted in full, along with the Residential Rental Inspection Maintenance Standards Checklist and Self-Certification Affidavit.

City of Stockton Residential Rental Inspection Fees:

Condominium	\$ 145.00
Single Family Dwelling	\$ 166.00
Duplex	\$ 243.00
Triplex	\$ 321.00
Multi-Unit (4+) base fee - \$ 166.00 plus	\$ 77.60 – per unit

The **City of Stockton Residential Rental Inspection Fee** also covers a four (4)-year period and must be paid in full, along with any other incidental fees, prior to receiving your final inspection.

Should you require additional information regarding the fees, please contact the Neighborhood Service Section at (209) 937-8815.



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Police Department: 22 E. Market Street • Stockton, CA • 95202 • (209) 937-8377 • [Send an E-Mail](#)



Stockton Police Department Neighborhood Services - Rental Inspection Ordinance (209) 937-8813

Police Dept Links

Police Programs

- Animal Control
- Community Policing
- Crime Stoppers
- Gang Unit
- Graffiti Abatement
- K-9 Unit
- Megan's Law Maps
- Missing Persons
- Neighborhood Svcs- Code Enforcement
- Senior Cadets
- V.I.P.S.
- Volunteers
- Y.A.N.A. for Seniors
- Youth Activities

Crime Prevention

- 9-1-1
 - Crime Prevention Programs
 - Neighborhood Watch
 - Alarms
 - Don't Get Conned!
 - Pyramid Schemes
-
- Sitemap
 - Site Search

On January 31, 2006, the Stockton City Council adopted Ordinance 003-06 regarding residential rental inspections, establishing a mandatory code compliance section for all rental units throughout the city of Stockton. The purpose of the Ordinance is to proactively identify blighted and deteriorated housing stock and ensure the rehabilitation or elimination of housing that does not meet minimum building or housing code standards and/or exterior or site maintenance standards. It is the goal of this program to create a healthy, safe, and crime-free environment, and further preserve and enhance the quality of life for residents living in residential rental units within the city of Stockton.



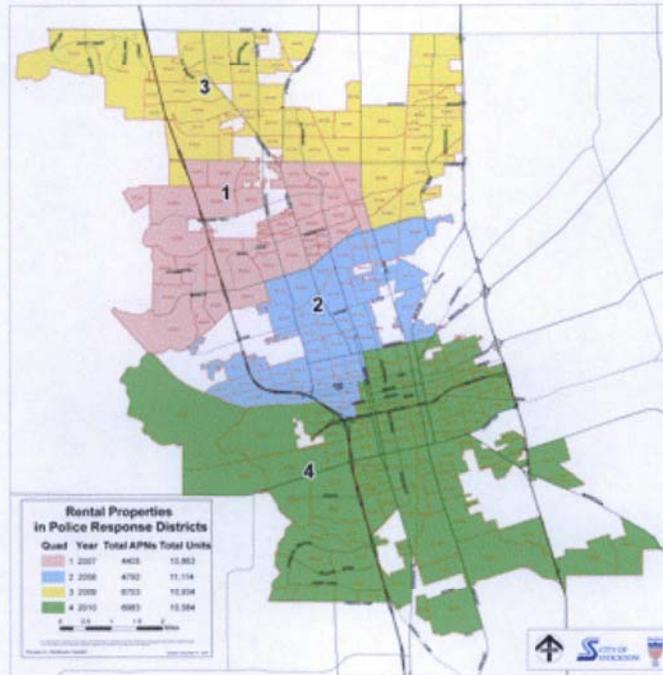
Neighborhood Services will roll out a four-year program for enforcing the Residential Rental Inspection Ordinance beginning in December 2006. During the first year (2007), 4,405 property owners will receive packets. This mailing will be sent to rental properties located west of West Lane, south of Hammer Lane, and north of March Lane to include the Brookside area (use this link or click on map below to enlarge). Please note the numbers on the map correspond to the months in 2007, when the properties may be inspected, (i.e., 1 = January, 2 = February, etc.).



All residential units within the city of Stockton shall be inspected at least once every four years by City of Stockton staff from the Neighborhood Services Section. The inspections will be conducted in all areas associated with the rental property including parking lots, driveways, landscaping, accessory structures, fences, walls, swimming pools, hot tubs, and spas. Hotels, motels, bed and breakfast

businesses, and similar occupancies are exempt from the Ordinance. Newly constructed multi-family residential units (four or more) are exempt for a period of five years from the date the Building Permit is finalized by the City of Stockton Building Division. Subsidized residential rental units are also exempt when they are inspected and pass an annual inspection by a governmental agency.

Following is a map depicting the quadrants of properties to be inspected for Years 2007 through 2010 (use this link or click on map below to enlarge [pdf]).



- The **pink area** is Quadrant 1 and those properties will be inspected in **2007**
- The **blue area** is Quadrant 2 and those properties will be inspected in **2008**
- The **yellow area** is Quadrant 3 and those properties will be inspected in **2009**
- The **green area** is Quadrant 4 and those properties will be inspected in **2010**

The Ordinance allows for a self-certification of qualified properties. The property owner or designated management entity inspects the property and certifies under penalty of perjury that the property meets the minimum code requirements as listed on the [Residential Rental Inspection Program Maintenance Standard Checklist](#).

The self-certification option benefits the property owner through reduced fees and fewer onsite inspections by City staff (see [Fee Schedule](#)). Property owners who do not wish to participate in the Self-Certification Program will receive a Notice of Intent to Inspect, at least 21 days prior to the inspection date.

Where code violations are identified as a result of the initial inspection, property owners will be given adequate time to correct the deficiencies, which will depend on the nature and number of violations. Normal compliance time ranges from 10 to 30 days. However, where a dangerous condition is found to exist, (e.g., hazardous electrical wiring or lack of adequate sanitation), corrections may have to be completed within 24 to 48 hours and, in rare cases, compliance procedures may result in the premises being vacated, utility services disconnected, and tenants relocated at the owner's expense until all violations have been abated.

For additional information, contact the Neighborhood Services Section of the Stockton Police Department, at (209) 937-8813.

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not associated with any item handed out by Ray T. the way.

OPEN FORUM

What's right with Sacramento

Hint: It has nothing to do with politicians

By Bill Stall

So where is the best place to live in America? This question seems to be an obsession with many Americans, judging by the number of surveys in magazines and other media outlets. Summer seems to be a popular time to pursue this passion.

The August issues of both "Outside" and "Money" magazines have new lists: In Outside it's "Where to Live Now, 30 of the Best Towns in America." Money's annual survey is titled "100 Great American Towns."

No. 1 by Outside's reckoning is Santa Cruz as "the epitome of the California beach lifestyle."

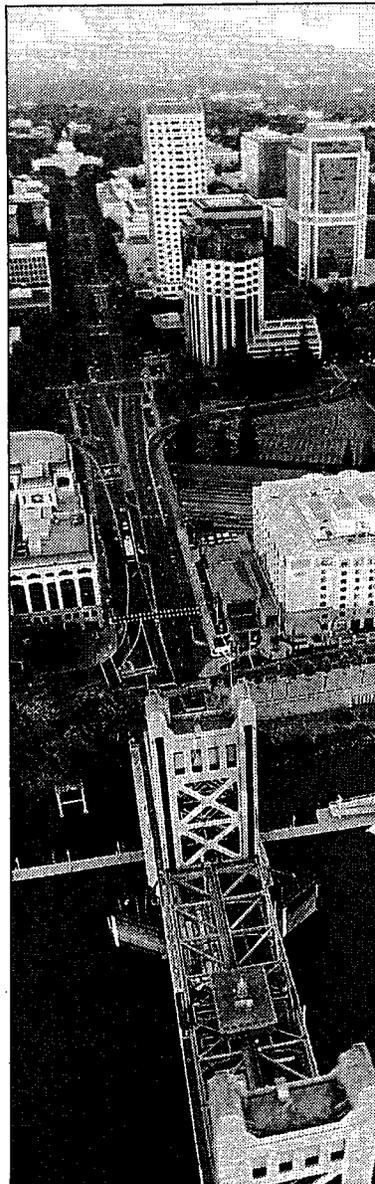
Money's top pick is Middletown, Wis., where one family found their children could "play with friends, go to school and bike to their heart's content." A major plus for Middletown is that it is only 7 miles outside Madison.

A year ago, Money selected Holland, Mich., as one of the top five places in which to retire — but Holland doesn't even make this year's list of 100. Money explained that it focused this year on smaller towns, up to 50,000 in population (still, Holland is only about 35,000). It judged places on the basis of jobs and the economy, housing affordability, ease of living, education, safety and diversity.

Of the 100, only nine were in California, led by Claremont at No. 5 and La Palma at No. 16. The Money Magazine picks tended to be suburban towns, many of them developed in recent years. But if Claremont is No. 5, shouldn't Redlands be far behind? Or Palo Alto or Eureka? Not even on the list.

Curiously, No. 74 and 77 are Granite Bay and El Dorado Hills, two rather newly developed Sacramento suburbs (in the Folsom area) that abut each other.

Outside's list includes Jackson, Wyo., Iowa City, Iowa, Bend, Ore.,



SCOTT SOMMERDORF / The Chronicle 2002

NO 1 CITY? Downtown Sacramento as viewed from the Tower Bridge.

from Lake Tahoe. This is a hangover from half a century ago.

It is hot, not humid. Some still deride Sacramento as "Sacatomato," even though the town's economy now is based heavily on service and high-tech industries. It's gotten a little big and sprawly with a metro population of about 1.8 million, but some of the sprawl areas are the most popular, including newly affluent Folsom and Roseville.

But look what it does have: Two major universities (Sacramento State and UC Davis), a mild Mediterranean climate, plentiful medical facilities, a slew of sophisticated new restaurants, one of the nation's premier state capitol buildings, the Sacramento Kings basketball team and the AAA Sacramento River Cats baseball team, plenty of cultural facilities including symphony orchestras, opera and traveling Broadway theater. It's a city with lots of history known for its trees. Two rivers run through it, the Sacramento and American.

Sacramento's used to getting the back-of-the hand compliment that it was near places that were far more interesting. Judging by Money, Outside and others, that's now a plus in rating places to live.

Within roughly 90 minutes of driving, Sacramento has Lake Tahoe, some of the best ski areas in America, Napa Valley, San Francisco, Point Reyes, Muir Woods, the Mother Lode country filled with historic mining towns, house boating and fishing in the Sacramento-San Joaquin Delta, surfing at Mavericks at Half Moon Bay (match that, Santa Cruz!), some of the nation's best whitewater rafting on the American River, rock climbing and sailing.

Both Lassen and Yosemite national parks are within three hours or so. The Sacramento area economy continues to boom. Housing can be expensive, but still is moderate compared with many other California cities and towns. All in all, a pretty im-

I happen to live in Sacramento, which rarely makes any list of best places. My wife and I have talked of moving some place with lower hous-