



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

**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

# Agenda

**Tuesday, March 14, 2006**

**City Hall-915 I Street, 1<sup>st</sup> Floor Council Chamber**

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

**CHARTER OFFICERS**

Eileen Teichert, City Attorney  
Shirley Concolino, City Clerk  
Ray Kerridge, City Manager  
Tom Friery, City Treasurer

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## 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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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, 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

## Closed Session

2. Public Comment- (3 minutes maximum)
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

## Regular 2:00 p.m. Session -Cancelled.

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

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

4. Closed Session Report
5. Special Presentations/General Communications
  - a) Downtown Partnership Guides Resolution

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.

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.

[Consent Calendar](#) (continued from previous page)

- 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.
- 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.
- 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.
- 10. Contract: Colonial Heights Street Improvements Project (PN: RR21)**  
**Location:** 50<sup>th</sup> Street between 14<sup>th</sup> Avenue and 15<sup>th</sup> Avenue (District 5)  
**Recommendation:** Adopt a 1) Resolution 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:** Famarz Ansari, Associate Civil Engineer, (916) 808-1166, Tim Mar, Supervising Engineer, (916) 808-7531, Department of Transportation.
- 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. for the project regarding reuse of the Trapshooting Club for commercial purposes.  
**Contact:** Jim Rinehart, City Division Manager, (916) 808-5054, Denis Malvetti, Economic Development Project Manager, (916) 808-2796, Economic Development.

Consent Calendar (continued from previous page)

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.
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.
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.
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.

Consent Calendar (continued from previous page)

**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

**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.

**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

**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.

Consent Calendar (continued from previous page)

20. **(Redevelopment Agency) 4<sup>th</sup> Avenue Lofts**

**Location:** 3516 4<sup>th</sup> Avenue (corner of 4<sup>th</sup> Avenue and 35<sup>th</sup> 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.

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 Maintenance 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.

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.

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.

**Public Hearing**(continued from previous page)

**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.

**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.

**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.

**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.

### Staff Reports (continued from previous page)

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

### 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.

### Public Comments- Matters Not on the Agenda

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

### Adjournment