



OFFICE OF THE  
CITY CLERK

CITY OF SACRAMENTO  
CALIFORNIA

INTERIM CITY HALL  
ROOM 211  
730 I STREET  
SACRAMENTO, CA  
95814-2671

CITY CLERK  
Shirley Concolino

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[www.cityofsacramento.org](http://www.cityofsacramento.org)

May 11, 2005

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: APPROVAL OF WEEKLY MINUTES**

**LOCATION AND COUNCIL DISTRICT:** All.

**RECOMMENDATION:** Approve Minutes for the afternoon and evening sessions of May 3, 2005.

**CONTACT PERSON:** Shirley Concolino, City Clerk, (916) 808-5442

**FOR MEETING OF:** May 17, 2005

**FINANCIAL CONSIDERATIONS:** None.

**ENVIRONMENTAL CONSIDERATIONS:** None.

**POLICY CONSIDERATIONS:** None.

**ESBD CONSIDERATIONS:** Not Applicable.

Respectfully Submitted:

Shirley Concolino, City Clerk

Attachments:  
Minutes for May 3, 2005 Pgs: 3 (Top Corner)





CITY OF SACRAMENTO

# ***MINUTES***

THE CITY COUNCIL WELCOMES YOU

to the

**CITY COUNCIL MEETING - 2:00 P.M.**

**Interim City Hall - 730 I Street,  
First Floor, Council Chambers**

**May 3, 2005**

**-- NOTICE TO THE PUBLIC --**

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**Concurrent Regular Meetings of  
Sacramento City Council  
Redevelopment Agency of the City of Sacramento  
Housing Authority of the City of Sacramento  
Economic Development Commission  
Sacramento City Financing Authority**

**HEATHER FARGO, Mayor**

**RAYMOND L. TRETHERWAY III (D-1)**

*Vice-Mayor*

**SANDY SHEEDY (D-2)**

*Councilmember*

**STEVE COHN (D-3)**

*Councilmember*

**ROBERT KING FONG (D-4)**

*Councilmember*

**LAUREN HAMMOND (D-5)**

*Councilmember*

**KEVIN MCCARTY (D-6)**

*Councilmember*

**ROBBIE WATERS (D-7)**

*Councilmember*

**BONNIE PANNELL (D-8)**

*Councilmember*

**Charter Officers**

*Samuel Jackson  
City Attorney*

*Shirley Concolino  
City Clerk*

*Robert Thomas  
City Manager*

*Thomas Friery  
City Treasurer*

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**NOTICE**

(Government Code Section 54954.2, The Brown Act)

The numbered items on this agenda give a brief general description of each item of business to be transacted or discussed at this meeting. The recommendations of the staff, as shown, do not prevent the City Council from taking other action.

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**CALL TO ORDER-2:10 p.m.**

**ROLL CALL- All present.**

**CLOSED SESSION REPORT- None.**

**1.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS**

1.1 Annual phone book collection school presentation check awards.

**ACTION:** Presented by Harold Duffy

**2.0 CONSENT CALENDAR (ITEMS 2.1 THROUGH 2.15)**

**ACTION:** All items adopted in one motion except as indicated.

**VOTING RECORD:** Moved: Waters Seconded: Cohn  
**AYES:** Cohn, Fong, Hammond, McCarty, Pannell,  
Sheedy, Waters, Tretheway, Mayor Fargo

SHRA

2.1 BEGIN program applications. (D-All)

- A) Submit applications to the California Department of Housing and Community Development (HCD) for funding under the Building Equity and Growth in Neighborhoods Program (BEGIN);
- B) Execute standard agreements and all related documents necessary to participate in the program;
- C) Adopt the BEGIN Program Guidelines as adopted as amended by HCD on March 4, 2005;
- D) Adopt local BEGIN Mortgage Assistance Underwriting Guidelines for administration of the program; and
- E) Amend Agency budget as funds are awarded.

**RECOMMENDATION:** A-E) Adopt City Resolution.

**ACTION:** A-E) CC2005-285

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City Council

2.2 Approve the City Council minutes for the afternoon and evening sessions of April 19, 2005. (D-All)

**RECOMMENDATION:** Approve minutes.

**ACTION:** Minutes approved

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- 2.3 Confirmation of the following appointments: Stockton Boulevard Redevelopment Advisory Committee – Barbara Brown and Dawna Mitchell under Category A [Residential Owner Occupants], Cheryl Martin under Category B [Residential Tenants], Elgin Bradley under Category C [Business Owner], and May Lee under Category D [Community-based organization]. [Appointments made on 4-19-05] (D-5)

**RECOMMENDATION:** Confirm appointments.

**ACTION:** Confirmed appointments.

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- 2.4 Memorial Auditorium Stage Renovation Project (PN:PC31), located at 1515 J Street. (Requires two-thirds vote) (D-3)

- A) Suspend competitive bidding for the renovation of the stage grid and fly system;
- B) Accept the bid and award the contract to C & C Construction in the amount not to exceed \$714,111;
- C) Authorize the City Manager to execute a contract for the project; and
- D) Transfer monies from existing Capital Improvement Projects into the Stage Project PC31 to appropriate adequate funding for this project.

**RECOMMENDATION:** A-D) Adopt Resolution awarding contract.

**ACTION:** A-D) CC2005-286 CO2005-045

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- 2.5 Notification of Final Map and Subdivision Improvement Agreement for Coral Business Center (P99-072), located Northwest corner Truxel Road and Gateway Park Boulevard. (D-1)

**RECOMMENDATION:** Receive and file.

**ACTION:** Received and filed.

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- 2.6 Quail Park (PN: LU56), located at 3441 Colchester Avenue. (D-1)

- A) Approve the name Quail Park;
- B) Approve the Park Master Plan; and
- C) Consider the Cambay West PUD Negative Declaration as amended by the addendum.

**RECOMMENDATION:** A-C) Adopt Resolution.

**ACTION:** A-C) CC2005-287

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- 2.7 Authorize the City Manager to execute Supplement No. 3 to City Manager Agreement 2001-133 with The Fransen Company for an additional \$90,000, for a total contract amount of \$285,900. This is for additional consulting services related to ongoing retail recruitment in downtown Sacramento and assistance with the evaluation and negotiations for the upcoming K Street Request for Proposals responses. (D-1)

**RECOMMENDATION:** Adopt Resolution.

**ACTION:** CC2005-288

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- 2.8 Transportation Development ACT (TDA) claim packet for various bicycle and pedestrian facilities for the Fiscal Year 2004-2005. (D-All)

A) Authorize the City Manager to execute the Transportation Development Act claim for fiscal year 2004-2005;

B) Apply to the Sacramento Area Council of Governments (SACOG) for reimbursement of Transportation Development Act (TDA) funds for various bicycle and pedestrian facilities for fiscal year 2004-2005.

**RECOMMENDATION:** A-B) Adopt Resolution.

**ACTION:** A-B) CC2005-289

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- 2.9 Award the 911 Telephone System contract to Verizon Select Services Inc., and accept state funding of \$1,440,000 for the 911 Dispatch and Training Facility (PN: EC21), located at 7399 San Joaquin Street. (D-6)

**RECOMMENDATION:** Adopt Resolution.

**ACTION:** CC2005-290

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- 2.10 Authorize the City Manager to execute a consultant and professional services agreement with MuniFinancial in an amount not to exceed \$1,000,000 to provide District Administrative Services for the City's 1915 Act Assessment Districts, Mello-Roos Community Facility Districts and Maintenance Districts. (D-All)

**RECOMMENDATION:** Adopt Resolution approving agreement.

**ACTION:** CC2005-291 AG2005-045

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- 2.11 Authorize the City Manager to execute consultant and professional services agreements with Macias, Gini and Company LLP in the total amount of \$223,636, to conduct the City's independent financial and compliance audits for the fiscal year ending June 30, 2005. (D-All)

**RECOMMENDATION:** Adopt Resolution approving (2) agreements.

**ACTION:** CC2005-292 AG2005-046 AG2005-047

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- 2.12 Support a Stream Bank Protection Project at Sand Cove Park, located at 2005 Garden Highway. (D-1)

- A) Authorize the City Manager or designee to enter into agreements with U.S. Army Corps of Engineers (Corps), Sacramento Flood Control Agency (SAFCA) and the Reclamation District No. 1000 (RD1000) to provide for project cost sharing and cooperation in project design and execution;
- B) Establish a Capital Improvement Project (CIP) for Sand Cove Stream Bank Protection (PN: LK77) for payments to the Corps for the required minimum 35% non-Federal local share of total project costs; and
- C) Transfer the City's non-Federal cost share minimum currently estimated at \$142,000, from the Regional Parks and Parkways Capital Improvement Project (PN: LV82) to the project.

**RECOMMENDATION:** A-C) Adopt Resolution.

**ACTION:** A-C) CC2005-293

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- 2.13 Notification of Final Map and Subdivision Improvement Agreement for the Natomas Park Commons (P03-091), located at the West Side of Maybrook Drive at Club Center Drive. (D-1)

**RECOMMENDATION:** Receive and file.

**ACTION:** Received and filed.

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- 2.14 Power Inn Road Maintenance District, located at Power Inn Road from 14<sup>th</sup> Avenue to the Regional Transit lightrail overcrossing. Initiate annual proceedings FY2005/06. (D-6)

- A) Direct filing of Annual Report for FY 2005/06 for the District; and
- B) Approve Engineers Report and Intention to Order Maintenance of Improvements for FY 2005/06 for the District and set a public hearing for May 24, 2005.



**RECOMMENDATION:** A) Adopt Resolution.  
B) Adopt Resolution.

**ACTION:** A) CC2005-294 B) CC2005-295

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2.15 Notification of Final Map and Subdivision Improvement Agreement for the Sheldon Whitehouse Phase 1 (P02-083), located Northeast corner Sheldon Road and Whitehouse Road. (D-8)

**RECOMMENDATION:** Receive and file.

**ACTION:** Received and filed.

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### 3.0 PUBLIC HEARING

3.1 Extend for an additional 30 days the interim authorization established on April 5, 2005 by Resolution 2005-223, which increased Habitat Conservation Fees in North and South Natomas from \$16,124 to \$24,897 per gross acres of development. (The April 5, 2005 urgency measure is only valid for 1 30-day period) (*Four-fifths vote required*) (Noticed on 4-18-05) (D-1)

**RECOMMENDATION:** Close hearing;  
Adopt Resolution.

**ACTION:** Hearing closed CC2005-296

**VOTING RECORD:** Moved: Tretheway Seconded: Hammond  
**AYES:** Cohn, Fong, Hammond, Pannell, Sheedy,  
Waters, Tretheway, Mayor Fargo

**ABSENT:** McCarty

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3.2 Approve vacation [ abandonment] of a portion of the alley east of 39<sup>th</sup> Street between T Street and U Street – Vacation Proceeding No. VP04-08. (Noticed on 4-22-05 and 4-29-05) (D-6)

**RECOMMENDATION:** Close hearing; Adopt Resolution.

**ACTION:** Continued to May 31, 2005 at the request of Councilmember McCarty.

**VOTING RECORD:** Moved: Hammond Seconded: Fargo  
**AYES:** Cohn, Fong, Hammond, Pannell, Sheedy,  
Waters, Tretheway, Mayor Fargo

**ABSENT:** McCarty

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3.3 Applicant appeal of Del Paso In-N-Out (P04-107), located at the Southwest corner of Del Paso Road and East Commerce Way, North Natomas.(Noticed on 4-21-05) (D-1)

- A) Environmental Determination: Exempt (CEQA Guidelines Section 15303);
- B) Special Permit to allow the construction of a 3,220± square feet In-N-Out restaurant on 1.2± acres Highway Commercial (HC-PUD) zone;
- C) Special Permit for a drive-through facility located on the 1.2± acres site for a 3,220± sq.ft.fast food restaurant in the Highway Planned Unit Development (HC-PUD) zone.

**RECOMMENDATION:** A-C) Close hearing; Adopt Resolution

**ACTION:** A-C) Hearing closed; CC2005-297

**VOTING RECORD:** Moved: Tretheway Seconded: Sheedy  
**AYES:** Cohn, Fong, Hammond, McCarty, Pannell,  
Sheedy, Waters, Tretheway, Mayor Fargo

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3.4 North End Lofts II (P04-228), located at 308 14<sup>th</sup> Street – Amendment to the Central City Community Plan land use map and rezone of 0.4+/- acres to Multi-Family Residential.(Noticed on 4-21-05; PFP'd on 4-26-05, item 2.11)(D-3)

- A) Environmental Determination: Exempt CEQA Guidelines Section 15332;
- B) Community Plan Amendment of 0.4+/- acres from Industrial to Multi-Family Residential;
- C) Rezone of 0.4+/- acres from the Light Industrial (M-1) to the Multi-Family Residential (R-3A) zone.

**RECOMMENDATION:** Close hearing;

- A) Adopt staff recommendation.
- B) Adopt Resolution.
- C) Adopt Ordinance.

**ACTION:** Public testimony by Ron Volex, Real Estate Manager on behalf of Applicant. Hearing closed; Staff recommendation adopted.

A) CC2005-298 C) OR2005-035

**VOTING RECORD:** Moved: Cohn Seconded: Pannell  
**AYES:** Cohn, Fong, Hammond, McCarty, Pannell,  
Sheedy, Tretheway, Mayor Fargo  
**ABSENT:** Waters

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3.5 Sheldon Farms rezone (P04-118), located on the northwest corner at the intersection of Sheldon and Lewis Stein roads. (Noticed on 4-20-05, PFP'd 4-26-05, item 2.10) (D-8)

- A) Environmental Determination: Mitigated Negative Declaration;
- B) Mitigation Monitoring Plan;
- C) Inclusionary Housing Plan;
- D) Rezone of 19.5+ acres from the Rural Estates One Residential I Unit per Four Acres (RE 1.4) to the Standard Single-Family review (R-1-R) zone.

**RECOMMENDATION:** Close hearing;  
A-B) Adopt Resolution.  
C) Adopt Resolution.  
D) Adopt Ordinance.

**ACTION:** Hearing closed;  
A-B) CC2005-299 C) CC2005-300  
D) OR2005-036

**VOTING RECORD:** Moved: Pannell Seconded: Waters  
**AYES:** Cohn, Fong, McCarty, Pannell, Sheedy,  
Waters, Tretheway, Mayor Fargo  
**ABSENT:** Hammond

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#### 4.0 STAFF REPORTS

4.1 Authorize the City Manager to purchase self-contained breathing apparatus from Fisher Scientific, LLC, through the United States Department of Homeland Security's Equipment Purchase Assistance Program in the total amount of \$3,300,000. (D-All)

**RECOMMENDATION:** Adopt Resolution.

**ACTION:** CC2005-301

**VOTING RECORD:** Moved: Cohn Seconded: Sheedy  
**AYES:** Cohn, Fong, Hammond, McCarty, Pannell,  
Sheedy, Waters, Tretheway, Mayor Fargo

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4.2 Neighborhood Watch Program.(D-All)

- A) Neighborhood Watch Program and its effectiveness in crime reduction; and
- B) The use of lighting mechanisms to reduce or prevent crime.

**RECOMMENDATION:** For Council information only.

**ACTION:** Received and filed.

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4.3 Police diversity recruitment and hiring status. (D-All)

- A) The Sacramento Police Department's commitment to recruiting and hiring a diverse work force; and
- B) The current status of the Sacramento Police Department's diversification.

**RECOMMENDATION:** A-B) For Council information only.

**ACTION:** Public testimony by Clara McKeithern. Received and filed.

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**5.0 SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA)**

None

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**6.0 REGIONAL ISSUES**

None

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**7.0 CITIZENS ADDRESSING COUNCIL (MATTERS NOT ON THE AGENDA)**

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**8.0 COUNCIL IDEAS, QUESTIONS AND ANNOUNCEMENTS**

None.

**ADJOURNMENT** at 4:12 p.m.



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**CALL TO ORDER** -7:07 p.m.

**ROLL CALL**- All present.

**PLEDGE OF ALLEGIANCE** led by Councilmember Hammond.

## **9.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS**

None.

## **10.0 PUBLIC HEARING**

10.1 Appeal of Riverdale North (P02-138), located South of San Juan Road, West of Interstate 5, North of Interstate 80. (Noticed on 4-22-05, PFP'd on 4-26-05, item 2.12) (D-1)

- A) Environmental Determination: Mitigated Negative Declaration;
- B) Mitigation Monitoring Plan;
- C) Inclusionary Housing Plan;
- D) General Plan Amendment amending 48.5± acres of Mixed Use and 9.4± acres of Community/Neighborhood Commercial and Office to 12.7± acres of Low Density Residential, 33.9± acres of Medium Density Residential, 4.7± acres of Community/Neighborhood Commercial and Offices, and 6.6± acres Parks, Recreation and Open Space;
- E) Community Plan Amendment amending 48.5± acres of Employment Center 50, and 9.4± acres of Village Commercial to 46.6± acres of Medium Density Residential, 4.7± acres of Village Commercial, and 6.6± acres of Parks/Open Space;
- F) Rezone of 48.5± acres of Employment Center 50 PUD (EC-50 PUD) zone and 9.4± acres of Limited Commercial PUD (C-1-PUD) zone to 12.7± acres of Single Family Alternative PUD (R-1A PUD) zone, 22.5± acres of Multi-Family PUD (R-2A PUD) zone, 11.4± acres of Multi-Family PUD (R-2B PUD) zone, 4.7± acres of Limited Commercial PUD (C-1 PUD) zone, and 6.6± acres Agriculture-Open Space PUD (A-OS-PUD) zone;
- G) Planned Unit Development Guidelines Amendment to include development standards for alternative single family residential within the Riverview/Parkview Planned Unit Development;
- H) Planned Unit Development Schematic Plan Amendment to re-designate the uses on the property to include 537 single family residential units and a recreation center on 46.6± acres, a 4.7± acre Village Commercial parcel, a 3.6± acre park site and 3.0± acres of open space within the Riverview/Parkview Planned Unit Development;
- I) Tentative Map to subdivide four parcels into 537 single family lots, 1 village commercial lot, 1 park lot, 1 recreation center lot, 1 open space lot, 13 landscape lots, and 12 private drive/public utility easement lots;

- J) Subdivision Modifications to allow non-standard elbow design on a street, dead-end streets, non-standard intersections, a ten foot radius corner, private streets, lots with less than 20 feet of street frontage, and thru lots;
- K) Special Permit to construct 537 residential dwelling units on 46.6± acres in the Single Family Alternative PUD (R-1A PUD), Multi-Family PUD (R-2A PUD) and Multi-Family PUD (R-2B PUD) zones; and
- L) Revocation of Special permit to revoke the Buchman Circle Apartment Special Permit (P02-076) approved on August 14, 2003.

**RECOMMENDATION:** Close hearing;

- A-B) Adopt Resolution.
- C) Adopt Resolution.
- D) Adopt Resolution.
- E) Adopt Resolution.
- F) Adopt Ordinance.
- G-H) Adopt Resolution
- I-L) Adopt Resolution.

**ACTION:** Public testimony by Tina Thomas; Alan Worthy; Ken Stevenson; Earl Withycombe; Barbara Graichen; Mike Thompson; Sue Thompson; Judah Grossman. Hearing closed;

A-B) CC2005-302	C) CC2005-303
D) CC2005-304	E) CC2005-305
F) OR2005-037	G-H) CC2005-306

I-L) CC2005-307 as amended to allow the use of traffic round-a-bouts; to require HOA board members be residents of Riverdale North Subdivision; to include an anti-speculation clause; applicant shall plant trees to the maximum extent possible along the Reclamation District 1000 canal; and applicant shall comply with Sacramento Metropolitan Air Quality Management District's Land Use Emission Reduction Plan.

**VOTING RECORD:** Moved: Tretheway Seconded: Fong

**AYES:** Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Waters, Tretheway, Mayor Fargo



## 11.0 STAFF REPORTS

11.1 911's Emergency Telephone Notification System (ETNS) to be funded by UASI Grant Funds (G457) (*Requires two-thirds vote*) (D-All)

- A) Suspend formal competitive bidding for the purchase of the system;
- B) Authorize the purchase and installation of the system from Reverse 911 in the amount of \$103,252; and
- C) Authorize the purchase of an additional 2-years of support services and updates for \$21,000.

**RECOMMENDATION:** A-C) Adopt Resolution.

**ACTION:** A-C) CC2005-308

**VOTING RECORD:** Moved: Sheedy Seconded: Cohn  
**AYES:** Cohn, Fong, Hammond, McCarty, Pannell,  
Sheedy, Waters, Tretheway, Mayor Fargo

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11.2 Approve the definitions for the Core Values of "Fiscal Responsibility" and "Accountability" and recommends that the Mayor and City Council receive and file a progress update on the City's strategic plan and its strategic objectives. (D-All)

**RECOMMENDATION:** Adopt Resolution as amended.

**ACTION:** CC2005-309

**VOTING RECORD:** Moved: Fong Seconded: Waters  
**AYES:** Cohn, Fong, Hammond, McCarty, Pannell,  
Sheedy, Waters, Tretheway, Mayor Fargo

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11.3 Raley Boulevard and Ascot Avenue Public Improvements and Agreement with Frito-Lay North America. Inc. (D-2)

- A) Approving the transfer of \$610,000 from the Transportation Economic Development Project (TP05, Fund 201 - \$600,000 and Fund 209 - \$10,000) to the Raley/Ascot Street Improvement Project (TU81).
- B) Approve the transfer of \$50,678 from the Utilities Economic Development Project (ZO01, Fund 413) to the Raley/Ascot Improvement Project (XO03); and
- C) Authorize the city Manager to execute a public improvement and reimbursement agreement with Frito-Lay, North Inc.

**RECOMMENDATION:** A-C) Adopt Resolution approving agreement.

**ACTION:** A-C) Intent motion to return to a future Consent Calendar to adopt agreement.

**VOTING RECORD:** Moved: Sheedy Seconded: Waters  
**AYES:** Fong, Hammond, McCarty, Pannell, Sheedy, Waters, Tretheway, Mayor Fargo  
**ABSTAIN:** Cohn recused for conflict of interest.

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**12.0 SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA)**

None.

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**13.0 REGIONAL ISSUES**

None.

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**14.0 CITIZENS ADDRESSING COUNCIL (MATTERS NOT ON THE AGENDA)**

14.1 R Singh- Problems with vacant lots

14.2 Bill Grant-Senior Issues

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**15.0 COUNCIL IDEAS, QUESTIONS AND ANNOUNCEMENTS**

15.1 Councilmembers McCarty and Hammond requested a Report Back on the City's system for mailings.

15.2 Community events announced by:

- A) Councilmember Pannell- District 8
- B) Councilmember Cohn- District 3
- C) Councilmember Tretheway- District 1
- D) Councilmember McCarty- District 6
- E) Councilmember Fong- District 4
- F) Councilmember Hammond- District 5
- G) Mayor Fargo- Citywide

**ADJOURNED** at 10:13 p.m. in memory of Laurie Pague.