

MINUTES

OF THE

**SACRAMENTO CITY COUNCIL
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
HOUSING AUTHORITY OF THE CITY OF SACRAMENTO
ECONOMIC DEVELOPMENT COMMISSION
SACRAMENTO CITY FINANCING AUTHORITY**

REGULAR MEETING

JUNE 30, 1998

CALL TO ORDER

The Regular Meeting of the Sacramento City Council was called to order by Mayor Serna at 7:10 p.m. on the above date in the City Council Chamber located at 915 I Street.

ROLL CALL

Present: Councilmembers Cohn, Fargo, Hammond, Kerth, Steinberg, Yee and Mayor Serna

Absent: Councilman Waters

PLEDGE OF ALLEGIANCE was led by Mayor Serna

Valerie Burrowes, City Clerk administered the oath of office to Bonnie Pannell, Councilwoman, District 8.

9.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

9.1 Resolution recognizing Dan White, Headmaster of Country Day School. (D-3)

Mayor Serna presented the resolution.

9.2 Resolution recognizing a "Hang In There" award to Thompson Funeral Home, Inc. on its 50th Anniversary.

Presentation of this award was continued.

10.0 PUBLIC HEARINGS

10.1 *Newton Booth Annex Office Project* (P97-004), located at the south east corner of 27th & V Streets, APN: 010-0187-001 through 005 & 007. [Item originally heard 10/28/97 - an intent motion was adopted with conditions; item returned 4/21/98 and was continued to 5/26/98 and continued from 5/26/98 to this evening] (D-4)

- A. Appeal of the Planning Commission's denial of various entitlements for the development of a 20,000 square foot office building.
1. Plan Review of a 20,000 square foot office building in the proposed Office Building Special Planning District (OB SPD) zone;
 2. Special Permit to exceed the maximum office parking ratio of 1:400 to allow a ratio of 1:270;
 3. Variance to reduce the maneuvering area for 45 degree standard parking space from 14 feet to 12 feet;
 4. Variance to allow three attached signs for an office project in the Office Building Special Planning District (OB{SPD}) zone;
 5. Variance to allow two freeway oriented signs for an office project in the Office Building Special Planning District (OB{SPD});
 6. Lot Line Merger merging six parcels and a portion of the alley into one parcel totaling 0.6± acres in the proposed Office Building Special Planning District (OB{SPD}) zone.
- B. Various entitlements to develop a 20,000± square foot office building in the proposed Office Building Special Planning District (OB{SPD}) zone:
1. Negative Declaration;
 2. Mitigation Monitoring Plan;
 3. Community Plan Amendment amending the land use designation for 0.6± acres from Low Density Residential to Office;
 4. Rezone 0.6 developed acres from Single Family or Two Family Special Planning District (R-1B SPD) to Office Building Special Planning District (OB SPD) zone.
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Bruce Bell, representing the applicant, stated that because of opposition, this project will not be pursued. The properties will be donated to a non-profit housing development organization as soon as possible.

Mayor Serna spoke on the need to get the residential units restored and back on the market quickly. He asked for a report back on August 17th.

Public Testimony:

Steve Kayner, neighbor, reported that the houses are not secured and there are people there nearly every night. The City has not followed up on complaints.

Lynn Dunbar, Wynn Park Capital Neighborhood Association, stated that security needs to go in tomorrow.

Ken Wemmer, of the Neighborhood Association Advisory Group, and Karen Jacques, President of Winn Parks Association, stated that the transfer should take place in two weeks. The City should enact sanctions if there is delay in the transfer. The City's Code enforcement has been a failure.

Brooks Truitt, of SOC, called the problem "created blight" and asked how it could be prevented in the future.

Mr. Bell assured the Council that he would have the property manager start securing the property first thing tomorrow.

A motion was made by Councilman Yee and seconded by Councilwoman Fargo to rescind the Council's intent motion to approve the application. The motion passed 8-0 with a roll call vote with Councilman Waters absent.

A motion was made by Councilman Yee and seconded by Councilman Cohn to accept and approve the letter of withdrawal effective 7/13/98. The motion included having the SHRA contact the new owners to assist rehabilitation and a report back to Council regarding status on 7/21/98. The motion passed 8-0 with a roll call vote with Councilman Waters absent.

10.2 Perry PUD - South Natomas rezone (P97-118) (PFD'd 6-23-98) (D-1)

A motion was made by Councilwoman Fargo and seconded by Councilwoman Hammond to continue this issue to July 21, 1998. The motion passed 8-0 with a roll call vote with Councilman Waters absent.

11.0 STAFF REPORTS

11.1 William Land Golf Course Partnership Agreement: (D-4)

- A. Execute a partnership agreement with Sacramento Area Youth Golf (SAY Golf) for the operation and management of William Land Golf Course
- B. Execute lease amendment No. 5 to City Agreement #91-132 with American Golf Corporation (AGC), and lease agreement No. 2 to City Agreement #91-192 with Eurest Dining Services allowing their withdrawal from contracted services for golf professional and restaurant services.

Ann Weaver, Golf Manager, gave the background for the item. The City's Golf division is facing financial challenges. The best solution for William Land Golf Course is to turn it over to be managed and operated by a non-profit group, Sacramento Area Youth Golf (SAY Golf). As a non-profit organization, SAY Golf will have the ability to attract private and corporate donations, sponsorships, and grants to subsidize operations, capital improvements, and programming costs. A learning center will be constructed by SAY Golf to promote player development programs for youth and adults.

Meetings, facilitated by the Sacramento Mediation Center, were scheduled with stakeholders and City Staff to discuss the golf learning area and allow for public input. The group reached agreement at the first meeting and decided no additional meetings were required for them at this stage.

The proposal is on a tight time line due to financing considerations.

Sharon Shadine, President of Capital City Golf Historians, stated that the Land Park Golf Course is an important part of Sacramento's golf history. Founded in 1924, it was the area's first golf course and should be preserved.

Ken Morton, Manager of the William Land Golf Course, stated that the grant funding from USGA and PGA Tour is at risk unless the contract can be signed.

Don Orpeza, President of the Latino Junior Golf Association (LJGA), stated that Sacramento needs places for kids to learn to play golf. LJGA focuses on children from inner city schools. He supported the project.

Mayor Serna explained that the transfer is necessary because Land Park cannot compete with the other, newer golf courses being built. The City cannot afford to run the golf course or pay for the capital improvements needed. The goal is to save the facilities and keep the golf course in operation. It is part of a trend as the Zoo and Fairytale Town are also run by non-profit organizations.

At Councilman Steinberg's request Ms. Weaver described the points of controversy:

- Can a specific height limit on the fence for the learning center be set?
- Can funds from the golf course go into the park fund?
- Can more public input be received before the project is approved?

Mr. Morton described the proposed learning center. It would be available for program use only, with 15 hitting stations and 3 small holes. It would encompass 5 acres of what is now open park space and will teach rules of golf, golf etiquette, and short game skills. The learning center will be a vehicle to bring in new groups and funding.

Councilwoman Fargo confirmed that there had been no public meetings regarding the learning center.

Vic Edmisten, Parks Manager, stated that the Land Park Master Plan is scheduled to come to a workshop in August, but the learning center is not part of the Master Plan.

Councilwoman Fargo stated that the Citizens Advisory Committee (CAC) should be involved since Land Park is a regional facility.

Ms. Weaver responded that the issue was on the agenda of the July 2nd CAC meeting and that staff could report back to Council if there is controversy.

Public Testimony:

Adrian Randolph, of "SAY Golf" and Land Park resident, stated he had watched Land Park Golf Course deteriorate. SAY Golf's participation will help the course and the neighborhood. It is a great program.

Carolyn Baker, Chair of the Citizens Advisory Committee for Parks and Recreation (CAC), asked for a postponement until the CAC meeting and public review can take place. She stated that she was a golfer and personally supported the proposal. However, CAC needs to be involved and there are still unresolved issues.

Ms. Weaver responded that staff and SAY Golf did not reach this agreement until after CAC's June meeting. There was no intent to bypass CAC's input.

Councilman Kerth stated how awkward the situation was. The Council needs CAC's advisement, yet no one wants this window of opportunity to be lost. He suggested Council approval subject to CAC's approval.

Councilmen Steinberg agreed, saying the fence height and the transfer of funds to the General Fund can be removed from the contract and decided later.

Mayor Serna stated he thought the mitigation for the 5 acres of lost park open space should also be addressed in the CAC meeting.

Steve Kahn, of the Land Park Community Association (LPCA), stated that the specifics of this project are not known. LPCA approved it in good faith.

Luree Stetson, of the Land Park Community Association, and Roxanne Miller, supported the project.

Steve Gould stated that the neighborhood associations need to be involved.

Mayor Serna stated that SAY Golf will not have to pay the franchise fees to the City General Fund. If the golf course is lost, the franchise fees will be lost anyway. No cost will be required of a non-profit agency.

Councilman Cohn made a motion to approve Agreement AG98-114 subject to conditions:

1. CAC approval or conditional approval so long as conditions are non-substantial, with no additional costs, and the basic project is not changed.
2. If CAC rejects or changes the agreement substantially, staff is to return to Council on 7/21
3. CAC will address LPCA's issues except mitigation of funds.
4. Staff will report back to Council on mitigation of funds or additional revenues
5. Language will be added to Exhibit C that allows for other golf-related improvements over the next 30 years.
6. If #1 is not approved, #2 and #2 are nullified

Councilman Yee seconded the motion. The motion passed 8-0 by voice vote with Councilman Waters absent.

RESOLUTION NO. 98-350 APPROVING AG 98-114

RESOLUTION ADOPTING WILLIAM LAND GOLF
PARTNERSHIP AGREEMENT

- 11.2 Resolution of Intention to abandon a portion of an ally bounded by V Street, W Street east of 27th Street; Abandonment Proceeding No. AP97-05. (D-4)
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This item was withdrawn.

- 11.3 Adoption of the 1998-99 Budget. (D-ALL)
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Betty Masuoka, Deputy City Manager, presented the budget report. The changes made by the Council to the General Fund budget netted an increase of \$183,000 and added 5 staff positions. The Council's \$250,000 addition to the Convention Center Budget had no net change due to increased revenue. The table on page 3 identifies priority transportation projects to be funded later.

Councilman Cohn moved adoption of the budget with one condition: that all future staff reports clearly address all financial impacts.

Public Testimony:

Mike Barnbaum, CSUS representative on the Transportation Advisory Committee, asked for clarification on the Sacramento State Pedestrian Bike Tunnel.

Councilman Cohn answered that it will be a tunnel where Elvas turns into 65th. It will make it easier for light rail riders and bikes to get to the Olympic Trials in 2000 at CSUS.

A motion was made by Councilman Cohn and seconded by Councilwoman Fargo to approve the budget with one condition. The motion passed 8-0 with a roll call vote with Councilman Waters absent.

RESOLUTION NO. 98-351

RESOLUTION ADOPTING THE PROPOSED BUDGET
FOR THE CITY OF SACRAMENTO FOR FISCAL YEAR
1998-99

12.0 **SHRA**

None

13.0 **COUNCIL IDEAS AND QUESTIONS**

- 13.1 Councilman Yee requested a report back on the possibility of an independent agency to manage the SCERS fund.
- 13.2 Councilwoman Hammond announced that there would be a music event in Curtis Park on July 12th, starting at 6:30 p.m. and a fund raising event on July 18th featuring several bands.
- 13.3 Councilwoman Fargo cautioned the public about a flood control mailer that had been sent to Sacramento residents. She said that much of the information in the mailer is not true and recommended that residents disregard it.
- 13.4 Councilman Steinberg said that he had been receiving phone calls from residents complaining that the no smoking ban was not being enforced. He requested that the City Manager and Police Chief look into this situation.
- 13.5 Councilwoman Pannell thanked everyone for their support and especially Gary Little and his staff for the support of the 5th annual Jazz Festival at the Meadowview Center.
- 13.6 Councilman Kerth thanked everyone who attended the ground breaking for the final phase of the Arden Garden connector. He also thanked everyone for the past fiscal year.

14.0 **CITIZENS ADDRESSING COUNCIL AGENCY OR AUTHORITIES BY PERSONAL APPEARANCE OR TELEPHONICALLY ON MATTERS NOT ON THE AGENDA**

- 14.1 Ruth Ayala submitted a petition to the Council of people in her neighborhood that were opposed to the proposed dog park at Oki Park.
- Councilman Steinberg offered to meet with the neighborhood to resolve this issue.
- 14.2 Mike Barnbaum spoke of attending the ground breaking ceremonies for the Arden Garden Connector final phase. He also requested the Mayor to consider appointing Councilwoman Pannell to the Regional Transit Board.
- 14.3 Amelia CALLED about the continuing problems at the Newton Booth property.

15.0 **ANNOUNCEMENTS**

NONE

ADJOURNMENT -

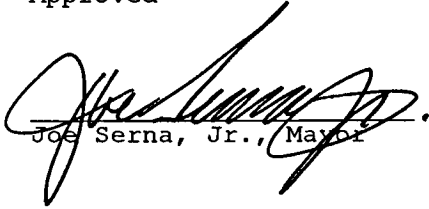
There being no further business to come before the Council, the meeting was adjourned at 10:58 p.m.

Submitted



Valerie A. Burrowes, City Clerk

Approved



Joe Serna, Jr., Mayor