

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

MAY 8, 2003

CALL TO ORDER

The Regular Meeting of the Sacramento City Council was called to order by Mayor Fargo at 7:00 p.m. on the above date in the City Council Chamber located at 730 I Street.

ROLL CALL

Present: Council Members Cohn, Hammond, Jones, Pannell, Sheedy, Tretheway, Waters, and Mayor Fargo

Absent: Council Member Yee

PLEDGE OF ALLEGIANCE - was led by Council member Sheedy

10.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

None

11.0 PUBLIC HEARINGS

- 11.1 Multi-family Streamlining Ordinance (M00-069) [PFP'd 4/22/03, item 3.2] (D-All)
- A. Environmental determination: Exempt, CEQA section 15061 (b)(3);
 - B. An Ordinance amending table 17.24.020A of section 17.24.030 of Title 17 of the City Code, footnote 75 to section 17.24.050 of Title 17 of the City Code and section 17.180.060 of the City Code, pertaining to residential development in multi-family zones and to the processing of Plan Review for apartments.
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Julie Sontag, Associate Planner, stated that the Planning Commission and staff recommend that the Council adopt this ordinance which will streamline the review process for selected, smaller multifamily projects and establish uniform management and maintenance standards for new multifamily projects in the City.

Ms. Sontag said that the main goals of the ordinance were to: (1) encourage the development of smaller apartment projects of fewer than 100 units by reducing the time and therefore cost of the approval process; (2) help ensure that multifamily projects remain good neighbors by establishing basic maintenance and management standards subject to plan review or special permit. These standards require on-site management, ongoing inspection and maintenance of facilities and landscaping, and enforcement of handicap parking rules; and (3) allowing staff-level review which averages ninety days, whereas Planning Commission Special Permits generally take at least six months.

Ms. Sontag stated that in order to be eligible for this streamlined, staff-level review, a project must be consistent with the site's zoning, General and Community Plan designations, City Zoning Code, and PUD guidelines and design review guidelines where applicable. She said neighborhood groups would continue to receive early project notification when project information is routed to interested departments and agencies. Property owners within 500 feet would be notified when an application for a Planning Director's Plan Review has been filed, the results of the decision, and of their right to appeal a decision to the Planning Commission. The Planning Commission's decision can be appealed to the City Council, and Council members will be able to call up staff or Planning Commission decisions.

Ms. Sontag informed the Council that staff surveyed other comparably-sized California cities regarding their multifamily review requirements and held numerous community meetings. In conclusion, Ms. Sontag stated that the Multifamily Streamlining Ordinance would support the City's Strategic Plan goal of enhancing and preserving neighborhoods by promoting the development of the fullest range of housing choices in every community in the City.

Ms. Sontag made a correction to the ordinance on page 5, number 4 by adding the word "include in the second sentence after the word "shall" and before the word "common".

Council member Cohn stated that the Law and Legislation Committee had heard this ordinance and felt that it removed unnecessary barriers to development while still upholding necessary maintenance and building standards.

Council member Sheedy clarified that no decisions had been made yet about enforcement of the ordinance.

Council member Tretheway stated that he was concerned about how this ordinance would affect development in North Natomas. He confirmed with staff that community members or residents would have an established procedure by which to address any concerns with multifamily developments.

Council member Pannell stated that she looked forward to discussion of the enforcement of the good neighborhood policy on the rental inspection.

A motion was made by Council Member Hammond, seconded by Council Member Cohn to adopt Ordinance 2003-018 as amended. The motion passed with a 7-0 voice vote, with Council Member Yee and Mayor Fargo being absent.

ORDINANCE 2003-018 AS AMENDED

AN ORDINANCE AMENDING TABLE 17.24.020A OF SECTION 17.24.030 OF TITLE 17 OF THE CITY CODE, FOOTNOTE 75 TO SECTION 17.24.050 OF TITLE 17 OF THE CITY CODE AND SECTION 17.180.060 OF THE CITY CODE, PERTAINING TO RESIDENTIAL DEVELOPMENT IN MULTI-FAMILY ZONES AND TO THE PROCESSING OF PLAN REVIEW FOR APARTMENTS (M00-069)

- 11.2 Various actions related to the Natomas Basin Habitat Conservation Plan, located in North and South Natomas.
- A. Certify the NBHCP Environmental Impact Report (EIR) prepared as part of a combined Environmental Impact Report / Environmental Impact Statement (EIR/EIS) pursuant to the CEQA and the National Environmental Protection Act (NEPA) for the proposed project which includes the approval of the NBHCP and execution of the Implementation Agreement;
 - B. Adopt the Findings of Fact and Statement of Overriding Considerations related to the EIR/EIS prepared for the NBHCP;
 - C. Adopt the Mitigation Monitoring Plan (MMP) related to the NBHCP;
 - D. Adopt the revised final NBHCP;
 - E. Authorize execution of the Implementation Agreement for the NBHCP; and
 - F. Authorize the City Manager to apply for modifications to the State (CDFG) Section 2081 Permit for incidental take authorizations of State-listed species, in the event such modifications are deemed necessary.

A motion was made by Council Member Pannell, seconded by Council Member Tretheway to continue this item to May 13, 2003 at 7:00 p.m. The motion passed with a 7-0 voice vote, with Council Member Yee and Mayor Fargo being absent.

12.0 STAFF REPORTS

- 12.1 Transportation Project Update, (PN:TW01) (PN:TH26, located at Arena Boulevard at Interstate 5, 7th Street from F Street to Richards Boulevard) (D-1)
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Fran Halbakken, Public Works department said that both projects were proceeding well and were on budget with few change orders. She offered that arrangements could be made for council to tour the sites, if desired and recognized the project manager, Nader Kamal and his assistant, Tim Mar.

Council member Tretheway recommended that council members tour the 7th Street project. He thanked Mr. Mar for working with the Alkali Flat Neighborhood Association on this project.

Mayor Fargo joined the meeting at 7:29. She commented on how these two projects would significantly affect the city.

This information was received and filed.

13.0 SHRA

None

14.0 COUNCIL IDEAS AND QUESTIONS

- 14.1 Council member Hammond introduced Danielle Lopez, Youth Commission member from District 5, who was present to observe the council meeting. Council member Hammond announced the following events: 1), the Area 3 Leadership Meeting, being held Thursday, May 8th in the evening, at the Stockton Boulevard Resource Center; 2), On May 10th at 1:00 p.m., the Annual Trash Ball Game, being held at McClatchy Park, with a parade starting at 11 am on Stockton Boulevard prior to the game; and 3), Freeport Boulevard is being resurfaced from Blair to Fruitridge from 7:00 a.m. - 5:00 p.m. from May 8th through May 23rd.
- 14.2 Council member Sheedy said she attended the First Annual Sacramento Police Memorial Ceremony for fallen officers at 6:00 p.m. this evening, and she commented on what a beautiful ceremony it was.
- 14.3 Council member Pannell announced the following events: 1), on Saturday, May 10th from 11 am - 2 pm, the Cabrillo Park Neighborhood Celebration on the corner of 67th and Milford Street ; and 2), the Burbank School is holding after school tutoring from 4 pm - 6 pm weekdays.
- 14.4 Council member Cohn announced the following events: 1), on Saturday, May 10th from 8 am - 1 pm at Sacramento State, the 19th Annual ACT Games for physically disabled youth from ages 3-18 years; and 2), also on Saturday May 10th from 10 am - 4:30 pm at Beechlake Park, the Annual Walk on the Wild Side event, featuring guided and self-guided tours in celebration of International Migratory Bird Day.
- 14.5 Council member Jones announced the following events: 1), on Saturday, May 10th at 8 am at the Power Inn Dunk 'n Donuts, the annual Power Inn Area Beautification Day; 2), on Saturday May 10th, the Coalition of Organized Labor's Cool Party along

Riverwalk in West Sacramento; and 3), on May 10th at 5:30 pm, the Hemisphere Arts Academy Arts Exhibit and Awards Program at 1619 N Street, sponsored by Congressman Bob Matsui.

14.6 Mayor Fargo welcomed Chris Valles and Eric De la Santo from Rio Americano High School, who were present to observe a council meeting for their Government in Action Project.

14.7 Council member Waters spoke in memory of Teresa Hussey, President of Neighbors of Valley Hi Park Neighborhood Association.

15.0 CITIZENS ADDRESSING COUNCIL AGENCY OR AUTHORITIES BY PERSONAL APPEARANCE ON MATTERS NOT ON THE AGENDA

None

16.0 ANNOUNCEMENTS

16.1 Mayor Fargo made the following appointments: Development Oversight Commission, John Noonan; and to the Small Business Development & Employment Advisory, Richard Greene to Category A, and Frank Louie to Category C.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 7:40 p.m. in memory of Teresa Hussey, President of Neighbors of Valley Hi Park Neighborhood Association and Soojin Alexandra Jo, prominent Sacramento Attorney.

Submitted



Shirley Concolino, City Clerk

Approved



Heather Fargo, Mayor