

MINUTES

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

REGULAR MEETING

AUGUST 18, 1998

CALL TO ORDER

The Regular Meeting of the Sacramento City Council was called to order by Mayor Serna at 7:03 p.m. on the above date in the City Council Chamber located at 915 I Street.

**ROLL CALL** Council members Cohn, Fargo, Kerth, Hammond, Pannell, Steinberg, Waters, Yee and Mayor Serna

**PLEDGE OF ALLEGIANCE** was led by Mayor Serna

9.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

- 9.1 Presentation of 400 Circus tickets by Feld Entertainment for Ringling Bros. & Barnum & Bailey.

---

The tickets were presented by Jim Locke of Feld Entertainment to Mayor Serna, who thanked him for his generous gift. Mayor Serna said the tickets would be distributed to underprivileged children in the City.

- 9.2 Deerfield-Mesa Grande Neighborhood Association Report, located at Mack Road and Franklin Boulevard. (D-7)

---

Bruce Saunders spoke very briefly about the activities of the Neighborhood Association, commenting that they felt very "plugged in" and very much a part of the City.

Councilman Waters stated that the Deerfield-Mesa Grande area was one of the most active neighborhoods in his district. He said that their success with graffiti eradication and citizen patrol was excellent.

Mr. Saunders informed Mr. Waters, that Louis Ceriani from that neighborhood was not well. He asked if perhaps the Council could send him a card. Mr. Waters ensured him that he would take care of that request.

5.2 Amendments to the City Community Development Block Grant Program Fund Allocations and Consolidated Plan

---

Vicki Cook, Program Manager, presented the report to Council. She said staff was proposing changes to the CDBG Program budget to free up funds allocated to projects which could be cancelled as well as freeing up funds from completed projects.

Ms. Cook called Council's attention to the table on page 6 in the report which listed the various CDBG projects and potential sources of funds. She spoke specifically of a \$150,000 savings in the mid-town lighting project.

Ms. Cook added that the resolution was amended to include the Washington Heights Area neighborhood lighting. There was no discussion on this item.

A motion was made by Councilwoman Fargo, seconded by Councilman Cohn to adopt Resolution 98-428, as amended, approving staff's recommendations for CDBG funding. The motion carried with a 9-0 roll call vote.

RESOLUTION 98-428

AMENDMENT TO THE COMMUNITY DEVELOPMENT  
BLOCK GRANT ACTION PLAN AND BUDGET

10.0 PUBLIC HEARINGS

10.1 *Unity Parkside Villages 1 & 2* - [Third Party Appeal; Council member Call-Up] Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended by rezoning property located north of Garden Highway, south of West El Camino Avenue, east of I-80 and west of the Natomas Main Drainage Canal in the R-1-A (PUD) zone; 0.29± acres to be placed in the Shopping Center - Planned Unit Development (SC{PUD}) Zone - APN: 274-0440-002, 003 and a portion of 007 (P97-021). [FPF'd 8/11/98] (D-1)

- A. Negative Declaration {appeal pending};
- B. Mitigation Monitoring Plan {appeal pending};
- C. General Plan Amendment to amend 0.29± acres from Low Density Residential (4-15 dwelling units per net acre) to Community/Neighborhood Commercial;
- D. Community Plan Amendment to amend 0.29± acres from Medium Density Residential (7-15 dwelling units per net acre -- 10 maximum average) to Neighborhood Commercial;
- E. Rezone 0.29± vacant acres from R-1A (PUD) to SC (PUD) for realignment of an existing property line between a public utility easement and future residential development;
- F. Establishment of a Schematic Plan and Amendment to Willowcreek PUD Guidelines to include residential guidelines to be known as Unity Parkside at Willowcreek for 19.7± acres in the R-1A (PUD) zone for future residential development.

Appeal of Planning Commission Approval:

- G. Tentative Map to subdivide 19.7± acres into 121 single family lots, Lots A through D for landscape corridors, Lot E as a levee/bike trail and Lot F for a future commercial parcel in the R-1A (PUD) and SC (PUD) zones.
- H. Subdivision Modification to allow sidewalks to be constructed only on one side of the proposed D Way.

Call-Up and Appeal of Planning Commission Approval:

- I. Special Permit to allow development of 121 single family units on 19.7± acres in the R-1A (PUD) zone in Unity Parkside Villages 1 & 2 PUD.

Scot Mende, Senior Planner, stated that the appeal had been amended to exclude Items G and H on the agenda. Item G related to the tentative map approvals and Item H related to the subdivision modification approval. He said that the plans had been altered, and pages 50-55 in the report illustrated those changes. He informed the Council that he would provide a clean or final version of the tentative map and subdivision modifications.

Councilman Kerth asked Mr. Mende who had appealed the Planning Commission's action, and why they had appealed. Mr. Mende explained that the Riverview Homeowners Association and the Sacramento River Protection League had jointly filed an appeal commenting that adequate water quality had not been considered in the Negative Declaration filed for the project. In addition, Councilwoman Fargo "called up" the Special Permit on the grounds that the designs for house plans 3 and 4 did not provide "eyes on the street". The applicant submitted new house plans that were acceptable to Ms. Fargo and staff. According to Mr. Mende, \$400 per acre would be placed in a fund for storm water management.

Mr. Kerth stated that he would like to ask more questions about this project as future district members would be paying for it.

Mayor Serna stated that this was a private transaction, over which the City had no jurisdiction.

Councilwoman Fargo stated that she had originally called this project up because she felt the design was very poor. There had been no windows on the ground floor facing the street and park. However, she felt the revisions made to the plan were great and much better designed. She called Council's attention to page 8 of the report which showed the revised design. She thanked staff for their work on this project.

Mr. Kerth questioned the administration of the money and was informed that it would be performed by the Sacramento River Protection League.

Jim Wiley, speaking on behalf of the property owners, said the issues with which they had concern had been resolved, and an annual financial report would be presented.

Mayor Serna reiterated that this was a private transaction.

A motion was made by Councilwoman Fargo, seconded by Councilman Kerth to adopt staff's recommendation, Resolutions 98-430 and 98-431 and Ordinance 98-036 related to the project. The motion carried with a 9-0 roll call vote.

#### RESOLUTION 98-430

RESOLUTION AMENDING THE GENERAL PLAN FOR  
0.29 VACANT ACRES FROM LOW DENSITY  
RESIDENTIAL ( 4 - 15 DU / NA ) TO  
COMMUNITY/NEIGHBORHOOD COMMERCIAL & SOUTH  
NATOMAS COMMUNITY PLAN FOR 0.29 VACANT  
ACRES FROM MEDIUM DENSITY RESIDENTIAL (7-15  
DU/NA 10 MAX.AVG) TO NEIGHBORHOOD COMMERCIAL  
FOR PROPERTY LOCATED NORTH OF GARDEN HWY.,  
SOUTH OF WEST EL CAMINO AVE., EAST OF I-80,  
& WEST OF NATOMAS MAIN DRAINAGE CANAL  
(UNITY PARKSIDE VILLAGES 1 & 2)

RESOLUTION 98-431

RESOLUTION TO APPROVE A SCHEMATIC PLAN AND AMEND THE WILLOW CREEK GUIDELINES FOR THE UNITY PARKSIDE VILLAGES 1 & 2 FOR PROPERTY LOCATED NORTH OF GARDEN HWY., SOUTH OF WEST EL CAMINO AVE., EAST OF I-80, & WEST OF NATOMAS MAIN DRAINAGE CANAL

ORDINANCE 98-036

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING 0.29 ACRES OF PROPERTY LOCATED NORTH OF GARDEN HIGHWAY, SOUTH OF WEST EL CAMINO AVENUE, EAST OF I-80 & WEST OF NATOMAS MAIN DRAINAGE CANAL FROM THE SINGLE FAMILY ALTERNATIVE - PLANNED UNIT DEVELOPMENT R-1A(PUD) ZONE TO THE SHOPPING CENTER - PLANNED UNIT DEVELOPMENT ZONE

10.2 *Costa Blanca PUD Residential Subdivision (formerly Perry Residential PUD) - P97-118, [Third Party Appeal], located north of Garden Highway, west of Swallows Nest Condominiums, Willow Creek Assessment District (WCAD), APN: 274-0220-004, 007, & 010, South Natomas Community Plan Area. (continued from 8/18/98, 2:00 p.m.) (D-1)*

- A. Negative Declaration with Addendum {Appeal Pending}
- B. Mitigation Monitoring Plan {Appeal Pending}
- C. Rezone of 10.5± vacant acres from Agriculture (A) to Standard Single Family Residential Planned Unit Development (R-1 {PUD})
- D. PUD Establishment (Schematic Plan and Guidelines) for the proposed Costa Blanca Planned Unit Development on 10.5± acres, to consist of a new single family residential development, landscape corridor lots, an Open Space/Bike Trail lot and an emergency access lot.

Appeal of Planning Commission Approval

- E. Tentative Map to subdivide 10.5 gross acres (8.08 net acres) into 46 Single Family Lots, 2 Landscape Corridor Lots, 1 Open Space/Bike Trail Lot, 1 Emergency Access Lot;
- F. Special Permit to allow development of 46 single family units on 10.5+ acres in the R-1(PUD) zone in the Costa Blanca PUD.

---

A motion was made by Councilwoman Fargo, seconded by Councilwoman Hammond to continue this item to September 8, 1998 at 7:00 p.m. The motion carried with a 9-0 roll call vote.

11.0 **STAFF REPORTS**

11.1 Streetlight Poles and Fixtures for Midtown Streetlight Project (PN:SK76), generally bounded by 21st Street on the west, 24th Street on the east, "H" Street on the north, and "I" Street on the south; and 17th Street on the west, 19th Street on the east, Capitol Avenue on the North and "Q" Street on the south. (D-3)

- A. Approve plans and specifications;
- B. Accept the base bid of Gray Electric Company in the amount of \$192,000;
- C. Accept the alternate bid of Gray Electric Company in the amount of \$96,125 contingent upon the approval of additional CDBG funding from

- SHRA under a separate report;
- D. Authorize the City Manager to execute a contract for the Midtown Streetlight Pilot Project; and
  - E. Approve attached resolution to waive competitive bidding (2/3 vote required) for the procurement of streetlight poles and fixtures.
- 

Rick Matsuo, Associate Electrical Engineer, informed the Council that this street light pilot project had been requested by the Neighborhood Association Advisory Group (NAAG), who was in full support of the street light improvements. Construction plans and specifications were completed and the project had been bid. The purpose of the report was to present the project, receive public testimony if any, and to request that Council formally approve the project.

Mr. Matsuo brought an actual street light into the Chamber and described its operation. He said it was in the best interest of the City to waive competitive bidding for the procurement of street light poles and fixtures for this project.

According to Mr. Matsuo, a total of \$350,000 in CDBG funding was available for the project, which would allow for the installation of 108 street lights under the base bid item. An addition \$200,000 was contingent upon the approval of CDBG funds for SHRA's Midtown Lighting item which was scheduled to be presented to Council during the afternoon session of August 18<sup>th</sup>. If approved, an additional 51 street light could be installed under the alternate bid item. The maintenance cost would be assessed to the property owners through the Citywide Landscaping and Lighting District, which was billed with annual property taxes.

Mayor Serna commended the staff for their work on this project.

Councilman Cohn thanked those staff members who had worked on this project, in particular Duane Wray, Mike Kashiwagi, Angie Louie and Rick Matsuo. He also thanked community members who had worked on it.

Councilwoman Fargo asked when this project would be completed? Mr. Matsuo replied by Thanksgiving.

Councilwoman Hammond asked if the light poles were graffiti-resistant? Mr. Matsuo replied, yes, they were.

Ms. Hammond said she would welcome another pilot project like this one in her district.

Public testimony:

Red Banes, from the NAAG sub-committee, expressed that she was delighted with the project. She said it meant a lot to the neighborhoods and the businesses. She also thanked SMUD for their involvement.

A motion was made by Councilman Cohn, seconded by Councilwoman Fargo to adopt staff's recommendations, and approve Resolution 98-432 and Contract 98-119 related to this item. The motion carried with a 9-0 roll call vote.

RESOLUTION 98-432

RESOLUTION WAIVING COMPETITIVE BIDDING FOR  
THE PROCUREMENT OF STREET LIGHT POLIES AND  
FIXTURES FOR THE MIDTOWN STREET LIGHT PILOT  
PROJECT (PN;SK76)

12.0 SHRA

None

13.0 COUNCIL IDEAS AND QUESTIONS

- 13.1 Councilwoman Hammond requested a report back on the possibility of having video cameras mounted in squad cars for police protection.
- 13.2 Ms. Hammond announced that there would be a musical event featuring several bands in McClatchy Park on Saturday, from 11-5.
- 13.3 Councilmen Yee and Waters spoke of the successful management of the Land Park Golf Course by the "Say Golf" association.

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

- 14.1 Michael Gorman gave the Council an update of the north midtown traffic situation. He said a group of neighbors were circulating a petition against the plan.
- 14.2 Ken Wemmer read a letter from NAAG related to City Attorney Samuel Jackson's August 11<sup>th</sup> remarks about Mr. Baker.
- 14.3 Chris Brown, representing the mid-town business association, also spoke about Mr. Jackson's remarks.

15.0 ANNOUNCEMENTS

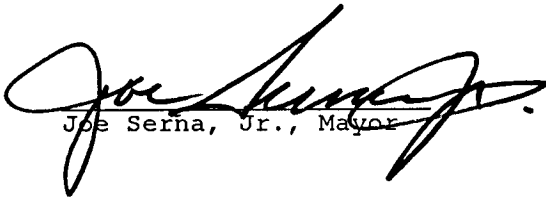
None

ADJOURNMENT - There being no further business to come before the Council, the meeting was adjourned at 8:20 p.m.

Submitted

  
\_\_\_\_\_  
Valerie A. Burrowes, City Clerk

Approved

  
\_\_\_\_\_  
Joe Serna, Jr., Mayor