

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 26, 1997

CALL TO ORDER

The Regular Meeting of the Sacramento City Council was called to order by Mayor Serna at 7:12 p.m. on the above date in the City Council Chamber located at 915 I Street.

ROLL CALL

Present: Council members Cohn, Fargo, Hammond, Kerth, Pannell, Steinberg and Mayor Serna

Absent: Council members Waters and Yee

PLEDGE OF ALLEGIANCE was led by Mayor Serna

9.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

- 9.1 Resolution commending Mua Thao for his heroic deed bringing a child to safety.
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The resolution was presented by Mayor Serna to Mua Thao, a sixth grade student at Peter Burnett Elementary School.

- 9.2 Recognition of the City's Lifeguard Team taking "First Place" at the Northern California Lifeguard Championships.
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Jack Crist, Deputy City Manager, introduced the lifeguards who had represented Sacramento in the competition.

The resolution was presented by Mayor Serna.

10.0 PUBLIC HEARINGS

- 10.1 Gateway West (P96-106) - Various entitlements for property located between I-5 on the east, and El Centro Road and the West Drainage Canal, south of Del Paso Road in North Natomas (PFP'd 8/19/97): (D-1)
- A. Ratify the Negative Declaration;
 - B. Approve the Mitigation Monitoring Plan;
 - C. Adopt the attached ordinance approving the Development Agreement between the City of Sacramento and River West Investments;
 - D. Approve the General Plan Amendment from 15.5 gross acres to 19.4 gross acres Community /Neighborhood Commercial & Office; from 151.5 gross acres to 185 gross acres Low Density Residential; from 54.3 gross acres to 35.9 gross acres Medium Density Residential (16-29 DU/Net Acre); from 90.5 to 68.9 gross acres

- Mixed Use from 12.3 to 20.4 gross acres Open Space; from 24.8 to 32.2 gross acres Water; and from 19.9 to 30.9 gross acres Public/Quasi Public;
- E. Approve the 1994 North Natomas Community Plan Amendment from 3.0 gross acres to 3.8 gross acres Neighborhood Convenience Commercial; from 24.8 to 32.2 gross acres Detention Basin; from 6.1 to 0.0 gross acres EC-40; from 84.4 to 65.1 gross acres EC-50; from 11.6 to 10.9 gross acres Elementary School; from 8.3 to 0.0 gross acres Institutional; from 12.5 to 15.5 gross acres Neighborhood Commercial; from 12.3 to 16.9 gross acres Parks; from 0.0 to 3.5 gross acres Open Space; from 115.1 to 152.0 gross acres Low Density; from 36.4 to 40.6 gross acres Medium Density; and from 54.3 to 28.3 gross acres High Density;
 - F. Approve the 1994 North Natomas Community Plan Amendment to amend the Conceptual Comprehensive Drainage Plan Map (Figure 16, p.72 NNCP), from the proposed two basin plan to a four basin drainage plan, west of I-5;
 - G. Adopt the attached ordinance approving the rezone from Agriculture-Planned Unit Development (A-PUD), Manufacturing/Research & Development - PUD(MRD-PUD), and Limited Commercial - PUD (C-1-PUD) to EC-50-PUD, for 65.1± gross acres; to C-1-PUD for 3.1 gross acres; C-2-PUD for 16.2 gross acres; A-OS for 32.2 gross acres (Detention Basin); R-1 for 27.8± gross acres (Elementary School & Parks); A-OS for 3.5 gross acres (Canal Buffer); R-1-PUD for 112.3 gross acres; R-1-A-PUD for 68.6 gross acres; R-2-A-PUD for 11.7 gross acres; R-3-PUD for 11.3 gross acres; R-4-PUD for 17 gross acres;
 - H. Approve the designation of a Planned Unit Development to be known as "Gateway West and establishment of PUD Guidelines and Schematic Plan for Gateway West - a portion of Neighborhoods #2 and #3 of the 1994 North Natomas Community Plan consisting of 368.8± gross acres
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Don Lockhart, Associate Planner, stated that this was the first major project proposed for west of I-5 in the North Natomas Community Plan (NNCP) area. The applicant, River West Investments, was requesting entitlements for the Gateway West Planned Unit Development (PUD), including: a development agreement; rezone; PUD establishment with development guidelines and schematic plan; a tentative master parcel map; and tentative subdivision maps. The applicant was also requesting approval of various General Plan and 1994 North Natomas Community Plan amendments.

In evaluating the project, Mr. Lockhart said the primary issues were traffic and circulation impacts, storm water drainage facility maintenance, and the retention of the institutional land use category of the Community Plan.

Mr. Lockhart said the Planning Commission had voted unanimously to approve the tentative Master Parcel Map to divide the gross acreage into 30 parcels; to approve the various tentative parcel maps to create 886 residential lots and 13 open space lots; and to approve subdivision modifications to allow non-standard bulb radius to allow elbows greater than 100 degrees for streets "O", "P", "Q" and "R".

The Planning Commission and staff recommended that the City Council approve the Gateway West project and adopt the necessary resolutions and ordinances to approve the noted discretionary entitlements.

Mr. Lockhart showed maps of the area and spoke about the General Plan and Community Plan amendments. He said staff recommended approval of the amendments as: (1) the jobs/housing ratio was not adversely impacted; (2) the school relocation would provide a stronger focal point for the Neighborhood (3) the institutional uses were included in the PUD development guidelines; and (4) the comprehensive drainage plan amendment had received a 100% rate of support from the affected landowners, would result in greater efficiencies of the hydrology, and an overall cost savings would be realized in going from two to four basins.

Mr. Lockhart said staff recommended approval of the ordinance, as amended, as conditions "N" and "Q" would be deleted.

Mayor Serna as if the park acreage and the lake maintenance issues had been resolved. Mr. Lockhart replied staff working on these issues, and deferred to the Utilities department to address the lake maintenance issue.

Gary Renz, Utilities department, said his department had agreed to delete the issue of maintenance assurance, at the recommendation of the Planning Commission.

Phil Angelides, representing River West Investments, clarified the park acreage and land maintenance issues. He said his client would submit a plan that absolutely guaranteed lake maintenance, and would clearly state that the City had no obligation.

Councilwoman Fargo and Mayor Serna stressed that areas of responsibility needed to be clearly defined.

Mr. Angelides said that they were proud of the project. It had good diversity of housing types, ranging from \$100 to \$300 thousand. In addition, he said there were good multi-family sites, lots of trees, common landscape materials and a connected project, i.e. walking and bike trails.

Mayor Serna asked if everyone was supporting this project; Mr. Lockhart replied yes, they were.

Ms. Fargo expressed concern about park acreage requirements in the plan, saying that they were not adequate.

Vic Edmisten, Park Manager, replied that different population counts were used; but, felt that staff and the community could address the issue.

Mayor Serna recommended fixing the deficit immediately.

Ms. Fargo replied that she felt it could be fixed, especially by decreasing the density of housing.

Mr. Lockhart added that the Community Plan had built-in monitoring aspects.

Ms. Fargo thanked both the staff and Mr. Angelides for their work on this project.

Mayor Serna said that he hoped to see "move-up" housing in North Natomas.

Councilman Kerth asked Mr. Angelides about transportation/interchange development.

Mr. Angelides said access to the project would be via Del Paso and El Centro Roads.

Mr. Kerth stated that whatever was decided for drainage facilities had to have City-wide application.

A motion was made by Councilwoman Fargo, seconded by Councilman Kerth to close the hearing and to adopt Resolutions 97-492 97-493 97-494 97-495 and 97-496, as amended; Ordinance 97-052, as amended, Ordinance 97-053 and Agreement 97-144. The motion carried with a 7-0 roll call vote, with Council members Waters and Yee being absent.

RESOLUTION 97-492

RESOLUTION WITH FINDINGS OF FACT RATIFYING THE NEGATIVE DECLARATION, AND ADOPTING THE MITIGATION MONITORING PLAN FOR GATEWAY WEST, LLC FOR THE GATEWAY WEST PLANNED UNIT DEVELOPMENT, LOCATED BETWEEN INTERSTATE-5 ON THE EAST, AND EL CENTRO ROAD AND THE WEST DRAINAGE CANAL, SOUTH OF DEL PASO ROAD IN NORTH NATOMAS, SACRAMENTO, CA

RESOLUTION 97-493

RESOLUTION TO AMEND THE GENERAL PLAN RELATED TO LAND USE FOR THE GATEWAY WEST PUD PROJECT CONSISTING OF 368.8 GROSS ACRES LOCATED IN NORTH NATOMAS, SPECIFICALLY BETWEEN INTERSTATE-5 ON THE EAST, AND EL CENTRO ROAD AND THE WEST DRAINAGE CANAL ON THE WEST, SOUTH OF DEL PASO ROAD; SACRAMENTO CA

RESOLUTION 97-494

RESOLUTION TO AMEND THE 1994 NORTH NATOMAS COMMUNITY PLAN RELATED TO LAND USE FOR THE GATEWAY WEST PUD PROJECT CONSISTING OF 368.8 GROSS ACRES LOCATED IN NORTH NATOMAS SPECIFICALLY BETWEEN INTERSTATE-5 ON THE EAST, AND EL CENTRO ROAD AND THE WEST DRAINAGE CANAL ON THE WEST, SOUTH OF DEL PASO ROAD; SACRAMENTO, CA

RESOLUTION 97-495

RESOLUTION TO AMEND THE 1994 NORTH NATOMAS COMMUNITY PLAN RELATED TO THE CONCEPTUAL COMPREHENSIVE DRAINAGE PLAN MAP (FIGURE 16, PAGE 72 NNCP), FROM THE PROPOSED TWO BASIN PLAN TO A FOUR BASIN DRAINAGE PLAN, WEST OF I-5, LOCATED IN NORTH NATOMAS, SPECIFICALLY WEST OF INTERSTATE-5 AND NORTH OF INTERSTATE-80; SACRAMENTO, CA

RESOLUTION 97-496

RESOLUTION TO APPROVE THE DESIGNATION OF A PLANNED UNIT DEVELOPMENT (PUD) OF 368.8 GROSS ACRES FOR FUTURE RESIDENTIAL, NEIGHBORHOOD, COMMERCIAL, AND EMPLOYMENT CENTER DEVELOPMENT TO BE KNOWN AS THE "GATEWAY WEST" PUD, TO APPROVE THE PUD DEVELOPMENT GUIDELINES FOR THE PUD, AND TO APPROVE THE SCHEMATIC PLAN FOR THE PUD

ORDINANCE 97-052

AN ORDINANCE RELATING TO THE APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND GATEWAY WEST, LLC FOR PROPERTIES LOCATED IN NORTH NATOMAS, SPECIFICALLY BETWEEN INTERSTATE-5 ON THE EAST, AND EL CENTRO ROAD AND THE WEST DRAINAGE CANAL ON THE WEST, SOUTH OF DEL PASO RD; SACRAMENTO, CA

ORDINANCE 97-053

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED IN NORTH NATOMAS, SPECIFICALLY BETWEEN INTERSTATE-5 ON THE EAST, AND EL CENTRO ROAD AND THE WEST DRAINAGE CANAL ON THE WEST, SOUTH OF DEL PASO ROAD, SACRAMENTO, CA

11.0 STAFF REPORTS

- 11.1 Report back on Sacramento River Parkway Plan; [Intent Motion adopted 5/7/97, item 10.1] (M91-006). (D-1)

A motion was made by Councilman Steinberg, seconded by Councilman Pannell to continue this item to September 16, 1997. The motion carried with a 7-0 roll call vote, with Council members Waters and Yee being absent.

12.0 SHRA

None

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

13.1 Walter Rice objected to the show of force by the Police department during demonstrations by the Justice for Janitors group.

13.2 Doug Park spoke of how a City building inspector had failed to come to an appointed inspection of his property. He requested resolution of this situation.

City Manager Edgar recommended that Mr. Park speak to Deputy City Manager Crist, who was present at the meeting.

13.3 Mary Tappel spoke of the over watering by City crews at Hagginwood Park. She expressed concern that this was endangering the heritage oaks.

This matter was referred to the City Manager, who stated he would be in contact with Ms. Tappel.

Councilman Kerth thanked Ms. Tappel for bringing this to the attention of the City Council.

13.4 Linda Roberts spoke about the excessive police presence at the Janitors for Justice demonstrations.

13.5 Doug Mitten also spoke about the manner in which police handled recent demonstrations by the Justice for Janitors group.

Councilman Steinberg asked for a report back on what occurred.

City Manager Edgar replied that he had decided that a demonstration by this group was inappropriate on the K-Street Mall.

Mr. Steinberg asked for an opinion from the City Attorney regarding refusal for allowing a protest.

Bill Carnazzo, Assistant City Attorney, replied that the First Amendment applied to everyone, and that it was the City's responsibility to protect its businesses and citizens from situations where safety was an issue.

13.6 Bill Snyder called to speak about the need to enforce the City code and how it related to a situation in the south area of the City where he said people were violating the law by stealing water from the City.

This matter was referred to the City Manager.

13.7 Debra Halsley asked what the City was doing about the homeless who were panhandling in the downtown area.

Mayor Serna replied that the City was working on several solutions to include a misdemeanor jail and a detox center.

Ms. Halsley also spoke about people preaching on the mall; Mayor Serna replied this was difficult to stop due to freedom of speech.

Ms. Halsley asked the status of the cottage housing that had been approved by Council; Mayor Serna replied the cottages were under construction.

13.8 Gloria Powers said she was sorry to see Woolworths leave the downtown and asked if there were any plans to have another similar store in that location.

Councilwoman F replied that there was a definite need to have a store that pro d office and household suppli to the downtown population.

13.9 David called to request that the issue of graffiti be agendized.

Councilman Cohn replied that he had spoken to Dave about this problem, and suggested one or two police officers being dedicated to this issue. He said he would like to see a plan developed.

13.10 Richard called to voice his concern about panhandlers in major intersections of the City, especially at Folsom Boulevard and Power Inn Road.

Councilman Steinberg replied that he had requested a report back on solutions to this serious problem.

13.11 Mike called to say there had been a significant reduction in crime and vandalism surrounding the businesses in close proximity to Loaves and Fishes since part of that operation had been closed during August.

Mayor Serna reiterated that the City was working on a proposed detox center and misdemeanor jail to help alleviate the problem in downtown Sacramento.

14.0 COUNCIL IDEAS AND QUESTIONS

14.1 Councilman Pannell announced that Saturday, August 30th, would be Black Culture day at the Fair.

15.0 ANNOUNCEMENTS

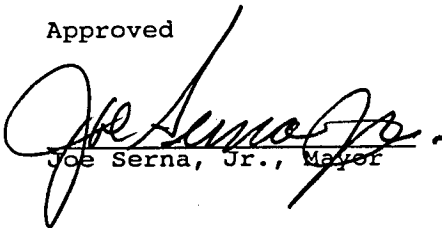
None

ADJOURNMENT - There being no further business to come before the Council, the meeting was adjourned at 9:35 P.M. in memory of Michael Holland.

Submitted


Valerie A. Burrowes, City Clerk

Approved


Joe Serna, Jr., Mayor