

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

JANUARY 22, 2002

The Regular Meeting of the Sacramento City Council was called to order by Mayor Fargo at 7:05 p.m. on the above date in the City Council Chamber located at 915 I Street.

ROLL CALL

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

Absent: None

PLEDGE OF ALLEGIANCE was led by Boy Scout Troop 518 from Sierra Oaks, sponsored by the Downtown Rotary Club

10.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

10.1 THIS ITEM MOVED FROM AFTERNOON MEETING, ITEM 6.1

Presentation by Highway Patrol on the safety of the State Capitol. (D-All)

Commissioner "Spike" Helmick, of the California Highway Patrol, described the recommendation his agency will be making to the State Legislature regarding the outside perimeter security of the State Capital Building. The three possible options included:

1. A fence on a concrete base (not recommended)
2. Bollards 48 inches apart at key areas set back from the sidewalk
3. Flowering Pots (recommended)

There will be hydraulic bollards at a minimum of three locations so they can be lowered into the ground as needed.

Council Member Waters suggested that the City could put speed bumps on 13th Street next to the Capital.

Council Member Cohn suggested sending a letter of cooperation to the State Legislature.

This information was received and filed.

11.0 CLOSED SESSION REPORT

None

12.0 PUBLIC HEARING

12.1 Amendments to the North Natomas Community Plan and City Code related to the Employment Center (EC) Designation and Zone (M01-054). (continued from 9/19/01 [staff]; 10/16/01, item 12.1 [staff], 11/20/01, item 12.1 [staff]) (PFP'd 12/4/01, item 2.8) (continued from 12/11/01, item 12.1 [staff]; 12/18/01, item 12.1 [staff]; 1/10/02, item 12.1 [Council]) (D-1)

- A. Amendment to the North Natomas Community Plan related to the Employment Center (EC) Land Use Designation;
- B. Ordinance amending Section 17.24.050, Chapter 17.24, Section 17.56.030, Chapter 17.56, and Table 17.24.030B of Section 17.24.030 Title 17 of the City Code related to the Employment Center Zone.

David Mohlenbrok, North Natomas Senior Planner, stated that the Employment Center (EC) amendments are minor changes to fine tune the intensity levels near the transit centers and the town center. The amendments will only affect 17% of the acres in the Employment Center because the rest are under development agreements. Those projects already under development agreements will have the option of adopting or rejecting each amendment. He described the amendments:

1. Light Industrial Uses - Consider light industrial uses as a component of the primary use, subject to maximum limitations based on EC intensities.
2. Mini-storage - (Not currently allowed) Define mini-storage as an allowed light industrial use in the EC-30 zone, subject to a Special Permit and compliance with specific criteria
3. Drive-through Restaurants - (currently allowed

everywhere) Prohibit drive-through restaurant uses from locating in EC-50, EC-65, and EC-80 land use categories, and strongly discourage drive-thru uses within 1/4 mile of a transit station in the EC land use category.

4. Auto-related uses - Prohibit auto-related uses from locating in EC-50, EC-65, and EC-80 land use categories.
5. Gas Sales - Prohibit gas sales in the EC-65 and EC-80 land use categories. Allow gas sales in EC-30 and EC-40 land use categories, subject to a Special Permit. Allow gas sales in EC-50 unless the site is within 1/4 mile of a transit station.
6. Alcohol Sales - allow "alcoholic beverage sales for off-site consumption" and "beer and wine sales for off-premises consumption" in EC zones subject to a Special Permit and compliance with specific criteria.
7. Maximum Retail Building Size - allow up to a maximum of 20,000 square feet for drug stores and office supply stores, except in the EC-65 and EC-80 land use categories which will remain limited to 10,000 square feet; All other consumer retail stores will remain limited to 10,000 square feet; Allow an aggregate building size of 30,000 square feet for a retail center in any EC land use category; Restrict auto-related retail uses (excluding gas sales) in any EC zone to a maximum building size of 15,000 square feet
8. Residential Uses in Excess of 25% - retain the 25% maximum residential restriction in an Employment Center Planned Unit Development (EC PUD) except for the specific geographic area bounded by the East Drain, I-5, Del Paso Road, and Arena Boulevard. The % residential use for any single PUD within the specific geographic area could exceed 25% subject to a Special Permit and compliance with specific criteria.

Council Member Jones suggested prohibiting drive-through restaurants within 1/4 mile of the transit stations.

Public Testimony:

Ted Ternes deferred his time to Randy Pestor.

Randy Pestor, of the Natomas Community Association, stated that the amendments should be a package deal. Those projects with Development Agreements should be required to adopt all of

the amendments or none of them. He gave specific examples of what could happen if one amendment was used without another. He also expressed his concern that the developers have not done their annual progress reports. If they have not, the agreements should be terminated or modified.

Council Member Tretheway stated that the Planning Commission will review all the EC building projects. Also, each will require a complete Environmental Review. He suggested changing the amendments to exclude all drive through restaurants and all mini-storage within 1/4 mile of transit stations in an EC zone.

Gregory Thatch stated that those two changes would not be a problem.

Richard Archibald, Assistant City Attorney, stated that it is not possible to require those with Development Agreements to adopt all of the amendments or none of them. It would be a contract violation.

Council Member Sheedy stated that since there was public confusion regarding whether this item would be heard tonight, it should be continued one more week to allow for additional public comment.

A motion was made by Council Member Tretheway, seconded by Council Member Sheedy to continue the item until January 29, 2002 and to keep the hearing open. The motion carried with a 9-0 voice vote.

13.0 STAFF REPORTS

13.1 South Permit Center Report. (D-All)

Dennis Richardson, Chief Building Official, stated that Council had directed staff to explore the feasibility of opening a South Permit Center. After consideration of budget implications, an alternative plan to open a limited permit assistance office in the Fire Prevention Office of the new Public Safety Building is recommended. This option is temporary until the 13th and I Street lease is up in 3-4 years.

This option, with three experienced staff members (a planner, a combination building inspector, and an engineer), would provide full service on simple permits and provide a customer liaison with other departments and locations for more complex development projects.

A motion was made by Council Member Pannell, seconded by Council Member Yee to adopt staff recommendation. The motion carried with a 8-0 voice vote with Mayor Fargo absent.

14.0 **SHRA**

None

15.0 **REGIONAL ISSUES**

15.1 Formation of Mayors & Board Chair Forum (MBCF). (D-All)

Bob Thomas, City Manager, stated that the City of Sacramento is participating in a collaborative forum that includes all cities and the county government within Sacramento County. The Mayors and Board Chair Forum (MBCF) would work together and with other regional entities to address complex regional issues with a goal of developing solutions that are viable for all parties. This same report is being presented to the other cities and the county.

The two first issues to be addressed are:

1. Governance of the Joint Power Authorities - Presently they are not reflective of population changes and of the new cities.
2. Sphere of Influence/Annexation/Incorporations/Revenue sharing.

Mayor Fargo stated that significant decisions need to be made. There are now more people in incorporated cities than in the unincorporated areas.

This information was received and filed.

15.2 Principles of Regional Governance. (D-All)

Ken Nishimoto, Deputy City Manager, reviewed the eight principles for further study of the governance of regional bodies:

1. Each county and each city within the jurisdictional boundaries of a regional board is entitle to a seat at the table.
2. A "seat at the table" means the right to receive all meeting notices and written material, the right to participate in discussions, and the right to place patters on the agenda. It does not equate to voting power.

3. The voting structure of a regional board should take into account the differing effects of a decision or action on a city or county.
4. Voting power based exclusively upon population may not always be appropriate. Other benchmarks or methodologies may be considered as well.
5. No single county or city shall have a majority of the votes on a regional board.
6. There shall be a mechanism to provide for the automatic addition of new cities to a regional board.
7. There shall be a mechanism to automatically address changes in the county or cities due to annexations, incorporation, shifts in population or other changed circumstances.
8. Each county and city shall pay their fair share of capital and operational costs.

Bob Thomas, City Manager, suggested conceptual approval now, with final action after the MBCF meeting.

Council Member Cohn expressed concern about principle #4 and stated that population is the best benchmark.

A motion was made by Council Member Yee, seconded by Council Member Pannell to approve the principles in concept. Final action will be taken after the MBCF meeting on February 27, 2002. The motion carried with a 9-0 voice vote.

16.0 COUNCIL IDEAS AND QUESTIONS

16.1 Council Member Pannell congratulated the teachers and principal at Bidwell Elementary School for their achievement in raising test scores and receiving a visit from the Governor.

16.2 Council Member Hammond thanked the Mayor for providing refreshments at the Martin Luther King Jr. March last Monday.

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

None

18.0 ANNOUNCEMENTS

18.1 Mayor Fargo made the following nominations:

- Natomas Basin Board of Directors - William Krum
- Paratransit, Incorporated Board of Directors - Scott Leventon
- Board of Plumbing Examiners - Keith Staley, Category A; Andreas Munyon, Category A; Philip Smyth - Category B; William Haley, Category B; Michael Mullen, Category C

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 10:00 p.m. in memory of Bertilla Hicks.

Submitted



Valerie A. Burrowes, City Clerk

Approved



Heather Fargo, Mayor