

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**

August 18, 1998

CALL TO ORDER

The Regular Meeting of the Sacramento City Council was called to order by Mayor Serna at 2:05 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, Waters, Yee and Mayor Serna

Absent: None

1.0 CONSENT CALENDAR (Items 1.1 through 1.11, except Item 1.1)

A motion was made by Council member Waters, seconded by Council member Hammond, to waive the reading and adopt the Consent Calendar, Items 1.1 through 1.11, except Item 1.1. The motion carried with a 9-0 vote.

Public Review Items - Informational Only

None

Sacramento Housing and Redevelopment

- 1.1 Receipt of documents related to the proposed amendments of the Oak Park and Del Paso Heights Redevelopment Plans and Consent to Joint Public Hearings. (D-2,5)
- A. Redevelopment Agency approve the "Report to the City Council on Proposed Fifth Amendment to the Redevelopment Plan for the Oak Park, and the Report to the City Council on the Proposed Fifth Amendment to the Redevelopment Plan for the Del Paso Heights Redevelopment Project" and authorize transmittal to the City Council (Attachments V and VI);
 - B. City Council authorize transmittal of the proposed fifth amendment to the respective Oak Park and Del Paso Heights Redevelopment Plans (Attachments I and II) to the City Council;
 - C. City Council receive documents;
 - D. Redevelopment Agency and the City Council consent to consecutive joint public hearings to be held on October 1, 1998, starting at 7:00 p.m. to consider adoption of the proposed amendments.

Jim Hare, SHRA Program Manager, presented the report.

Staff recommended that:

- the Redevelopment Agency approve the "Report to the City Council on the Proposed Fourth Amendment to the Redevelopment Plan for the Oak Park, and the Report to the City Council on the Proposed Fifth Amendment to the Redevelopment Plan for the Del Paso Heights Redevelopment Project"
- the Redevelopment Agency authorize transmittal of the proposed fourth and fifth amendments to the respective Oak Park and Del Paso Heights Redevelopment Plans to the City Council;
- the City Council receive the documents; and
- the Redevelopment Agency and the City Council consent to consecutive joint public hearings to be held on October 1, 1998, starting at 7:00 P.M. to consider adoption of the proposed amendments.

Mr. Hare stated that this would extend the life of the plans for ten years. He explained that the proposal would allow bonds against the tax increment in Del Paso Heights and Oak Park.

Council member Kerth clarified with Mr. Hare that potential use of funds could include reinvesting in the Grant School and some of the elementary schools.

John Dangberg responded that there might be some State law considerations.

Council member Hammond stated that she believed State and Federal laws dictated that money not go outside the redevelopment area, to which Mr. Dangberg agreed with the exception of housing.

Ms. Hammond asked if the Oak Park area extended north of Broadway. She noted that the map and legal description did not match, and requested corrections prior to returning to Council in October. She also requested clarification of the legal uses for the tax increment funds.

A motion was made by Council member Kerth, seconded by Council member Fargo, to adopt (a) Redevelopment Agency Resolution 98-033, (b) Resolution 98-410, (c) staff recommendations, and (d) Resolution 98-411 and Redevelopment Agency Resolution 98-034. The motion carried with a 9-0 vote.

REDEVELOPMENT AGENCY RESOLUTION 98-033

APPROVING THE AGENCY'S REPORT TO THE CITY COUNCIL ON THE PROPOSED FIFTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE DEL PASO HEIGHTS REDEVELOPMENT PROJECT, AUTHORIZING SUBMITTAL OF REPORT AND PROPOSED FIFTH AMENDMENT TO CITY COUNCIL, AND CONSENTING TO JOINT PUBLIC HEARING ON THE PROPOSED FIFTH AMENDMENT

RESOLUTION 98-410

RECEIVING THE PROPOSED FIFTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE DEL PASO HEIGHTS REDEVELOPMENT PROJECT AND AGENCY'S REPORT ON THE PROPOSED FIFTH AMENDMENT; AND CONSENTING TO AND CALLING JOINT PUBLIC HEARING ON THE PROPOSED FIFTH AMENDMENT

RESOLUTION 98-411

RECEIVING THE PROPOSED FOURTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE OAK PARK REDEVELOPMENT PROJECT AND AGENCY'S REPORT ON THE PROPOSED FOURTH AMENDMENT; AND CONSENTING TO AND CALLING JOINT PUBLIC HEARING ON THE PROPOSED FOURTH AMENDMENT

REDEVELOPMENT AGENCY RESOLUTION 98-034

APPROVING THE AGENCY'S REPORT TO THE CITY COUNCIL ON THE PROPOSED FOURTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE OAK PARK REDEVELOPMENT PROJECT, AUTHORIZING SUBMITTAL OF REPORT AND PROPOSED FOURTH AMENDMENT TO CITY COUNCIL, AND CONSENTING TO JOINT PUBLIC HEARING ON THE PROPOSED FOURTH AMENDMENT

City Council

- 1.2 Bid No. 1779 for the repair of Hydraulic Cylinders, Pumps and Valves - adopt specifications and award contract to Berendsen Fluid Power Inc. for a total amount not to exceed \$200,000 per contract year. (D-All)
-

Adopted Staff recommendation.

- 1.3 Supplement No. 4 to City Agreement No. 96-042 with Ronald P. Costa, Telecommunications Consultant, for an amount not to exceed \$60,000. (D-All)
-

Adopted Resolution 98-412.

RESOLUTION 98-412

RESOLUTION AUTHORIZING THE CITY MANAGER AND THE CITY CLERK TO EXECUTE SUPPLEMENT NO. 4 TO AGREEMENT NO. 96-042 WITH RONALD P. COSTA, TELECOMMUNICATIONS CONSULTANT FOR A NOT TO EXCEED AMOUNT OF \$60,000.

- 1.4 Investment report for the quarter ended June 30, 1998 and the month ended May 31, 1998 and June 30, 1998 with a resolution reaffirming the City of Sacramento's Investment Policy and delegation of authority to the City Treasurer. (D-All)
-

Adopted Resolution 98-413

RESOLUTION 98-413

A RESOLUTION REAFFIRMING THE CITY OF SACRAMENTO'S INVESTMENT POLICY AND THE DELEGATION OF AUTHORITY TO THE CITY TREASURER

- 1.5 Dissolution of the Parking Authority of the City of Sacramento. (D-All)
-

Adopted Resolution 98-414

RESOLUTION 98-414

RESOLUTION DECLARING THAT THERE IS NO LONGER A NEED FOR A PARKING AUTHORITY OF THE CITY OF SACRAMENTO, UNDER AND PURSUANT TO THE PARKING LAW OF 1949, TO FUNCTION IN THE CITY OF SACRAMENTO

- 1.6 National Fish and Wildlife Foundation for the Sacramento County Urban Runoff Pesticide Control Program: (D-All)
- A. Accept the award of \$663,500 in 1997 CALFED Category III funding for the first year of the project;
 - B. Authorize the City Manager and City Clerk to sign and execute the attached Recipient Agreement Contract (#97-N01) between the National Fish and Wildlife Foundation and the City of Sacramento; and
 - C. Amend the FY99 Capital Improvement Program and the FY99 Revenue Budget for Capital Grants.
-

Adopted Resolution 98-415 approving Agreement 98-124.

RESOLUTION 98-415

AUTHORIZE THE CITY MANAGER AND THE CITY CLERK TO EXECUTE A FUNDING AGREEMENT BETWEEN THE CITY AND THE NATIONAL FISH AND WILDLIFE FOUNDATION FOR THE NPDES CALFED PESTICIDE PROGRAM AND APPROVE APPROPRIATIONS IN THE AMOUNT OF \$663, 500

- 1.7 Request to open an application period for the Parks and Recreation Citizens Advisory Committee for three (3) positions due to two vacancies and the 5/20/98 term expiration of Ken Abreu. (D-All)
-

Opened application period; applications due September 18, 1998

- 1.8 Request to reopen an application period for Board of Plumbing Examiners for one position to be filled by a Journey Level Plumber due to the 6/17/98 term expiration for R. Bertacchi and insufficient applications received previously. (D-All)
-

Opened application period; applications due Septemeber 18, 1998

- 1.9 Request to reopen an application period for Design Review and Preservation Board due to one position to be filled by a Landscape Architect due to the April 1, 1998 term expiration for Stephen Metzger. (D-All)
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Opened application period; applications due September 18, 1998

1.10 Extension of Swimming Pool Days. (D-All)

Adopted Resolution 98-416.

RESOLUTION 98-416

RESOLUTION AUGMENTING THE COMMUNITY
RECREATION AQUATICS SECTION BUDGET IN THE
AMOUNT OF \$50,000 FOR FY 1998-99

1.11 Natomas Neighborhood Center Lease Space. (D-1)

Adopted Resolution 98-417.

RESOLUTION 98-417

RESOLUTION APPROPRIATING FUNDS TO THE
NATOMAS NEIGHBORHOOD CENTER LEASE SPACE
(JN:5532, PN:XXXX)

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2.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

None

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3.0 PUBLIC HEARINGS

- 3.1 *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. (D-1)
-

A motion was made by Council member Fargo, seconded by Council member
Hammond, to continue this item to September 8, 1998, 7:00 P.M. meeting.
(appellant). The motion carried with a 9-0 vote.

This item was continued to September 8, 1998, 7:00 P.M.

- 3.2 Abandonment of a portion of El Centro Road bounded by West River Drive
(Road "B") on the south and Interstate 80 on the north, Abandonment
Proceedings No. AP98-01 (Resolution of Intent adopted 7/28/98). (D-1)
-

Ron Perry, Engineering Technician, Public Works, presented the report.

Mr. Perry apologized for the late change. He explained that the
developer had asked for a guarantee that Road B would be in place. Mr.
Perry pointed out that this would not be necessary since it was already
in the agreement. Public works indicated that Road B would be
substantially completed .

A motion was made by Council member Fargo, seconded by Council member
Kerth, to close the hearing and adopt amended Resolution 989-418. The
motion carried with a 9-0 vote.

Amended RESOLUTION 989-418

RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING THE ABANDONMENT OF A PORTION OF EL CENTRO ROAD BOUNDED BY WEST RIVER DRIVE (ROAD "B") ON THE SOUTH AND INTERSTATE 80 ON THE NORTH WITHIN COUNCIL DISTRICT 1

- 3.3 Willowcreek Maintenance Assessment District No. 98-03, located west of Natomas Main Drain and south of I-80. (D-1)
-

Ron Wicky, Special Districts Analyst, presented the report.

Mr. Wicky stated that he was prepared to receive public testimony and take action. Notice and voter ballots had been sent. The purpose of this maintenance district would be to provide additional street sweeping, and monitor the storm drainage system.

Mayor Serna asked that the City Clerk count the ballots, that the hearing be opened and stated that he would come back to the item for the vote.

Virginia Henry, Assistant City Clerk, reported that one ballot was cast with one hundred percent of the assessment district in favor.

A motion was made by Council member Fargo, seconded by Council member Steinberg, to close the hearing and adopt Resolution 98-419. The motion carried with a 9-0 vote.

RESOLUTION 98-419

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO ADOPTING THE ENGINEER'S REPORT ON PROVISION OF MAINTENANCE SERVICES AND CONFIRMING AND LEVYING AN ASSESSMENT AND ORDERING SUCH MAINTENANCE SERVICES TO BE PERFORMED IN AND FOR THE CITY OF SACRAMENTO WILLOWCREEK MAINTENANCE ASSESSMENT DISTRICT NO. 98-03 AND PROVIDING FOR NOTICE OF RECORDING THE ASSESSMENT

- 3.4 Annexation No. 14 to the Neighborhood Landscaping District, located west of Natomas Main Drain and South of I-80. (D-1)
-

Hearing was withdrawn. (Staff)

A motion was made by Council member Fargo, seconded by Council member Kerth, to withdraw the hearing and adopt Resolution 98-420. The motion carried with a 9-0 vote.

RESOLUTION 98-420

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO ABANDONING AND TERMINATING PROCEEDINGS IN THE MATTER OF ANNEXATION NO. 14 TO THE NEIGHBORHOOD LANDSCAPING DISTRICT

- 3.5 North Sacramento Parks Update (M98-025). (D-2)
 - A. Environmental Determination
 - B. General Plan Amendments:
 - 1. Add 1 new park site consisting of 21.46 acres in Robla area;
 - 2. Expand the Richardson Village Park site by 6.4 acres; and
 - 3. Designate the Sacramento Northern Bikeway as park/open space.
 - C. North Sacramento Community Plan Amendments:
 - 1. Add 1 new park site consisting of 21.46 acres in Robla area;
 - 2. Expand the Richardson Village Park site by 6.4 acres; and
 - 3. Designate the Sacramento Northern Bikeway as park/open space.

Scot Mende, Senior Planner, presented the report

Mr. Mende stated there was a need to recognize parks and open spaces. The amendment to the General Plan addressed three areas: the Robla area, the Richardson's Village Park site, and the Sacramento Northern Bikeway. These needed to be listed in the Community Plan. The purpose for these additions was to provide accurate information to the community and also to establish a public policy framework for expenditures.

Council member Kerth commented positively and stated that it's not often that 85 acres were added to a park.

A motion was made by Council member Kerth, seconded by Council member Steinberg, to close the hearing and adopt Resolution 98-421. The motion carried with a 9-0 vote.

RESOLUTION 98-421

RESOLUTION TO AMEND THE GENERAL PLAN AND
NORTH SACRAMENTO COMMUNITY PLAN TO
DESIGNATE ADDITIONAL PARK SITES

- 3.6 South Natomas Parks/Schools Update (M98-022): (D-1)
 - A. Environmental Determination
 - B. General Plan Amendments
 - 1. Add Sally Hudson Park
 - 2. Add Shorebird Park
 - 3. Add Natomas West Park
 - 4. Add Heritage Place Linear Park/Open Space
 - 5. Add Truxel Community Center Park
 - 6. Delete the 30 acre Fong Ranch Park site
 - C. South Natomas Community Plan Amendments.
 - 1. Add Sally Hudson Park
 - 2. Add Shorebird Park
 - 3. Add Natomas West Park
 - 4. Add Heritage Place Linear Park/Open Space
 - 5. Add Truxel Community Center Park
 - 6. Delete the 30 acre Fong Ranch Park site
 - 7. Add Sand Cove Park

Scot Mende, Senior Planner, presented the report.

Mr. Mende stated that the amendment formally acknowledged these new parks and open spaces in south Natomas: Sand Cove Park; Shorebird Park; Natomas West Park; Sally Hudson Park; Heritage Place Linear Park; and Truxel

Community Center Park. He added that one park site would be deleted: Fong Ranch Park. In addition the amendment acknowledged the addition of the new school: Natomas High School and the deletion of a school site: Truxel High School.

Council member Fargo suggested that it was not as many acres in her district as in Council member Kerth's, but she was pleased. She stated that the Truxel Community Center had been named the South Natomas Community Center, and asked that the name be changed in the resolution. Ms. Fargo also asked if Ueda Parkway had been or could be added to the list.

Mr. Mende said that he would be bringing back information to the council at a later date, and would address Ueda Parkway at that time.

A motion was made by Council member Fargo, seconded by Council member Kerth, to adopt Resolution 98-422 as amended. The motion carried with a 9-0 vote.

Amended RESOLUTION 98-422

RESOLUTION TO AMEND THE GENERAL PLAN AND
SOUTH NATOMAS COMMUNITY PLAN TO DESIGNATE
ADDITIONAL PARK/OPEN SPACE SITES, DELETE 1
PARK SITE, ADD 1 HIGH SCHOOL SITE, AND
DELELTE 1 HIGH SCHOOL SITE (M98-022)

- 3.7 *Gateway West - North (P98-046)* - located between I-5 (W. Commerce Road) on the east, and El Centro Road on the west, north of the proposed Stadium Boulevard and south of Del Paso Road in North Natomas. (APNs: 225-0310-015, 016, and 017). (D-1)
- A. Tiered Negative Declaration;
 - B. Mitigation Monitoring Plan;
 - C. Development Agreement between the City of Sacramento and Gateway West, LLC authorizing the City Manager to amend Agreement No. 97-144 between the City of Sacramento and Gateway West, LLC, regarding the Gateway West PUD;
 - D. Development Agreement between the City of Sacramento and Gateway West, LLC to address the affected territory;
 - E. General Plan Amendment from 58.2 to 54.9 gross acres Low Density Residential; from 11.3 to 15.4 gross acres Medium Density Residential; from 3.1 to 0 gross acres Community/Neighborhood Commercial and Offices; from 1.6 to 5.6 gross acres Park, Recreation and Open Space (include an increase of park site from 1.6 to 2 net acres, and reduction in Community/Neighborhood Commercial and Offices, and Water) from 24.2 to 22.5 gross acres Water;
 - F. North Natomas Community Plan Amendment from 50.6 to 54.9 gross acres Low Density Residential; from 7.6 to 0 gross acres Medium Density Residential; from 11.3 to 15.4 gross acres High Density Residential; from 3.1 to 0 gross acres Neighborhood Commercial; from 24.2 to 22.5 gross acres Detention Basin; from 1.6 to 5.6 gross acres Parks/Open Space delete "Road A" north of Stadium Boulevard;
 - G. Rezone from 50.6 to 31.8 gross acres Single Family Residential (R-1 PUD); from 0 to 25.9 gross acres Single Family Residential Alternative (R-1A PUD); from 7.6 to 0 gross acres Multi-family Residential (R-2A PUD); from 11.3 to 15.4 gross acres Multi-family Residential (R-3 PUD) (232 DU); from 3.1 to 0 gross acres Limited Commercial (C-1 PUD); from 24.2 to 25.3 gross acres Agriculture-Open Space (A-OS) (lake and open space); and
 - H. Planned Unit Development Schematic Plan and Development Guidelines

Amendment to reconfigure the High Density and Low Density, and to delete Medium Density residential, and Limited Commercial, and delete "Road A", specifically for the 98+ acre Gateway West - North portion of the Gateway West PUD, consisting of 368.8± gross acres, subject to conditions and forward to City Council.

Dan Lockhart, Associate Planner, presented the report.

Mr. Lockhart reported that the applicant had requested entitlements which modified the previously approved project for an area north of the proposed Stadium Boulevard. They had requested modification to land uses with a decrease in the range of project densities, reduction in commercial acreage, and refining the "move-up" low density housing product which incorporated a detention basin/lake as an amenity feature.

Mr. Lockhart stated that the project met General Plan policies related to quality of life, quality design in new growth areas, provision of housing for a range of income groups, housing variation and transit support. He also reviewed mitigation measures regarding environmental considerations. He suggested that the project would contribute favorably to development west of I-5, in North Natomas neighborhoods with a variety of housing densities and types, and commercial, civic, transit, and park uses close by.

Council member Hammond questioned the availability of affordable housing and where it was planned. She requested assurance that options other than high cost houses would be available.

Mr. Lockhart stated that staff was dealing with the market and market rates, and he would defer additional questions to the builder. But he did state that a full spectrum, from affordability to move-up products, were being addressed.

Council member Hammond reiterated her concern, stating that North and South Natomas were the only large undeveloped areas left, and affordable housing needed to be available. She clarified that she was not referring to low income, but rather less expensive homes.

Mr. Lockhart assured Ms. Hammond that plans allowed for a full range of housing and lot sizes, and that small homes would be included.

Council member Fargo stated that she felt the project was exciting, and a first in developing a lake with housing in Natomas. She went on to say that she believed the best home products with high quality needed to be offered first. If apartments and small homes were offered first, it might discourage the higher range buyers. She stated that there would continue to be affordable housing in Natomas.

Ms. Fargo questioned staff regarding park acreage. She noted that nothing seemed to be in the plans, and wanted assurance that there would be an adequate amount of park space in Natomas.

Scot Mende, Senior Planner, stated that there were required Quimby fees that would be used to purchase land for parks elsewhere, or to develop what they had.

Mr. Lockhart mentioned that the developer had worked with staff to provide amenities to all residents. There were two acres around the lake for public use.

A motion was made by Council member Fargo, seconded by Council member Kerth, to close the hearing and adopt: (a,b) Resolution 98-423, (c) Ordinance 98-033, (d) Ordinance 98-034 approving Agreement 98-125, (e) Resolution 98-424, (f) Resolution 98-425, (g) Ordinance 98-035, and (h) Resoolution 98-426. The motion carried with a 9-0 vote.

RESOLUTION 98-423

TIERED NEGATIVE DECLARATION AND MITIGATION MONITORING PLAN FOR THE GATEWAY WEST - NORTH PLANNED UNIT DEVELOPMENT CONSISTING OF DEVELOPMENT AGREEMENTS; GENERAL PLAN AMENDMENTS; NORTH NATOMAS COMMUNITY PLAN AMENDMENTS; RE-ZONINGS; PLANNED UNIT DEVELOPMENT SCHEMATIC PLAN AND DEVELOPMENT GUIDELINES AMENDMENTS FOR 98± GROSS ACRES FOR PROPERTY LOCATED BETWEEN I-5 (W. COMMERCE RD.) ON THE EAST, AND EL CENTRO ROAD ON THE WEST, NORTH OF THE PROPOSED STADIUM BOULEVARD AND SOTU OF DEL PASO ROAD IN NORTH NATOMAS, SACRAMENTO, CALIFORNIA

ORDINANCE 98-033

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO AMEND AGREEMENT NO. 97-144 REGARDING GATEWAY WEST PUD BETWEEN THE CITY OF SACRAMENTO AND GATEWAY WEST, LLC, FOR PROPERTIES LOCATED IN NORTH NATOMAS, SPECIFICALLY BETWEEN INTERSTATE-5 (W. COMMERCE ROAD) ON THE EAST, AND EL CENTRO ROAD ON THE WEST, SOUTH OF DEL PASO ROAD, APN: 225-0310-015,016,017 - (P98-046)

ORDINANCE 98-034

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 (W. COMMERCE ROAD) ON THE EAST, AND EL CENTRO ROAD ON THE WEST, SOUTH OF DEL PASO ROAD; APN: 225-0310-015,016,017 - (P98-046)

RESOLUTION 98-424

RESOLUTION TO AMEND THE GENERAL PLAN RELATED TO LAND USE FOR THE GATEWAY WEST PUD - "GATEWAY WEST - NORTH" PROJECT CONSISTING OF 98± GROSS ACRES LOCATED IN NORTH NATOMAS, SPECIFICALLY BETWEEN INTERSTATE-5 (W. COMMERCE ROAD) ON THE EAST, AND EL CENTRO ROAD ON THE WEST, SOUTH OF DEL PASO ROAD; SACRAMENTO, CA

RESOLUTION 98-425

RESOLUTION TO AMEND THE 1994 NORTH NATOMAS COMMUNITY PLAN RELATED TO LAND USE FOR THE GATEWAY WEST PUD - "GATEWAY WEST - NORTH" PROJECT CONSISTING OF 98± GROSS ACRES

LOCATED IN NORTH NATOMAS, SPECIFICALLY BETWEEN INTERSTATE-5 (W. COMMERCE ROAD) ON THE EAST, AND EL CENTRO ROAD ON THE WEST, SOUTH OF DEL PASO ROAD; SACRAMENTO, CA

ORDINANCE 98-035

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY, SPECIFICALLY THE GATEWAY WEST PUD - "GATEWAY WEST - NORTH" PROJECT CONSISTING OF 98+ GROSS ACRES LOCATED IN NORTH NATOMAS, BETWEEN INTERSTATE-5 (W. COMMERCE ROAD) ON THE EAST, AND EL CENTRO ROAD ON THE WEST, SOUTH OF DEL PALS ROAD; SACRAMENTO, CA.

RESOLUTION 98-426

RESOLUTION TO APPROVE THE PLANNED UNIT DEVELOPMENT SCHEMATIC PLAN AND DEVELOPMENT GUIDELINES AMENDMENT TO RECONFIGURE THE GHIGH DENSITY AND LOW DENSITY, AND TO DELETE MEDIUM DENSITY RESIDENTIAL, AND LIMITED COMMERCIAL, AND DELETE "ROAD A", SPECIFICALLY FOR THE 98 ± ACRE GATEWAY WEST - NORTH PORTION OF THE GATEWAY WEST PUD, CONSISTING OF 368.8+ GROSS ACRES, LOCATED IN NORTH NATOMAS, BETWEEN INTERSTATE-5 (W. COMMERCE ROAD) ON THE EAST, AND EL CENTRO ROAD ON THE WEST, SOUTH OF DEL PASO ROAD; SACRAMENTO, CA.

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4.0 STAFF REPORTS

- 4.1 Update on implementation of variable can sizes in Solid Waste. (D-All) [Oral]

Reina Schwartz, Solid Waste Manager, Public Works, presented the report.

Ms. Schwartz gave a brief update on the variable can program, which was advertized in a utility bill insert in July. The cans were offered in 90, 60, and 32 gallon size. She reported that the department initially got as many as 150 calls per day which has decreased to 50 - 70 per day now.

Ms. Schwartz stated that distribution was done geographically, and was initially behind. Five limited term employees were hired to assist, and distribution was taking 30 to 60 days, with the expectation that it would drop to 5 - 10 days within the next month and a half. She reported that the initial can exchange would be at no charge, but if re-exchanged sooner than six months, there would be a twenty dollar charge.

Ms. Schwartz stated that another report would be brought to Council in December.

Mayor Serna established with Ms. Schwartz that new home buyers would get cans within 10 working days and could use bags in the meantime.

Council member Cohn, commented positively on the program, and asked how many cans had been requested. Ms. Schwatz replied 2,701. Mr. Cohn observed that city garbage bills appeared quite high because all services were lumped together. Ms. Schwartz stated that was because of the garden refuse charge, and without that cost, service would be \$13.97.

Mayor Serna asked if green waste were a standard collection in other cities in California. Ms. Schwartz replied that it was not universal, and said that some cities separated their refuse, including green waste separation.

Council member Waters determined with Ms. Schwartz that five to six thousand cans would be replaced. He then proposed that the old cans be distributed to the Pocket area for green waste. He stated that the problem was weekend cuttings on the roads at the time of street cleaning. Ms. Schwartz said this could be looked into.

Council member Yee clarified that it was a 45 day delay for can delivery, not 4 to 5. He mentioned complaints from constituents regarding confusion on how to get the old cans picked up.

Ms. Schwartz stated that the request was for customers to leave their old can in front, not necessarily curbside, where it could be seen from the street on the day before and the day after the scheduled garbage pick up. She suggested that the effort was to exchange the cans after garbage pick up. But she assured everyone that if there were garbage in the old can, it would not be a problem. She stated that the cans were collected with a flatbed truck accompanied by a packer truck for any garbage.

Mayor Serna recognized the positive changes that had gone on under Ms. Schwartz' direction. He complimented her and asked her for a report to Council on all the recent changes in the department.

Ms. Schwartz thanked the Mayor and agreed to report back. She also stated that she was pleased with the progress made in recycling, reporting forty seven percent efficiency in this effort.

Report was received and filed.

- 4.2 Proposed policy for the City to pay the cost of real property appraisals used to assess a City official's potential conflict of interest while conducting City business. (D-All)

David Martinez, Deputy City Manger, presented the report.

This policy would authorize the City to pay the cost of appraisals used to assess a City official's potential conflict of interest in the conduct of city business. The Political Reform Act prohibits officials from participating in a decision that will have a foreseeable material effect on an official's financial interest. Where the official's financial interest is real property (including the official's residence), determining whether a conflict of interest exists requires an estimate of the potential financial effect of the decision on the value of the real property. Estimating the potential financial effect is not an easy task, and it is sometimes necessary to obtain an appraisal of the potential financial effect.

Council member Cohn stated that several City Council members had requested this. He suggested that this applied only if the appraisal were for a potentially binding decision. When the decision was advisory in nature, there would be no need for an official appraisal.

Council member Steinberg stated that having all nine Council members to vote on this was good. He suggested that the issue was murky and that the FPPC had not given a clear answer. He wanted something clear cut that showed no conflict.

Rich Archibald, Assistant City Attorney, stated that there was no quick answer. For appraisals, members normally paid themselves to prove there was no conflict.

Council member Kerth indicated that it was a good idea to clarify when and individual could or couldn't participate. He asked what information passed along to the Council member when the City got an appraisal.

Mr. Archibald responded that the whole appraisal was given to the Council member, and to Fair Political Practice Commission (FPPC), and to constituents. Mr. Kerth questioned the value to getting that information.

Bill Edgar, City Manager, stated that it was in the public interest for the City to do appraisals, in order to allow the City Council members and Planning Commissioners to do their jobs.

Mayor Serna stated that the proposal was fine. He suggested that members only needed to know if their house was appraised higher or lower than the FPPC amount, not the exact amount. That way the member didn't benefit from the appraisal.

Council member Kerth expressed similar sentiments, saying the only way to eliminate controversy was a simple yes or no determination. He asked that the city attorney's office review this.

Mr. Edgar acknowledged that the disclosure of the specific details was the concern, and asked Mr. Archibald if this could be done.

Mr. Archibald, Assistant City Attorney responded that he would have to run the idea by the FPPC.

Council member Yee stated that he understood this was a concern for his colleagues, but personally, he preferred to abstain if this were controversial.

A motion of intent was made by Council member Cohn, seconded by Council member Kerth, to bring back a legal provision that only basic information of over or under the FPPC limit of \$10,000 be provided to City Council members on assessments, and regarding Planning Commission member, payment only be made if the authority stopped at the Planning Commission level, but not if at the advisory capacity. The motion passed with a 8-0 vote with Council member Fargo being absent.

4.3 Approval of funding for the Crocker Art Museum staff relocation project.
(D-1)

Barbara Bonebrake, manager, Downtown Enterprise Department, presented the report.

Ms. Bonebrake spoke briefly about the proposed remodeling of the Crocker Art Museum Herold Wing at Crocker Art Museum Association (CAMA) expense, and the proposed City's refurbishing of the existing trailers. She told of the poor condition of the trailers currently housing 17 employees. She also reported on the requested funding for equipment, furnishings, security system upgrades and telecommunications equipment.

Jan Driesback, Acting Director, Crocker Art Mueum, reported on the poor conditions as well, and stated that the majority of Staff would be moving to the remodeled wing when completed.

Mayor Serna asked about ADA (American Disabilities Association) access to the trailers. He was told by Ms. Driesback that the new wing would offer accessibility, and that most of the trailers would be for storage, though they were not easily accessed presently.

Mayor Serna established with Ms. Driesback that the Crocker had over 800 volunteers, helping serve the city in such things as special events and children's programs. He also confirmed that there were several programs accommodating various ethnic groups in the City. Mayor Serna spoke highly of the progress of the museum, and asked to meet the board members in attendance.

Harriet Durwingson, President of the Board of Trustees, came forward and introduced herself, and Roger Berry.

Roger Berry, architect and grape-grower, spoke of this project coming forth several years ago, and referred to the noble staff withstanding adverse conditions. He called the renovation sequence a maturation project for the museum.

Council member Cohn echoed Mayor Serna's positive comments, and said the museum was a regional responsibility. He was pleased that CAMA was aiding in the costs.

A motion was make by Council member Cohn, seconded by Council member Waters to adopt Resolution 98-126. The motion passed with a 8-0 vote, with Council member Fargo being absent.

RESOLUTION 98-427

A RESOLUTION APPROVING AGREEMENT WITH CROCKER ART MUSEUM ASSOCIATION CONCERNING STAFF RELOCATION PROJECT AND ESTABLISHING CAPITAL IMPROVEMENT PROJECT

- 4.4 Transportation/Air Quality Forum Process - Exploratory Evaluation. (D-All)
- A. Direct staff to proceed with the exploratory evaluation phase of the Countywide Transportation/Air Quality Forum process; and
 - B. Conceptually approve of funding the City of Sacramento's share of the exploratory evaluation, up to \$35,000, from the Measure A Sales Tax administrative contingency.

Temporarily withdrawn. (Mayor)

5.0 SHRA

Public Hearing

- 5.1 Disposition and Development Agreement for Vision Development/SETA Head Start Child Care Facility Project, request for \$100,000 loan and Agency site donation under Health and Safety Code Section 33433 Report. (D-2)
- A. Approve Agency land disposition Section 33433 report justifying the disposition of Agency owned property for less than its acquisition cost;
 - B. Authorize the Executive Director to enter into a Disposition and Development Agreement (DDA) and related documents with Vision

Development Group for the construction of an 8,000 square foot child care and job training facility on the Agency owned site located at the southwest corner of Marysville Boulevard and Nogales Street; and

- C. Approve budget transfer of \$100,000 from the Developer Assistance Account as a subordinated loan to the Vision Development/SETA Head Start Child Care Facility project account.
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Betty Kosman, Program Manager, SHRA, began the report. She stated that one Redevelopment Advisory Committee (RAC) reported a minority owned firm appealed this project as to siting. She reported that there were nine members of the RAC, and that the vote was 8 - 1 in favor of the project and its proposed site.

Ken Knoll, Vision Development, thanked the SHRA staff and the RAC. He reported the benefits of the program, the proposed multiple sites, and stated a commitment to keep the project privately owned and financed, and tax increments coming in. He stated a commitment to local employment and the very positive community partnership.

Edmundo Lopez, Vision Development, spoke about the primary interest in the need for child care services. He mentioned the many children needing services in the area and stated that his group looked at the Del Paso Heights Head Start and advised they would lease three buildings immediately. Mr. Lopez agreed with Mr. Knoll that it was a positive experience working with staff.

Council member Kerth stated that this was a good proposal, much needed and appreciated in the Del Paso Heights area. He spoke about the controversy in RAC and that job creation was a priority. He suggested that there was a need for bottom rung of the ladder jobs for local workers. The RAC had been concerned about a proposed strip mall, the location of the town center, and how these would impact the local economy. After debating the issues the RAC agreed that the child care was needed.

Council member Hammond voiced her support.

Mayor Serna also voiced support and agreed that the child care was definitely needed.

A motion was made by Council member Kerth, seconded by Council member Hammond, to close the hearing and adopt Redevelopment Agency Resolution 98-035.

REDEVELOPMENT AGENCY RESOLUTION 98-035

MARYSVILLE BOULEVARD-NOGALES STREET SITE:
DISPOSITION AND DEVELOPMENT AGREEMENT AND
RELATED AGREEMENTS WITH VISION DEVELOPMENT
GROUP; HEALTH AND SAFETY CODE SECTION 33433
REPORT; AND CERTAIN FINDINGS IN CONNECTION
THEREWITH; (DEL PASO HEIGHTS REDEVELOPMENT
AREA)

- 5.2 Amendments to the City Community Development Block Grant (CDGB) Program Fund Allocations and Consolidated Plan. (D-All)
 - A. Amend prior years CDBG and Agency budgets to reallocate funds;
 - B. Authorize the Acting Executive Director and the City Manager to execute contracts and memoranda of agreements (pursuant to Master Agreement dated June 13, 1995) on behalf of the Sacramento Housing

- and Redevelopment Agency to carry out projects;
- C. Authorize the City Manager to accept allocations stated the memorandum of agreements (MOAs) between the City and SHRA, and authorize establishing appropriations for the projects as detailed in the MOA; and
- D. Establish a Capital Reserve Policy.

A motion was made by Council member Cohn, seconded by Council member Fargo to continue this item to this evening meeting. The motion carried with a 9-0 vote.

Continued to August 18, 1998 evening meeting.

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6.0 COUNCIL IDEAS AND QUESTIONS

- 6.1 Council member Steinberg expressed his approval of extending swimming pool hours. He requested a report back about the possibility of expanding other after school programs for school children.

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7.0 CITIZENS ADDRESSING COUNCIL (MATTERS NOT ON AGENDA)

- 7.1 Darla Smith expressed concerns about information in binders regarding goals and objectives related to social goals. Crime and housing were two main issues, but she commented that citizens needed other things as well. Ms. Smith wanted all residents of the community to be considered.

Council member Kerth advised Ms. Smith that he had sent 4,000 letters, but only a handful of residents showed up. He urged Ms. Smith to apply for a RAC vacancy. Mr. Kerth added that this item was what the community wanted and he was trying to comply with the wishes of the people.

Ms. Smith felt that RAC members were hesitant to go into the community to discuss various issues because of fear.

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8.0 RECESSED INTO CLOSED SESSION AT 3:50 P.M.

- 8.1 Pursuant to Government Code Section 54956.8 for matters pertaining to negotiations relative to real property owned by Natomas Unified School District, APNs: 225-0230-070, 225-0570-049, 225-0570-051.
- 8.2 Pursuant to Government Code Section 54956.9(a) for matters pertaining to litigation in the matter of Friends of Hagginwood, et al., vs. City of Sacramento, et al., Sacramento Superior Court, Case Number 98CS02215

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ADJOURNMENT


There being no further business to come before the City Council, the meeting was adjourned at 4:05 p.m.

Submitted



Valerie A. Burrowes, City Clerk

Approved



Jannie Yee, Mayor