

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

February 20, 1996

CALL TO ORDER

The Regular Meeting of the Sacramento City Council was called to order by Mayor Serna at the hour of 2:05 p.m. on the above date in the City Council Chamber located at 915 I Street.

ROLL CALL

Present: Councilmembers Cohn, Fargo, Kerth, Ortiz, Pannell, Steinberg, Waters, Yee and Mayor Serna

Absent: None

* * * * *

1.0 CONSENT CALENDAR (Items 1.1 through 1.11, except Item 1.5)

A motion was made by Councilmember Pannell, seconded by Councilmember Yee, to waive the reading and adopt the Consent Calendar, Items 1.1 through 1.11, except Item 1.5 which was pulled for separate consideration. The motion carried by a 9-0 vote, with Councilman Kerth abstaining on Item 1.1.

Public Review Items - Informational Only

None

Sacramento Housing and Redevelopment

- 1.1 1996 agreements with the Downtown Sacramento Partnership. (D-1)
-

Adopted Agency Resolution No.96-006.

REDEVELOPMENT AGENCY RESOLUTION NO. 96-006

1996 AGREEMENTS WITH THE DOWNTOWN SACRAMENTO
PARTNERSHIP, INC.

- 1.2 Issuance of a Certificate of Conformance to W. E. Hall Company, located within the Sacramento Army Depot Redevelopment Area, located at 5999 Power Inn Road. (D-6)
-

Adopted Agency Resolution No.96-007

REDEVELOPMENT AGENCY RESOLUTION NO. 96-007

SACRAMENTO ARMY DEPOT REDEVELOPMENT PROJECT:
CERTIFICATE OF CONFORMANCE FOR PROPERTY LOCATED
AT 5999 POWER INN ROAD

- 1.3 Administrative modifications to the Facade Improvement Program. (D-All)
-

Adopted Agency Resolution No. 96-008

REDEVELOPMENT AGENCY RESOLUTION NO. 96-008

MODIFICATION OF THE FACADE IMPROVEMENT PROGRAM

- 1.4 Various documents related to the adoption of the Second Amendment to the Redevelopment Plan for the Richards Boulevard Redevelopment Project, bounded by 12th Street on the west, the Southern Pacific mainline on the north, 20th Street on the east, and has an irregular southern boundary. (D-1,3)
-

Adopted Agency Resolution No.96-009.

REDEVELOPMENT AGENCY RESOLUTION NO. 96-009

RECEIPT AND TRANSMITTAL OF VARIOUS DOCUMENTS
RELATED TO THE SECOND AMENDMENT FOR THE RICHARDS
BOULEVARD REDEVELOPMENT PROJECT AREA

City Council

- 1.5 Parking regulations in the Casa-Do-Rio Neighborhood, located on Portinao Circle. (D-7)
-

Michael Melvin, Chief of On-Street Parking, said this item was brought forth by residents of the area, who are experiencing increased congestion in the neighborhood created by non-residents' parking along narrow neighborhood roads in order to access the levee.

Councilmember Waters spoke in support of the neighborhood complaints, citing a narrow horseshoe curve on which parking created dangerous conditions.

Councilmember Fargo felt that parking to access the levee should not be restricted, since the road is a public road. It was established that the nearest public parking for levee access is located at Garcia Bend Park, one half mile away.

A motion was made by Councilmember Waters, seconded by Councilmember Pannell, to adopt Resolution No.96-074. The motion carried by an 8-1 vote, with Councilmember Fargo voting No.

RESOLUTION NO. 96-074

A RESOLUTION ESTABLISHING PARKING REGULATIONS ON PORTINAO CIRCLE BE IT HEREBY RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

The on-street parking on Portinao Circle shall be regulated as follow:

- No parking any time, west side, from 220 Portinao Circle to 150 Portinao Circle.
- One hour parking, east side, from 211 Portinao Circle to 2 Marina Grande Court.

- 1.6 Granting Revocable Encroachment Permit for 921 11th Street (alley). (D-1)
-

Adopted Resolution No.96-075.

RESOLUTION NO. 96-075

RESOLUTION GRANTING REVOCABLE ENCROACHMENT PERMIT FOR 921 11TH STREET (ALLEY)

- 1.7 Proposed State Lands Commission Lease Marina Dredging, located at the entrance to Sacramento Marina, Miller Park. (D-4)
-

Adopted Resolution No. 96-076 approving Agreement No. 96-025 and Agreement No. 96-026.

RESOLUTION NO. 96-076

RESOLUTION APPROVING A TEN-YEAR AGREEMENT
BETWEEN THE CITY AND THE STATE OF CALIFORNIA
STATE LANDS COMMISSION FOR DREDGING OF THE
ENTRANCE TO THE SACRAMENTO MARINA

- 1.8 Request to open an application period for the Sacramento Youth Commission for six openings due to the 5/24/96 term expirations scheduled for Manuel Tequida, Jeff Lan, Zora Foote, Tety Shi, and two vacancies.
-

Application period opened; applications due March 22, 1996.

- 1.9 Request to open an application period for the Richards Boulevard Project Area Committee due to four vacancies. (D-1)
-

Application period opened; applications due March 29, 1996.

- 1.10 Confirmation of the following nominations: Ann Land/Bertha Henshel Memorial Fund Commission: Valerie J. Reynoso and Doris Chandler; Sacramento Heritage Inc. Board of Directors: George Bramson, Kevin W. Pressey and Carol M. Roland Nawi (D-All) (nominated 2-13-96)
-

Nominations confirmed.

- 1.11 Marconi Triangle Detention Basin Improvements (PN:LK02), located at the intersections of Marconi Avenue, Kenwood Street, and the Light Rail tracks, north of the American River, and east of the Natomas East Main Drainage Canal (NEMDC) - Change Order 4 in the amount of \$8,358. (D-All)
-

Adopted Resolution No. 96-077.

RESOLUTION NO. 96-077

RESOLUTION AUTHORIZING THE CITY MANAGER AND CITY
CLERK TO SIGN AND EXECUTE CHANGE ORDER 4 IN THE
AMOUNT NOT TO EXCEED \$8,358 TO R.C. COLLET, INC.
FOR THE MARCONI TRIANGLE DETENTION BASIN
(PN:LK02).

* * * * *

2.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

2.1 J. P. Werlin, President of the Associated Students Inc., CSU Sacramento.

Mr. Werlin said that CSUS ASI students have expressed a desire to have an active role in City government, stressing that many of them remain in the area upon graduation. They wish to sit on boards and commissions, address housing issues, participate in voter registration drives, public education, and education outside the classroom. He suggested that better lines of communication be established between ASI students, their school, and the City.

Councilmember Pannell suggested that area managers of Neighborhood Services could meet with ASI students.

Councilmember Cohn agreed that better community ties would be in order, and said that in the future, plans were underway to have basketball and volleyball games played in Memorial Auditorium.

Councilmember Steinberg discussed the problem of off-campus fraternity rental houses, and loud parties, etc., to which Mr. Werlin replied that the students wanted to encourage the development of land adjacent to the university for additional housing.

2.2 Resolutions recognizing Karen Lane and Rita Pasillas for their commitment to the Total Quality Management philosophy.

Mayor Serna presented both resolutions.

* * * * *

3.0 PUBLIC HEARINGS

3.1 Entitlements to allow re-subdivision of property at the southeast corner of Lake Front Drive and Rush River Drive (Stillwater Subdivision) (P95-066) (D-7)

- A. Ratify the Negative Declaration
 - B. Approve the LPPT PUD Schematic Plan to redesignate 7.3± vacant acres (Parcel #8 - LPPT PUD Schematic Plan) from Townhouse to Single-Family Residential in the Single-Family Alternative Planned Unit Development (R-1A{PUD}) Zone
-

Colleen Carollo, Associate Planner, presented a brief background summary regarding the redesignation of the PUD Schematic Plan as proposed in (B), above. On August 20, 1985, Council approved the proposed project site of approximately 7.3± vacant acres for Townhome development. On December 23, 1986, Council approved a Tentative Map to subdivide a 36-acre site into 101 single-family lots and 56 half-plex lots. The current project site was part of this proposed tentative map. The map was then extended to December 23, 1992. Only a portion of this original tentative map was recorded, which did not include the current site. Applicant requests the

subdivision of these two parcels into 46 lots for single-family residential development, which eliminates the previously approved half-plex lots.

Ms. Carollo went on to say that the redesignation did not result in a loss of dwelling units, and therefore staff recommended approval of the PUD Schematic Plan Amendment.

A motion was made by Councilmember Waters, seconded by Councilmember Fargo, to close the hearing and adopt staff recommendations to adopt Resolution No. 96-078. The motion carried by a 9-0 vote.

RESOLUTION NO. 96-078

A RESOLUTION TO AMEND THE LPPT PUD SCHEMATIC PLAN TO REDESIGNATE 7.3± VACANT ACRES (PARCEL #8 - LPPT PUD SCHEMATIC PLAN) FROM TOWNHOUSE TO SINGLE-FAMILY RESIDENTIAL IN THE SINGLE-FAMILY ALTERNATIVE PLANNED UNIT DEVELOPMENT (R-1A{PUD}) ZONE FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF LAKE FRONT DRIVE AND RUSH RIVER DRIVE (STILLWATER SUBDIVISION) D7. (P95-066)(APN:031-1340-048;-049;-051;-052)

- 3.2 Entitlements to allow the construction of a 108,000 square foot office building on Parcel #6 in the Del Paso Road PUD located near the southeast corner of Del Paso Road and East Commerce Way (P95-096) (D-1)
- A. Ratify the Negative Declaration
 - B. Approve the Mitigation Monitoring Plan
 - C. Approve Del Paso Road PUD Guidelines and Schematic Plan

Carol Shearly, Associate Planner, said that in August, September, and October, 1995, the Planning Commission and City Council agreed to the first step of this project, which approved a Development Agreement between the City and Del Paso Road Partnership. Ms. Shearly went on to say that this proposal represents the second step and seeks to establish the Del Paso Road PUD Guidelines and Schematic Plan and approve the Special Permits to construct a 108,000± sq. ft. office building on Parcel #6 of the PUD. The proposal is consistent with the General Plan and 1994 North Natomas Community Plan with respect to land use and intensity of uses around transit stations and the Town Center.

Ms. Shearly said that Councilmember Fargo had spoken to her earlier regarding modifications to the PUD relative to the walkways as proposed, and Ms. Shearly indicated the applicant had agreed to the changes.

Councilmember Fargo inquired as to the location of internal walkways, and expressed concern re: the possible danger for light rail users. She emphasized the need to adhere to safe standards in Town Center walking areas by separating people from 8 lanes of traffic. Councilmember Fargo stressed the need for the project to be pedestrian and bike-friendly.

Mayor Serna was in agreement with Councilmember Fargo, as was Councilmember Kerth, and discussion centered around the sidewalk design along Del Paso. Ms. Shearly explained that the existing 4' sidewalk would be retained; a 6' landscaping setback would adjoin that, with another 4' sidewalk adjacent. Additionally, a 25' area along Del Paso is designated for a SMUD gas line. Once that is installed, a sidewalk and landscaping could be constructed on top of it, with the exception of trees, which could not be planted directly above the gas line.

Councilmember Kerth inquired as to whether the Public Utilities easement could be done now rather than later. He also raised a question re: the Truxel Road section light rail, on the other side of the street, and Ms. Shearly indicated that was not part of this project.

A motion was made by Councilmember Fargo, seconded by Councilmember Kerth, to close the hearing, ratify the Negative Declaration, approve the Mitigation Monitoring Plan and adopt Resolution No. 96-079. Resolution No. 96-080 was adopted, approving the Del Paso Road PUD Guidelines and Schematic Plan. The motion carried by an 8-0 vote, with Councilmember Pannell abstaining.

RESOLUTION NO. 96-079

MITIGATION MONITORING PLAN FOR DEL PASO ROAD PUD OFFICE DEVELOPMENT ON PARCEL #6 (P95-096), ESTABLISHING PUD GUIDELINES AND SCHEMATIC PLAN AND SPECIAL PERMIT FOR OFFICE BUILDING ON PARCEL #6 LOCATED NEAR THE SOUTHEAST CORNER OF DEL PASO ROAD AND EAST COMMERCE WAY IN THE NORTH NATOMAS COMMUNITY PLAN AREA.

(P95-096) (APN: PORTIONS OF 225-0070-055, 069, AND 072)

RESOLUTION NO. 96-080

RESOLUTION TO ESTABLISH PUD GUIDELINES AND SCHEMATIC PLAN FOR THE DEL PASO ROAD PUD CONSISTING OF 95.3± GROSS ACRES (82± NET ACRES) FOR FUTURE EMPLOYMENT CENTER DEVELOPMENT

(P95-096) (APN: PORTIONS OF 225-0070-055, 069, 072)

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4.0 STAFF REPORTS

4.1 School Recycling Education Program. (D-All)

Council was treated to a short dramatic presentation by three talented students; the skit was entitled "Little Red Recycling Hood". In December 1993, the Solid Waste Division executed an agreement between the City of Sacramento and the Visual and Performing Arts Center of Sacramento High School (VAPAC). The agreement calls for VAPAC to present two performances of the skit at each of the 35 elementary schools within the City, with the aim of providing children with an entertaining means of instruction on the importance of recycling and how to participate in the City's curbside recycling program.

The students' names were Steve Lawrence, Sierra Naumann-Peters, and Paul Badham. Congratulations to all for a job well done!

5.0 S.H.R.A.

Public Hearing

5.1 Acquisition and sale of 13 duplex buildings on Western Avenue - transfer of ownership interest between Housing Authority and Redevelopment Agency and transfer of funds to facilitate acquisition. (D-2)

John Dangberg, Acting Director, Community Development Department, requested authorization to allocate \$338,000 of City HOME funds for the acquisition of 13 duplexes on Western Avenue in Strawberry Manor neighborhood as part of a strategy to rehabilitate and convert a total of 21 duplexes into single-family detached homes. Of the 21 properties, 13 will be sold to first-time home buyers. The remaining 8 are being funded through public housing acquisition and rehabilitation funds and will be managed by the Housing Authority as rental housing.

Councilmember Kerth noted that some of these properties were damaged in the 1986 flood, rehabilitated, and then destroyed again. He supported turning them into single-family ownership properties, and in keeping with a commitment to the community, wanted to avoid converting to a public housing arena.

Councilmember Pannell met with HUD earlier, and was assured that HUD wants to create first-time buyer property. He cited that at another location, HUD offered 31 units at \$1.00 per unit. HUD is providing the City with grants for these units.

Mayor Serna wanted to identify the options, inquiring as to the outcome if the property were not converted into single-family homes.

In response to the Mayor and Councilmember Kerth, Mr. Dangberg reiterated that he felt confident of HUD approval, but stressed that timing was a critical factor so as to avoid having the properties purchased by parties in the private sector and then re-rented.

Councilmember Yee supported the rehabilitation program, but inquired as to whether Rural California Housing Corporation was the only company now doing self-help housing. Mr. Dangberg replied that RCHC was the only company, and it is also involved in Habitat for Humanity.

Councilmember Fargo said she felt it was a great move, well done.

Debate ended with Councilmember Pannell speaking in support of the ROP program in which people are taught how to build homes, and felt it might be a good solution to use a team of ROP people to rehabilitate properties and then return funds from the sale of the properties to the ROP program. He requested that staff bring back a plan addressing this issue.

A motion was made by Councilmember Kerth, seconded by Councilmember Pannell, to close the hearing, and adopt Agency Resolution No. 96-010 and Housing Authority Resolution No. 96-001. The motion carried by a 9-0 vote, and included Councilmember Pannell's suggestion to use a team of ROP people to rehabilitate properties and use proceeds from the sale of the properties to fund the ROP programs. Councilmember Pannell requested that staff bring back a plan for implementing this proposal.

REDEVELOPMENT AGENCY RESOLUTION NO. 96-010

ACQUISITION AND SALE OF DUPLEXES ON WESTERN AVENUE; DETERMINATION OF JUST COMPENSATION; NEGOTIATION OF DISPOSITION AND DEVELOPMENT AGREEMENTS; AND DELEGATION OF APPROVAL AUTHORITY TO SACRAMENTO HOUSING AND REDEVELOPMENT COMMISSION

HOUSING AUTHORITY RESOLUTION NO. 96-001

ACQUISITION AND SALE OF DUPLEXES ON WESTERN AVENUE

Staff Report

- 5.2 1996 Housing Trust Fund Annual Plan and authorization to issue Notice of Funding Availability (NOFA). (D-All)

John Dangberg said that City and County Low-Income Housing Trust Fund revenues are local funds which may be used for new construction, rehabilitation, or other subsidies for housing affordable to low and very low-income households. He said that Home Investment Partnership (HOME) funds are awarded annually by the Federal government to the City and County of Sacramento for use in accordance with a locally prepared and HUD-approved plan, called the Consolidated Plan. HOME funds have been used primarily for housing rehabilitation of owner-occupied and rental property. As of December 31, 1995, \$2,050,000 in 1994-95 City HOME funds remained uncommitted and will be made available under the proposed NOFA for rental housing. County staff recommends that \$1,426,000 in 1994-95 HOME funds be made available in the proposed NOFA (Notice of Funding Available).

He went on to say that 150-250 units are to be assisted under the HOME Funds. All proposals will be brought forward to the SHRA Loan Committee. New construction proposals (not including housing for the elderly) will only be considered in census tracts where the rate of home ownership is at least 55% and the household income is 80% or greater of the area median income.

Councilmember Ortiz suggested that these two sources of funding be used to increase affordable rental housing and supports the proposal in that event. Mr. Dangberg said that the ratios reflect that.

Councilmember Fargo questioned as to how more funds might be allocated for rehabilitation as a means of helping people to remain in their homes which are located in older neighborhoods, and cited as an example senior women.

Mr. Dangberg replied that a first priority for funding would be rehabilitation of current properties and the acquisition of other properties for the purpose of rehabilitation.

Councilmember Fargo inquired as to the legality of using these funds for demolition of abandoned buildings, to eliminate blight and the attendant major problems associated with them. Mr. Dangberg indicated that there is an ordinance which prohibits using funds for demolition which have been designated for developing housing.

After more discussion, Councilmember Kerth referred to Section 4 of the Resolution as written, and called for an amendment there to refer final approval of rehabilitation funding for high-density multi-family units to Council, as well as funding for new construction.

As amended, Section 4 of Resolution No.96-081 now states: The Loan Committee of the Sacramento Housing and Redevelopment Commission is hereby delegated the authority to review and approve or reject proposals requesting the funds authorized pursuant to this Resolution for rehabilitation and acquisition with rehabilitation projects. Proposals for new construction will be forwarded to the Sacramento City Council for approval. Actions of the Loan Committee on NOFA rehabilitation applications shall be transmitted to Council Members on the day following the action. Council Members shall have 10 days following such notice in which to request reconsideration of the Loan Committee action by the whole Council.

A motion was made by Councilmember Kerth, seconded by Councilmember Fargo, to adopt Resolution No. 96-081 as amended.

AMENDED RESOLUTION NO. 96-081

1996 HOUSING TRUST FUND ANNUAL PLAN AND ISSUANCE
OF NOTICE OF FUNDING AVAILABILITY FOR AFFORDABLE
HOUSING DEVELOPMENTS

* * * * *

6.0 CITIZENS ADDRESSING COUNCIL (MATTERS NOT ON AGENDA)

(A Three minute time limit is imposed on speakers addressing the Council under this heading)

None.

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7.0 COUNCIL IDEAS AND QUESTIONS

7.1 Councilmember Steinberg suggested that a joint City/County Board of Supervisors meeting be held to address the student truancy problem. The incidence of truancy is highest among welfare recipients, and there is no current law requiring welfare recipients to make certain that their children attend school. Reference was made to a proposal under consideration in San Diego.

Councilmember Cohn inquired as to the possibility of elevating truancy to the level of child abuse.

Mayor Serna agreed that something must be done to enforce laws, and said he will schedule a meeting as suggested by Councilmember Steinberg.

7.2 Councilmember Pannell stated that several cities, including Pasadena, Long Beach, Burbank, and Los Angeles have injunctions to prevent gang activity. He requested that the City Attorney, Samuel Jackson, contact other cities regarding the wording for an ordinance to prevent gang violence in Sacramento, and give a report back to Council. Councilmember Pannell stated that cities are now being sued for failure to prevent gang violence.

* * * * *

8.0 Council recessed into closed session at the hour of 3:47 p.m.


8.1 Pursuant to Government Code Section 54956.9(a) for discussion with Legal Counsel on proposed settlement of law suit by the Customer Company (SHRA).

The City Council, on a vote of 6-2, agreed to a settlement with the issuance of a Certificate of Conformance by SHRA for property at 3100 Broadway and a Certificate of Conformance by SHRA for property at 2600 Rio Linda Boulevard.

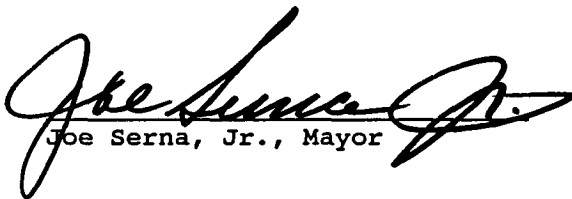
8.2 Pursuant to Government Code Section 54956.9(a) for discussion of pending litigation in matters of Customer Company vs. City of Sacramento, United States District Court Case No. #CV-S-94-0910.

There being no further business to come before the City Council, the meeting was adjourned at the hour of 4:20 p.m.

Submitted


Valerie A. Burrowes, City Clerk

Approved


Joe Serna, Jr., Mayor

MINUTES

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REGULAR MEETING

FEBRUARY 20, 1996

CALL TO ORDER

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

ROLL CALL

Present: Councilmembers Cohn, Fargo, Kerth, Ortiz, Pannell, Steinberg, Waters, Yee and Mayor Serna

Absent: None

PLEDGE OF ALLEGIANCE was led by Eagle Scout William Anderson IV and Boy Scout Troop #531

9.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

9.1 Certificate of Appreciation in recognition of outstanding citizenship and activities enhancing community betterment: Patricia A. Knight-Farley, Sacramento Heritage, Inc., Board of Directors; Harry M. Rotz, Construction Codes Advisory and Appeals Board.

The recipients were not present to receive their awards. Mayor Serna stated the certificates would be mailed to Ms. Knight-Farley and Mr. Rotz.

9.2 Presentation by the committee of the Martin Luther King Celebration. (D-All)

The committee members presented Mayor Serna and the Council with a plaque in appreciation of their support for the 4th annual Martin Luther King Community Celebration.

9.3 Recognition honoring Del Oro Girl Scout Council Whiz Kids Program.

The resolution was presented by Mayor Serna.

9.4 Proclaim the week of February 16 - 22, 1996 as Religious Freedom Week.

Reverend Lloyd Hanson accepted the proclamation on behalf of the Interfaith Service Bureau.

9.5 Recognition honoring Eagle Scout William B. Anderson IV from Robla Community. (D-2)

William B. Anderson IV was commended by Mayor Serna and the Council for his accomplishment of achieving the rank of Eagle Scout, and was the guest of honor at a reception preceding the Council meeting.

10.0 PUBLIC HEARINGS

None

11.0 STAFF REPORTS - Neighborhood/Public Safety Issues

11.1 Recognition honoring Charlsey Cartwright for her commitment to neighborhood improvement and preservation.

Mayor Serna presented Charlsey Cartwright with a resolution recognizing her contributions to the City and for the many hours devoted to improving neighborhoods.

Mayor Serna stated that Ms. Cartwright founded the Neighborhood Associations Advisory Group (NAAG), and served as its first chairperson.

Council members Cohn and Fargo thanked Ms. Cartwright for her work and dedication to the City.

Mike Hanamura, Area 1 Manager, commended Ms. Cartwright and her staff.

Ms. Cartwright thanked the Mayor and Council for the resolution and spoke of the importance of her organization and neighborhood associations in general.

Dale Kooyman, Chairman of NAAG, distributed a packet of information and spoke about the Neighborhood Association Advisory Group, their meetings, and issues on which they were currently working. He explained the "action request form" in the packet and how it initiated action by NAAG. He also stated that he felt the organization had fostered improved communication among the numerous neighborhood associations in Area 1 and City staff.

This information was received and filed.

11.2 Status of the Globe Mill Complex, located at 1127 C Street; suspend competitive bidding due to emergency nature for remediation of dangerous conditions at the property (requires 2/3 vote) (continued from 1/9/96, item 11.2) (Design Review/Preservation Board 12/21/95 and 1/3/96) (D-1)

A motion was made by Councilmember Steinberg, seconded by Councilmember Fargo, to continue this item to March 5, 1996. The motion carried with a 7-2 roll call vote, with Councilmembers Pannell and Yee voting no.

12.0 S.H.R.A.

Public Hearing

- 12.1 Various matters pertaining to Blue Diamond Growers, located at 1802 C Street [Public Hearings: State Health and Safety Code Sections 33343 & 33490]. (PFP'd 2-13, item 1.2) (M95-003) (D-3)

City Actions

- A. Approve Negative Declaration;
- B. Establish procedures for consideration of the Development Agreement, and the Development Agreement between Blue Diamond Growers and the City;
- C. Authorize execution of a development agreement between the City and Blue Diamond Growers;
- D. Authorize execution of a cooperation agreement between the City and the Agency

Agency Actions

- A. Approve Negative Declaration;
- B. Authorize execution of a disposition and development agreement and related agreement between the Redevelopment Agency and Blue Diamond Growers;
- C. Authorize execution of a cooperation agreement between the Agency and the City

Gene Masuda, SHRA Director of Downtown Development, spoke about the major points of the agreements to include street closures; security fencing improvements; tunnel construction; water connection; enterprize zone design; re-routing of the bicycle trail; parkland dedication; etc.

Mr. Masuda said the neighborhood would benefit by having security officers, land dedication, and charitable contributions by Blue Diamond. In addition, the community would benefit by Blue Diamond guaranteeing to remain in Sacramento for a minimum of 15 years, employing over 700 employees, and investing over \$30 million in improvements to its complex.

Mr. Masuda said that the following agencies offered incentives to Blue Diamond to remain in Sacramento: SMUD, Regional Sanitation, the State Trade and Commerce, SETA, SHRA and the City of Sacramento.

According to Mr. Masuda, staff was requesting the Council's approval of (1) the negative declaration; (2) adoption of the ordinance establishing procedures for consideration of the Development Agreement, and the Development Agreement between Blue Diamond Growers and the City; (3) authorization to execute a development agreement between the City and Blue Diamond Growers; and (4) authorization to execute a cooperation agreement between the City and the Agency.

In addition, staff was recommending approval by the Redevelopment Agency of: (1) the negative declaration; (2) the execution of a disposition and development agreement and related agreement between the Agency and Blue Diamond Growers; (3) the execution of a cooperative agreement between the Agency and the City; (4) a public hearing related to amendment of the implementation plan for the Richards Boulevard Redevelopment Project; and (5) a public hearing related to disposition of property under terms of disposition and development agreement.

Councilman Cohn commended staff for their negotiations with Blue Diamond.

Corey Brown, Richard Dubey and Steve Ruland spoke in favor of staff's recommendations.

Arlyne Martinez spoke of Blue Diamond's charitable contributions to the Washington Children's Center. She said Blue Diamond served as a role model of what other businesses should be in the community.

Ken Jardine, a teacher in the Washington School, said Blue Diamond had financially helped the children in his school district.

Larry Dickey, Chief Financial Officer for Blue Diamond, thanked the staff for their assistance with this project.

A motion was made by Councilmember Cohn, seconded by Councilmember Fargo, to close the hearing and to adopt City Resolution 96-082 approving Agreements 96-027 and 96-028; Ordinance 96-005; and Redevelopment Agency Resolution 96-011 related to Blue Diamond Growers. The motion carried with a 9-0 roll call vote.

RESOLUTION NO. 96-082

RICHARDS BOULEVARD PROJECT AREA: ADOPT NEGATIVE DECLARATION; CEQA AND NEPA APPROVAL, AND AUTHORIZATION FOR EXECUTION OF A DEVELOPMENT AGREEMENT WITH BLUE DIAMOND GROWERS REGARDING PROPERTY LOCATED AT 1802 C STREET; AND RELATED AUTHORIZATIONS

ORDINANCE NO. 96-005

AN ORDINANCE ADOPTING PROCEDURES AND REQUIREMENTS FOR CONSIDERATION OF DEVELOPMENT AGREEMENTS BETWEEN THE CITY OF SACRAMENTO AND CALIFORNIA ALMOND GROWERS ASSOCIATION, AND APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND CALIFORNIA ALMOND GROWERS ASSOCIATION

REDEVELOPMENT AGENCY RESOLUTION NO. 96-011

RICHARDS BOULEVARD PROJECT AREA: ADOPT NEGATIVE DECLARATION; CEQA AND NEPA APPROVAL, AND AUTHORIZATION FOR EXECUTION OF A DISPOSITION AND DEVELOPMENT AGREEMENT WITH BLUE DIAMOND GROWERS REGARDING PROPERTY LOCATED AT 1802 C STREET; RELATED AUTHORIZATIONS

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

14.0 COUNCIL IDEAS AND QUESTIONS

None

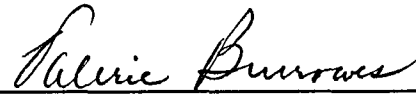
15.0 ANNOUNCEMENTS

None

ADJOURNMENT -

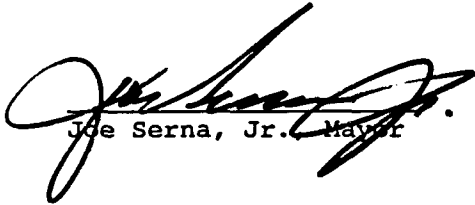
There being no further business to come before the Council,
the meeting was adjourned at 10:20 p.m.

Submitted



Valerie A. Burrowes, City Clerk

Approved



Joe Serna, Jr., Mayor