

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

MAY 2, 1996

CALL TO ORDER

The Regular Meeting of the Sacramento City Council was called to order by Mayor Serna at 7:00 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, Yee and Mayor Serna

Absent: Councilman Waters

PLEDGE OF ALLEGIANCE was led by Mayor Serna

9.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

9.1 Resolution recognizing those who participated in the revitalization of the Oak Park Community and proclaiming May 11, 1996 as "Oak Park Revitalization Program's Third Annual Community Fair Day". (D-5)

Art Venegas, Chief of Police spoke about the event, saying that it was a collaborative effort of the City, State, community, businesses, neighborhoods, etc. Although much had been done, much more needed to be done.

Councilwoman Ortiz stated that the Neighborhood Police Officers (NPO's) had made such a difference in the neighborhood. She added that neighborhood policing should be the standard instead of the exception.

10.0 PUBLIC HEARINGS

10.1 Ordinance amending Sections 6.03.031 and 6.10.031 of the Sacramento City Code authorizing an amnesty period waiving delinquency fees for dog and swine licenses; Ordinance adding Section 6.02.028 authorizing City Council to set additional fees relating to animal control services by

A motion was made by Councilmember Fargo, seconded by Councilmember Cohn, to continue this item to May 7, 1996. The motion carried with a 7-0 roll call vote, with Councilmembers Waters and Serna being absent.

- 10.2 Various planning entitlements for "Park El Camino PUD", located north of West El Camino Ave., south of the I-80 Freeway, South Natomas Community Plan Area (PFP'd 4/23/96, item 1.5) (P95-061): (D-1)
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Gary Stonehouse, General Manager of Development Services, said the applicant proposed to amend various land use designations and to rezone 20.3 acres in the Park El Camino PUD for future general commercial and/or office uses. The project also included the amendment/update of various tentative map conditions. The applicant offered to construct a 3.6 acre multi-purpose play field adjacent to the middle school, and a concrete sign to read "Welcome to Natomas" on the site.

Mr. Stonehouse stated that staff recommended denial of the applicant's request, as proposed because: the proposed project was in conflict for commercial uses with the General Plan and Community Plan; the project was in an area of over-concentration of commercial use; the project would change the overall vision of the area; the project would remove an existing residential designation for up to 68 dwelling units; and the project had the ability to set a precedent for further commercial growth along the freeway corridor.

Mr. Stonehouse added that staff had proposed two alternatives to the applicant, but that they were not acceptable. He said that the community supported the applicant. If the Council should decide to approve the project, then an intent motion was in order.

Terry Teeple, representing the applicant, Sanwa Bank, said he was not the developer of the property. He stated that Sanwa Bank was interested in office use on the site.

Mr. Teeple said that although they disagreed with staff's recommendations, they appreciated staff's professionalism on this issue.

Jim Bacchini spoke on behalf of the Natomas Community Association, and said they supported the rezone due to the development of the park and soccer field.

Kate Nichols, from the Natomas Community Association, spoke in favor of the applicant, saying that the community needed good, multi-use facilities.

Greg Wardrip spoke against the project due to the loss of residential zoning and excess commercial development.

Councilman Steinberg asked Mr. Wardrip if he felt housing could be developed on the site; Mr. Wardrip replied it could.

Mr. Yee asked the meaning of regional commercial and was told by Mr. Stonehouse that it was zoning that would attract regional businesses or big-box development.

Mr. Yee asked about the rezoning. Mr. Stonehouse replied that the proposed project called for a rezoning of seven parcels from residential to commercial.

Councilman Kerth asked if the remaining parcel between the drainage canal and the project was 50 acres; Mr. Stonehouse replied it was.

Mr. Kerth asked if it could be developed; Mr. Stonehouse replied it could.

Councilwoman Fargo asked if the applicant would be paying for the traffic signal at the intersection of Orchard Lane and West El Camino.

Mr. Stonehouse replied that he would be building it, but would be reimbursed up to 75%.

Councilwoman Fargo spoke in favor of the project.

A motion was made by Councilmember Fargo, seconded by Councilmember Ortiz, to close the hearing and to adopt Resolution 96-172 approving the negative declaration and adopting the mitigation monitoring plan and the post subdivision modification and to adopt a motion of intent to return May 21, 1996 with findings of fact and appropriate documentation. The motion carried with a 7-0 roll call vote, with Councilmembers Waters and Serna being absent.

RESOLUTION NO. 96-172

MITIGATION MONITORING PLAN FOR P95-061 FOR A GENERAL PLAN AMENDMENT OF 12.7 ACRES FROM RESIDENTIAL TO COMMUNITY/NEIGHBORHOOD COMMERCIAL AND OFFICES, SOUTH NATOMAS COMMUNITY PLAN AMENDMENT OF 7.6 ACRES FROM HIGHWAY COMMERCIAL AND 12.7 ACRES FROM RESIDENTIAL TO COMMUNITY COMMERCIAL, RESPECTIVELY, A REZONE OF 7.6 ACRES FROM HD-PUD AND 12.7 ACRES FROM R-1{PUD} TO 20.3 ACRES OF C-2{PUD} AND A POST SUBDIVISION MODIFICATION TO MODIFY CONDITIONS OF APPROVAL FOR THE PARK EL CAMINO TENTATIVE MAP (P88-005) IN SOUTH NATOMAS PLAN AREA

11.0 STAFF REPORTS

None

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12.0 S.H.R.A.

None

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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

14.1 Councilman Cohn stressed the importance of staff working with the community to make the neighborhood nuisance program as effective as possible, and the need to implement a nuisance ordinance.

Councilman Steinberg recommended the formation of a committee or working group consisting of a Deputy City Attorney, a representative of the Neighborhood Services Department and a citizen activist from the affected neighborhood.

14.2 Councilman Yee recommended a commendation for the Sacramento Metropolitan Chamber of Commerce for their organization of the Capitol to Capitol trip.

14.3 Councilman Yee invited the public to attend the dedication of the cherry blossom trees at Belle Cooledge Library on May 5, 1996.

14.4 Councilman Pannell stated his concern with the parliamentary procedure at the Council meeting.

14.5 Councilwoman Fargo requested that the vacancy on the Planning Commission be filled as soon as possible.

14.6 Councilman Cohn extended an invitation to the Boulevard Park block party on Saturday, May 4th from 2:00 p.m. to dusk, in honor of the Olympic torch passing through Sacramento.

14.7 Councilman Steinberg invited everyone to a painting party at Tahoe School on Saturday, May 4th.

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15.0 ANNOUNCEMENTS

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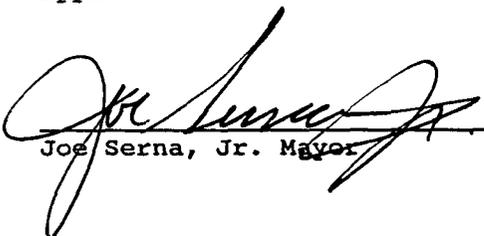
ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned in memory of Virgil Chapman at the hour of 7:55 p.m.

Submitted


Virginia K. Henry, Asst. City Clerk

Approved


Joe Serna, Jr. Mayor