

**CITY COUNCIL**

Kevin McCarty, Mayor  
Lisa Kaplan, District 1  
Roger Dickinson, District 2  
Karina Talamantes, Vice Mayor, District 3  
Phil Pluckebaum, District 4  
Caity Maple, District 5  
Eric Guerra, Mayor Pro Tem, District 6  
Rick Jennings, II, District 7  
Mai Vang, District 8

**CHARTER OFFICERS**

Mindy Cuppy, City Clerk  
Gustavo Limón Martinez, Interim City Attorney  
Farishta Ahrary, City Auditor  
Leyne Milstein, Interim City Manager  
John Colville, City Treasurer

# Minutes

**City Council**

**Financing Authority**

**Housing Authority**

**Public Financing Authority**

**Redevelopment Agency Successor Agency**

**City Hall Complex**

**915 I Street, Sacramento, CA 95814**

*Published by the Office of the City Clerk*

*(916) 808-7200*

**Tuesday, December 9, 2025**

**5:00 p.m.**

## NOTICE TO THE PUBLIC

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**Public Comment Speaker Time Limits:** In the interest of facilitating the legislative body's conduct of the business of the City, members of the public (speakers) who wish to address the legislative body during the meeting will have two minutes per speaker for Consent Calendar Items, Public Hearing Items, Discussion Calendar Items, and Matters not on the Agenda for a maximum total of eight minutes per speaker per meeting. Each speaker shall limit his/her remarks to the specified time allotment.

**Notice to Lobbyists:** When addressing the legislative body, you must identify yourself as a lobbyist and announce the client/business/organization you are representing.

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**City of Sacramento  
City Council - 5PM**

**City Hall Complex, 915 I Street, Sacramento, CA 95814**

**Regular Meeting Minutes  
Tuesday, December 9, 2025  
5:00 PM**

*All items listed are heard and acted upon by the City Council unless otherwise noted.*

**Open Session**

Regular session called to order by Mayor Kevin McCarty at 5:07 p.m. Tuesday, December 9, 2025, at the Sacramento City Hall Council Chamber.

**Members Present:** Roger Dickinson, Eric Guerra (at 5:10 p.m.), Rick Jennings, Lisa Kaplan, Caity Maple, Phil Pluckebaum, Karina Talamantes, Mai Vang, and Mayor Kevin McCarty.

**Land Acknowledgement** – Led by Interim City Manager Leyne Milstein.

**Pledge of Allegiance** – Led by Interim City Manager Leyne Milstein.

**Closed Session Report** – None.

**Special Presentation/General Communications**

A. Lucinda Willcox Retirement - Presented by Councilmember Pluckebaum

## **Consent Calendar**

*All items listed under the Consent Calendar are considered and acted upon by one Motion.*

**Action:** Moved/Seconded: Member Talamantes / Member Vang.

**Yes:** Members Roger Dickinson, Eric Guerra, Rick Jennings, Lisa Kaplan, Caity Maple, Phil Pluckebaum, Karina Talamantes, Mai Vang, and Mayor Kevin McCarty.

Members of the public provided public comments.

A motion **passed** to adopt the Consent Calendar in one motion except as indicated at each item.

### **1. Approval of City Council Meeting Minutes**

File ID: 2025-00497

**Location:** Citywide

**Action:** Passed **Motion No. 2025-0370** approving City Council Meeting Minutes dated October 28, 2025 (City Council 10AM) and November 18, 2025 (City Council 2PM), and November 18, 2025 (City Council 5PM).

**Contact:** Mindy Cuppy, City Clerk, (916) 808-5441, [mcuppy@cityofsacramento.org](mailto:mcuppy@cityofsacramento.org), Office of the City Clerk

### **2. Confirmation of Board and Commission Appointments**

File ID: 2025-01994

**Location:** Citywide

**Action:** Passed **Motion No. 2025-0371** confirming the following board and commission appointments: 1) Animal Wellbeing Commission: Jamie McDole - Seat B; and 2) Youth Commission: Kevin Khatri Chhetri - Seat B.

**Contact:** Jacob Bredberg, Administrative Analyst, (916) 808-6846, [jbredberg@cityofsacramento.org](mailto:jbredberg@cityofsacramento.org); Mindy Cuppy, City Clerk, (916) 808-5442, [mcuppy@cityofsacramento.org](mailto:mcuppy@cityofsacramento.org); Office of the City Clerk

**3. [Pass for Publication] 2025 Title 17 Omnibus Ordinance: An Ordinance Amending Various Provisions of Title 17 of the Sacramento City Code Relating to Planning and Development (M25-013)**

File ID: 2025-01801

**Location:** Citywide

**Action:** Passed **Motion No. 2025-0372** to pass for publication the ordinance title as required by Sacramento Charter section 32(c) for consideration on January 13, 2026.

**Contact:** Kevin Colin, Zoning Administrator, (916) 808-5260,

[kcolin@cityofsacramento.org](mailto:kcolin@cityofsacramento.org), Community Development Department

**4. Site Amenities Plans for Stone Beetland Parks in Delta Shores Development**

File ID: 2025-01853

**Location:** District 8

**Action:** Adopted **Resolution No. 2025-0332**: approving site amenities plans for three neighborhood parks in the Stone Beetland neighborhood.

**Contact:** Jeff Nittka, Senior Landscape Architect, (916) 808-5996,

[jnittka@cityofsacramento.org](mailto:jnittka@cityofsacramento.org); Jason Wiesemann, Park Planning & Development

Services Manager, (916) 808-7634, [jwiesemann@cityofsacramento.org](mailto:jwiesemann@cityofsacramento.org); Department of Youth, Parks, & Community Enrichment

**5. Ordinance Extending the Entertainment and Sports Center (ESC) Sign District Sunset Date to December 31, 2049 [In Lieu of Pass for Publication Ordinance to be Published in its Entirety]**

File ID: 2025-01870

**Location:** District 4

**Action:** Passed **Motion No. 2025-0377**: 1) determining the ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Sections 15060(c)(3), 15061(b)(3), and 15378(b)(5); and 2) adopting **Ordinance No. 2025-0036** extending the sunset date of the ESC Sign District to December 31, 2049.

**Contact:** Kevin Colin, Zoning Administrator, (916) 808-5260,

[kcolin@cityofsacramento.org](mailto:kcolin@cityofsacramento.org); Department of Community Development

**6. Renaming Willow Park to Veterans Park**

File ID: 2025-01878

**Location:** District 1

**Action:** Adopted **Resolution No. 2025-0333**: 1) renaming Willow Park as Veterans Park; and 2) establishing the Willow Park Renaming CIP as L19177300.

**Contact:** Jason Wiesemann, Park Planning and Development Services Manager, [jwiesemann@cityofsacramento.org](mailto:jwiesemann@cityofsacramento.org); (916) 808-7634, Department of Youth, Parks, & Community Enrichment

**7. [Housing Authority] Approval of City of Sacramento Housing Authority Participation in the Renewal of the Midtown Sacramento Property and Business Improvement District**

File ID: 2025-01979

**Location:** Midtown Sacramento - Council District 4

**Action:** Adopted City of Sacramento **Housing Authority Resolution No. 2025-0010:**

1) delegating signatory authority to the Acting Executive Director, or his designee, for City of Sacramento Housing Authority owned property included in the proposed Midtown Sacramento Property and Business Improvement District (MPBID) 2) allocating approximately \$8,377 in Conventional Housing Funds on an annual basis for the assessment, subject to annual increases not to exceed three percent per year, and 3) authorizing the Acting Executive Director, or his designee, to pay the annual assessment.

**Contact:** Mark Hamilton, Director of Rental Assistance Demonstration, [mhamilton@shra.org](mailto:mhamilton@shra.org), (916) 449-6248, Sacramento Housing and Redevelopment Agency

**8. [Pass for Publication] Railyards SPD - Subdistrict 2 - Static Digital Signs for Large Entertainment Venues (M25-009)**

File ID: 2025-01068

**Location:** Sacramento Railyards Special Planning District - Subdistrict 2, District 4

**Action:** 1) Reviewed an ordinance amending subsection 15.148.193.F of the Sacramento City Code, relating to signs in the Railyards; and 2) passed for publication the ordinance title per Sacramento City Charter section 32(c), for City Council consideration on January 13, 2026.

**Contact:** Matthew Sites, Senior Architect, AIA, LEED AP, (916) 808-7646, [msites@cityofsacramento.org](mailto:msites@cityofsacramento.org); Bruce Monighan, Urban Design Manager, (916) 808-5260, [bmonighan@cityofsacramento.org](mailto:bmonighan@cityofsacramento.org); Community Development Department

**9. Park Impact Fee (PIF) Annual Report for Fiscal Year (FY) 2024/2025**

File ID: 2025-01778

**Location:** Citywide

**Action:** Received and filed the Park Impact Fee Report for Fiscal Year (FY) 2024/2025.

**Contact:** Sadie Sanchez, Administrative Officer, (916) 808-8040, [ssanchez@cityofsacramento.org](mailto:ssanchez@cityofsacramento.org); Jason Wiesemann, Park Planning, Design and Development Manager, (916) 808-7634, [jwiesemann@cityofsacramento.org](mailto:jwiesemann@cityofsacramento.org)

**10. Agreement: Case Carrying Outreach Services [Published for 10-day Review 11/26/2025]**

File ID: 2025-01752

**Location:** Citywide

**Action:** Passed **Motion No. 2025-0378** authorizing the Interim City Manager or designee to execute Supplemental Agreement No. 1 to City Agreement No. 2024-1505 with Step up on Second Street for Case Carrying Outreach Services in an amount not-to-exceed \$1,187,589, for a total not-to-exceed amount of \$2,375,178.

**Contact:** Brian Pedro, Director, (916) 808-7816, [bpedro1@cityofsacramento.org](mailto:bpedro1@cityofsacramento.org), Department of Community Response

**11. Renewal Agreement: Construction Management Integrated Software (CMIS)**

File ID: 2025-01887

**Location:** Citywide

**Action:** Passed **Motion No. 2025-0379:** 1) authorizing the Interim City Manager or designee to execute Supplemental Agreement No. 7 to City Agreement 2020-0222 with Construction Management Integrated Software (CMIS) for an additional year with up to five additional, one-year renewals for the CMIS Web Based Software System Project, expiring on December 31, 2031; 2) authorizing the Interim City Manager or designee to increase the total not-to-exceed amount by \$210,820 for a new total not-to-exceed amount of \$455,820, for the extended term and all options to renew, provided that sufficient funds are available in the budget adopted for each applicable fiscal year; and 3) resetting the Interim City Manager's authority or designee to issue supplemental agreements for City Agreement No. 2020-0222.

**Contact:** Amber Castle-Keane, Senior Engineer, (916) 808-8141, [acastle-keane@cityofsacramento.org](mailto:acastle-keane@cityofsacramento.org); Matthew Johns, Supervising Engineer, (916) 808-5760, [mjohns@cityofsacramento.org](mailto:mjohns@cityofsacramento.org); Ofelia Avalos, Engineering Manager, (916) 808-5054, [oavalos@cityofsacramento.org](mailto:oavalos@cityofsacramento.org); Department of Public Works

**12. Mómtim C'atnaandí (Old Sacramento Children's Play Area) Project [Two-Thirds  
Vote Required] [Published for 10-day Review 11/26/2025]**

File ID: 2025-01768

**Location:** 1200 Front Street, APN 006-0136-025-0000, District 4

**Action:** 1) Passed **Motion No. 2025-0380** by two-thirds vote to: a) suspend competitive bidding, in the best interest of the City, to purchase play area equipment; b) award the Old Sacramento Play Area Project construction contract to Otto Construction for an amount not to exceed \$2,008,943; and c) authorize the Interim City Manager or designee to execute the contract with Otto Construction for an amount not to exceed \$2,008,943; and 2) Adopted **Resolution No. 2025-0334** transferring up to \$710,713 from the available balance of the Community Center Fund (F6010) to the Old Sac Children's Play Area (M17700100).

**Contact:** Sabrina Tefft, Development Project Manager, (916) 808- 3789, [stefft@cityofsacramento.org](mailto:stefft@cityofsacramento.org); Ellen Sullivan, Senior Development Project Manager, (916) 808-5758, [eesullivan@cityofsacramento.org](mailto:eesullivan@cityofsacramento.org); City Manager's Office of Innovation and Economic Development; Josh Gibson, Facilities and Real Property Superintendent, (916) 808-8920, [jgibson@cityofsacramento.org](mailto:jgibson@cityofsacramento.org); Dustin Hollingsworth, Assistant Director, (916) 808-5538, [djhollingsworth@cityofsacramento.org](mailto:djhollingsworth@cityofsacramento.org); Convention and Cultural Services Department

**13. Professional Services Agreement with Alliant Insurance Services, Inc. for  
Insurance Brokerage Services**

File ID: 2025-01930

**Location:** Citywide

**Action:** Passed **Motion No. 2025-0381** authorizing the Interim City Manager, or designee, to execute a three-year, two-month, Cooperative Agreement through Sourcewell with Alliant Insurances, Inc. at a cost not-to-exceed amount of \$609,228 for Insurance Brokerage Services.

**Contact:** Pat Flaherty, Risk Manager, (916) 808-8587, [pflaherty@cityofsacramento.org](mailto:pflaherty@cityofsacramento.org), Human Resources Department

**14. Budgetary Adjustments for the Electric Vehicle Supply Equipment Project (C15001600)**

File ID: 2025-01916

**Location:** Citywide

**Action:** Adopted **Resolution No. 2025-0335** authorizing the Interim City Manager or designee to: 1) transfer up to \$625,911 in various funds from the EV Supply Equipment Project (C15001600) to the FY2025/26 Department of Public Works Approved Operating Budget; 2) transfer up to \$625,911 (Fleet Fund, Fund 6501) from the FY2025/26 Department of Public Works Approved Operating Budget to the EV Supply Equipment Project (C15001600) and establish the appropriate transfers between the funds; 3) transfer any savings in the EV Supply Equipment Project (C15001600) back to the originating fund's available fund balance based on the makeup of the current Fleet vehicle count upon project completion and establish the appropriate transfers between the funds; 4) accept \$2,399,524 in California Energy Commission funding; and 5) increase the revenue and expenditure budgets in the EV Supply Equipment Project (C15001600) by \$2,399,524 (Other Capital Grants, Fund 3704).

**Contact:** Elizabeth Weeks, Senior Engineer, (916) 808-2330, [eweeks@cityofsacramento.org](mailto:eweeks@cityofsacramento.org); Rachel Patten, Sustainability Manager, (916) 808-5016; James Christensen, Facilities Manager, (916) 808-5863, [jchristensen@cityofsacramento.org](mailto:jchristensen@cityofsacramento.org); Department of Public Works

**15. Reject All Bids for Bid No. B26141324406 (Sump 111 Switchboard & Control Center Replacement)**

File ID: 2025-01931

**Location:** Citywide

**Action:** Passed **Motion No. 2025-0382** rejecting all bids for Bid No. B26141324406 for replacement of Sump 111 Switchboard & Control Center.

**Contact:** Paul Barnes, Supervising Engineer, (916) 808-1442, [pbarnes@cityofsacramento.org](mailto:pbarnes@cityofsacramento.org); Sherill Huun, Engineering & Water Resources Division Manager, (916) 808-1455, [shuun@cityofsacramento.org](mailto:shuun@cityofsacramento.org); Dalia Fadl, Director, (916) 808-3765, [dfadl@cityofsacramento.org](mailto:dfadl@cityofsacramento.org); Department of Utilities

**16. Adopt an Ordinance Amending Section 2.13.055 of the Sacramento City Code Relating to Filings by Large Political Committees [Passed for Publication 12/02/2025; Published 12/05/2025]**

File ID: 2025-01929

**Location:** Citywide

**Action:** Adopted **Ordinance No. 2025-0037** amending Sacramento City Code Chapter 2.13.055, relating to filings by Large Political Committees.

**Contact:** Matthew Ruyak, Assistant City Attorney, (916) 808-5346, [mruyak@cityofsacramento.org](mailto:mruyak@cityofsacramento.org), Office of the City Attorney; Mindy Cuppy, City Clerk, (916) 808-5442, [mcuppy@cityofsacramento.org](mailto:mcuppy@cityofsacramento.org), Office of the City Clerk

**17. Grant Agreement: California Immigration Project (CIP): Family Unity, Education, and Legal (FUEL) Network for Immigrants**

File ID: 2025-01271

**Location:** Citywide

**Action:** Passed **Motion No. 2025-0383** authorizing the Interim City Manager or designee to execute a Grant Agreement with California Immigration Project for a not-to-exceed amount of \$500,000.

**Contact:** Brian Pedro, Director, (916) 808-8526, [bpedro1@cityofsacramento.org](mailto:bpedro1@cityofsacramento.org); Rodolfo Davidson, Program Manager, (916) 808-3703, [rdavidson@cityofsacramento.org](mailto:rdavidson@cityofsacramento.org); Department of Community Response

**18. Disbursement of Homeless Housing, Assistance, and Prevention (HHAP) Grant Funds for Sheltering Transitional Age Youth (TAY)**

File ID: 2025-01749

**Location:** Citywide

**Action:** Passed **Motion No. 2025-0384** authorizing the Interim City Manager or designee to: 1) execute an agreement with Waking the Village for an amount not to exceed \$369,920 for the Village Youth Shelter Program; 2) execute an agreement with Wind Youth Services for an amount not to exceed \$457,654 for the Common Ground Shelter Program; 3) execute an agreement with Sacramento LGBT Community Center for an amount not to exceed \$401,916 for the Short-Term Transitional Emergency Program (STEP); and 4) execute an agreement with Sacramento LGBT Community Center for an amount not to exceed \$60,484 for the Transitional Living Program (TLP).

**Contact:** Brian Pedro, Director, (916) 808-7816 [bpedro1@cityofsacramento.org](mailto:bpedro1@cityofsacramento.org); Rodolfo Davidson, Program Manager, (916) 808-3703, [rdavidson@cityofsacramento.org](mailto:rdavidson@cityofsacramento.org); Department of Community Response

**19. Agreement: Outreach and Engagement Center Operations [Two-Thirds Vote Required]**

File ID: 2025-01936

**Location:** 3615 Auburn Boulevard, District 2

**Action:** Passed **Motion No. 2025-0385** by two-thirds vote: 1) waiving the requirement for 10-day posting of agreements over \$1 million under City Code section 4.04.020(C) and Council Rules of Procedure Chapter 7, Section E.2.d; and 2) authorizing the Interim City Manager or designee to execute Supplemental Agreement No. 1 to City Agreement No. 2024-1503 with TLCS Inc. dba Hope Cooperative for Outreach and Engagement Center Operations in an amount not-to-exceed \$2,945,000, for a total not-to-exceed amount of \$6,090,000.

**Contact:** Brian Pedro, Director, (916) 808-7816, [bpedro1@cityofsacramento.org](mailto:bpedro1@cityofsacramento.org), Department of Community Response

**20. Airport South Industrial Tax Exchange Agreement (P21-017) [Two-Thirds Vote Required]**

File ID: 2025-01939

**Location:** Natomas Basin, District 1

**Action:** Moved/Seconded: Member Talamantes / Member Vang.

**Yes:** Members Roger Dickinson, Eric Guerra, Rick Jennings, Phil Pluckebaum, Karina Talamantes, Mai Vang, and Mayor Kevin McCarty.

**Recused:** Members Lisa Kaplan and Caity Maple.

1) Adopted **Resolution No. 2025-0336** by two-thirds vote approving the attached Tax Exchange Agreement for the Airport South Industrial Annexation (P21-07) and authorizing the Interim City Manager or designee to execute the Tax Exchange Agreement; and 2) Passed **Motion No. 2025-0386** authorizing the Interim City Manager or designee to negotiate and execute the following amendments and agreements with the County of Sacramento and the Sacramento County Water Agency, subject to approval as to form by the Interim City Attorney or designee: a) an amendment to the Agreement between the City of Sacramento, the County of Sacramento, and the Sacramento County Water Agency for Wholesale and/or Wheeling Water Service for Sacramento International Airport and Metro Air Park dated October 12, 2004 (Airport Wholesale Agreement) to: 1) provide for wholesale water to the Sacramento County WattEV project; and 2) provide for redundant water service to Metro Air Park through a new tie-in at the terminal end of the City distribution system along Meister Way; and b) an agreement executed on or before December 31, 2026 for the development of new wholesale water interties to the Sacramento County Water Agency's Northgate and Arden water service areas generally consistent with the terms and conditions of previously approved wholesale agreements between the City of Sacramento, the County of Sacramento, and the Sacramento County Water Agency.

**Contact:** Cheryle Hodge, New Growth Manager, (916) 808-5971, [chodge@cityofsacramento.org](mailto:chodge@cityofsacramento.org), Community Development Department

**21. Contract Supplement: Los Rios Community College Contract for Early Childhood Education Apprenticeship Cohorts 4 and 5**

File ID: 2025-01972

**Location: Citywide**

**Action:** Passed **Motion No. 2025-0387** authorizing the Interim City Manager or designee to execute Supplemental Contract No. 2 to City Professional Services Agreement No. PRC003156 with Los Rios Community College to: 1) extend the term of the Contract to December 31, 2028; and 2) increase the budget for the Early Childhood Education Apprenticeship Program in an amount not to exceed \$444,940.14, bringing the total not-to-exceed amount for the Contract to \$883,179.14.

**Contact:** Janine Cooper, Child Care Project Manager, (916) 808-5449, [jcooper1@cityofsacramento.org](mailto:jcooper1@cityofsacramento.org); Denise Malvetti, Deputy Director, (916) 808-7064, [dmalvetti@cityofsacramento.org](mailto:dmalvetti@cityofsacramento.org); City Manager's Office of Innovation and Economic Development

**22. Grant Application Submittal and Acceptance for the 2025-2026 Youth Service Corps Big 13 Program**

File ID: 2025-01984

**Location: Citywide**

**Action:** Adopted **Resolution No. 2025-0337** authorizing the Interim City Manager or designee to: 1) submit an application for 2025-2026 Youth Service Corps Big 13 Program Grant funding in the amount of \$2,472,252; 2) if the City's application for California Volunteers 2025-2026 Youth Service Corps Big 13 Program funding is approved, accept funding in an amount of up to \$2,472,252; and 3) increase the revenue and expenditure budgets in the Youth Services Corps Grant Project (G02180370) in the amount of up to \$2,472,252 (Operating Grants, Fund 2702).

**Contact:** Kevin Daniel, Workforce Development Manager, (916) 808-7845, [kldaniel@cityofsacramento.org](mailto:kldaniel@cityofsacramento.org), City Manager's Office of Innovation and Economic Development

**23. Professional Services Agreement: Fiber and Small Cell Installation [Two-Thirds Vote Required]**

File ID: 2025-01938

**Location:** Citywide

**Action:** Passed **Motion No. 2025-0388**: 1) waiving the 10-day public posting mandated per Sacramento City Code Section 4.04.020 by a two-thirds vote; 2) awarding a professional services agreement for plan review services for fiber and small cell installation to 4LEAF, Inc.; and 3) authorizing the Interim City Manager or designee to execute a professional services agreement for plan review services for fiber and small cell installation with 4LEAF, Inc. in an amount not to exceed \$3,000,000 for three years, with the option to extend for two additional years.

**Contact:** Long Thao, Development Project Manager, (916) 808-8577, [lthao1@cityofsacramento.org](mailto:lthao1@cityofsacramento.org); Evangeline Lucas Lee, Senior Engineer, (916) 808-7615, [elucasLee@cityofsacramento.org](mailto:elucasLee@cityofsacramento.org); Ofelia Avalos, Engineering Manager, (916) 808-5054, [oavalos@cityofsacramento.org](mailto:oavalos@cityofsacramento.org); Department of Public Works

**24. Contract: Code Enforcement and Entertainment Permit System Implementation and Software Licensing Amendment**

File ID: 2025-01824

**Location:** Citywide

**Action:** Passed **Motion No. 2025-0389** authorizing the Interim City Manager or designee to: 1) execute a professional service agreement with Clariti Cloud, Inc. to implement a Code Enforcement Case Management and Entertainment Services Permit Systems for an amount not-to-exceed \$583,713.50; 2) execute Software Agreement Amendment No. 1 to City Agreement 2023-1142 with Clariti Cloud, Inc. for an amount not-to-exceed \$925,000 for an initial three (3) year term for automatic annual renewal periods; 3) negotiate and execute a supplemental agreement to the professional services agreement for future system enhancements and customizations as may be required to support additional code enforcement case management and entertainment services permit system functionality with Clariti Cloud, Inc. for an amount not-to-exceed \$150,000.

**Contact:** Mrudul Sadanandan, Assistant Director, (916) 808-7894, [msadanandan@cityofsacramento.org](mailto:msadanandan@cityofsacramento.org); Darin Arcolino, Chief Information Officer, (916) 808-0403, [darcolino@cityofsacramento.org](mailto:darcolino@cityofsacramento.org); Ignacio Estevez, IT Manager, (916) 808-7349, Information Technology Department; Jennifer Chikasawa, Program Manager, (916) 808-5851, Community Development Department; Megan Van Voorhis, Director, (916) 808-5979, Convention & Cultural Services

## **Public Hearings**

**25. An Ordinance Amending Section 15.08.070 of and Adding Chapter 17.868 to the Sacramento City Code, Relating to Ministerial Approval of Development Projects of 10 or Fewer Dwelling Units on Urban Lots (M25-008) [Published 11/26/2025, 12/05/2025; Passed for Publication 12/02/2025]**

File ID: 2025-01148

**Location:** Citywide

**Action:** Moved/Seconded: Member Talamantes / Member Kaplan.

**Yes:** Members Roger Dickinson, Eric Guerra, Rick Jennings, Lisa Kaplan, Caity Maple, Phil Pluckebaum, Karina Talamantes, Mai Vang, and Mayor Kevin McCarty.

Members of the public provided public comments.

Adopted **Ordinance No. 2025-0038** amending section 15.08.070 of and adding Chapter 17.868 to the Sacramento City Code, related to ministerial approval of development projects of 10 or fewer dwelling units on urban lots.

**Contact:** Jamie Mosler, Associate Planner, (916) 808-7875, [jmosler@cityofsacramento.org](mailto:jmosler@cityofsacramento.org); Kevin Colin, Zoning Administrator, (916) 808-5260, [kcolin@cityofsacramento.org](mailto:kcolin@cityofsacramento.org); Community Development Department

26. **Bee Shine Carwash and New Multi-Unit Dwellings Rezone (P23-014) [Noticed 11/26/2025; Published 11/26/2025, 12/04/2025; Passed for Publication 12/02/2025]**

File ID: 2025-01978

**Location:** Four parcels near the southeast corner of Dias Ave. and Stockton Blvd., APN(s): 038-0191-001-0000, 038-0191-002-0000, 038-0191-003-0000, 038-0191-0025-0000; District 6

**Action:** Moved/Seconded: Member Guerra / Mayor McCarty.

**Yes:** Members Roger Dickinson, Eric Guerra, Rick Jennings, Lisa Kaplan, Caity Maple, Phil Pluckebaum, Karina Talamantes, Mai Vang, and Mayor Kevin McCarty.

Conducted a public hearing and upon conclusion, adopted: 1) **Resolution No. 2025-0338** adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan; 2) **Ordinance No. 2025-0039** rezoning ±0.36 acres from the Limited Commercial (C-1) Zone to the General Commercial (C-2) Zone; and 3) **Resolution No. 2025-0339** adopting findings of fact and conditions of approval for a Conditional Use Permit to enlarge a legal nonconforming car wash and oil change facility and relocate it within the site, Site Plan and Design Review for the construction of the car wash and oil change facility, 48 multi-unit dwellings, and associated site improvements, and a Tree Permit to remove one private protected tree.

**Contact:** Danny Abbes, Associate Planner, (916) 808-5873, [dabbes@cityofsacramento.org](mailto:dabbes@cityofsacramento.org); Marcus Adams, Senior Planner, (916) 808-5044, [madams@cityofsacramento.org](mailto:madams@cityofsacramento.org); Community Development Department

### Discussion Calendar

27. **Workshop on the Mixed Income Housing Ordinance (LR25-008)**

File ID: 2025-01659

**Location:** Citywide

Members of the public provided public comments.

**Action:** Reviewed, commented, and provided direction on the proposed modifications to the City's Mixed Income Housing Ordinance.

**Contact:** Greta Soos, AICP, Senior Planner, (916) 808-2027, [gsoos@cityofsacramento.org](mailto:gsoos@cityofsacramento.org); Remi Mendoza, Long Range Planning Manager, (916) 808-5003, [rmendoza@cityofsacramento.org](mailto:rmendoza@cityofsacramento.org), Community Development Department

## **Information Items**

*This item is for information only and is not eligible for action at this time.*

- 28. Notification of Parcel Map of 2780 Grove Avenue (Z23-002/FPM 24-0003)**  
File ID: 2025-01965  
**Location:** District 2  
**Action:** Received and filed.  
**Contact:** David Veasey, Supervising Surveyor, (916) 808-6364, dveasey@cityofsacramento.org, Department of Public Works
- 29. Notification of Parcel Map of 1021 & 1031 Azusa Street Phase 2 (Z22-061/FPM 23-0005)**  
File ID: 2025-01967  
**Location:** District 3  
**Action:** Received and filed.  
**Contact:** David Veasey, Supervising Surveyor, (916) 808-6364, dveasey@cityofsacramento.org, Department of Public Works
- 30. Notification of Parcel Map of 4100 Duckhorn Drive (Z23-085/FPM 25-0011)**  
File ID: 2025-01991  
**Location:** District 1  
**Action:** Received and filed.  
**Contact:** David Veasey, Supervising Surveyor, (916) 808-6364, dveasey@cityofsacramento.org, Department of Public Works
- 31. Notification of Parcel Map of 1021 & 1031 Azusa Street Phase 1 (Z22-061/FPM 23-0006)**  
File ID: 2025-01966  
**Location:** District 3  
**Action:** Received and filed.  
**Contact:** David Veasey, Supervising Surveyor, (916) 808-6364, dveasey@cityofsacramento.org, Department of Public Works
- 32. Notification of Final Map of Cotton Lane Residential (Z24-058/FPM 25-0005)**  
File ID: 2025-02000  
**Location:** District 8  
**Action:** Received and filed.  
**Contact:** David Veasey, Supervising Surveyor, (916) 808-6364, dveasey@cityofsacramento.org, Department of Public Works

**33. Notification of Parcel Map of Delta Shores Phase 4A (P23-0018/FPM 24-0042)**

File ID: 2025-02005

**Location:** District 8

**Action:** Received and filed.

**Contact:** David Veasey, Supervising Surveyor, (916) 808-6364, dveasey@cityofsacramento.org, Department of Public Works

**Council Comments-Ideas, Questions, AB1234 Reports**

**1. Information Requests**

None.

**2. AB1234 Reports**

Councilmember Maple reported that she travelled to Palm Springs for the League of California Cities board meeting and they held their priority setting workshop for the year.

**City Manager's Report**

None.

**Public Comments-Matters Not on the Agenda**

Members of the public provided public comments.

**Adjourned** – in memory of Rosie Gayton at 7:23 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of December 9, 2025, as approved by the Sacramento City Council.



01/27/2026

Mindy Cuppy, MMC, City Clerk