

P R O C E E D I N G S

1
2 STAFF MEMBER: Testing, testing. City Council
3 meeting of February 11, 1986.

4 (tape is blank for a few minutes)

5 STAFF MEMBER: Chin?

6 COUNCILMAN CHIN: Aye.

7 STAFF MEMBER: Johnson?

8 COUNCILMAN JOHNSON: Aye.

9 STAFF MEMBER: Kastanis?

10 COUNCILMAN KASTANIS: Aye.

11 STAFF MEMBER: Pope?

12 COUNCILMAN POPE: Aye.

13 STAFF MEMBER: Robie?

14 COUNCILWOMAN ROBIE: Aye.

15 STAFF MEMBER: Serna?

16 COUNCILMAN SERNA: Aye.

17 STAFF MEMBER: Shore?

18 COUNCILMAN SHORE: Aye.

19 STAFF MEMBER: Smallman?

20 COUNCILMAN SMALLMAN: Aye.

21 STAFF MEMBER: Rudin?

22 MAYOR RUDIN: Aye. Before I take up the rest of
23 the calendar, I want to mention some that will not be heard
24 tonight that are on your agenda. Item 13 and item 27 have
25 been withdrawn: 13 and 27 have been pulled off.

5612

1 Item 32 has been continued to the 25th of February
2 as has item 36. 32 and 36 have been continued to February
3 25th. Okay.

4 Let's go on. Item 13 (inaudible remarks) 32
5 is continued? All right. Item 33.

6 **STAFF MEMBER:** Various requests for capital
7 business park, located on the north and south sides of
8 West El Camino Avenue, west of Interstate 5.

9 **MAYOR RUDIN:** All right.

10 **FROM THE FLOOR:** (inaudible remarks) we have
11 several changes we'd like to make. Recommendation (inaudible
12 remarks) on page 11, the first change (inaudible remarks)
13 condition 7E.

14 **MAYOR RUDIN:** I can't find it.

15 **FROM THE FLOOR:** (inaudible remarks)

16 **MAYOR RUDIN:** No, I don't either.

17 **COUNCILMAN _____:** It says page 11.

18 **FROM THE FLOOR:** (inaudible remarks)

19 **MAYOR RUDIN:** Oh, is that an eleven and a half
20 acre park site and a ten acre school site? All right. It's
21 at the bottom of a page that's not numbered, second amendment
22 to development agreement by and between the City of
23 Sacramento and Sacramento Investment Company. Okay.

24 **COUNCILWOMAN _____:** (inaudible remarks)

25 **MAYOR RUDIN:** They're all page 33, Diana. Okay.

5613

1 Recitals: The second page of recitals.

2 FROM THE FLOOR: I apologize. I thought (inaudible
3 remarks)

4 MAYOR RUDIN: Nope. You've got a lot of unnumbered
5 pages here. Go ahead, Bill. Have we all found it?

6 FROM THE FLOOR: (inaudible remarks)
7 (laughter)

8 MAYOR RUDIN: Thanks a lot. All right. What's
9 the change you want to make?

10 FROM THE FLOOR: (inaudible remarks) should now
11 read 11.5 (inaudible remarks) reservation pursuant to the
12 1982 development agreement and (inaudible remarks) plus
13 or minus acre school (inaudible remarks)

14 MAYOR RUDIN: Okay. All right.

15 FROM THE FLOOR: (inaudible remarks) reading into the
16 record, and it is our understanding, came with agreement by the applicant--

17 MAYOR RUDIN: Okay.

18 FROM THE FLOOR: Page 13.

19 MAYOR RUDIN: That's two pages later, right?

20 FROM THE FLOOR: Or 33. Number 5, following
21 (inaudible remarks) added to the end of that condition --

22 MAYOR RUDIN: The condition is number 5, residential
23 development of the property? Okay.

24 FROM THE FLOOR: The condition as written stands and the
25 following is added to the body. This residential development shall not

5614

1 be subject to the development required by the 1980
2 South Natomas plan.

3 MAYOR RUDIN: Okay.

4 FROM THE FLOOR: (inaudible remarks) Page 20,
5 there's (inaudible remarks)

6 MAYOR RUDIN: The ordinance?

7 FROM THE FLOOR: (inaudible remarks)

8 MAYOR RUDIN: Say that again.

9 FROM THE FLOOR: Just include (inaudible remarks)

10 MAYOR RUDIN: Okay. Is that clear? Anything else?

11 FROM THE FLOOR: Page 41 (inaudible remarks)

12 where it says contribute 50 per cent -- there has been
13 some change in ownership and the obligation will still be
14 met with the change in percentage allocated (inaudible
15 remarks) will be now 25 per cent -- 50 per cent is now
16 25 per cent. Page 41 (inaudible remarks)

17 MAYOR RUDIN: Does everybody have that? I found
18 it. Thank you. Any others?

19 FROM THE FLOOR: The next page is 42 -- will be a
20 limit that we were recommending be applied to all the
21 South Natomas applications which will be (inaudible
22 remarks) I'll read the conditions (inaudible remarks)
23 districts be formed upon capital improvements in South
24 Natomas for a library, fire station and street, including
25 (inaudible remarks) districts shall be based upon (inaudible

5615

1 remarks) and shall not exceed two dollars (inaudible
2 remarks) for nonresidential and two hundred and fifty
3 dollars for residential dwelling units. The applicant
4 (inaudible remarks) should be two dollars and fifty cents
5 per building commercial and two hundred and fifty dollars
6 per residential dwelling (inaudible remarks) credit shall
7 be granted against any facility (inaudible remarks) The
8 amounts stated above shall be definite correspondingly
9 (inaudible remarks)

10 MAYOR RUDIN: Okay. And that's going to apply to
11 the others, too? We're setting back cap?

12 FROM THE FLOOR: -- indicate that for the record
13 (inaudible remarks)

14 MAYOR RUDIN: All right. Mr. Serna?

15 COUNCILMAN SERNA: Marty, the wording is going
16 to read "shall not exceed two fifty?"

17 FROM THE FLOOR: Two dollars and fifty cents
18 per square foot for nonresidential.

19 COUNCILMAN SEERNA: For nonresidential and what
20 is it for residential?

21 FROM THE FLOOR: Two hundred and fifty dollars:

22 MAYOR RUDIN: A lump sum.

23 COUNCILMAN _____: The E & R cross index,
24 that's also agreed to by the applicants?

25 FROM THE FLOOR: Yes, it is.

5616

1 MAYOR RUDIN: Mr. Pope?

2 COUNCILMAN POPE: That language is also a minimum
3 of two-fifty so regardless, they pay two-fifty a square
4 foot .

5 FROM THE FLOOR: That's correct.

6 MAYOR RUDIN: Mr. Pope?

7 COUNCILMAN POPE: Marty, rhetorically if you --
8 benefit assessment district only requires two-thirty, they
9 still pay two-fifty?

10 FROM THE FLOOR: That's correct, under the
11 conditions as they are specified here tonight.

12 COUNCILMAN POPE: Does this, then -- or how does
13 this fit into the normal situation where an owner of a
14 piece of property pays for the curb, gutter and sidewalk
15 along the, you know, the part of his property that abuts
16 on the street? They don't do that then? They just pay
17 this fee?

18 FROM THE FLOOR: No. They would still be
19 obligated to put normal improvements that are associated
20 with their individual development.

21 COUNCILMAN POPE: I see.

22 FROM THE FLOOR: That the building code specifies
23 in that particular area (inaudible remarks)

24 COUNCILMAN _____: But the two dollars and fifty
25 cents will be applied to any of those improvements over and

5617

7
1 above those that would be incidental to their project that
2 are common throughout the (inaudible remarks) facility;
3 benefits like major streets (inaudible remarks).

4 **MAYOR RUDIN:** Okay. Further questions? You've
5 been given a copy of the amendment. All right.

6 **COUNCILMAN _____:** Let me point out one other
7 thing, Madam Mayor, for the record -- something
8 that needs to be clarified. (inaudible remarks) included
9 the packages for all the projects this evening do not
10 include the most recent amendments that the Council approved
11 last Tuesday night. We didn't have time to get those
12 processed in our guidelines. I just wanted to state for
13 the record that obviously (inaudible remarks)

14 **MAYOR RUDIN:** Any further questions? Thank you.
15 Is there anybody? We're still on item 33. Is there anyone
16 who wants to present testimony on item 33? Okay.

17 **COUNCILWOMAN _____:** (inaudible remarks)

18 **MAYOR RUDIN:** Oh, wait a minute. Excuse me.
19 Just a minute. Wait a minute. Was I supposed to not call
20 for testimony. I think we closed the hearing on that.
21 I'm sorry. I misled you. This is not a public hearing.
22 My mistake. I'm very sorry. All right. Is there a
23 motion on item 33? Sorry. Jumped into the breach. Move
24 by Mr. Johnson, seconded by Mr. Chin. Call the roll,
25 please.

5618

1 STAFF MEMBER: Chin?
2 COUNCILMAN CHIN: Aye.
3 STAFF MEMBER: Johnson?
4 COUNCILMAN JOHNSON: Aye.
5 STAFF MEMBER: Kastanis?
6 COUNCILMAN KASTANIS: Aye.
7 STAFF MEMBER: Pope?
8 COUNCILMAN POPE: Aye.
9 STAFF MEMBER: Robie?
10 COUNCILWOMAN ROBIE: Aye.
11 STAFF MEMBER: Serna?
12 COUNCILMAN SERNA: Aye.
13 STAFF MEMBER: Shore?
14 COUNCILMAN SHORE: Aye.
15 STAFF MEMBER: Smallman?
16 COUNCILMAN SMALLMAN: Abstain.
17 STAFF MEMBERS: Rudin?
18 MAYOR RUDIN: Aye. Okay. The same is true on
19 all of these. The hearing was closed last November, I think,
20 and so we won't be taking public testimony and if I ask
21 for it, don't anybody get up.
22 Item 34.
23 STAFF MEMBER: Various requests for
24 Samas Technology Center located on the south side of
25 Interstate 80, approximately twenty-five hundred feet west

5619

1 of Northgate Boulevard.

2 MAYOR RUDIN: Same amendment?

3 COUNCILMAN _____: Well, we have several amendments.
4 (inaudible remarks)

5 MAYOR RUDIN: Okay. All right.

6 COUNCILMAN _____: We have some other changes
7 as well in this project. Starting with page 11, there's
8 a graphic (inaudible remarks) number one (inaudible
9 remarks) Then office building acres, number 16, shall be
10 called with a (inaudible remarks) the park site of twenty-
11 three acres might be designated as (inaudible remarks)

12 The next change is on page 35.

13 MAYOR RUDIN: Again, we don't have numbers.

14 COUNCILWOMAN _____: (inaudible remarks)

15 MAYOR RUDIN: All right.

16 COUNCILMAN _____: (inaudible remarks) change
17 on this page. Condition number 9 (inaudible remarks)

18 MAYOR RUDIN: Well, there's only one page that
19 has that heading.

20 COUNCILMAN _____: (inaudible remarks)

21 MAYOR RUDIN: It's a page before the last of that
22 item. Turn to item 35 and then turn back two pages.

23 COUNCILMAN _____: (inaudible remarks) to an
24 eight foot parkway (inaudible remarks) to a 16 foot wide
25 (inaudible remarks)

 COUNCILMAN _____: Why that amendment, Marty?

1 COUNCILMAN _____: Well, the problem is that some
2 of the improvements that are necessary to make this project
3 work require an adjacent property and what they want to make
4 sure is there are a lot of (inaudible remarks) the right
5 of way be acquired voluntarily (inaudible remarks) the city
6 will acquire the land to make sure that (inaudible remarks)

7 COUNCILMAN _____: (inaudible remarks)

8 COUNCILMAN _____: No, we have -- we put these
9 conditions together originally, the City Traffic Engineer
10 felt (inaudible remarks)

11 COUNCILMAN _____: (inaudible remarks)

12 MAYOR RUDIN: Other questions?

13 COUNCILMAN _____: (inaudible remarks) get a copy
14 of the exhibit there and you can understand that this
15 property in order to be developed needs to get access from
16 the adjacent sites on Northgate and that project will be
17 (inaudible remarks)

18 MAYOR RUDIN: Any questions? Any other amendments?

19 COUNCILMAN _____: I have several more.

20 MAYOR RUDIN: Okay.

21 COUNCILMAN _____: (inaudible remarks) Number 10
22 on that same (inaudible remarks) that should now be included
23 (inaudible remarks) Item number 11 should now be changed to
24 provide for a hundred per cent of the total to be
25 designated fifty per cent of the cost (inaudible remarks)

1 There is a new condition, number 13, that I'll read into
2 the record. The alignment of (inaudible remarks) Boulevard
3 shall be subject to the approval of the Director of Public
4 Works and (inaudible remarks) In addition, several other
5 improvements are being made by this applicant on property
6 that affects (inaudible remarks) city park site. All of
7 the conditions are necessary to secure (inaudible remarks)
8 the applicant agrees with the city (inaudible remarks)
9 That would be a new condition, number 14. It will state
10 (inaudible remarks) These projects will not be included in
11 the South Natomas (inaudible remarks)

12 That is the extent of the changes that we are
13 requesting (inaudible remarks)

14 MAYOR RUDIN: Mr. Kastanis?

15 COUNCILMAN KASTANIS: The change, Marty, from
16 fifty per cent to one hundred per cent (inaudible remarks)

17 COUNCILMAN _____: That's going to work out
18 (inaudible remarks)

19 COUNCILMAN KASTANIS: The applicants agreed to
20 that?

21 COUNCILMAN _____: (inaudible remarks)

22 COUNCILWOMAN _____: (inaudible remarks)

23 COUNCILMAN _____: (inaudible remarks) No, they
24 will be put in. The applicant will construct (inaudible
25 remarks) it just means that they are doing that at their

1 cost because we don't feel that it's right for us to lean
2 that against (inaudible remarks) in as much as it's coming
3 out of individual pockets (inaudible remarks)

4 COUNCILMAN _____: And that's an immediate,
5 off-site improvement?

6 COUNCILMAN _____: Yes.

7 COUNCILWOMAN _____: (inaudible remarks)

8 MAYOR RUDIN: Any others. All right...

9 COUNCILMAN _____: (inaudible remarks) that's
10 including seven acres to the park in addition to this one,
11 right?

12 COUNCILMAN _____: That's correct.

13 COUNCILMAN _____: For a total of thirty acres?

14 COUNCILMAN _____: (inaudible remarks)

15 COUNCILMAN _____: For a total of thirty-acre
16 park site.

17 COUNCILMAN _____: (inaudible remarks)

18 MAYOR RUDIN: Anything further? Okay. Is there
19 a motion then to approve with those amendments?

20 COUNCILMAN SERNA: I'll move.

21 MAYOR RUDIN: Mr. Serna moves, seconded by
22 Mr. Pope. Call the roll, please.

23 STAFF MEMBER: Chin?

24 COUNCILMAN CHIN: Aye.

25 STAFF MEMBER: Johnson?

1 COUNCILMAN JOHNSON: Aye.
2 STAFF MEMBER: Kastanis?
3 COUNCILMAN KASTANIS: Aye.
4 STAFF MEMBER: Pope?
5 COUNCILMAN POPE: Aye.
6 STAFF MEMBER: Robie?
7 COUNCILWOMAN ROBIE: Aye.
8 STAFF MEMBER: Serna?
9 COUNCILMAN SERNA: Aye.
10 STAFF MEMBER: Shore?
11 COUNCILMAN SHORE: Aye.
12 STAFF MEMBER: Smallman?
13 COUNCILMAN SMALLMAN: Aye.
14 STAFF MEMBER: Rudin?
15 MAYOR RUDIN: Aye. 35.
16 STAFF MEMBER: Planning Commission's denial of
17 various requests for Willow Creek, located on the north and
18 south sides of West El Camino Avenue, west of the Natomas
19 main drainage canal.
20 MAYOR RUDIN: Mr. Van Duyn?
21 MR. VAN DUYN: Madame Mayor (inaudible remarks)
22 MAYOR RUDIN: Okay. I'll take your word.
23 MR. VAN DUYN: Onpage (inaudible remarks)
24 MAYOR RUDIN: Would you refresh my memory. Is
25 this an appeal on the denial -- Planning Commission's denial?

1 I can't remember what this is now.

2 MR. VAN DUYN: (inaudible remarks) Page 44
3 (inaudible remarks) the language will be -- the intent
4 being that any material costs be made by the city
5 (inaudible remarks) and only land not required to be
6 dedicated. (inaudible remarks) number 7, it shall now
7 read contributing (inaudible remarks) of the costs associated
8 with the construction of the bridge located between
9 Interstate 80 and West El Camino, across the Natomas main
10 drain. (inaudible remarks)

11 MAYOR RUDIN: Any other questions from staff? Is
12 there a motion to approve the staff recommendation?

13 COUNCILMAN SERNA: I'll move.

14 MAYOR RUDIN: Moved by Mr. Serna, seconded by
15 Mr. Chin. Call the roll, please.

16 STAFF MEMBER: Chin?

17 COUNCILMAN CHIN: (inaudible remarks)

18 STAFF MEMBER: Johnson?

19 COUNCILMAN JOHNSON: Aye.

20 STAFF MEMBER: Kastanis?

21 COUNCILMAN KASTANIS: Aye.

22 STAFF MEMBER: Pope?

23 COUNCILMAN POPE: Aye.

24 STAFF MEMBER: Robie?

25 COUNCILWOMAN ROBIE: Aye.

1 STAFF MEMBER: Serna?

2 COUNCILMAN SERNA: Aye.

3 STAFF MEMBER: Shore?

4 COUNCILMAN SHORE: Aye.

5 STAFF MEMBER: Smallman?

6 COUNCILMAN SMALLMAN: Aye.

7 STAFF MEMBER: Rudin?

8 MAYOR RUDIN: Aye. Let's see. That was 35. 36
9 has been continued. 37 is a fall item. If there are no
10 questions, the community center annual report -- item 38.

11 STAFF MEMBER: (inaudible remarks) regarding the
12 P.O. John McCarthy versus City of Sacramento, Planning
13 Commission's denial of a special permit to expand service
14 in one hundred and sixty-five methadone patients to
15 three hundred and forty detoxification patients to one
16 hundred for an existing drug treatment facility at 2100
17 Capital Avenue in the general commercial C2 zone.

18 MAYOR RUDIN: Moved by Mr. Pope, seconded by
19 Mr. Chin. Call the roll, please.

20 COUNCILMAN _____: I just had a procedural
21 question. This is the second one of these where it wasn't
22 done on a consent calendar. Was there a reason for that?

23 COUNCILMAN _____: It should have been on the
24 same calendar.

25 MAYOR RUDIN: I don't know.

1 COUNCILMAN _____: It should have been on the
2 same calendar.

3 MAYOR RUDIN: I don't --

4 COUNCILMAN _____: I just wonder why it wasn't
5 on consent calendar if there was a rezone for that since
6 we're on the finding of facts.

7 STAFF MEMBER: I will check with my staff. I
8 question it myself.

9 MAYOR RUDIN: All right. Call the roll on the
10 findings of fact please.

11 STAFF MEMBER: Chin?

12 COUNCILMAN CHIN: Aye.

13 STAFF MEMBER: Johnson?

14 COUNCILMAN JOHNSON: Aye.

15 STAFF MEMBER: Kastanis?

16 COUNCILMAN KASTANIS: No.

17 STAFF MEMBER: Pope?

18 COUNCILMAN POPE: Aye.

19 STAFF MEMBER: Robie?

20 COUNCILWOMAN ROBIE: Aye.

21 STAFF MEMBER: Serna?

22 COUNCILMAN SERNA: Aye.

23 STAFF MEMBER: Shore?

24 COUNCILMAN SHORE: Aye.

25 STAFF MEMBER: Smallman?

1 COUNCILMAN SMALLMAN: Aye.
2 STAFF MEMBER: Rudin?
3 MAYOR RUDIN: Aye. Item 39?
4 STAFF MEMBER: Approved change order number 4 to
5 the Morrison Creek assessment district contract.
6 MAYOR RUDIN: Any questions? Moved by Mr. Smallman
7 seconded by Mr. Kastanis. Call the roll, please.
8 STAFF MEMBER: Chin?
9 COUNCILMAN CHIN: Aye.
10 STAFF MEMBER: Johnson?
11 COUNCILMAN JOHNSON: Aye.
12 STAFF MEMBER: Kastanis?
13 COUNCILMAN KASTANIS: Aye.
14 STAFF MEMBER: Pope?
15 COUNCILMAN POPE: Aye.
16 STAFF MEMBER: Robie?
17 COUNCILWOMAN ROBIE: Aye.
18 STAFF MEMBER: Serna?
19 COUNCILMAN SERNA: Aye.
20 STAFF MEMBER: Shore?
21 COUNCILMAN SHORE: Aye.
22 STAFF MEMBER: Smallman?
23 COUNCILMAN SMALLMAN: Aye.
24 STAFF MEMBER: Rudin?
25 MAYOR RUDIN: Aye. Item 40?

1 **STAFF MEMBER:** Approved plan specifications for
2 surface recycling.

3 **MAYOR RUDIN:** Any questions?

4 (end of tape)

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CERTIFICATION AND
DECLARATION OF TRANSCRIBER

I, MILEVA BRUICH, a duly designated
transcriber, do hereby declare and certify that I have
transcribed a copy of Tape 1, which original was duly
recorded at the Sacramento City Council in the matter of
the South Natomas Project on the 11th day of February, 1986,
and that the foregoing pages constitute a true, complete
and accurate transcription of the aforementioned tapes,
to the best of my ability.

Mileva Bruich
MILEVA BRUICH

Dated: April 24, 1986