

**- Concurrent Regular Meetings Of -  
Sacramento City Council  
Redevelopment Agency of the City of Sacramento  
Housing Authority of the City of Sacramento  
Parking Authority of the City of Sacramento  
Sacramento City Financing Authority**

CALL TO ORDER at the hour of 7:40 p.m.

ROLL CALL - All Present

PLEDGE OF ALLEGIANCE - Led by Mayor Anne Rudin

**N O T I C E**

THIS CITY COUNCIL MEETING IS BEING BROADCAST LIVE THIS EVENING ON THE CABLE TELEVISION GOVERNMENT CHANNEL - CHANNEL 61. A REPLAY OF THIS MEETING CAN BE SEEN THIS WEEK ON SATURDAY JUNE 13, 1992 AT 9:00 A.M. ON CHANNEL 61.

FOR PURPOSES OF THE BROWN ACT (GOVERNMENT CODE SECTION 54954.2(a)), THE NUMBERED ITEMS AS SHOWN ON THIS AGENDA GIVE A BRIEF GENERAL DESCRIPTION OF EACH ITEM OF BUSINESS TO BE TRANSACTED OR DISCUSSED AT THIS MEETING. THE RECOMMENDATIONS OF THE STAFF, AS SHOWN, DO NOT PREVENT THE CITY COUNCIL FROM TAKING OTHER ACTION.

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**8.0 SPECIAL PRESENTATIONS**

8.1 Resolution proclaiming the "Day of The African Child".

8.2 Report by Ernie Hawkins, Sacramento County Registrar of Voters, relating to Primary Election Day, June 2nd (oral presentation).

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**9.0 STAFF REPORTS (EVENING)**

9.1 Change in notification procedures. (D-All)

A. Amendment to the Zoning Ordinance shall be initiated to change the noticing distance for Rezonings, Special Permits, Variances, "R" Reviews, Plan Amendments, and Tentative Maps, from 300 feet to 500 feet.

- B. Amendment to the Zoning Ordinance shall be initiated to change the noticing distance for all Planning Director's entitlements from adjoining properties to 100 feet.
- C. Amendment to the Fee and Charge Report shall be initiated to provide for fees to cover the mailing staff costs for the increased noticing proposal.
- D. Adopt the policy to provide early notification to neighborhood associations as described in this report.

RECOMMENDATION OF STAFF: CONTINUE TO JUNE 16, 1992 AT STAFF REQUEST

COUNCIL ACTION: CONTINUED TO JUNE 16, 1992.

VOTING RECORD: MOV: KASTANIS SEC: SERNA  
 AYES: CHINN, FARGO, FERRIS, KASTANIS, MUELLER, ROBIE, RUDIN, SERNA  
 ABSENT: PANE

9.2 City proposal for locating Federal Courthouse at 5th and I Street. (D-1)

RECOMMENDATION OF STAFF: ADOPT RESOLUTION

COUNCIL ACTION: CC92-414

VOTING RECORD: MOV: SERNA SEC: KASTANIS  
 AYES: CHINN, FARGO, FERRIS, KASTANIS, MUELLER, PANE, ROBIE, RUDIN, SERNA

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10.0 PUBLIC HEARINGS

10.1 Appeal of the Environmental Coordinator's decision to grant a Negative Declaration for the proposed McDonald's Restaurant located at the Southeast Intersection of Alma Vista and Pocket Road. (D-4) (P91-245)

RECOMMENDATION OF STAFF: WITHDRAWN AT STAFF REQUEST

COUNCIL ACTION: WITHDRAWN

10.2 Hedge Avenue Reorganization - annexation to the City of Sacramento; detachment from Florin Fire district, Southgate Recreation and Parks District, and County Service Area No. 1 for property located at 6100 Hedge Avenue. (D-6) (M90-015) (cont. from 5-26-92, [staff request])

RECOMMENDATION OF STAFF: CONTINUE TO JULY 21, 1992 AT STAFF REQUEST

COUNCIL ACTION: CONTINUED TO JULY 21, 1992

VOTING RECORD: MOV: KASTANIS SEC: SERNA  
 AYES: CHINN, FARGO, FERRIS, KASTANIS, MUELLER, ROBIE, RUDIN, SERNA  
 ABSENT: PANE

- 10.3 Requests for property located at 6100 Hedge Avenue. (D-6) (P90-352)  
 (cont. from 5-26-92 [staff request])
- A. Negative Declaration
  - B. General Plan Amendment for 40.4± partially developed acres to be designated Industrial
  - C. South Sacramento Community Plan Amendment for 40.4± partially developed acres to be designated Industrial
  - D. Rezoning of 40.4± partially developed acres to Light Industrial-Review zone (M-1SR)
  - E. Tentative Map to subdivide four parcels totaling 40.4± partially developed acres into 41 parcels in the proposed Light Industrial-Review zone (M-1SR)

RECOMMENDATION OF STAFF: CONTINUE TO JULY 21, 1992 AT STAFF REQUEST

COUNCIL ACTION: CONTINUED TO JULY 21, 1992

VOTING RECORD: MOV: KASTANIS SEC: SERNA  
 AYES: CHINN, FARGO, FERRIS, KASTANIS,  
 MUELLER, ROBIE, RUDIN, SERNA  
 ABSENT: PANE

- 10.4 Semiannual Sidewalk Repairs Lien Hearing: (D-All)
- A. Receive any protests regarding the proposed special assessment liens for the unpaid costs for sidewalk repair work performed.
  - B. Close the hearing for all unprotested, unpaid costs for sidewalk repair work performed which are recommended for special assessment liens.
  - C. Direct staff to conduct an investigation of each protest and report the findings of fact regarding the protests to the City Council on June 30, 1992.

OR

- D. Approve staff's recommendation in the event no protests or objections are heard, and adopt the attached resolution declaring unpaid costs of sidewalk repairs as special assessments on the properties which received the repairs.

RECOMMENDATION OF STAFF: CLOSE HEARING;  
 A-C: ADOPT STAFF RECOMMENDATION  
 OR

D: ADOPT RESOLUTION

COUNCIL ACTION: HEARING CLOSED FOR UNPROTESTED LIENS;  
 FINDINGS OF FACT DUE JUNE 30, 1992

VOTING RECORD: MOV: FARGO SEC: CHINN  
 AYES: CHINN, FARGO, FERRIS, KASTANIS,  
 MUELLER, PANE, ROBIE, RUDIN  
 ABSENT: SERNA

- 10.5 Graffiti Abatement Lien Hearing: (D-All)
- A. Receive testimony regarding any protests or objections to making delinquent and unpaid graffiti abatement fees special assessment liens.
  - B. Close the hearing for all unprotested delinquent and unpaid graffiti abatement fees recommended for special assessment liens.
  - C. Direct staff to report back on June 30, 1992 findings and recommendations regarding any protests or objections heard.

OR

- D. Approve staff's recommendations in the event no protests or objections are heard and adopt the attached resolution declaring delinquent and unpaid graffiti abatement fees

RECOMMENDATION OF STAFF: CLOSE HEARING;  
A-C: ADOPT STAFF RECOMMENDATION  
OR  
D: ADOPT RESOLUTION

COUNCIL ACTION: HEARING CLOSED; CC92-415

VOTING RECORD: MOV: PANE SEC: KASTANIS  
AYES: CHINN, FERRIS, KASTANIS, MUELLER,  
PANE, ROBIE, RUDIN  
ABSENT: FARGO, SERNA

- 10.6 Requests for property located at the south side of Garden Highway at the terminus of Orchard Lane. (D-1) (P91-196) (cont. from 5-26-92, item 10.7)
- A. Environmental Determination
  - B. Mitigation Monitoring Plan
  - C. Tentative Map to create one airspace Lot for four condominium units on 0.7± vacant acres in the Flood (F) zone
  - D. Subdivision Modification to waive standard street improvements for the proposed condominium development

RECOMMENDATION OF STAFF: CLOSE HEARING;  
A. RATIFY NEGATIVE DECLARATION  
B. ADOPT RESOLUTION  
C-D: ADOPT RESOLUTION

COUNCIL ACTION: HEARING CLOSED;  
A. NEGATIVE DECLARATION RATIFIED  
B. CC92-416  
C-D CC92-417 AS AMENDED

VOTING RECORD: MOV: FARGO SEC: KASTANIS  
AYES: CHINN, FARGO, FERRIS, KASTANIS,  
MUELLER, PANE, ROBIE, RUDIN  
ABSENT: SERNA

- 10.7 Requests for property located at the Southeast corner of Pocket Road and Alma Vista Way (D-4) (McDonald's Restaurant) (P91-245) (cont. from 5-5-92, item 10.3)
- A. Environmental Determination
  - B. Mitigation Monitoring Plan
  - C. Rezone 1.367± vacant acres from Agriculture (A) to Highway Commercial (HC) zone
  - D. Tentative Map to subdivide 20.36± vacant acres into two parcels in the Agriculture (A) and the proposed Highway Commercial (HC) zone

**RECOMMENDATION OF STAFF:** CONTINUE TO JULY 7, 1992 AT COUNCILMAN CHINN'S REQUEST

**COUNCIL ACTION:** CONTINUED TO JULY 7, 1992

**VOTING RECORD:** MOV: KASTANIS SEC: SERNA  
AYES: CHINN, FARGO, FERRIS, KASTANIS, MUELLER, ROBIE, RUDIN, SERNA  
ABSENT: PANE

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- 10.8 Requests for property located at the west side of South Watt Avenue (South Watt Business Park) (D-6) (P91-324)
- A. Negative Declaration
  - B. Mitigation Monitoring Plan
  - C. Tentative Map to subdivide 6.44± vacant acres into six parcels in the Light Industrial-Review (M-1S-R) zone

**RECOMMENDATION OF STAFF:** CLOSE HEARING;  
A. RATIFY NEGATIVE DECLARATION  
B. ADOPT RESOLUTION  
C. ADOPT RESOLUTION

**COUNCIL ACTION:** HEARING CLOSED;  
A. NEGATIVE DECLARATION RATIFIED  
B. CC92-418  
C. CC92-419

**VOTING RECORD:** MOV: MUELLER SEC: CHINN  
AYES: CHINN, FARGO, FERRIS, KASTANIS, MUELLER, PANE, ROBIE, RUDIN  
ABSENT: SERNA

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- 10.9 Requests for property located at 340 Pinedale Avenue. (D-2) (P91-187)
- A. Negative Declaration
  - B. Mitigation Monitoring Plan
  - C. Tentative Map to subdivide 2 vacant parcels into 4 single family lots and 2 halfplex lots on 1.28± partially developed acres in the R-1 zone
  - D. Subdivision Modification to establish one halfplex lot and 2 standard single family through lots

**RECOMMENDATION OF STAFF:** CLOSE HEARING;  
A. RATIFY NEGATIVE DECLARATION  
B. ADOPT RESOLUTION  
C-D ADOPT RESOLUTION

**COUNCIL ACTION:** HEARING CLOSED;  
A. NEGATIVE DECLARATION RATIFIED  
B. CC92-420  
C-D CC92-421

**VOTING RECORD:** MOV: FERRIS SEC: CHINN  
AYES: CHINN, FARGO, FERRIS, KASTANIS,  
MUELLER, PANE, ROBIE, RUDIN  
ABSENT: SERNA

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10.10 Appeal of the City Planning Commission's action in granting a Special Permit to construct a 640 square foot second residential unit on a lot totaling 0.09± partially developed acres for property located at 1600 Caramay Way (Land Park Area), in the Standard Single Family (R-1) zone. (D-4) (P92-030) (cont. from 5-26-92, item 10.2)

**RECOMMENDATION OF STAFF:** CLOSE HEARING; DENY APPEAL BASED ON FINDINGS OF FACT

**COUNCIL ACTION:** HEARING CLOSED; INTENT TO GRANT APPEAL BASED ON FINDINGS OF FACT DUE 06-23-92

**VOTING RECORD:** MOV: CHINN SEC: ROBIE  
AYES: CHINN, FERRIS, KASTANIS, MUELLER,  
PANE, ROBIE, RUDIN  
ABSENT: FARGO, SERNA

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10.11 Major Project Early Policy Review for the Capitol Towers Proposal including 988,000± sq. ft. Office Space (in two 26 to 30 story buildings); 59,000 sq. ft. Retail Space; plus, an additional 341 dwelling units on 10.2± developed acres in the Multi-Family Residential (R-5) zone. (ER92-001) (D-1) (cont. from 5-19-92, item 10.1)

**RECOMMENDATION OF SHRA AND PLANNING COMMISSION:**  
CLOSE HEARING;  
SHOULD COUNCIL CONCUR WITH SHRA AND PLANNING COMMISSION'S COMMENTS THE ACTION WOULD BE TO APPROVE THE PROJECT IN CONCEPT AND SUPPORT BOTH COMMISSION'S COMMENTS

OR

**RECOMMENDATION OF SHRA AND PLANNING STAFF:**  
CLOSE HEARING;  
SHOULD COUNCIL CONCUR WITH PLANNING AND SHRA THE ACTION WOULD BE TO REQUIRE A REDESIGN OF THE PROPOSED CAPITOL TOWER PROJECT TO COMPLY WITH THE IDENTIFIED POLICIES WHICH INCLUDE:

1. CREATING A QUALITY MIXED USE PROJECT
2. REDUCE THE OFFICE COMPONENT OF THE PROJECT SO THAT IT DOES NOT COMPETE WITH PROPOSED OFFICE DEVELOPMENTS SEEKING STATE TENANTS IN THE CENTRAL BUSINESS DISTRICT AND REDUCE THE LARGE SCALE OF THE PROJECT TO ASSURE A BETTER RESIDENTIAL FIT WITH ADJACENT LAND USES
3. PROVIDING INFORMATION THAT WILL ALLOW THE AGENCY THE ABILITY TO CONSIDER SUBSIDIZING PORTIONS OF THE PROJECT USING TAX INCREMENT FINANCING

COUNCIL ACTION: CONTINUED TO JUNE 16, 1992

VOTING RECORD: MOV: KASTANIS SEC: SERNA  
 AYES: CHINN, FARGO, FERRIS, KASTANIS, MUELLER, ROBIE, RUDIN, SERNA  
 ABSENT: PANE

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11.0 CITIZENS ADDRESSING COUNCIL, AGENCY OR AUTHORITIES ON MATTERS NOT ON THE AGENDA

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

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12.0 GENERAL COMMUNICATIONS

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13.0 COUNCIL IDEAS AND QUESTIONS

13.1 Discussion relative to status of Memorial Auditorium and Measure H (Rudin).

RECOMMENDATION OF STAFF: CONTINUED TO JUNE 16, 1992

COUNCIL ACTION: CONTINUED TO JUNE 16, 1992

VOTING RECORD: MOV: KASTANIS SEC: SERNA  
 AYES: CHINN, FARGO, FERRIS, KASTANIS, MUELLER, ROBIE, RUDIN, SERNA  
 ABSENT: PANE

13.2 Mayor Rudin requested the City Clerk to open applications for the Sacramento Memorial Auditorium Citizens Advisory Committee with applications due July 6, 1992.

13.3 Councilwoman Mueller stated that Sacramento was very competitive with its DOD proposal. San Diego was the only other city in California to submit a proposal, and they will support us, if we are the successful applicant.

Councilwoman Mueller also stated that Sacramento City and County made the staff's recommended list for one of the first recycling enterprise zones. The recommendations are to go before the Integrated Waste Management Board on June 24, 1992.

13.4 Councilman Pane stated that the County Parks Commission is waiting for a response from the City regarding its proposal for a joint powers agreement for certain park services. Staff was requested to respond.

13.5 Councilman Kastanis expressed concern about fireworks in public parks, especially Garcia Bend, and asked staff to inform the public that this was against City policy.

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14.0 ANNOUNCEMENTS

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15.0 ADJOURNMENT at the hour of 9:50 p.m.