

COUNCIL COMMITTEE MINUTES

Concurrent Special Committee Meetings of the Sacramento City Council, Redevelopment Agency of the City of Sacramento, Housing Authority of the City of Sacramento and the Parking Authority of the City of Sacramento.

VOTING RECORD LEGEND		
MOV:	MOVED	ABST: ABSTAIN
SEC:	SECOND	ABS: ABSENT
M	— MAYOR/RUDIN	D5 — SERNA
D1	— FARGO	D6 — MUELLER
D2	— FERRIS	D7 — KASTANIS
D3	— PANE	D8 — ROBIE
D4	— CHINN	

COMMITTEE NAME: Transportation & Community Devel

MEETING DATE: October 10, 1991

MEETING TIME: 2:00 p.m.

LOCATION: 915 I STREET, 2ND FLOOR, COUNCIL CHAMBER

I HEREBY CALL Special Meetings of the Sacramento City Council, Redevelopment Agency of the City of Sacramento, Housing Authority of the City of Sacramento, and Parking Authority of the City of Sacramento to be conducted concurrently with the Council committee meetings listed below, which are incorporated herein by reference. The Special Meetings are called to permit Members who are not on the listed committees to attend the meetings and participate in the discussions. In the event five (5) or more members of the City Council are present at a Committee meeting, only those items listed on the agenda can be acted on or discussed.

The meeting was called to order at 2:17 p.m. by Chair Joe Serna. No roll was called.

MEMBERS PRESENT: Serna (Chair), Kastanis, Pane, Fargo*

1. Support of Retaining State Offices in the Downtown and Revitalizing the Capitol Area Plan (D-All)

RECOMMENDATION OF STAFF: COMMITTEE INFORMATION ONLY

COMMITTEE ACTION: RECEIVE AND FILE

REPORT(S) BACK: MID-NOVEMBER MEETING

VOTING RECORD: CONSENSUS

MINUTES

David R. Martinez, Deputy City Manager, presented an overview of the agenda, and stated how the presentations would be given.

Committee Member Serna presented this item. He stated that the loss of State office buildings, and their corresponding employee populations, was a result, in part, of a lack of update to the Capitol Area Plan. If the Controller's office had moved into the County as planned, there would have been a 175,000 square foot vacancy in downtown with a loss of over 1000 State employees. Employees spend about \$7.00 a day down town, and about \$1,200 a-year. Such a move creates sprawl in the suburbs and impacts negatively on air quality. He also had concerns about the City's market share in the new leasing of office space since West Sacramento has entered the picture as a "new player".

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2. Data on State Owned and Leased Property in the Downtown and Central Business District (D1)

RECOMMENDATION OF STAFF: COMMITTEE INFORMATION ONLY

COMMITTEE ACTION: RECEIVE AND FILE

REPORT(S) BACK:

VOTING RECORD: CONSENSUS

MINUTES:

Bill Farley, Sr. Management Analyst, presented the item. During the next 5 years, 1.2 million sq ft of State office leases will be up for renewal. Recently, the State has started to relocate offices to outlying suburbs. If this trend continues, public investment of \$200 million (over the past 7 years) in the Downtown area may be in jeopardy.

* Councilmember Fargo arrived 2:37 p.m.

Council Member Fargo asked what the outlying areas were and how many sq ft of office space there actually is downtown. Mr. Farley answered that the areas are not outside the City limits, but not in the downtown or central business corridor either. The footage totals over 10 million square feet.

3. Data on Economic Impacts of State Workers on Downtown Merchants and Retailers (D-1)

RECOMMENDATION OF STAFF: COMMITTEE INFORMATION ONLY

COMMITTEE ACTION: RECEIVE AND FILE

REPORT(S) BACK:

VOTING RECORD: CONSENSUS

MINUTES:

Tim Johnson, Economic Development Coordinator, presented the item. He reiterated that the State office worker makes for one of the largest consumers' groups in downtown. A worker spends an average of \$1,200 annually for food and retail items. State workers as a group spend an average of \$32 million annually in the downtown area.

Council member Kastanis voiced several concerns about what kind of impact do Council decisions have on issues like these? What does your office do about our decisions? How do you go about finding out where we should put office space? Do I want it on my street? G & H Streets are an example. Does your office look at this?

Council member Fargo asked specifically if the Economic Development Department had a role in retaining State leases. Staff responded that the Department of General Services on Del Paso and Oak Park are examples of results when requested by Council.

4. Planning Policies Supporting State Office Development (D-1)

RECOMMENDATION OF STAFF: COMMITTEE INFORMATION ONLY

COMMITTEE ACTION: RECEIVE AND FILE

REPORT(S) BACK:

VOTING RECORD: CONSENSUS

MINUTES:

Steve Peterson, Sr. Planner, presented this item. Recapping progress in these areas, he said that recommendations about height limits to preserve the Capitol Building and a report back on Housing in the R Street Corridor will be coming to City Council next month. The rail yards plan is now in preparation. There are 4,000,000 sq ft of office space currently in for Planning approval.

Robert Sleppy of the State Department of General Services responded to Council member Fargo that employee relocation is taking place from the Alhambra and Natomas areas. There is over 500,000 gross square feet to locate into.

5. Summary of Sacramento Transportation System in Relation to Central City Employees (All Council Districts)

RECOMMENDATION OF STAFF: COMMITTEE INFORMATION ONLY

COMMITTEE ACTION: RECEIVE AND FILE

REPORT(S) BACK:

VOTING RECORD: CONSENSUS

MINUTES:

Bob Lee, Deputy Director of Engineering Services presented this item. The report is in response to the City Manager's request for staff to provide information on Central City modal splits and future transportation network and transit infrastructure improvements.

SOV (Single Occupancy Vehicle) and HOV (High Occupancy Vehicle) rates were compared, with a 1.5 person trip per vehicle trip a goal during peak hours as part of the Air Quality Attainment Plan. This goal is to be reached by 1999. Reaching air quality goals may depend on the HOV lane scheduled on Route 99 into the downtown area, and the one planned for Route 80 and I-5.

Council member Serna requested figures on standard parking regulations. Perhaps lower the 660' radius around RT station in regard to density. Could a parking facility be incorporated into a building?

Council members Serna and Fargo expressed concerns that a new design plan should be developed that encourages light rail use. Council member Serna requested a report back to T&CD Committee at the next session (in mid-November).

6. Senate Concurrent Resolution 39 (D-1)

RECOMMENDATION OF STAFF: COMMITTEE INFORMATION ONLY

COMMITTEE ACTION: RECEIVE AND FILE

REPORT(S) BACK:

VOTING RECORD: CONSENSUS

MINUTES:

Legislative Advocate Ken Emanuels presented this item. He said that Senate Resolution 39 is a statement of intent and not binding. Capitol Towers Trust was initially for State leasing, but Senator Prestley vetoed that and wants generic leasing. Two weeks before the end of the legislative session, the City of West Sacramento entered an amendment to gain more area in and adjacent to the capitol area. Senator Johnson was their representative in this request. Council member Serna requested Kathleen O'Leary of the West Sacramento Redevelopment Agency to step forward. She said she had been instructed to ask for the amendment, and was advised that Council members Chinn, Fargo, Serna and City Manager Walter Slipe were involved in a task force working on the lease issue with West Sacramento.

In AB2322, General Services can convert the Duke Building areas to lease/purchase if it's fiscally appropriate.

A bid that would have allowed General Services to lease without Senate approval failed.

Council members Kastanis and Fargo asked what Federal implications were and what was the motive for the shift regarding Renaissance Towers. Mr. Emanuels responded that there are no Federal implications, and that the owners of Renaissance Towers need cash. Financing is drying up for developers.

Mr. Matoff of Regional Transit said that RT would support increased employment in the central business district. RT spent \$176 million of public investment to start up, plus \$20 million for extra cars and double tracking. Council member Serna expressed a desire to meet with General Services and the governor to work on the state policy concerning parking in relation to light rail.

7. State Office Impact in Downtown Sacramento (D-1)

RECOMMENDATION OF STAFF: COMMITTEE INFORMATION ONLY

COMMITTEE ACTION: RECEIVE AND FILE

REPORT(S) BACK:

VOTING RECORD: CONSENSUS

Tom Lee of the SHRA presented this item. Council member Fargo asked why the SHRA was reviewing the CAP and if they were unhappy with it. Staff responded that the CAP needs updating in regard to keeping the state workers downtown. Also, SHRA wants to protect against conversions to the lease/purchase plan. Council member Serna requested a report back in mid-November, and that City Council give this more attention on the priority list.

AD HOC QUESTIONS

Councilmember Serna asked Kurt Van Duysen why there wasn't an in-lieu tax on State office buildings downtown. Mr. Van Duysen responded that the City could not extract tax contributions from the State right now because of their fiscal problems, but this might be the time to re-evaluate that. It would pit the City against the State, however. Councilmember Serna responded that it was okay with him not to tax the State.

Robert A. Sleppy, Manager, Project Development Unit of General Services, said there was no parking code in Sacramento. He is very supportive of light rail and increasing density in light rail areas. Building garages close to office buildings developed because light rail wasn't safe for State employees. A shuttle service into town and back to accommodate light rail can be started as an experiment, but General Services won't run an empty shuttle.

In public testimony, Mr. Maurice Reed of the Building Trades Council expressed the opinion that Sacramento was trying to look like downtown Davis. He urged the Committee to save South Central Sacramento rather than encouraging housing.

The meeting was adjourned at 3:50 p.m.

Barrie Broadway
Secretary

Joe Serna, Jr.
Chair
by
DM.