



## REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2671  
www.CityofSacramento.org

**PUBLIC HEARING**  
**May 30, 2006**

Honorable Members of the  
Sacramento City Council

**Subject:** Northgate Boulevard Master Plan (M03-191, PN: TZ96)

**Location/Council District:** Citywide

**Recommendation:**

Adopt resolutions and ordinances to: 1) Approve the Mitigated Negative Declaration, 2) Adopt the Mitigation Reporting Plan, 3) Approve the General Plan Amendment, 4) Approve the South Natomas Community Plan Amendment, 5) Approve the rezone, 6) Adopt the Ordinance Amendments, 7) Accept the Northgate Boulevard Master Plan.

**Contact:** Susanne Cook, Associate Planner, 808-5375; Tom Pace, Senior Planner, 808-6848; Saed Hasan, Senior Engineer, 808-7923; Hector Barron, Supervising Engineer, 808-2669

**Presenters:** Susanne Cook, Associate Planner; Saed Hasan, Senior Engineer

**Department:** Development Services and Department of Transportation

**Division:** Planning and Engineering Services

**Organization No:** 4827 and 3435

**Summary:** The City of Sacramento's Departments of Transportation and Development Services developed a Master Plan for Northgate Boulevard between Rosin Court to the north and the Garden Highway to the south. The Northgate Boulevard Master Plan includes two components: a streetscape plan and a land use plan. The goals of the Master Plan are to provide the framework for a pedestrian-friendly street environment, encourage re-investment along the existing corridor, provide additional opportunities for housing, and beautify and modernize the boulevard to better serve the surrounding neighborhoods.

The proposed ordinance would amend sections of the City Code (Zoning Code) relating to the Residential Mixed Use (RMX) zone and the Northgate Special Planning District. The proposed ordinance would also expand the boundaries of the Northgate Boulevard Special Planning District by 8.85± acres. The purpose of these amendments is to



Subject: Northgate Boulevard Master Plan (M03-191, PN: TZ96) May 30, 2006

simplify the code and to support the community's vision for a pedestrian-friendly street environment, re-investment along the existing corridor, additional opportunities for housing, and beautification and modernization of the boulevard to better serve the surrounding neighborhoods.

**Committee/Commission Action:**

On April 13, 2006, the Planning Commission recommended City Council approval of the proposed amendments. During the meeting, a representative from Public Storage expressed concerns about rezoning his property to Residential Mixed Use as it would make his property a non-conforming use. However, the current Northgate Boulevard Special Planning District already prohibits mini-storages, so the property is already an existing non-conforming use.

The proposed amendments were recommended for approval by the Law & Legislation Committee on May 4, 2006.

**Background Information:**

Over the past several years, Northgate Boulevard has faced economic, image, and safety challenges. Thus, it has become the focus of efforts for revitalization. Through a series of community workshops, the community developed a vision for the corridor. As a result, the Northgate Boulevard Master Plan was completed.

The streetscape plan portion includes street lighting, landscaped medians, and sidewalk enhancements along the corridor, while the land use plan portion involves rezoning some R-1 (Single-Family), OB-R (Office Plan Review), and C-2 (General Commercial) parcels to RMX (Residential Mixed Use).

*Land Use:*

South Natomas Community Plan

The project includes a South Natomas Community Plan Amendment (pg. 24) that would redesignate several existing Low Density Residential (4-8 du/ac) parcels to Special Planning District (SPD). The purpose of the redesignation to SPD is to be able to include more acreage for special guidance. The amendments to the South Natomas Community Plan include policies supporting mixed use development and housing in the commercial and mixed use land use designations (pg. 27).

Rezone

The project area has the following existing zoning designations: General Commercial Special Planning District (C-2-SPD), Standard Single Family Residential (R-1), General Commercial American River Parkway Corridor Overlay Special Planning District (C-2-PC-SPD), and Office Building-Plan Review (OB-R). Many of the parcels would be rezoned to RMX-SPD (pg. 39). Rezoning of these parcels would result in the ability for

owners to be able to provide additional housing in the Northgate Boulevard corridor by right. The provision of additional housing supports policies related to providing more mixed use developments, housing, and generating an increase in pedestrian activity. At the same time, existing businesses would be granted a deemed special permit, unless that use is otherwise prohibited by the zoning code.

The Northgate Master Plan (pg. 63) indicates Blocks T and V on pages 22 and 23 to remain as C-2 zone. However, pages 22 and 23 of the Northgate Master Plan should show Blocks T and V as being rezoned to RMX-SPD. In addition, the Northgate Master Plan shows the northwestern corner of Block R remaining as C-2 zone. Block R should be shown as being rezoned entirely to RMX-SPD.

*Streetscape Plan:* The proposed improvements in the streetscape master plan include providing landscaped medians, lighting, vertical curb, and planter strips separating sidewalks from the street. Other improvements include providing enhanced crosswalks, benches, bus shelters, and street monuments. The streetscape improvements were defined through a series of stakeholder meetings and public workshops. Stakeholders include the Gardenland Northgate Neighborhood Association (GNNA), Smythe School, the Northgate Business Association, and the Natomas Community Association (NCA).

Provision of landscaped medians would eliminate the existing center lane. This results in motorists not being able to make a left into driveways at certain locations and may increase congestion at key intersections. However, to accommodate this change, intersection improvements will be made as appropriate during the next phase of the project (the implementation phase). Intersection improvements may include accommodating u-turns by motorists at key intersections.

**Financial Considerations:**

There are no financial considerations associated with this report.

**Environmental Considerations:**

Staff has determined that the land use recommendations, as proposed, will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration (available at the City Clerk's Office) has been prepared for the land use recommendations. In compliance with Section 15070(B)1 of the California Environmental Quality Act (CEQA) Guidelines, the City has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address Biological, Noise, and Cultural Resources. The mitigation measures are listed in the attached Mitigation Reporting Plan (pg. 10).

Subject: Northgate Boulevard Master Plan (M03-191, PN: TZ96) May 30, 2006

The Mitigated Negative Declaration was available for public review during the period of Monday, October 24, 2005 through Wednesday, November 16, 2005. No comments were received during the public review period.

The streetscape portion is not a project under Sections 21065 of CEQA and CEQA Guidelines Section 15378 (b)(2). This report is therefore covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment (CEQA Guidelines Section 15061(b)(3)). CEQA analysis will occur when design and engineering of the streetscape plans are undertaken.

### **Policy Considerations:**

Approval of the actions would result in a General Plan Amendment, a South Natomas Community Plan Amendment, and Rezone. However, approval of the actions would be consistent with the General Plan policies, Smart Growth Principles, and Sacramento Area Council of Governments (SACOG) Blueprint recommendations of providing a variety of housing, increasing walking as a transportation mode, promoting alternate modes of transportation, and encouraging mixed use development.

### General Plan

The project includes a request for a General Plan Amendment (pg. 21) that would redesignate several existing Low Density Residential (4-15 du/ac) parcels to Special Planning District (SPD). However, the General Plan land use redesignations to SPD would provide additional acreage to fulfill several goals within the General Plan. These goals include the following: "Promote a variety of housing types within neighborhoods to encourage economic diversity and housing choice." (GP 3.10-13); "Promote mixed use development of neighborhood/community commercial districts through new construction and revitalization." (GP 4-17); "Increase the use of the pedestrian mode as a mode of choice for all areas of the city." (GP 5-28)

The City General Plan establishes policy to "Promote the rehabilitation and revitalization of existing commercial centers" (GP 4-17), "allow mixed use development" (GP 4-18), "promote the development of mixed use local commercial/office and high density residential projects" (GP 4-18), and "encourage mixed use developments to generate greater pedestrian activity" (GP 5-28).

In addition, the adopted Vision and Guiding Principles for the City General Plan Update includes principles that support this project. These include "focus higher density developments and mixed-use projects in areas adjacent to transit stations, along transit corridors and commercial corridors, near job centers, and in strategic opportunity areas throughout the city", "promote livable and well-designed neighborhoods that are walkable and complete, with a mix of uses and services to support improved health and the needs of families, youth, seniors, and a growing population", "locate and design buildings, streetscapes, and public spaces that contribute to walkable neighborhoods",

Subject: Northgate Boulevard Master Plan (M03-191, PN: TZ96) May 30, 2006

“promote strategic development of vacant, underutilized, and infill land, especially along transportation and commercial corridors to improve the city’s economic outlook”, and “focus investment and revitalization in distressed neighborhoods.”

Smart Growth Principles

City Council adopted a set of Smart Growth Principles in December 2001 to promote growth and sustain existing development that is economically sound, environmentally friendly, and supportive of community livability. The proposed Northgate Master Plan is consistent with the Smart Growth Principles in that it will help to promote a mix of land uses, create a range of housing opportunities and choices, foster walkable, close-knit neighborhoods, promote distinctive, attractive communities with a strong sense of place, and concentrate new development and target investments within an existing community to allow for efficient use of existing facilities.

Sacramento Area Council of Governments (SACOG) Blueprint

The project is also consistent with the SACOG Blueprint in that this proposal encourages walking by creating a more pedestrian friendly environment and a mix of uses.

City Council Strategic Action Plan

The project is also consistent with the goals in the City Council’s Strategic Action Plan, including improve and expand public safety, achieve sustainability and enhance livability, increase opportunities for all Sacramento residents to live in safe and affordable housing, and expand economic development throughout the City.

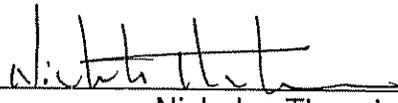
In addition, approval of the actions would result in the fulfillment of Action Items 7 and 21 of the Northgate-Gardenland Strategic Neighborhood Action Plan (SNAP).

**Emerging Small Business Development (ESBD):**

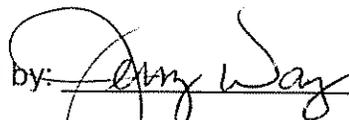
No goods or services are being purchased under this report.

Subject: Northgate Boulevard Master Plan (M03-191, PN: TZ96) May 30, 2006

Respectfully Submitted by:   
Steve Peterson  
Principal Planner

Respectfully Submitted by:   
Nicholas Theocharides  
Engineering Services Manager

Approved by:   
Carol Shearly  
Director of Planning

Approved by:   
Jerry Way  
Interim Director, Department of Transportation

Recommendation Approved:

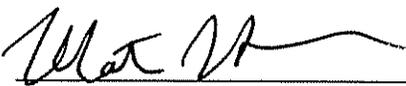
  
RAY KERRIDGE  
City Manager

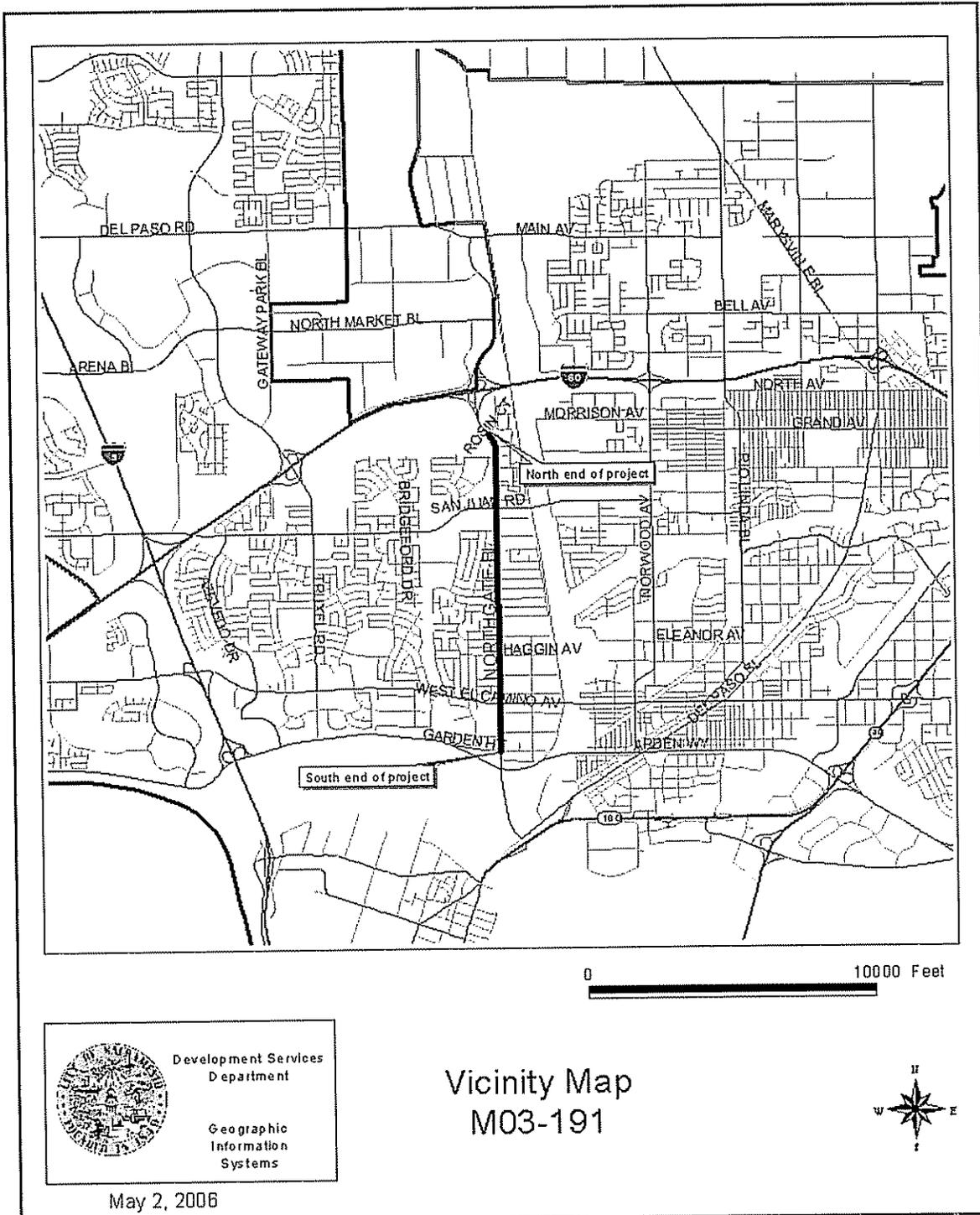
Table of Contents:

Pgs 1-7	Report
Pg 8	Attachment 1 - Vicinity Map
Pgs 9-10	Attachment 2 - Summary of the proposed changes to sections 17.24.020, 17.24.030, 17.24.050, 17.28.020, 17.28.030 and various sections of Chapter 17.100 of Title 17 of the Sacramento City Code (the Zoning Code) relating to the Residential Mixed Use (RMX) Zone and the Northgate Special Planning District
Pgs 11-12	Attachment 3 - FAQs

Subject: Northgate Boulevard Master Plan (M03-191, PN: TZ96) May 30, 2006

Pg 13 Attachment 4 - Letter from Public Storage  
Pgs 14-15 Resolution - Mitigation Reporting Plan  
Pgs 16-20 Exhibit A  
Pgs 21-22 Resolution - General Plan Amendment  
Pg 23 Exhibit A  
Pgs 24-25 Resolution - South Natomas Community Plan Map Amendment  
Pgs 26 Exhibit A  
Pgs 27-28 Resolution - South Natomas Community Plan Text Amendments  
Pg 29-38 Exhibit A  
Pgs 39-40 Ordinance - Rezone  
Pgs 41-44 Exhibit A  
Pgs 45-60 Ordinance - Amendments to sections 17.24.020, 17.24.030, 17.24.050, 17.28.020, 17.28.030 and various sections of Chapter 17.100 of Title 17 of the Sacramento City Code (the Zoning Code) relating to the Residential Mixed Use (RMX) Zone and the Northgate Special Planning District  
  
Pg 61 Exhibit A  
Pg 62 Resolution - Northgate Master Plan  
Pgs 63-174 Exhibit A

ATTACHMENT 1



**Summary of the proposed changes to sections 17.24.020, 17.24.030, 17.24.050, 17.28.020, 17.28.030 and various sections of Chapter 17.100 of Title 17 of the Sacramento City Code (the Zoning Code) relating to the Residential Mixed Use (RMX) Zone and the Northgate Special Planning District**

Northgate Boulevard Special Planning District Ordinance Amendments: The amendments to the Northgate Boulevard Special Planning District include simplifying the language in the ordinance through deletion and clarification and adding language to support the community's vision for the corridor. Amendments to the Northgate Boulevard Special Planning District chapter include:

1. Allowed and Prohibited Uses: Separating the allowed and prohibited uses for both the RMX and the C-2 zones. Generally, uses allowed outside of the SPD would be allowed inside the SPD. The amendments to the prohibited uses within the SPD include several new uses: auto sales, RV mobile home sales yard, RV storage (commercial), check cashing center/facility, pawn shops, and money lenders.
2. Height and area regulations: Specifying the height, minimum yard, and open space requirements for both the RMX and the C-2 zones. The amendments will include different requirements from what is currently specified in the SPD. Specifically, the amendments include:
  - a. The height limit would be higher for buildings in the RMX zone with the exception of buildings located 100 feet or less from R-zoned lots.
  - b. The front yard, street side yard, and interior side yard setback will be less than what is required for both RMX and C-2 zones.
3. Density: Specifying density requirements for the RMX zone will be what is existing outside of the SPD with the exception that in the Northgate Boulevard SPD, density could be increased with a Planning Commission special permit.
4. Open space: Adding an open space requirement to the SPD for either residential or residential portion of mixed use projects.
5. Parking and Circulation: Requiring that parking shall be located at the rear for mixed-use developments.
6. Design standards: Explaining that the SPD is within the Expanded North Area Design Review District and is subject to provisions of the design review district.

Changes also include replacing all references to the Zoning Administrator with

“design review authority” to reflect that design would be reviewed by design review rather than the zoning administrator.

The existing SPD limits the type of wording allowed on signs. This was eliminated as the City cannot require the type of wording allowed or prohibited on signs.

Finally, the amendments include prohibiting cabinet signs.

RMX Zone Amendments: The amendments to the RMX zone include removing existing inconsistencies within Title 17. Specifically, amendments to the RMX zone include:

1. Land use charts: Adding footnote 75 to the RMX zone for apartment use. Deleting footnote 7 from the RMX zone for barber/beauty shop, copy shop, dance/music/voice/martial arts school, and diet center/tanning center.
2. Footnotes: Footnote 8 has been amended so that a zoning administrator special permit for alternative ownership housing projects apply to four or fewer lots and that a planning commission special permit for alternative housing types is required for projects comprised of five or more lots. Footnote 8 has also been amended to indicate that this applies to all areas within the city and in all zones.

Footnote 69 has been amended to indicate that with this particular footnote, the use is allowed in the RMX zone.

3. RMX Chapter: Clarifying that new nonresidential development in the RMX zone would apply to lots greater than 3,200 square feet in area and limited to the ground floor only (where nonresidential development would occur).

## Northgate Master Plan Frequently Asked Questions (FAQs)

This FAQ is intended to address some concerns and questions associated with the Northgate Master Plan, specifically the land use plan portion. Additional questions and answers will be added as requested.

### **What are the benefits of the Northgate Master Plan?**

The benefits of the Master Plan include:

- Providing the framework for a pedestrian-friendly street environment
- Encouraging re-investment along the existing corridor
- Providing additional opportunities for housing
- Beautifying and modernizing the boulevard to better serve the surrounding neighborhoods.

### **What are the boundaries of this plan area?**

The project is located along Northgate Boulevard between Rosin Court to the north and Garden Highway to the south.

### **Will this plan re-zone all existing properties within the plan area?**

This plan will re-zone most of the existing properties east of Northgate Boulevard between Rosin Court and the Garden Highway and one property west of Northgate Boulevard.

### **Why are we creating a Land Use Plan for Northgate Boulevard?**

In 2002 the City Council adopted the Gardenland-Northgate Strategic Neighborhood Action Plan (SNAP). The SNAP focused community priorities and identified actions to achieve those priorities. The SNAP also identified three action items that referred to Northgate Boulevard:

- Action Item 21: Master Plan for Northgate Boulevard
- Action Item 17: Improve the Pedestrian Safety at Smythe School
- Action Item 7: Allow Housing in the Commercial Zones

The land use plan for Northgate Boulevard will allow housing in the commercial zones, as indicated in the SNAP.

### **Does my business or the businesses that lease property from me have to leave?**

No, current businesses under the ordinance may become a non-conforming use or a use with a "deemed special permit." All businesses operating when the ordinance is

**ATTACHMENT 3**

adopted would be allowed to continue operations.

**Can I expand my business under the ordinance?**

Yes, if the use is not prohibited by the ordinance, it may be expanded if the Planning Commission approves a Special Permit.

**In the event of a fire can I reconstruct my building to its previous existing nonconforming use?**

Yes, if the cost of damage is less than fifty percent of the replacement cost. The restoration must be started within a period of one year following damage or destruction. If the restoration is started after a period of one year following damage or destruction, or if the cost of damage is greater than 50% of the replacement cost, then no repairs or reconstruction shall be made unless every portion of the building or structure and its use are made to conform to all regulations of the zone in which it is located.

**Is my building allowed to change from one nonconforming use to another nonconforming use?**

No, nonconforming use of a lot, building or structure may not be changed to another nonconforming use. However, the Planning Commission may approve a special permit authorizing a similar or more restrictive nonconforming use of a lot, building, or structure.

**If I want to sell my property, do the non-conforming use and expansion regulations carry over to the new property owner?**

Yes, the property would still have to comply with the ordinance in the event the property or business is sold to a new owner.



REAL ESTATE DEVELOPMENT DEPARTMENT  
701 Western Ave., Glendale, CA 91201  
(818) 244-8080 Fax (818) 543-7341

Ms. Susanne Cook  
Associate Planner  
City of Sacramento  
Developmental Services Department  
915 I Street, 3<sup>rd</sup> Floor  
Sacramento, CA  
95814

Date April 4, 2006

RE: Northgate Boulevard Master Plan proposed re-zoning of the Public Storage property located at 3300 Northgate Avenue Sacramento, CA

Dear Ms. Cook,

PUBLIC STORAGE, INC would like to express its opposition to the proposed re-zoning of our property located at 3300 Northgate Blvd City of Sacramento. The proposed re-zoning under the Northgate Boulevard Master Plan would place us into an existing non-conforming zoning classification. In addition, the parcels adjacent to ours are not slated for re-zoning making our parcel spot zoning by the City.

Public Storage is committed to re-investing in the community and would like the opportunity to do so here. We are in the midst of an aggressive "re-packaging" program in which we are evaluating the existing 1,500 properties we own and re-investing in those properties that we determine are feasible to do so. As the area in question will be expanding with new residential units, Public Storage can provide the areas storage needs by expanding the existing property and not utilizing property that would have a higher and best use as seen by the City. We are currently looking at this property to reinvest in by constructing a multi-story, fully contained, climate controlled building.

In the event that the proposed re-zoning was to take place, please be aware that the property would remain in an "as is" condition for the term of our ownership. Corporate policy is to hold assets. In the thirty plus years that Public Storage has been in business, a very small amount of our assets have been sold. Public Storage is in the midst of acquiring Shurgard which will add another 500 properties to our portfolio and further demonstrates our purchase and hold strategy. Please contact me with any questions or comments and we look forward to working with staff to resolve this issue.

Very Truly Yours,

PUBLIC STORAGE, INC

By:

A handwritten signature in black ink, appearing to read 'Timothy C. Reeves', written over a horizontal line.

Timothy C. Reeves  
Development Manager

**RESOLUTION NO. 2006-**

**ADOPTED BY THE SACRAMENTO CITY COUNCIL**

May 30, 2006

**APPROVING THE MITIGATED NEGATIVE DECLARATION AND ADOPTING THE MITIGATION REPORTING PLAN FOR THE NORTHGATE BOULEVARD LAND USE PLAN, LOCATED ALONG NORTHGATE BOULEVARD WITH ROSIN COURT TO THE NORTH AND GARDEN HIGHWAY TO THE SOUTH, SACRAMENTO, CALIFORNIA (M03-191))**

**BACKGROUND**

- A. The Environmental Coordinator has prepared a Mitigated Negative Declaration for the above identified project; and
- B. The proposed project Mitigated Negative Declaration finds that the proposed project will not have a significant effect on the environment provided that mitigation measures are added to the above identified project;
- C. The Environmental Coordinator has prepared a Mitigation Reporting Plan for ensuring compliance and implementation of the mitigation measures as prescribed in the Initial Study for the above identified project; and
- D. In accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Reporting Plan be developed for implementing mitigation measures as identified in the Initial Study for the project.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. The City Council approves the Mitigated Negative Declaration for the Northgate Boulevard Land Use Plan project (M03-191).

Subject: Northgate Boulevard Master Plan (M03-191, PN: TZ96) May 30, 2006

Section 2: The City Council adopts the Mitigation Reporting Plan for the Northgate Boulevard Land Use Plan project (M03-191) based upon the following findings:

1. One or more mitigation measures have been added to the above-identified project;
2. A Mitigation Reporting Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit A.

Table of Contents:

Exhibit A: Mitigation Reporting Plan – 5 pages

### Northgate Boulevard Master Plan (M03-191) Mitigation Reporting Plan

In January 1989, Assembly Bill 3180 went into effect requiring the City to monitor all mitigation measures included in this Negative Declaration. For this project, mitigation reporting will be performed by the City of Sacramento, Department of Parks and Recreation in accordance with the monitoring and reporting program developed by the City to implement AB 3180.

This Mitigation Reporting Plan is being prepared by the Development Services Department, New City Hall, 915 I Street, 3<sup>rd</sup> Floor, Sacramento, CA 95814, (916) 808-5375, pursuant to the California Environmental Quality Guidelines, Section 21081.

The Development Services Department will submit its completed Reporting Plan to the Environmental Planning Services for inclusion in the annual report to the City Council.

**Project Number:** M03-191

**Project Name:** Northgate Boulevard Master Plan

**Project Location:** The Master Plan consists of Northgate Boulevard between Rosin Court to the North and the Garden Highway to the South. The Assessor's Parcel Numbers (APNs) include 250-0121-042, 250-0240-069, 262-0030-001, 262-0030-010, 262-0030-014, 262-0030-011, 262-0030-012, 262-0030-013, 262-0061-001, 262-0061-004, 262-0061-003, 262-0061-002, 262-0062-001, 262-0062-018, 262-0062-017, 262-0062-016, 262-0063-009, 262-0063-008, 262-0081-001, 262-0082-001, 262-0082-002, 262-0082-002, 262-0082-027, 262-0083-002, 262-0083-012, 262-0083-011, 262-0083-010, 262-0101-002, 262-0102-003, 262-0102-002, 262-0102-025, 262-0102-027, 262-0103-017, 262-0103-014, 262-0121-001, 262-0121-037, 262-0121-038, 262-0121-006, 262-0121-009, 262-0121-010, 262-0171-008, 262-0171-006, 262-0172-016, 262-0211-022, 262-0211-002, 262-0211-023, 262-0212-004, 262-0212-003, 262-0212-019, 262-0212-020, 262-0251-018, 262-0251-001, 262-0251-002, 262-0251-003, 262-0251-016, 262-0251-017, 262-0252-034, 262-0252-033, 274-0131-033, 274-0131-025, 274-0132-003, 274-0132-004, 274-0151-025, 274-0110-031, 274-0110-009, 274-0110-008, and 274-0110-013.

**Project Description:** The City of Sacramento's Development Services Department developed a Master Plan for Northgate Boulevard between Rosin Court and Garden Highway within the Northgate Special Planning

**EXHIBIT A**

District. The Master Plan includes rezoning some existing Single-Family Residential (R-1) zoned and General Commercial (C-2) zoned parcels to Residential Mixed Use (RMX) zone. In addition, changes to the Northgate Boulevard Special Planning District and the South Natomas Community Plan would be made as a part of this Master Plan. The goal of the Master Plan is to provide the framework for a pedestrian-friendly street environment, to encourage re-investment along the existing corridor, and to beautify and modernize the boulevard to better serve the surrounding neighborhoods.

EXHIBIT A

VERIFICATION OF COMPLIANCE					
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p><u>BIOLOGICAL</u></p> <p>BR-1: The Applicant shall comply with the City's Heritage Tree Ordinance and shall work with the City's Department of Parks and Recreation, Tree Services to determine which trees shall be saved and which ones are allowed for removal. Any required mitigation from the City shall be implemented.</p>					

VERIFICATION OF COMPLIANCE			
Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Verification of Compliance (Initials/Date)
<p><u>NOISE</u></p> <p>N-1: Windows on the first floor that face Northgate Boulevard shall have a minimum 32 STC rating.</p> <p>N-2: Windows on the upper floors that face Northgate Boulevard shall have a minimum STC rating of 36.</p>			

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	VERIFICATION OF COMPLIANCE		
			Compliance Standards	Timing	Verification of Compliance (Initials/Date)
<p><u>CULTURAL RESOURCES</u></p> <p>CR-1: If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.</p> <p>CR-2: If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98.</p>					

**RESOLUTION NO. 2006-**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

May 30, 2006

**RESOLUTION AMENDING THE GENERAL PLAN LAND USE MAP FOR 8.85± ACRES FROM LOW DENSITY RESIDENTIAL TO SPECIAL PLANNING DISTRICT FOR THE FOLLOWING PROPERTY LOCATED ALONG NORTHGATE BOULEVARD WITH ROSIN COURT TO THE NORTH AND GARDEN HIGHWAY TO THE SOUTH, SACRAMENTO, CALIFORNIA (APNs 262-0061-004, 262-0061-003, 262-0083-002, 262-0083-012, 262-0101-002, 262-0102-003, 262-0102-002, 262-0121-010, 262-0171-008, 262-0211-002, 262-0212-004, 262-0212-003, 262-0212-019, 262-0212-020, 262-0251-018, 262-0251-016, 262-0251-017, 274-0131-025, 274-0132-003, 274-0132-004, 262-0121-042, and 262-0121-043 (M03-191))**

**BACKGROUND**

The City Council conducted a public hearing on May 30, 2006 concerning the above plan amendment, and, based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

- A. The proposed land use amendment is compatible with the surrounding land uses;
- B. The subject site is suitable for expansion of an existing Special Planning District; and
- C. The proposal is consistent with the policies of the South Natomas Community Plan and the General Plan.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

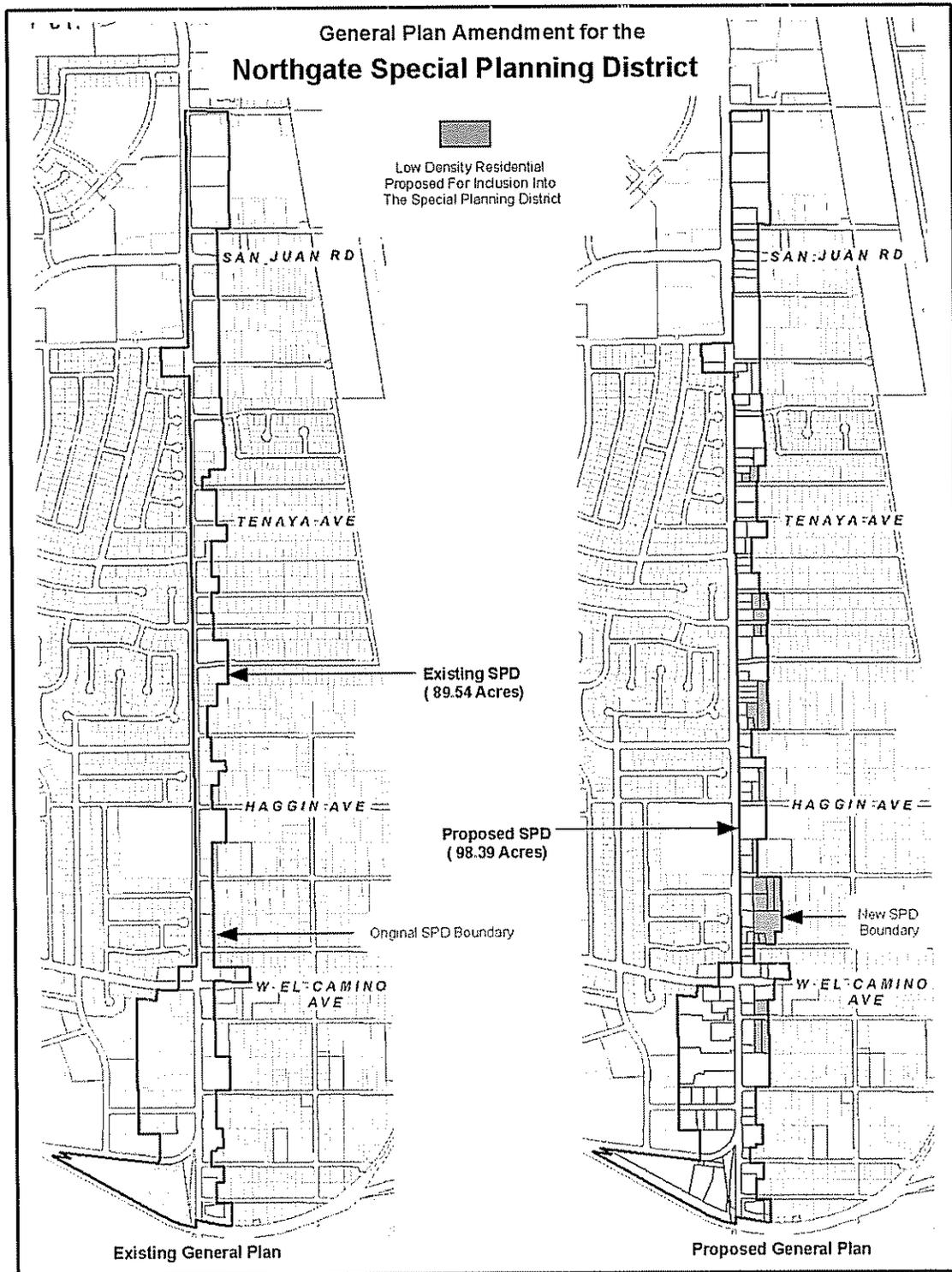
- Section 1. The property (APNs 262-0061-004, 262-0061-003, 262-0083-002, 262-0083-012, 262-0101-002, 262-0102-003, 262-0102-002, 262-0121-010, 262-0171-008, 262-0211-002, 262-0212-004, 262-0212-003, 262-0212-019, 262-0212-020, 262-0251-018, 262-0251-016, 262-0251-017, 274-0131-025, 274-0132-003, 274-0132-004, 262-0121-042, and 262-0121-043), as described on the attached Exhibit A, within the City of

Subject: Northgate Boulevard Master Plan (M03-191, PN: TZ96) May 30, 2006

Sacramento is hereby re-designated on the General Plan land use map from 8.85± acres Low Density Residential to Special Planning District.

**Table of Contents:**

Exhibit A: General Plan Amendment Exhibit – 1 page



**RESOLUTION NO. 2006-**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

May 30, 2006

**RESOLUTION AMENDING THE SOUTH NATOMAS COMMUNITY PLAN LAND USE MAP TO REDESIGNATE FROM LOW DENSITY RESIDENTIAL TO SPECIAL PLANNING DISTRICT FOR THE FOLLOWING PROPERTY LOCATED ALONG NORTHGATE BOULEVARD WITH ROSIN COURT TO THE NORTH AND GARDEN HIGHWAY TO THE SOUTH, SACRAMENTO, CALIFORNIA (APNs 262-0061-004, 262-0061-003, 262-0083-002, 262-0083-012, 262-0101-002, 262-0102-003, 262-0102-002, 262-0121-010, 262-0171-008, 262-0211-002, 262-0212-004, 262-0212-003, 262-0212-019, 262-0212-020, 262-0251-018, 262-0251-016, 262-0251-017, 274-0131-025, 274-0132-003, 274-0132-004, 262-0121-042, and 262-0121-043 (M03-191))**

**BACKGROUND**

The City Council conducted a public hearing on May 30, 2006 concerning the above plan amendment, and, based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

- A. The proposed land use amendment is compatible with the surrounding land uses;
- B. The subject site is suitable for expansion of an existing Special Planning District; and
- C. The proposal is consistent with the policies of the South Natomas Community Plan and the General Plan.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

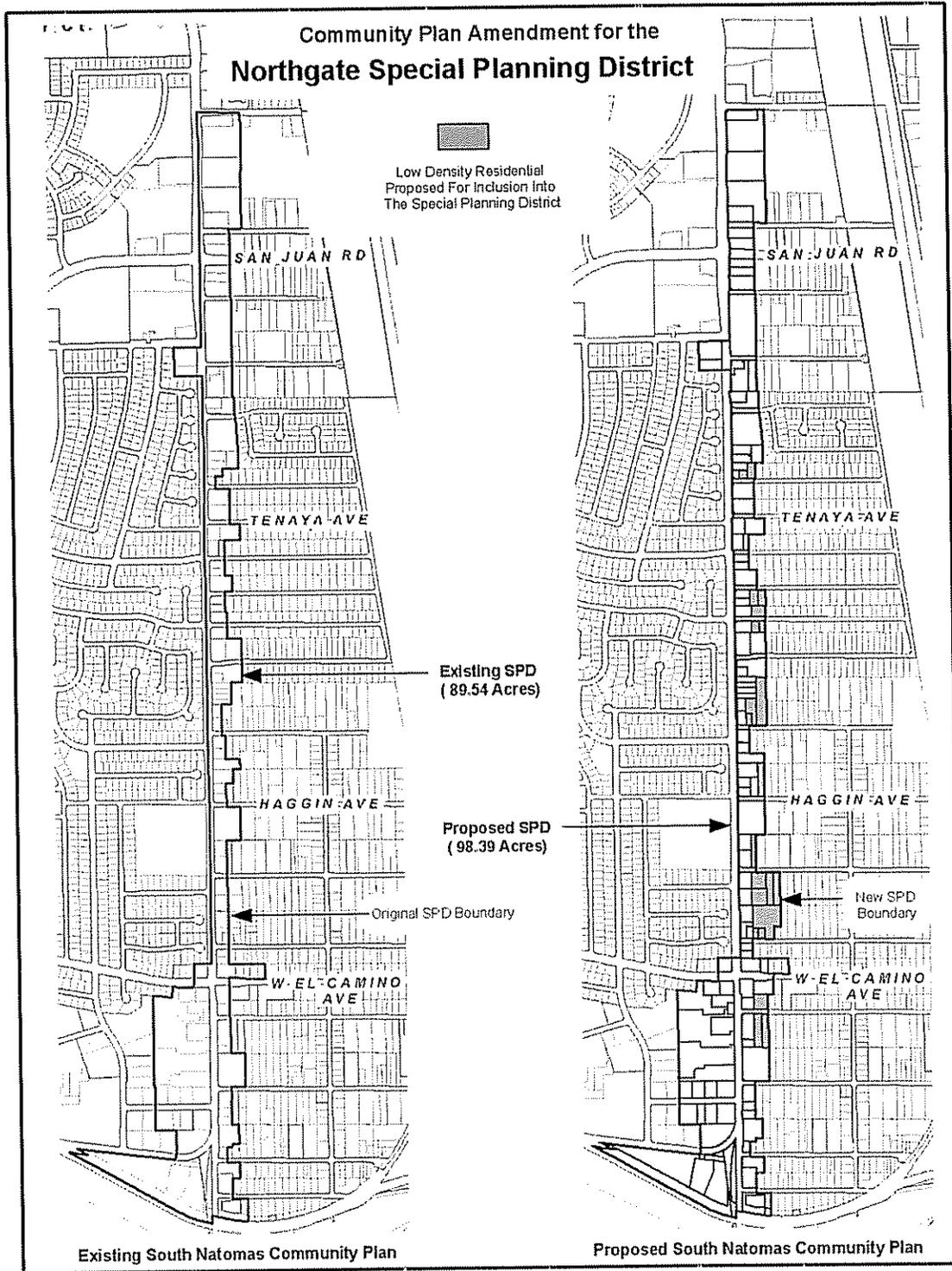
Section 1. The property (APNs 262-0061-004, 262-0061-003, 262-0083-002, 262-0083-012, 262-0101-002, 262-0102-003, 262-0102-002, 262-0121-010, 262-0171-008, 262-0211-002, 262-0212-004, 262-0212-003, 262-0212-019, 262-0212-020, 262-0251-018, 262-0251-016, 262-0251-017, 274-0131-025, 274-0132-003, 274-0132-004, 262-0121-042, and 262-0121-043), as described on the attached Exhibit A, within the City of

Subject: Northgate Boulevard Master Plan (M03-191, PN: TZ96) May 30, 2006

Sacramento is hereby re-designated on the South Natomas Community Plan land use map from 8.85± acres Low Density Residential to Special Planning District

**Table of Contents:**

Exhibit A: South Sacramento Community Plan Amendment Exhibit – 1 page



**RESOLUTION NO. 2006-**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

May 30, 2006

**RESOLUTION AMENDING THE SOUTH NATOMAS COMMUNITY PLAN TEXT TO INCLUDE A RESIDENTIAL MIXED USE LAND USE DESIGNATION, POLICIES TO SUPPORT RESIDENTIAL MIXED USE, AND TO EXPAND THE BOUNDARIES OF THE NORTHGATE BOULEVARD SPECIAL PLANNING DISTRICT BY 8.85+ ACRES FOR THE FOLLOWING PROPERTY LOCATED ALONG NORTHGATE BOULEVARD WITH ROSIN COURT TO THE NORTH AND GARDEN HIGHWAY TO THE SOUTH, SACRAMENTO, CALIFORNIA (APNs 262-0061-004, 262-0061-003, 262-0083-002, 262-0083-012, 262-0101-002, 262-0102-003, 262-0102-002, 262-0121-010, 262-0171-008, 262-0211-002, 262-0212-004, 262-0212-003, 262-0212-019, 262-0212-020, 262-0251-018, 262-0251-016, 262-0251-017, 274-0131-025, 274-0132-003, 274-0132-004, 262-0121-042, and 262-0121-043 (M03-191))**

**BACKGROUND**

The City Council conducted a public hearing on May 30, 2006 concerning the above plan amendment, and, based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

- A. The proposed addition of a Residential Mixed Use (RMX) land use designation is compatible with the surrounding land uses;
- B. The subject site is suitable for expansion of an existing Special Planning District; and
- C. The proposal is consistent with the policies of the South Natomas Community Plan and the General Plan.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. A residential mixed use (RMX) land use designation is hereby added to the South Natomas Community Plan.
- Section 2. The text of the South Natomas Community Plan is amended to support residential mixed use land use policies as listed on the attached Exhibit A.

Subject: Northgate Boulevard Master Plan (M03-191, PN: TZ96) May 30, 2006

Section 3: The property (APNs 262-0061-004, 262-0061-003, 262-0083-002, 262-0083-012, 262-0101-002, 262-0102-003, 262-0102-002, 262-0121-010, 262-0171-008, 262-0211-002, 262-0212-004, 262-0212-003, 262-0212-019, 262-0212-020, 262-0251-018, 262-0251-016, 262-0251-017, 274-0131-025, 274-0132-003, 274-0132-004, 262-0121-042, and 262-0121-043) within the City of Sacramento is hereby re-designated on the South Natomas Community Plan land use map from 8.85± acres Low Density Residential to Special Planning District.

**Table of Contents:**

Exhibit A: South Natomas Community Plan Text Amendment– 10 pages

**City of Sacramento Planning Division  
NORTHGATE STREETScape MASTER PLAN  
(May 18, 2005)**

**PROPOSED CHANGES TO THE COMMUNITY PLAN:**

South Natomas Community Plan:

LAND USE

GUIDING POLICY

- A. South Natomas shall develop as a high quality mixed-use community, providing locations for residential, **residential mixed use**, commercial, office and business park land uses designed to enhance neighborhood and plan area identity with an adequate level of supporting public facilities and services.

IMPLEMENTING POLICY

- B. To ensure a high quality of development, projects shall develop as planned unit developments.

The Community Plan Map illustrates an arrangement of land uses and a street system to serve those uses at full development -- expected to occur within 10 to 20 years. Boundaries between land uses are specific at some locations (as along Northgate Boulevard) and schematic at others (as West of I-5 where some street alignments have not been set and use designations do not follow property lines). The park and school site locations shown as "proposed" are approximate. Determination of the consistency of a project proposal with the plan must be derived from both the map and the text. Tables 1 and 2 summarize land uses under the Plan.

LAND USE CLASSIFICATIONS

The following descriptions are extensions of the Community Plan Map legend.

Residential

Residential classifications set a maximum average number of units per net acre (excluding public streets) within a specified density range. The ranges are the net

density standards applied Citywide by the City of Sacramento for residential acreage excluding public streets and non-residential uses such as parks and schools.

The density on a portion of a project site may be anywhere within the designated range, as long as the average density per acre of the whole site does not exceed the maximum average established by the residential land use classification. Where mixed dwelling types are prescribed (see below) some portions of large sites designated medium, medium-high or high density will have to be developed at less than the maximum average in order to meet this requirement. Appendix A illustrates the variety of dwelling types described.

Mixed Dwelling Type Requirement: The plan sets a 200-unit limit on multifamily clusters to avoid the neighborhood residential scale and crime problems sometimes associated with large, multifamily complexes. To achieve a visual break and avoid architectural monotony, at least one street shall separate multi-family projects; variety of architectural styles and of exterior construction materials shall be promoted; and single-story multi-family units shall be placed adjacent to existing, designated or zoned single family residential and along streets.

**TABLE 1**  
**SOUTH NATOMAS LAND USE (UNITS/SQUARE FEET)**

<u>Residential</u>	
Low Density	8,994
Medium Density	2,643
Medium High Density	2,248
High Density	4,214
Riverfront	43
<b>Northgate SPD RMX</b>	<b>1,351</b>
<b>TOTAL UNITS</b>	<b><u>19,493</u></b>
<u>Office/Office Park</u> (square feet)	4,685,771
<u>Neighborhood Commercial</u> (square feet)	585,620
<u>Community Commercial</u> (square feet)	515,229

<u>Support Commercial</u> (square feet)	135,000
<u>Highway Commercial</u> (square feet)	456,772
<u>Northgate SPD</u> (square feet)	405,500
<u>Business Park</u> (square feet)	932,000

Low Density (Four to Eight Units per Net Acre): Maximum average density is seven units per net acre (5.6 units per gross acre). Single family attached and detached units (including patio homes, duplexes and halfplexes) are within this designation. Most of South Natomas' older residential areas fall within this density range.

Medium Density (Seven to Fifteen Units per Net Acre): Maximum average density is 10 units per net acre. The intent of this range is to provide a predominance of single-family housing types. The range allows detached single family, zero lot line, patio home, duplex, halfplex, townhouse, and condominium development. Senior housing may develop at a maximum average density of 14 units per net acre. (For further discussion, see the Population and Housing Element of this plan). (*Amended per City Council Resolution 93-267, 05/25/93*)

Medium High Density (11 to 21 Units Per Net Acre): Maximum average density is 18 units per net acre. An example of medium high density development is Pheasant Creek on the north side of West El Camino and east of Truxel (17.4 units per acre).

High Density (21 to 29 Units Per Net Acre): Conventional apartments fall into the high density designation. Maximum average density is 23 units per net acre except on pre-existing parcels of two acres or less where 29 units per acre are permitted. (*Amended per City Council Resolution 93-267, 05/25/93*)

**Residential Mixed Use: This is a mixed use zone. The zone permits multiple family residential, office and limited commercial uses in a mixture established for the area in the Northgate Boulevard Special Planning District.**

Gross Acreage: The property area in the form of land inclusive of streets, natural waterways, rights-of-way, etc.

Net Acreage: The property area in the form of land remaining after all deductions such as streets, natural waterways, rights-of-way, etc. (*Definition of gross and net acres added by City Council Resolution 93-267, 05/25/93*)

TABLE 2

**SOUTH NATOMAS LAND USE (ACRES)**

<u>Residential</u>	
Low Density	1,770
Medium Density	301
Medium High Density	132
High Density	174
Riverfront	<u>6</u>
TOTAL RESIDENTIAL	2383
<u>Office/Office Park</u>	399
<u>Business Park</u>	49
<u>Neighborhood Commercial</u>	65
<u>Community Commercial</u>	53
<u>Highway Commercial</u>	49
<u>Support Commercial</u>	10
<u>Mixed Use</u>	54
<b><u>Residential Mixed Use</u></b>	<b><u>37.5</u></b>
<u>Public</u>	
Library/Community Center	2
Fire Station	2
Parks	301
Public Schools	165
less Joint Use w/ Parks	<u>(62)</u>
TOTAL PUBLIC	407
	===
TOTAL ACRES	<del>3,460</del> <b><u>3,497</u></b>

***Office/Office Park/Business Park***

Office/Office Park: This designation applies primarily to large-scale developments near I-5 and I-80 with buildings of 40,000 square feet or larger. Local serving office areas near Northgate Boulevard have no minimum building size. Support commercial uses may be allowed within this designation, subject to a special permit. *(Amended per City Council Resolution 97-213, 05/6/97)*

Business Park: High technology industrial research, development, and assembly uses with up to one-half of total floor area in general office space are appropriate in this designation.

Retail-Commercial

**Neighborhood Commercial**: This use consists of either a commercial area encompassing retail uses which serve the immediate neighborhood area or a shopping center anchored by a supermarket.

Community Commercial: This use is typically anchored by a Junior department store, a supermarket, superdrug store, or a superhardware store.

Support Commercial: This use is located within or adjacent to major employment centers (office and/or business parks) and provides commercial services to the employees and businesses. Generally the types of businesses found are banks, business services (such as print shops) and free standing restaurants. A support commercial center typically does not include grocery or garment stores. Support commercial uses may also be allowed within lands designated Office/Office Park **and Residential Mixed Use**. *(Amended per City Council Resolution 97-213, 05/6/97)*

Highway Commercial: This use is located at interchanges of the freeway system, providing services for the users of the system as well as the community. Service stations, lodging, and restaurants are appropriate for these areas.

General Public Facilities: This designation typically includes community oriented services such as fire stations, schools, parks, libraries and hospitals.

Special Use

**Residential in Commercial**: In order to invigorate existing commercial development, residential will be allowed in commercial properties where

**appropriate. Housing will be considered on a basis to determine compatibility with adjacent uses and zones.**

Northgate Boulevard Special Planning District: The intent of this district, located along the eastern and western sides of Northgate Boulevard, is to retain and encourage commercial, **residential** and neighborhood office uses that serve the surrounding area ~~and through traffic to maintain the district's importance to the community.~~  
(Amended per City Council Resolution 2003-589, 08/19/03)

Riverfront Development: Uses along the Sacramento River shall be designed to maintain the character and accessibility of the river resource. River related commercial including marinas, boat repair and storage facilities, restaurants, and river recreation related retail are allowed. Residential uses are also allowed.

Fong Ranch Special Study Area: The Fong Ranch Special Study area is designated for residential land uses subject to reevaluation when the Truxel Interchange at I-80 is approved.

## POPULATION AND HOUSING

### GUIDING POLICY

- A. Provide housing of varied types, densities and prices, arranged to enhance neighborhood identity, to create and maintain family-oriented environments, and to avoid visual monotony.
- B. Evaluate the City's ability to provide public services and facilities and the Plan area's traffic capacity prior to granting plan amendments for increased residential densities.
- C. Maintain single-family housing type residential dominance east of Interstate 5.
- D. Attain single-family housing type residential dominance west of Interstate 5.
- E. **Promote residential and mixed use development along Northgate Boulevard between Rosin Court and Garden Highway.**

IMPLEMENTING POLICIES

E. Limit the size of multi-family clusters to 200 units separated from other multifamily clusters by at least one thoroughfare. Promote architectural variety and varied exterior construction materials on adjacent clusters and the placement of one-story multi-family units adjacent to single-family development and as a visual break along streets.

F. Mixed Housing Type:

Require three or more housing types in medium density and high density residential projects of 30 gross acres or more, **with the exception of mixed use development along Northgate Boulevard.** A maximum of 85% of the units should be of the dominant housing type and a minimum of 5% of each of the two minor housing types is required.

Require two or more housing types in medium density and high density residential projects of 20 to 29 gross acres, **with the exception of mixed use development along Northgate Boulevard.** A maximum of 90% of the units may be of the dominant housing type. *(Policy amended by City Council Resolution 93-267, 05/25/93)*

G. With the exception of senior housing projects, discourage plan amendments for increased residential densities on the west side of I-5 until 50 percent of the residential dwelling units in the plan area west of I-5 have been built.

The total number of dwelling units designated in the area west of I-5 is approximately 4,700. Using the 50% threshold of Policy B, no plan amendments would be considered until 2,350 DUs are constructed. At the present time, 1231 housing units have been completed and 357 units have planning entitlements.

H. Discourage plan amendments for increased residential densities on the east side of I-5 except for senior housing projects, **residential and mixed use projects along Northgate Boulevard** and the Fong Ranch Special Study Area.

I. ~~Preserve the low-density character of Gardenland but~~ **Encourage** use of deep-lot regulations or infill incentives on large parcels in order to use the land more efficiently.

J. Take maximum advantage of the Sacramento River's potential to enhance the quality of a residential community by reserving land near the river north of Garden Highway for residential development **and mixed use development.**

**EXHIBIT A**

- K. Encourage the location of elderly and low- and moderate-income housing in close proximity to transit, medical services, and neighborhood shopping centers.
- L. Encourage, promote, and assist in developing housing which meets the needs of the elderly and low- and moderate-income households.
- M. Require developers to work with the Sacramento Housing and Redevelopment Agency in determining the feasibility of the inclusion of low- and moderate-income housing units in new housing developments.
- N. Require developers to work with the Sacramento City Child Care Coordinator for the inclusion of child care facilities in new commercial, office, and residential developments, where feasible.

~~The City is currently considering a draft Citywide Housing Trust Fund (HTF) ordinance. The supply of housing has not kept pace with the demand for housing created by new employees and their families. If unabated, this situation would adversely affect the quality of life, consume limited energy resources, increase congestion on highways, and have a negative impact on air quality. The proposed HTF ordinance would provide infill housing, thereby mitigating these adverse impacts of non-residential development.~~

- O. Non-residential projects in South Natomas shall be subject to the Citywide Housing Trust Fund (HTF) Ordinance, ~~if this ordinance is adopted.~~

UPSCALE HOUSING

- P. Require developers of new low density housing developments to provide upscale housing through lower densities and/or additional amenities via the PUD process. *(Policy amended by City Council Resolution 93-267, 05/25/93)*

Upscale housing is intended to attract second-time (move-up) home buyers who wish to move within the South Natomas Area. Homes with custom-style features would serve to create a more diverse and interesting neighborhood. Custom-style features could include (but are not limited to) high quality exterior building materials, larger lot sizes and varied setbacks. Additionally, the formation of homeowners associations could be utilized for the purpose of maintaining a higher quality of landscaping than is found in standard subdivisions.

Upscale housing can be defined as attaining a distinctive subdivision, which fosters a sense of pride in ownership. The subdivision should present a unifying theme and

**EXHIBIT A**

provide for attractive public spaces. Each home should emphasize quality, variation, and balance. Custom home developments are encouraged.

Architectural Variations: The intent is to present a distinctive community that avoids a monotonous "cookie-cutter" approach but maintains a sense of proportion and integration of features. At the subdivision level, variation in structural setbacks is encouraged. At the individual home level, varied building lines (e.g., bay windows, recessed private patios, etc.) are encouraged. Varied roof lines (e.g., latticework or

beams, and recesses) are encouraged. Quality fenestration (i.e., the arrangement, proportioning, and design of window and doors) is encouraged. Examples of quality fenestration include double doors, and fanlight windows over entries. Interesting window trim features (e.g., multi-lite windows) are encouraged.

Quality Exterior Building Materials: Use of T-111 vertical siding is discouraged unless complemented by use of rich materials (e.g., brick, stone, or tile, and rich hardscape materials. Horizontal treatment of siding, especially tongue-and-groove cedar, is encouraged. Shake or tile roofing is encouraged.

Quality Landscaping: Landscaping should provide for distinctive subdivision entrance features and subdivision perimeter treatment. The landscaping should consist of upgraded landscaping materials (e.g., mature trees, flowering trees and shrubs, etc.).

~~Large Lots: The standard single-family subdivision consists of 52 x 100-foot lots (5200 square feet). At least 50% of the lots in the PUD shall be larger lots. Larger lots are defined herein as a minimum of 25% greater in size than the standard single-family lot (i.e., 5200 square feet x 1.25 = 6500 square feet). These larger lots would contain either larger homes or more extensive landscaping. (These are suburban standards and we may want to revise these when we bring changes forward, or when we look at consolidating the Community Plans into the General Plan Area)~~

~~Extra Vehicle Storage: Three-car garages and special recreational vehicle storage can provide upscale features. These features should be provided in a manner that avoids a "massiveness" conflict (i.e., dominating garages, and excessive hard surfacing). Parking courts, secondary access, or vehicle storage screened by landscaping and fencing is encouraged. (These are suburban standards and we may want to revise these when we bring changes forward with the GP and Community Plan)~~

Landscaping and Lighting Assessment Districts: Formation by the developer of a Landscape & Lighting Act assessment district is encouraged. This district would

provide for the maintenance of common areas such as subdivision entrances and perimeter landscaping.

Homeowners Associations: Formation by the developer of a Homeowners association is encouraged. This association would provide Codes, Covenants & Restrictions (CC&Rs). These CC&Rs shall address the standards for the development. At a minimum these CC&Rs would set standards for property maintenance, additions and renovations, and should include enforcement provisions.

Marketing Features: Where the real estate market allows, developer provision of front-yard landscaping and sprinkler systems is encouraged. Additional interior appliances (e.g., trash compactors, upgraded ranges or microwaves, intercom systems) are suggested.

#### POPULATION AND HOUSING TRENDS

South Natomas has been one of Sacramento's fastest-growing areas in the past decade, with the highest annual growth rate among the City's 10 communities from 1975 to 1980. From 1970 to 1980, South Natomas' population increased by 50 percent, as compared with an 8 percent increase in the City's population during the same period. Housing additions in South Natomas, South Sacramento and the Pocket have accounted for 75 percent of the City's new units during the 1980s.

More than 77 percent of the 12,540 housing units in the community were built after 1970. Despite the relative newness of the area, the 1980 census data showed demographics similar to those of the City and County (see Table 3). Since 1980, the population is estimated to have increased by 17,600, bringing the South Natomas total to approximately 28,800. At build-out in accord with the Plan, the community will have 18,142 housing units.

**ORDINANCE NO. 2006-**

Adopted by the Sacramento City Council

May 30, 2006

**AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE (TITLE 17 OF THE CITY CODE), BY REZONING 19.69+ ACRES FROM GENERAL COMMERCIAL SPECIAL PLANNING DISTRICT (C-2-SPD) TO RESIDENTIAL MIXED USE SPECIAL PLANNING DISTRICT (RMX-SPD), STANDARD SINGLE-FAMILY (R-1) TO RESIDENTIAL MIXED USE SPECIAL PLANNING DISTRICT (RMX-SPD), GENERAL COMMERCIAL AMERICAN RIVER PARKWAY CORRIDOR OVERLAY SPECIAL PLANNING DISTRICT (C-2-PC-SPD) TO RESIDENTIAL MIXED USE AMERICAN RIVER PARKWAY CORRIDOR OVERLAY SPECIAL PLANNING DISTRICT (RMX-PC-SPD), AND OFFICE BUILDING-PLAN REVIEW (OB-R) TO RESIDENTIAL MIXED USE SPECIAL PLANNING DISTRICT (RMX-SPD), LOCATED ALONG NORTHGATE BOULEVARD WITH ROSIN COURT TO THE NORTH AND GARDEN HIGHWAY TO THE SOUTH, SACRAMENTO, CALIFORNIA (APNS: 250-0240-069, 262-0030-001, 262-0030-010 through -014, 262-0061-001, 262-0061-002, 262-0062-001, 262-0062-016 through -018, 262-0063-009, 262-0063-008, 262-0081-001, 262-0082-001, 262-0082-002, 262-0082-027, 262-0083-011, 262-0083-010, 262-0102-025, 262-0102-027, 262-0103-017, 262-0103-014, 262-0121-001, 262-0121-037, 262-0121-038, 262-0121-006, 262-0171-006, 262-0211-022, 262-0211-023, 262-0251-001 through -003, 262-0252-034, 262-0252-033, 274-0132-002, 274-0132-001, 274-0172-053, 274-0172-044, 274-0173-029, 274-0173-034, 274-0173-033, 250-0121-042, 262-0061-004, 262-0061-003, 262-0083-002, 262-0083-012, 262-0101-002, 262-0102-003, 262-0102-002, 262-0121-009, 262-0121-010, 262-0171-008, 262-0172-016, 262-0211-002, 262-0212-004, 262-0212-003, 262-0212-019, 262-0212-020, 262-0251-016 through -018, 274-0131-025, 274-0132-003, 274-0132-004, 274-0173-041, 262-0121-042, 262-0121-043, 274-0110-008, 274-0110-029, 274-0110-030, 274-0110-059, 274-0110-063, 274-0110-064, and 274-0131-033 (M03-191))**

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The property generally described, known and referred to as Northgate Boulevard between Rosin Court to the north and Garden Highway to the south (APNs 250-0240-069, 262-0030-001, 262-0030-010 through -014, 262-0061-001, 262-0061-002, 262-

0062-001, 262-0062-016 through -018, 262-0063-009, 262-0063-008, 262-0081-001, 262-0082-001, 262-0082-002, 262-0082-027, 262-0083-011, 262-0083-010, 262-0102-025, 262-0102-027, 262-0103-017, 262-0103-014, 262-0121-001, 262-0121-037, 262-0121-038, 262-0121-006, 262-0171-006, 262-0211-022, 262-0211-023, 262-0251-001 through -003, 262-0252-034, 262-0252-033, 274-0132-002, 274-0132-001, 274-0172-053, 274-0172-044, 274-0173-029, 274-0173-034, 274-0173-033, 250-0121-042, 262-0061-004, 262-0061-003, 262-0083-002, 262-0083-012, 262-0101-002, 262-0102-003, 262-0102-002, 262-0121-009, 262-0121-010, 262-0171-008, 262-0172-016, 262-0211-002, 262-0212-004, 262-0212-003, 262-0212-019, 262-0212-020, 262-0251-016 through -018, 274-0131-025, 274-0132-003, 274-0132-004, 274-0173-041, 262-0121-042, 262-0121-043, 274-0110-008, 274-0110-029, 274-0110-030, 274-0110-059, 274-0110-063, 274-0110-064, and 274-0131-033) which is shown on Exhibit A, consists of 19.69± gross acres currently in the General Commercial Special Planning District (C-2-SPD), Standard Single-Family (R-1), General Commercial American River Parkway Corridor Overlay Special Planning District (C-2-PC-SPD), and Office Building-Plan Review (OB-R) zones established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said property is hereby removed from the said zones and placed in the Residential Mixed Use Special Planning District (RMX-SPD) zone.

## SECTION 2

Rezoning of the property described in the attached Exhibit A by the adoption of this Ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as said procedures have been affected by recent court decisions.

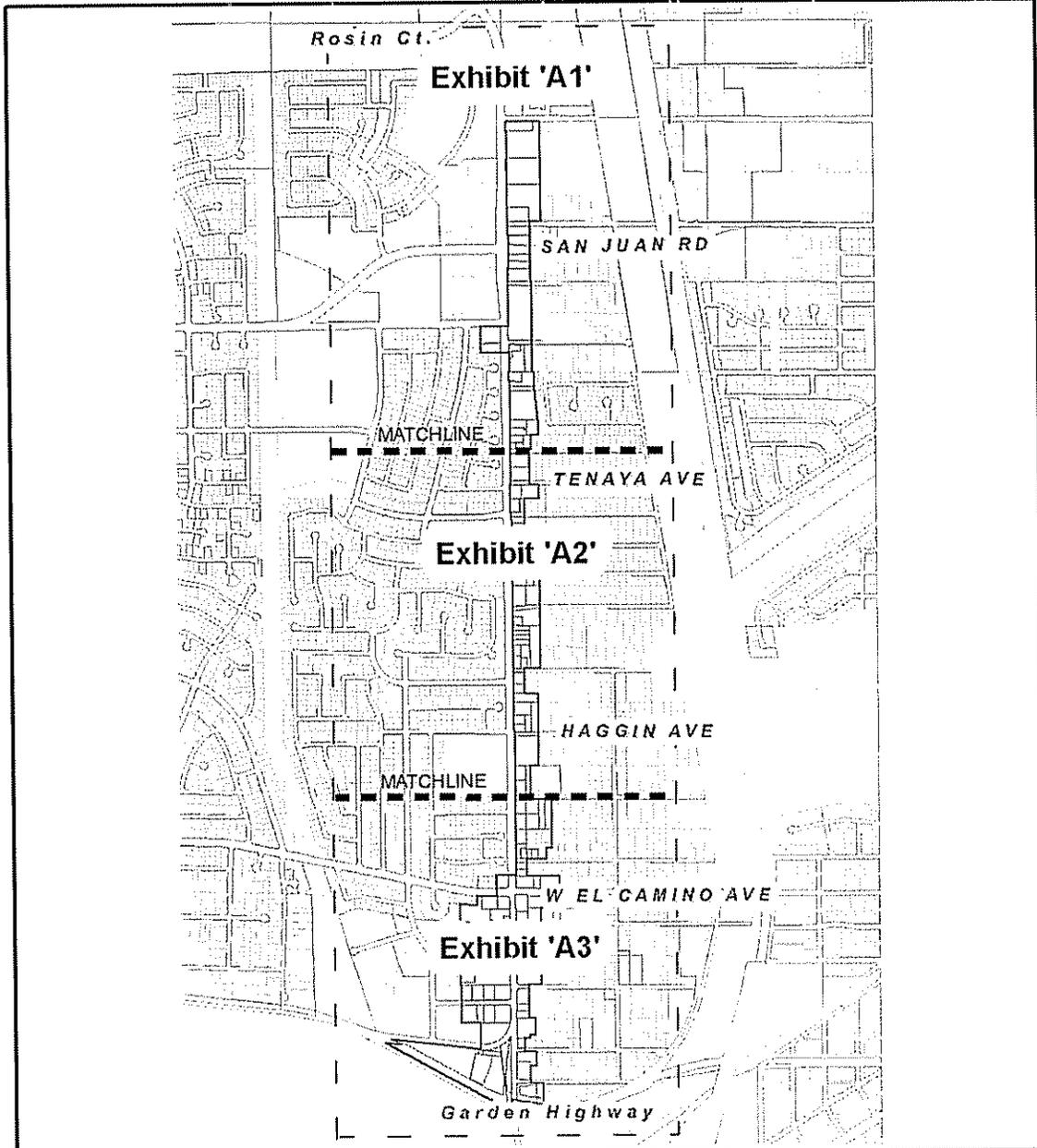
## SECTION 3

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning map, which is a part of said Comprehensive Zoning Ordinance, Title 17 of the City Code, to conform to the provisions of this Ordinance.

### **Table of Contents:**

Exhibit A: Rezone Exhibit –4 pages

EXHIBIT A

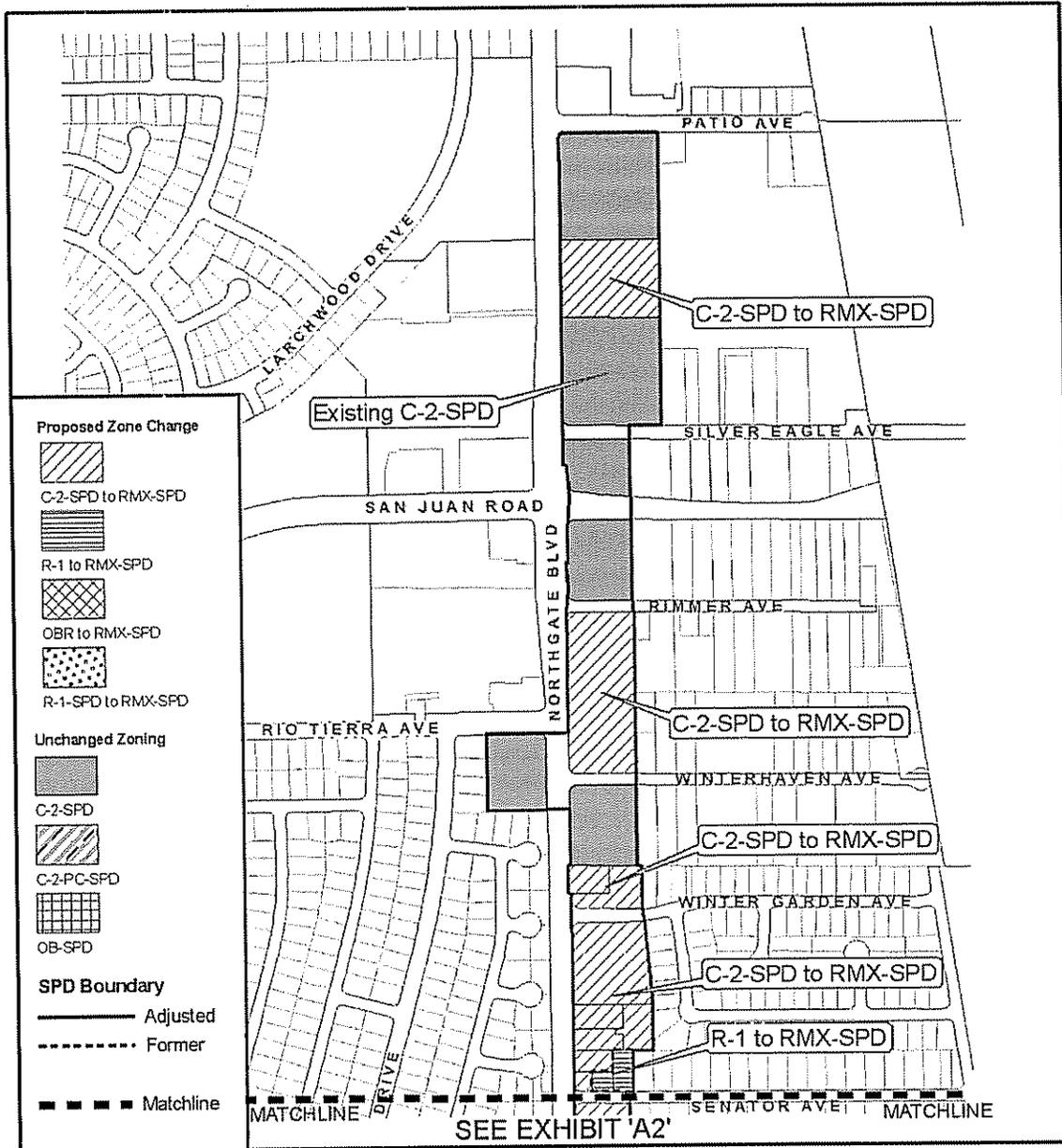


**Northgate Boulevard Master Plan  
Rezoning Map**



Overview Map

P Olsen | 02/10/2006

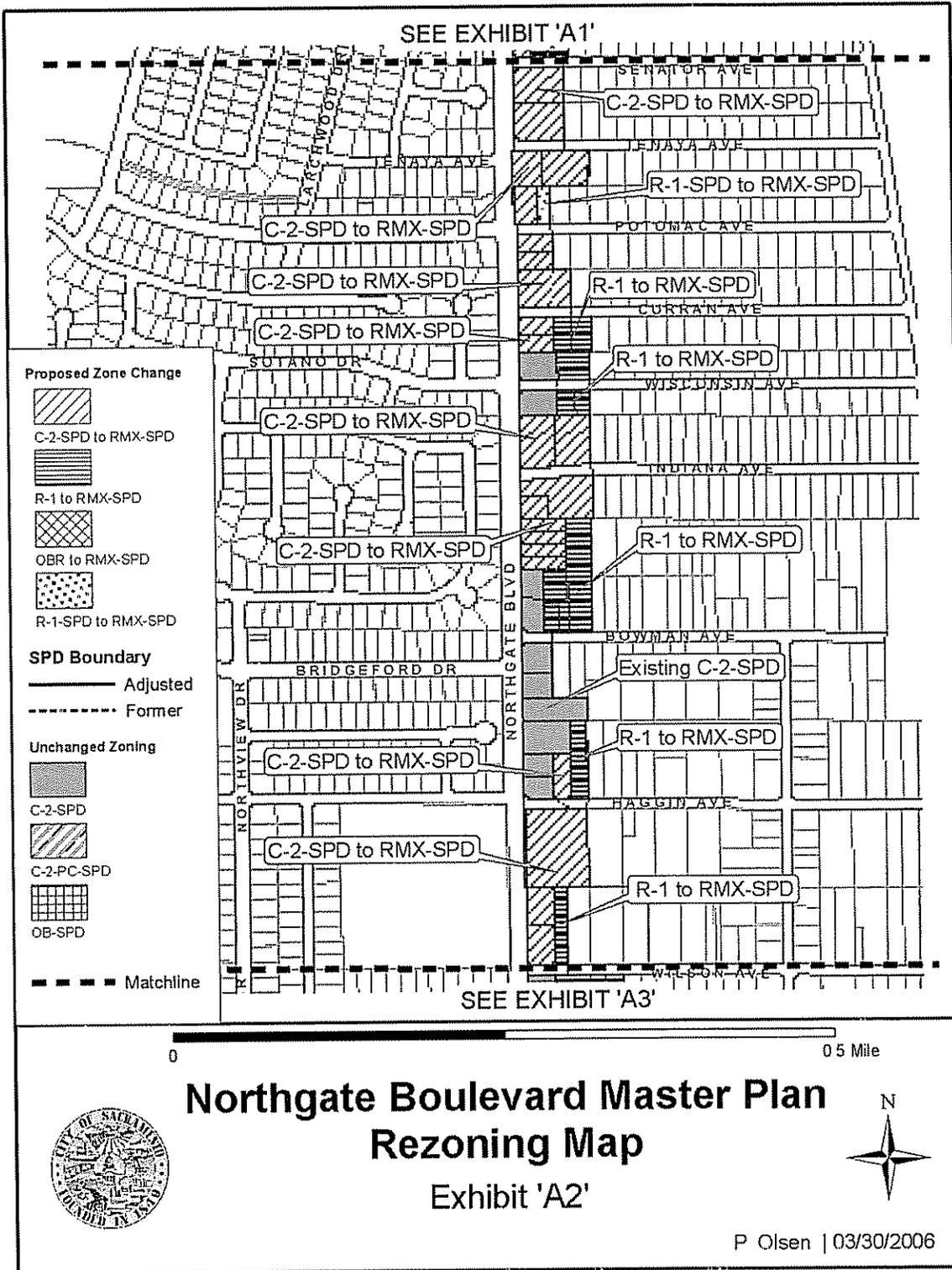


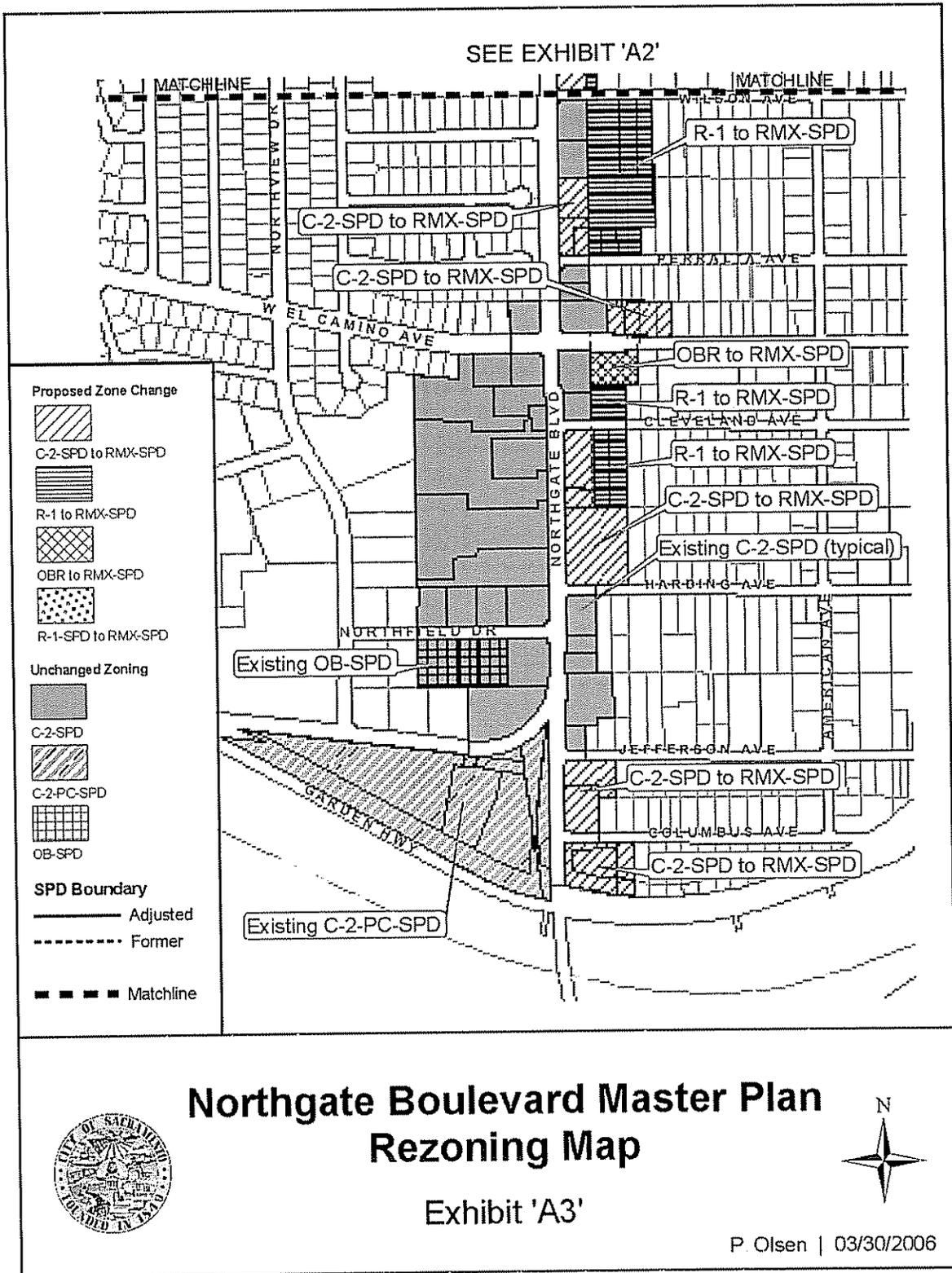
# Northgate Boulevard Master Plan Rezoning Map

Exhibit 'A1'



P. Olsen | 03/30/2006





**ORDINANCE NO.**

Adopted by the Sacramento Council

**AN ORDINANCE AMENDING SECTIONS 17.24.020, 17.24.030, 17.24.050, 17.28.020, 17.28.030, AND VARIOUS SECTIONS OF CHAPTER 17.100 OF TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) RELATING TO THE RESIDENTIAL MIXED USE ZONE AND THE NORTHGATE SPECIAL PLANNING DISTRICT (M03-191)**

**BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:**

**SECTION 1.** Section 17.24.020 Residential Land Use Chart of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

A. The matrix for "apartments" set forth in Table 17.24.020 A is amended to read as follows:

Uses Allowed	RE	R-1	R-1A	R-1B	R-2	R-2A	R-2B	R-3	R-3A	R-4	R-5	RMX	RO	OB
Apartments*						75	75	75	75	75	75	69/75	75	

B. Except as specifically amended for the uses indicated, all other provisions of section 17.24.020 and Table 17.24.020 A remain unchanged and in full force and effect.

**SECTION 2.** Section 17.24.030 Commercial Land Use Chart of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows:

---

**FOR CITY CLERK USE ONLY**

ORDINANCE NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

A. The matrix for "Barber, beauty shop" set forth in Table 17.24.030 A is amended to read as follows:

Uses Allowed	RE	R-1	R-1A	R-1B	R-2	R-2A	R-2B	R-3	R-3A	R-4	R-5	RMX	RO	OB
Barber, beauty shop											7	69		64/18

B. The matrix for "Copy shop" set forth in Table 17.24.030 A is amended to read as follows:

Uses Allowed	RE	R-1	R-1A	R-1B	R-2	R-2A	R-2B	R-3	R-3A	R-4	R-5	RMX	RO	OB
Copy shop											7	69		64/18

C. The matrix for "Dance, music, voice, martial arts school" set forth in Table 17.24.030 A is amended to read as follows:

Uses Allowed	RE	R-1	R-1A	R-1B	R-2	R-2A	R-2B	R-3	R-3A	R-4	R-5	RMX	RO	OB
Dance, music, voice, martial arts school											7	69		

D. The matrix for "Diet center, tanning center" set forth in Table 17.24.030 A is amended to read as follows:

Uses Allowed	RE	R-1	R-1A	R-1B	R-2	R-2A	R-2B	R-3	R-3A	R-4	R-5	RMX	RO	OB
Diet center, tanning center											7	69		18

E. Except as specifically amended for the uses indicated, all other provisions of section 17.24.030 and Table 17.24.030 A remain unchanged and in full force and effect.

---

**FOR CITY CLERK USE ONLY**

ORDINANCE NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**SECTION 3.** Section 17.24.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended as follows;

A. Footnote 8 of section 17.24.050 is amended to read as follows:

8. Alternative Ownership Housing Types.

a. Special Permit Required. A zoning administrator special permit is required for alternative ownership housing projects comprised of four (4) or fewer lots. A planning commission special permit is required for alternative ownership housing projects comprised of five (5) or more lots. The special permit process will include review of setbacks, lot coverage, and the overall design of the project, the unit design, and the design of any accessory structures or features, as defined in subsections (8)(b) and (8)(c) of this section. In approving a special permit, the planning commission and zoning administrator shall have the authority to vary setback and lot coverage requirements.

b. Design. The proposed site development plan must integrate structures, common and private open spaces, pedestrian and vehicular circulation, parking, and other site features so as to produce a development that provides for all desirable residential features and environmental amenities. Further, the proposed development shall not adversely affect the existing or proposed future development of the surrounding areas.

c. Accessory Structures. Accessory structures and uses are those designed and constructed for the exclusive use of the residents of the project, including recreational facilities, such as a playground, swimming pool, or clubhouse, and service facilities, such as garages, carports, parking areas, laundry facilities and other similar accessory features.

d. Limitation on Use in M-1, M-1(S), M-2, and M-2(S) Zones. In the M-1, M-1(S), M-2, and M-2(S) zones, this use may be permitted only with a planning commission special permit and only where located on a lot within a quarter-mile radius of a light rail station (measured from the center of the platform, as determined by the planning director, to the edge of the lot closest to the station).

B. Footnote 69 of section 17.24.050 is amended to read as follows:

69. Development in the RMX Zone.

---

FOR CITY CLERK USE ONLY

ORDINANCE NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

This use is allowed in the RMX zone subject to Chapter 17.28 of this title.

C. Except as specifically amended by the amendment to footnote 8 and 69, all other provisions of section 17.24.050 remain unchanged and in full force and effect.

**SECTION 4.** Section 17.28.020 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.28.020 Use regulations.

A. Except as provided in subsection (B), below, sections 17.24.020, 17.24.030, 17.24.040 and 17.24.050 shall govern the uses in the RMX zone.

B. The following use is allowed subject to a special permit:

1. Restaurant or coffee house greater than six thousand four hundred (6,400) square feet in area.

**SECTION 5.** Section 17.28.030 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.28.030 Development standards.

A. Nonresidential Development Limitations.

1. For new development in the RMX zone on lots greater than three thousand two hundred (3,200) square feet in area, commercial and office uses are limited to the ground floor only and may occupy up to a maximum of fifty (50) percent of the building square footage.

2. For new development in the RMX zone on lots having three thousand two hundred (3,200) square feet or less in area, commercial and office uses are limited to the ground floor only and may occupy up to a maximum of fifty (50) percent of the building square footage; provided, that the percentage of commercial or office use may be increased up to one hundred (100) percent of the building square footage, subject to approval of a zoning administrator's special permit.

3. An architecturally or historically significant structure of any size may be converted entirely to commercial or office uses, subject to approval of a zoning

---

FOR CITY CLERK USE ONLY

ORDINANCE NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

administrator's special permit, in order to ensure preservation and maintenance of the structure. The intent of this provision is to make structural repair and restoration economically viable, and ensure the community's continued benefit from the preservation of the significant structure.

4. The percentage of nonresidential use may be increased up to one hundred (100) percent of the building square footage if the building is occupied by a community or neighborhood-based nonprofit organization, subject to approval of a zoning administrator's special permit.

B. Off-Street Parking Reduction.

Notwithstanding the provisions of Chapter 17.64 of this title related to off-street parking and Chapter 17.184 related to transportation systems management for new nonresidential development, for new mixed-use projects which incorporate both residential and neighborhood-serving commercial retail or service uses, the zoning administrator may reduce or waive up to fifty (50) percent of the required off-street parking requirement for the ground-floor commercial retail or service uses, subject to a zoning administrator's special permit. The special permit may only be granted if a finding can be made that the parking reduction or waiver will not be detrimental to the surrounding neighborhood, and that sufficient on-street parking is available.

C. Noise Standards.

As some sites zoned RMX (or other zones where residential uses are permitted) may be located on heavily-traveled streets or near railroad lines or freeways, certain noise attenuation measures must be incorporated into the building design. Accordingly, the building design of all new residential structures within an area of the city above sixty (60) dB Ldn shall incorporate the following construction standards in order to reduce interior noise levels:

1. All penetrations of exterior walls shall include a one-half inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.

2. The roof shall be finished with a minimum seven-sixteenths inch OSB or plywood of equivalent surface weight, minimum thirty (30) lb. felt paper and minimum two hundred forty (240) lb/square foot composition shingles or equivalent.

---

FOR CITY CLERK USE ONLY

ORDINANCE NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

- 3. Skylights shall not be used unless they have an STC rating of twenty-nine (29) or better.
- 4. Windows shall have a minimum STC rating of twenty-eight (28).
- 5. Windows shall have an air filtration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a twenty-five (25) mile per hour wind per ASTM standards.
- 6. Sliding glass doors shall have a minimum STC rating of twenty-nine (29).
- 7. An HVAC system shall be installed which will provide minimum air circulation and fresh air supply requirements as specified in the Uniform Building Code (UBC).
- 8. Gravity vent openings in attic space shall not exceed code minimum in size and number.
- 9. Alternative methods and materials may be used to achieve an interior noise level of forty-five (45) dB Ldn or less, subject to the approval by the environmental coordinator.

**SECTION 6.** Section 17.100.010 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.100.010 Purpose and intent.

A. The designation of the Northgate SPD zone recognizes the area as one requiring unique guidance to revitalize commercial areas and protect viable residential sites located to the east. The zone will encourage upgrading and reuse of commercial development along the east side of Northgate Boulevard, while providing for local serving commercial and business opportunities that are compatible with adjacent residential uses. The intent of the zone is to retain and encourage commercial and neighborhood office uses that serve the surrounding area and through traffic to maintain the district's importance to the community. The goals of the Northgate SPD are to:

- 1. Upgrade and revitalize existing commercial developments on the east and west sides of Northgate Boulevard;
- 2. Ensure that new commercial and office developments are compatible with adjacent residential uses;

---

**FOR CITY CLERK USE ONLY**

ORDINANCE NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

3. Ensure well balanced local serving office and commercial uses in the special planning district zone; and

4. Encourage new commercial and office uses at focused commercial centers located at the intersection of West El Camino Avenue and Northgate Boulevard and the intersection of San Juan Road and Northgate Boulevard, to attract a number of patrons at one time and encourage interaction between the public and the service or product provider.

5. Encourage both vertical and horizontal mixed use development along Northgate Boulevard.

B. Development within the Northgate Special Planning District shall be subject to the special rules and regulations contained in this chapter in addition to the other regulations of this title. In the event of a conflict between the provisions of this chapter and other provisions of this title, the provisions of this chapter shall prevail.

**SECTION 7.** Section 17.100.020 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.100.020 Northgate SPD boundaries.

The Northgate special planning district zone applies to that area of South Natomas located on the east and portions of the west sides of Northgate Boulevard south of Patio Avenue and north of Garden Highway. The zone is depicted on the map in Appendix A, set out at the end of this chapter.

**SECTION 8.** Section 17.100.030 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.100.030 Allowed and prohibited uses.

A. RMX Zone in the Northgate SPD.

1. Except as provided in subsections (A)(2) and (C) of this section, uses permitted in the RMX zone outside of the Northgate SPD shall be permitted in the RMX zone inside of the Northgate SPD. If this title requires the approval of a special permit or other discretionary entitlement(s) or imposes other restrictions or requirements on the

---

FOR CITY CLERK USE ONLY

ORDINANCE NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

establishment of a particular use in the RMX zone outside of the Northgate SPD, approval of the same discretionary entitlements and compliance with the same restrictions or requirements shall be required to establish the use within the RMX zone inside of the Northgate SPD.

2. On lots greater than three thousand two hundred (3,200) square feet in size, a commercial use allowed in the RMX zone may occupy up to one hundred percent (100%) of the building square footage subject to approval of a planning commission special permit. In granting the special permit for commercial use under this subsection (A)(2) and in addition to the findings required by chapter 17.212, the planning commission shall find the following:

a. The design of the proposed commercial or office development conforms to the commercial corridor design principles adopted under section 17.132.035(C) as they may be amended from time to time. The commercial corridor design principles shall be applied in addition to the design guidelines applicable under chapter 17.132 Design Review. In the event of a conflict, the design guidelines applicable under chapter 17.132 shall take precedence over the commercial corridor design principles.

b. The proposed use supports the surrounding residential mixed-use development and the existing residential neighborhood.

B. C-2 Zone in the Northgate SPD.

Except as provided in subsection (C) of this section, uses permitted in the C-2 zone outside of the Northgate SPD shall be permitted in the C-2 zone inside of the Northgate SPD. If this title requires the approval of a special permit or other discretionary entitlement(s) or imposes other restrictions or requirements on the establishment of a particular use in the C-1 zone outside of the Northgate SPD, approval of the same discretionary entitlements and compliance with the same restrictions or requirements shall be required to establish the use within the C-2 zone inside of the Northgate SPD.

C. Prohibited uses.

Notwithstanding the provisions of subsections (A) and (B) of this section, and in addition to all other uses prohibited in the RMX and C-2 zones under this title, the following uses are prohibited in the RMX zone and the C-2 zone in the Northgate SPD:

---

FOR CITY CLERK USE ONLY

ORDINANCE NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

1. Drive-through service facility;
2. Mini-storage/locker building;
3. Auto sales (new or used), service, repair, storage, or rental; except that vehicle storage is permitted if incidental to a use that is otherwise permitted;
4. Towing service and vehicle storage yard;
5. RV mobile home sales yard;
6. RV storage (commercial);
7. Check cashing center and check cashing facility;
8. Pawn shops; and
9. Money lenders.

**SECTION 9.** Section 17.100.040 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.100.040 Performance and development standards.

A. Height and area regulations.

Except as specifically set forth in this section, the provisions of this title relating to height, yard, court, lot coverage/building size, and lot area per dwelling unit requirements for the RMX and C-2 zones shall apply in the Northgate SPD.

1. Height - RMX Zone.

a. The height limit in the RMX zone for buildings or portions of buildings located more than one hundred (100) feet from an R-zoned lot is forty-five (45) feet, except if the building has twenty-five (25) percent or more square feet of gross floor area in residential use, the height limit is fifty-five (55) feet.

b. The height limit for buildings or portions of buildings located one hundred (100) feet or less from an R-zoned lot is thirty-five (35) feet.

---

FOR CITY CLERK USE ONLY

ORDINANCE NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

c. The planning commission has the authority to issue a special permit to allow an increase in the maximum height limit.

2. Minimum yard requirements – RMX and C-2 Zones.

The following yard requirements shall apply in the RMX and C-2 zone in the Northgate SPD.

a. The minimum front yard setback for lots fronting on Northgate Boulevard shall be four (4) feet.

b. The minimum street side yard and interior side yard setback shall be four (4) feet.

3. Density – RMX Zone.

The maximum density in the RMX zone in the Northgate SPD shall be as provided in section 17.60.020(12) and chapter 17.28; provided, that the planning commission shall have the authority to issue a special permit to allow an increase in the maximum density.

B. Open Space.

Residential projects and the residential portion of mixed-use projects shall provide a minimum of fifty (50) square feet of usable private open space for each residential unit. The private open space shall be specifically designed for recreational or passive enjoyment of the outdoors and may be comprised of yards, decks, patios, or balconies. Private usable open space shall be directly accessible from the dwelling unit it serves.

C. Parking and Circulation.

Parking lots shall be placed at the rear of mixed-use developments.

**SECTION 10.** Section 17.100.050 of Title 17 of the Sacramento City Code (the Zoning Code) is amended to read as follows:

17.100.050 Design standards.

---

FOR CITY CLERK USE ONLY

ORDINANCE NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

A. Northgate SPD Design Review.

The territory within the Northgate SPD is within the Expanded North Area Design Review District and is subject to the provisions of chapter 17.132 of this title. It is the intent of the design standards for structures in the Northgate SPD to provide residents and passersby with an aesthetically pleasing and functionally efficient commercial strip. This should be achieved through the use of common architectural and development styles, as well as similar building materials, coordinated signage, and landscape treatment.

B. Facade Treatments.

1. Appropriate exterior wall finishing for the Northgate SPD shall be applied to all sides of the building, including trash enclosures and other accessory structures. Appropriate wall finishings include the following:

- a. Decorative masonry;
- b. Finished anodized metal;
- c. Horizontal lap siding;
- d. Board and batten siding; and
- e. Stucco.

2. Inappropriate wall finishings include the following:

- a. Standard concrete block;
- b. Grooved plywood sheets, unless used for a board and batten pattern with twelve (12) inch maximum distance between battens;
- c. Corrugated metal; and
- d. Reflective glass.

3. The design review authority reviewing a proposed project may authorize the use of materials otherwise considered inappropriate, or additional materials not specified above, based on the following findings:

---

FOR CITY CLERK USE ONLY

ORDINANCE NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

a. The material in the particular application proposed will result in a building that will blend in well with the existing and future buildings that use appropriate materials;

b. Other appropriate materials would not achieve the same desired theme of the proposed use; and,

c. The overall architectural design and detailing is of such quality as to justify its use.

C. Colors.

One or more major body colors with two or more trim colors shall be included in each building with the major colors chosen from the earth tone ranges. A color scheme shall be identified on the building elevations plan.

D. Roof Projections and Design.

1. All air conditioning units, ventilating equipment, other mechanical equipment and communications equipment shall be completely screened or enclosed with materials compatible with the exterior building material so as not to be visible off-site.

2. Roof projections shall be painted to match the roof or major building color.

E. Public Address Systems.

Public address systems shall not be allowed.

F. Signage.

The following sign criteria will aid in eliminating excessive and confusing sign displays, enhance the appearance of Northgate Boulevard, safeguard and enhance property values, and encourage signage which by good design is integrated with and is harmonious to the buildings and sites that it occupies. These sign regulations are intended to complement chapter 15.148 of this code. In all cases, the more restrictive regulations shall apply.

---

FOR CITY CLERK USE ONLY

ORDINANCE NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

1. Design Requirements.

Sign designs shall meet the requirements set forth in sections 15.148.125 for the RMX zone and 15.148.160 for the C-2 zone of this code, and the following:

a. All exterior letters on signs exposed to the weather shall be mounted at least three-fourths inch from the building surface to permit dirt and water drainage; and

b. No signmaker's labels or other identification will be permitted on the exposed surface of signs, except those required by ordinance, which shall be located in an inconspicuous location.

2. Location and Size.

a. Detached Signs.

All new detached signs shall be of a monument type and shall conform to the following standards:

i. Sign Area. The monument sign face shall not exceed twenty-five (25) square feet except that one additional square foot of signage is allowed for each three lineal feet of street frontage above the first one hundred (100) lineal feet, and shall not exceed an absolute maximum of fifty (50) square feet.

ii. Location. One monument sign will be allowed per lot located along the Northgate frontage. No monument signs shall be oriented towards, or located along, noncollector side streets. Monument signs shall be located so that the part of the sign located closest to Northgate Boulevard shall be set back as follows:

(A) Clear Zone--Driveways. A monument sign (sign support plus sign face) may not exceed three feet in height above the nearest public right-of-way within the triangular area next to the intersection of the driveway and the ten (10) foot setback. This triangular area is defined as for fences in Section 17.76.010(B)(1) of this title.

(B) Clear Zone--Corner Lots. A monument sign (sign support plus sign face) may not exceed three feet in height above the nearest public right-of-way within the triangular area next to the intersection of two public streets. This triangular area is defined as for fences in Section 17.76.010(B)(1) of this title.

---

FOR CITY CLERK USE ONLY

ORDINANCE NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

(C) Monument signs located outside of the clear zone must be set back at least five feet from the property line.

iii. Height. Monument signs set back five feet from property lines shall have height limits of five feet above the nearest public right-of-way. An additional one foot height increase for each additional foot setback will be allowed, provided that the maximum height of the monument signs shall not exceed ten (10) feet above the nearest public right-of-way.

iv. Height/Width Proportions. The monument sign face height shall not exceed two times the sign face width for vertically oriented signs, and the sign face height shall be at least one-third the sign face width for horizontally oriented signs.

The monument sign structure height shall not exceed three times the sign structure width for vertically oriented signs, and the sign structure height shall be at least one-half the sign structure width for horizontally oriented signs.

v. Sign Support. The width of the monument sign support shall be at least seventy-five (75) percent the width of the sign face and shall not exceed one hundred twenty-five (125) percent of the sign face. The total height of the support shall not exceed one-half the total height of the monument sign structure. The monument sign support shall not exceed four feet in height as measured from the lowest point of the exposed base.

vi. Landscaping. Two feet of landscaping is required in every direction from the exterior portions of any part of the monument sign. The landscaped area shall be treated pursuant to the requirements in Section 17.100.040(A) of this chapter.

vii. Illumination. Illumination shall meet requirements pursuant to Section 3.87 of the city sign ordinance.

b. Attached Signs.

Attached signs shall comply with the following standards:

i. Sign Area. Attached signs shall be allowed a maximum aggregate area of two square feet of sign area for each front foot of building occupancy provided that the width does not exceed seventy (70) percent of the shops' width.

---

FOR CITY CLERK USE ONLY

ORDINANCE NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

ii. Height. The maximum height of attached signs shall be thirty (30) inches for signs with letters in a single row, and thirty-four (34) inches for signs containing a double row of letters. The maximum height of logos or insignias shall be thirty-four (34) inches.

iii. Location. Attached signs shall not be erected on top of architectural projections.

iv. Design. All attached signs shall consist of individual letters. Cabinet signs are prohibited.

G. Multifamily Residential Design Principles.

Residential and the residential portion of mixed-use projects shall meet the multi-family residential design principles adopted by City Council Resolution No. 2000-487 and as they may be amended from time to time. The multi-family residential design principles shall be applied in addition to the design guidelines applicable under chapter 17.132 Design Review. In the event of a conflict, the design guidelines applicable under chapter 17.132 shall take precedence over the multi-family residential design principles.

**SECTION 11.** Chapter 17.100 of Title 17 of the Sacramento City Code (the Zoning Code) is amended by replacing the appendix set forth at the end of the chapter entitled "Appendix A Northgate Blvd. Special Planning District" with the diagram attached as Exhibit A to this ordinance.

Adopted by the City of Sacramento City Council on \_\_\_\_\_ by the following vote:

Ayes:

Noes:

Abstain:

---

FOR CITY CLERK USE ONLY

ORDINANCE NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

Subject: Northgate Boulevard Master Plan (M03-191)

May 23, 2006

Absent:

\_\_\_\_\_  
MAYOR

Attest:

\_\_\_\_\_  
City Clerk

Passed for Publication:

Published:

Effective:

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

ORDINANCE NO. \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



**RESOLUTION NO. 2006-**

**ADOPTED BY THE SACRAMENTO CITY COUNCIL**

May 30, 2006

**ACCEPTING THE NORTHGATE BOULEVARD MASTER PLAN, LOCATED ALONG NORTHGATE BOULEVARD WITH ROSIN COURT TO THE NORTH AND GARDEN HIGHWAY TO THE SOUTH, SACRAMENTO, CALIFORNIA (M03-191, PN: TZ96))**

**BACKGROUND**

- A. The proposed improvements in the streetscape master plan include providing landscaped medians, lighting, vertical curb, and planter strips separating sidewalks from the street. Other improvements include providing enhanced crosswalks, benches, bus shelters, and street monuments.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

Section 1. The Northgate Boulevard Master Plan is accepted (M03-191, PN: TZ96).

**Table of Contents:**

Exhibit A: Northgate Boulevard Master Plan – 112 pages

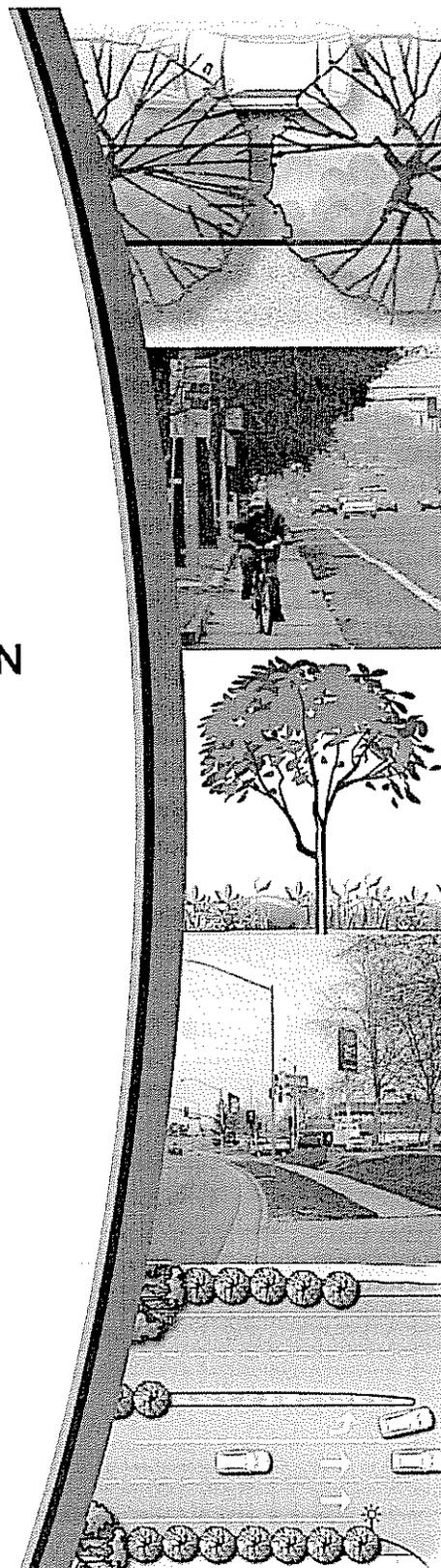
City of Sacramento

# NORTHGATE BOULEVARD STREETSCAPE MASTER PLAN

February 2006



*City of Sacramento*



**NORTHGATE BOULEVARD STREETScape MASTER PLAN**

PREPARED FOR:



*City of Sacramento*

Department of Transportation

915 I Street

Sacramento, CA 95814

Phone: (916) 808- 8300

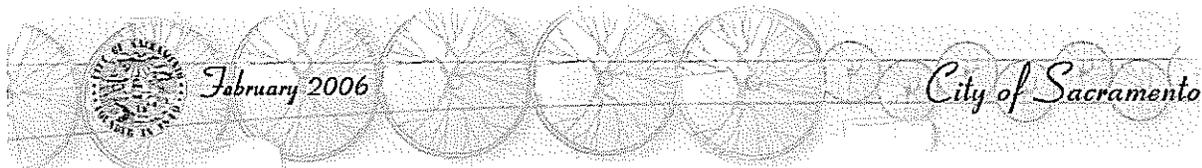
Contact: Saed Hasan

PREPARED BY:



3765 South Higuera Street, Suite 200

San Luis Obispo, CA 93401



**NORTHGATE BOULEVARD STREETSCAPE MASTER PLAN**

**TABLE OF CONTENTS**

EXECUTIVE SUMMARY i

ACKNOWLEDGEMENTS ii

INTRODUCTION 1

    Project Purpose And Scope 1

    Master Planning Process 2

ANALYSIS OF EXISTING CONDITIONS 3

    Review of Previous Studies 3

    Initial Stakeholder Input 4

    Inventory of Existing Conditions 5

    Sub-Areas 6

        Sub-Area 1 Rosin Court to San Juan Road 7

        Sub-Area 2 San Juan Road to West El Camino Avenue 8

        Sub-Area 3 West El Camino Avenue to Arden-Garden Connector 10

    Existing Conditions Exhibits 11

    Traffic Analysis 13

LAND USE ASSESSMENT AND RECOMMENDATIONS 15

    Existing Land Use 15

    Criteria 15

    Zoning Options 16

    Benefits Of RMX Zoning 16

    Proposed Zoning Designation 17

    Effect Of RMX Zoning 17

    Block-by-Block Descriptions 18

        Blocks A, B, C, A-1 and B-1 18

        Block D 18

        Block E 19

        Block F 19

        Blocks G, H and I 19

        Blocks J and K 20

        Blocks L and M 20

        Block N 21

        Block O 21

        Blocks P, Q, R, S, T, V, R-1, and S-1 23

        Block T-1 23

        Parks And Green Space 23



February 2006

City of Sacramento

**NORTHGATE BOULEVARD STREETScape MASTER PLAN**

**DRAFT MASTER PLAN ALTERNATIVES** 25

- Refinements to Draft Master Plan 25
- Stakeholder Input. December 2004 25
  - Northgate Boulevard Business Association 25
  - Smythe School Meeting 26
  - GNNA Meeting 26
- Regional Transit District Review 26
- Further Refinement 27
- Public Meeting, February 2005 27

**PLAN OBJECTIVES** 31

- Land Use 31
- Safety 32
- Appearance and Image 32
- Roadway Geometry 32
- Adjustments to Utilities 33
- Major Intersections 36
- Landscape Concept 38
  - Tree Planting 38
  - Shrub and Ground Cover Planting 38
- Site Furnishings 41
- Benches 42
- Sample Monument 42
- Non-standard Improvements 44
- Proposed Phasing 44
- Fencing Recommendations 47
- Public Meeting, July 2005 48

**OPINION OF COST** 49

- Assumptions 49
- Exclusions 49

**MAINTENANCE ANALYSIS** 51

- General Description of Improvements 51
  - Landscaping 51
  - Irrigation 51
  - Lighting 52
  - Street Furnishings 52
  - District Signage 52



February 2006

City of Sacramento

**NORTHGATE BOULEVARD STREETSCAPE MASTER PLAN**

Monuments	52
Graffiti Abatement	52
Infrastructure Impacts	52
<b>NEXT STEPS</b>	<b>53</b>
<b>APPENDIX A. OPPORTUNITIES AND CONSTRAINTS</b>	<b>A-1</b>
<b>APPENDIX B. BASELINE TRANSPORTATION CONDITIONS</b>	<b>B-1</b>
Introduction	B-1
Pedestrians	B-3
Bicycles	B-4
Transit	B-6
Motor Vehicles	B-6
Parking	B-9
<b>APPENDIX C. ZONING</b>	<b>C-1</b>
<b>APPENDIX D. REPORT CARD</b>	<b>D-1</b>
<b>APPENDIX E. CONCEPTUAL STREETSCAPE PLANS</b>	<b>E-1</b>
<b>APPENDIX F. PRELIMINARY ESTIMATE OF PROBABLE COST</b>	<b>F-1</b>



February 2006

City of Sacramento

**NORTHGATE BOULEVARD STREETSCAPE MASTER PLAN**

**LIST OF FIGURES**

Figure 1.1. Northgate Redevelopment Study Area Key Map	2
Figure 2.1. Site Photo of the project team noting existing field conditions	5
Figure 2.2. Site Photo of one of the areas along Northgate Boulevard	5
Figure 2.3. Northgate Boulevard Sub-Area Map	6
Figure 2.4. View looking at Rosin Court and Northgate Boulevard	7
Figure 2.5. View looking north near Rosin Court	7
Figure 2.6. Typical existing street cross section for Sub-Area 1	7
Figure 2.7. View looking north near Senator Avenue	8
Figure 2.8. View looking north near Senator Avenue	8
Figure 2.9. View looking north near Tenaya Avenue	9
Figure 2.10. View looking north near Indiana Avenue	9
Figure 2.11. Typical existing street cross section for Sub-Area 2	9
Figure 2.13. Typical existing street cross section for Sub-Area 3	10
Figure 2.12. View looking north near Harding Avenue	10
Figure 2.14. View looking north near Arden-Garden Connector	11
Figure 2.15. Example of the Opportunities and Constraints Maps	12
Figure 2.16. Projected Increase in Traffic by 2005	13
Figure 2.17. Northgate Boulevard Existing Intersection Level of Service Table	14
Figure 3.1. Proposed Land Use for Blocks A, B, C, A-1 and B-1	18
Figure 3.2. Proposed Land Use for Block D	18
Figure 3.3. Proposed Land Use for Block E	19
Figure 3.4. Proposed Land Use for Block F	19
Figure 3.5. Proposed Land Use for Blocks G, H and I	19
Figure 3.6. Proposed Land Use for Block J and K	20
Figure 3.7. Proposed Land Use for Blocks L and M	20
Figure 3.8. Proposed Land Use for Block N	21

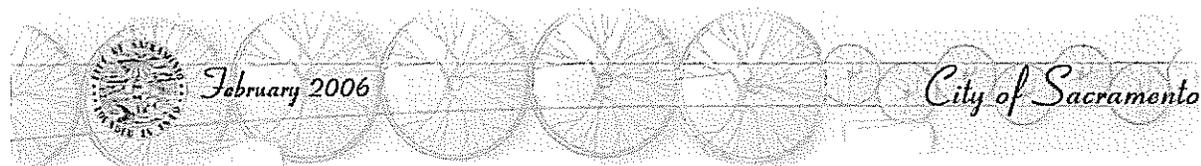


February 2006

City of Sacramento

# NORTHGATE BOULEVARD STREETScape MASTER PLAN

Figure 3.9. Proposed Land Use for Block O	21
Figure 3.10. Proposed Land Use for Blocks P, Q, R, S, T, V, R- 1, S- 1 and T- 1	22
Figure 4.1. Community Report Card Summary	28
Figure 4.2. Selection of Gateway Entry Monument Examples	29
Figure 5.1. Typical plan view of improvements	33
Figure 5.2. Typical Street Sections	34
Figure 5.3. Typical Street Sections continued	35
Figure 5.4. Major Intersections Map	36
Figure 5.5. Typical Intersection Diagram	37
Figure 5.6. Plant List and Photos	39
Figure 5.7. Structural Soil Diagram	40
Figure 5.8. Examples of Vehicular- Scaled and Pedestrian- Scaled Street Lighting	41
Figure 5.9. Bench Example	42
Figure 5.10. Example Gateway Entry Monument	43
Figure 5.11. Example Master Plan Road Section.	45
Figure 5.12. Phasing Map	46
Figure 5.13. Example Fencing	47
Figure A.1. Opportunities and Constraints - Sheet 1	A- 1
Figure A.2. Opportunities and Constraints - Sheet 2	A- 2
Figure A.3. Opportunities and Constraints - Sheet 3	A- 3
Figure A.4. Opportunities and Constraints - Sheet 4	A- 4
Figure A.5. Opportunities and Constraints - Sheet 5	A- 5
Figure A.6. Opportunities and Constraints - Sheet 6	A- 6
Figure A.7. Opportunities and Constraints - Sheet 7	A- 7
Figure A.8. Opportunities and Constraints - Sheet 8	A- 8
Figure A.9. Opportunities and Constraints - Sheet 9	A- 9
Figure A.10. Opportunities and Constraints - Sheet 10	A- 10
Figure B.1. Northgate Boulevard Cross Sections	B- 2



**NORTHGATE BOULEVARD STREETScape MASTER PLAN**

Figure 3.9. Proposed Land Use for Block O	21
Figure 3.10. Proposed Land Use for Blocks P, Q, R, S, T, V, R-1, S-1 and T-1	22
Figure 4.1. Community Report Card Summary	28
Figure 4.2. Selection of Gateway Entry Monument Examples	29
Figure 5.1. Typical plan view of improvements	33
Figure 5.2. Typical Street Sections	34
Figure 5.3. Typical Street Sections continued	35
Figure 5.4. Major Intersections Map	36
Figure 5.5. Typical Intersection Diagram	37
Figure 5.6. Plant List and Photos	39
Figure 5.7. Structural Soil Diagram	40
Figure 5.8. Examples of Vehicular-Scaled and Pedestrian-Scaled Street Lighting	41
Figure 5.9. Bench Example	42
Figure 5.10. Example Gateway Entry Monument	43
Figure 5.11. Example Master Plan Road Section	45
Figure 5.12. Phasing Map	46
Figure 5.13. Example Fencing	47
Figure A.1. Opportunities and Constraints – Sheet 1	A-1
Figure A.2. Opportunities and Constraints – Sheet 2	A-2
Figure A.3. Opportunities and Constraints – Sheet 3	A-3
Figure A.4. Opportunities and Constraints – Sheet 4	A-4
Figure A.5. Opportunities and Constraints – Sheet 5	A-5
Figure A.6. Opportunities and Constraints – Sheet 6	A-6
Figure A.7. Opportunities and Constraints – Sheet 7	A-7
Figure A.8. Opportunities and Constraints – Sheet 8	A-8
Figure A.9. Opportunities and Constraints – Sheet 9	A-9
Figure A.10. Opportunities and Constraints – Sheet 10	A-10
Figure B.1. Northgate Boulevard Cross Sections	B-2



February 2006

*City of Sacramento*

**NORTHGATE BOULEVARD STREETSCAPE MASTER PLAN**

Figure E.2. Constrained sidewalk on Northgate Boulevard near Tenaya Avenue	B-3
Figure E.3. Advance limit lines at Northgate Boulevard/Potomac Avenue	B-3
Figure B.4. Site photo of a cyclist riding on the sidewalk	B-4
Figure B.5. Pedestrian and Bicycle Collisions	B-4
Figure B.6. Bicycle, Pedestrian, and Transit Conditions	B-5
Figure B.7. Existing Traffic Volumes and Speeds	B-7
Figure B.8. Northgate Boulevard Existing Intersection Level of Service Table	B-8
Figure C.1. Current Zoning Designation	C-1
Figure C.2. Proposed Zoning Designation	C-2
Figure D.1. Report Card	D-1
Figure D.2. Report Card continued	D-2
Figure D.3. Report Card continued	D-3
Figure E.1. Conceptual Streetscape Plans - Sheet 1	E-1
Figure E.2. Conceptual Streetscape Plans - Sheet 2	E-2
Figure E.3. Conceptual Streetscape Plans - Sheet 3	E-3
Figure E.4. Conceptual Streetscape Plans - Sheet 4	E-4
Figure E.5. Conceptual Streetscape Plans - Sheet 5	E-5
Figure E.6. Conceptual Streetscape Plans - Sheet 6	E-6
Figure E.7. Conceptual Streetscape Plans - Sheet 7	E-7
Figure E.8. Conceptual Streetscape Plans - Sheet 7a	E-8
Figure E.9. Conceptual Streetscape Plans - Sheet 8	E-9
Figure E.10. Conceptual Streetscape Plans - Sheet 9	E-10
Figure E.11. Conceptual Streetscape Plans - Sheet 10	E-11
Figure E.12. Conceptual Streetscape Plans - Sheet 10a	E-12
Figure F.1. Preliminary Estimate of Probable Cost	F-1



February 2006

City of Sacramento

# NORTHGATE BOULEVARD STREETSCAPE MASTER PLAN

Executive Summary

## EXECUTIVE SUMMARY

The Streetscape Master Plan for Northgate Boulevard was initiated in the summer of 2003 in response to community needs and desires expressed in the Gardenland-Northgate Strategic Neighborhood Action Plan (SNAP). The project specific area for this Master Plan is Northgate Boulevard from Rosin Court at the north end to Arden-Garden Connector at the south end. The objectives of the streetscape Master Plan are:

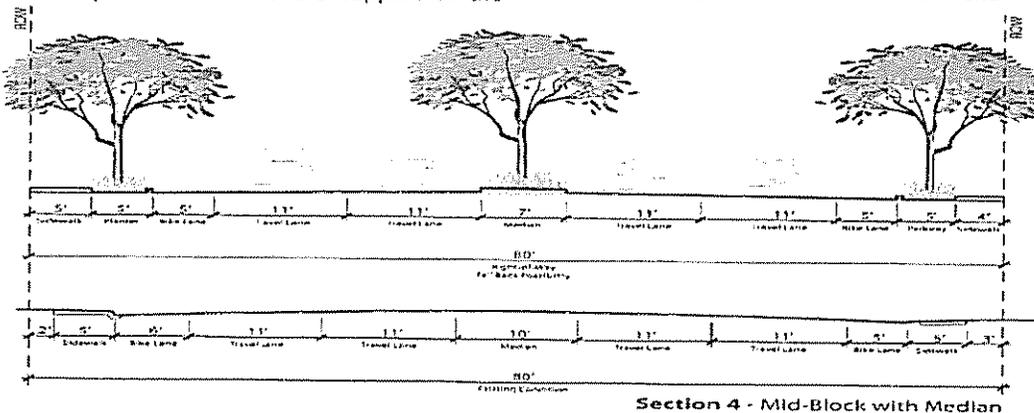
- ❖ improving pedestrian and bicycle safety,
- ❖ encouraging walking options,
- ❖ identifying land use changes that would encourage residential and commercial development, and
- ❖ enhancing the overall image of the area.

The proposed improvements have been defined through a series of stakeholder meetings, community meetings, Project Development Team meetings, and meetings with the Council District 1 staff and Councilmember. Stakeholders included the Smythe School, Gardenland Northgate Neighborhood Association (GNNA), business groups, Natomas Community Association, and others. Overall, the proposed improvements have the support of the

community. On April 14, 2005 the GNNA voted in support of the proposed improvements in the Master Plan. Also on September 26, 2005 the Natomas Community Association (NCA) voted in support of the vision of the proposed improvements.

The proposed improvements in the streetscape Master Plan include providing a landscaped median, lighting, vertical curb, and planter strips separating sidewalks from the street. Other improvements include providing enhanced crosswalks, benches, bus shelters, and street monuments. In addition, this Master Plan also includes making land use changes to support the objectives. The land use changes include rezoning some of the existing general commercial and single-family residential zoned properties to residential mixed-use and updating the Northgate Special Planning District (SPD).

The total cost of the proposed improvements in the streetscape Master Plan is approximately \$19 million. Based on the feedback gathered through the public outreach, the proposed improvements could be phased in the following order: From Arden-Garden Connector to West El Camino Avenue first, then from West El Camino Avenue to Potomac Avenue, then from Rosin Court to San Juan Road, then from San Juan Road to Potomac Avenue.



February 2006



**NORTHGATE BOULEVARD STREETScape MASTER PLAN**

ACKNOWLEDGEMENTS

THE CITY OF SACRAMENTO WOULD LIKE TO THANK THE FOLLOWING INDIVIDUALS AND ORGANIZATIONS FOR THEIR ASSISTANCE AND SUPPORT IN THE DEVELOPMENT OF THIS MASTER PLAN.

City of Sacramento

Saed Hasan  
Senior Engineer  
Department of Transportation

Hector Barron  
Supervising Engineer  
Department of Transportation

Dean Peckham  
Senior Management Analyst  
Economic Development Department

Susanne Cook  
Assistant Planner  
Development Services Department

Ed Cox  
Alternate Modes Coordinator  
Department of Transportation

David Edrosolan  
Associate Civil Engineer  
Department of Transportation

Jim McDonald  
Senior Planner  
Development Services Department

Niko King  
Public Information Officer  
Fire Department

Sacramento City Council

Ray Tretheway  
Councilmember District 1

Sacramento Housing and Redevelopment Agency

Vickie Smith  
Redevelopment Manager

Sandra Piekarsi  
Redevelopment Planner

Sacramento Regional Transit

Don Smith  
Senior Administrative Analyst

Smyth Elementary School

Kurt Fujikawa, Principal

Major Stakeholders

Gardenland –Northgate Neighborhood  
Association  
Northgate Boulevard Business Association  
Natomas Journal  
Natomas Community Association

Project Design Team

RRM Design Group  
Fehr & Peers Transportation Consultants  
Mark Thomas & Company, Inc.

# NORTHGATE BOULEVARD STREETScape MASTER PLAN

Introduction

## INTRODUCTION

The Gardenland-Northgate neighborhood is a masterfully planned example of agricultural suburbia. Land is only agricultural, intended for use as the urban area as it is now today. The evolution began in about 1915 after the drainage and levee system Reclamation Districts 1000 and 1001 were completed and large tracts of agricultural land were divided into 10 acre parcels. This was done with the intent of bringing more people into the area while maintaining a rural feel and character. In 1926, the land was further subdivided into smaller lots. Over time, the intensity of development in this area continued to increase with annexation of the Northgate neighborhood (west of Northgate Boulevard) in 1960 and then annexation of the Gardenland neighborhood in 1962.

The land use pattern that resulted from this evolution includes smaller commercial properties and some residential lots fronting on Northgate Boulevard and more residential lots in the adjacent neighborhoods.

Until recently, the residential development in the Gardenland neighborhood, with its larger deep lots, is less suburban feeling than that in the Northgate neighborhood, which was developed more as a typical suburban subdivision. With this intensification of development, the density of population and traffic volumes have steadily increased, and the resulting impacts are evident in the current conditions of the Boulevard.

One significant event in the history of this area occurred in the 1950's when Northgate Boulevard was widened to four lanes to accommodate the shipment of airplane parts from the Sacramento River north to McClellan Air Force Base. This is when commercial uses started developing along

Northgate Boulevard with the bridge and the American River. The Northgate Boulevard neighborhood is located between downtown Sacramento and the Gardenland-Northgate neighborhood is positioned such that it could become a sought after location for housing and business within the Sacramento urban area.

Although the tie to downtown is an asset to the area, it also has a downside; Northgate Boulevard has become a busy commuter connection to downtown for communities to the north resulting in a significant increase in traffic volume passing through the neighborhood.

Over the past 10 to 15 years, the Gardenland-Northgate community has been the subject of several planning studies focused on improving the image, safety, and economic viability of the area. Though well intended, these efforts have resulted in little physical change to the community. This Master Plan is intended to break the cycle of planning analysis and establish a design concept to serve as a framework within which real projects that respond to the specific concerns of the community can be implemented as funding becomes available.

## Project Purpose And Scope

This Master Plan was initiated in response to community needs and desires expressed in the Gardenland-Northgate Strategic Neighborhood Action Plan (2003). Some of the specific objectives of this plan include implementing traffic calming measures, improving pedestrian and bicycle safety, encouraging walking options along the boulevard, identifying land use changes that will encourage both residential and commercial development, and enhancing the overall image of the area.



February 2006



**NORTHGATE BOULEVARD STREETScape MASTER PLAN**

Introduction

The purpose of this Master Plan is to provide a comprehensive framework for the Northgate Boulevard Streetscape Master Plan. This plan is intended to guide the design and implementation of streetscape improvements along Northgate Boulevard. The plan includes recommendations for the design of sidewalks, street lighting, landscaping, and other streetscape elements. It also includes recommendations for the design of public art and other streetscape features. The plan is intended to provide a clear and concise framework for the design and implementation of streetscape improvements along Northgate Boulevard.

**Master Planning Process**

Community input was integrated throughout this process via stakeholder meetings and general public presentations. The general steps of this process were as follows:

- ❖ Analysis of Existing Conditions
- ❖ Land Use Assessment and Recommendations
- ❖ Preparation of Conceptual Options
- ❖ Master Plan Refinement

The following three sections describe generally what transpired during each step of this process. Public input received during the process is described within each step, generally at the point at which it occurred. The fifth section presents the Master Plan that evolved from this process and the sixth and seventh sections address the general cost and maintenance implications of implementing the Master Plan.

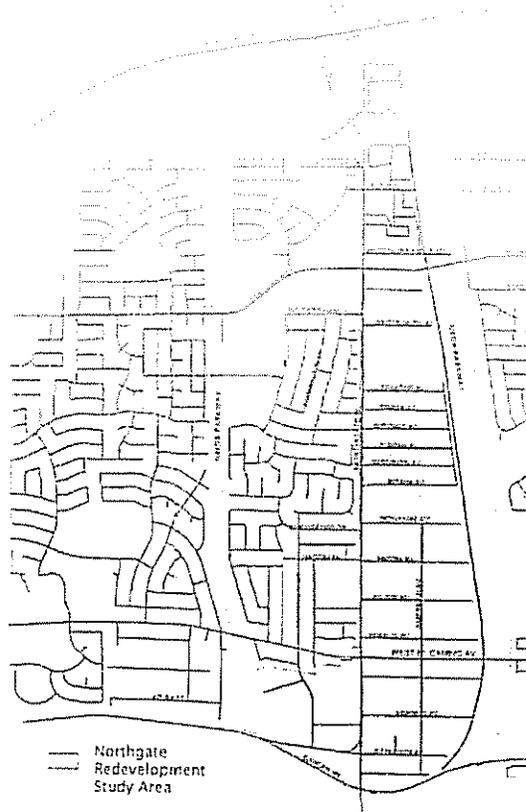


Figure 1.1. Northgate Redevelopment Study Area Key Map

# NORTHGATE BOULEVARD STREETSCAPE MASTER PLAN

## Analysis of Existing Conditions

### ANALYSIS OF EXISTING CONDITIONS

The project team has been fortunate to have a solid foundation for the Master Plan. To establish this foundation, the project team reviewed previous planning studies and, with key stakeholders, inventoried and evaluated existing physical conditions along the corridor and conducted a qualitative analysis of existing traffic conditions. Below is a summary of the project team's observations and conclusions resulting from this analysis.

The project team has been fortunate to have a solid foundation for the Master Plan. To establish this foundation, the project team reviewed previous planning studies and, with key stakeholders, inventoried and evaluated existing physical conditions along the corridor and conducted a qualitative analysis of existing traffic conditions. Below is a summary of the project team's observations and conclusions resulting from this analysis.

### Review of Previous Studies

The following previously prepared studies were reviewed and their findings considered during the analysis phase of master planning:

- ❖ Natomas Gardens Neighborhood Early Revitalization Program, 1996
- ❖ Gardenland/Northgate Neighborhood Association Action Plan, 2000
- ❖ Pedestrian Safety Guidelines, 2003
- ❖ Neighborhood Commercial Design Principles, 2003
- ❖ Gardenland/Northgate Strategic Neighborhood Action Plan (SNAP), 2003
- ❖ Dan Burden, Walkable Communities Report, 2002
- ❖ City of Sacramento Design Standards

These studies provided depth and background about community desires and attitudes as well as knowledge regarding regulatory issues to which the Master Plan needed to respond.

The Burden report, which was completed in 2002, provided some very specific recommendations that grew out of input from the community.

These specific recommendations can be summarized as follows:

- ❖ Create a true boulevard with medians
- ❖ Improve safety at Smythe School
- ❖ Promote mixed use development
- ❖ Establish easements for wider sidewalks
- ❖ Promote public/private partnerships
- ❖ Establish better links to adjacent neighborhoods

In March of 2003, the Gardenland-Northgate Strategic Neighborhood Action Plan (SNAP) was completed. The SNAP report was also the result of significant public input and reflected many of the ideas raised by Dan Burden. It identified many very specific action items, one of which was the preparation of a Master Plan for Northgate Boulevard (Action Item #21). The Northgate Boulevard Master Plan is specifically intended to fulfill that Action Item.



February 2006