



REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www.CityofSacramento.org

CONSENT
August 8, 2006

Honorable Mayor and
Members of the City Council

Title: Agreement: Private Recreational Facilities and Parkland Fee Credit (SCC Chapter 16.64) - Artisan Square (formerly Terraces at Commerce Station) (P04-196)

Location/Council District: Northwest of East Commerce Way and Club Center Drive, Council District 1

Recommendation: Adopt a **Resolution** approving and authorizing the City Manager to execute an agreement for private recreational facilities and parkland fee credits for Artisan Square (P04-196) satisfying 10% of the parkland dedication/in-lieu fee requirement for the project under Sacramento City Code Chapter (SCC) 16.64 (Quimby Ordinance).

Contact: Janet Baker, Park Development Manager, 808-8234

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning, Design & Development

Organization No: 4727

Description/Analysis

Issue: Shea Homes Limited Partnership proposes to construct and maintain a privately owned recreational building, swimming pool area, and park areas for their new 321 unit residential condominium development and is requesting parkland dedication/fee credits for these facilities as provided in SCC Chapter 16.64, the City's Quimby Ordinance. An agreement is required to grant the credits and provide for the construction and maintenance of the private facilities. Background information is included in Attachment 1, page 3.

Policy Considerations: City Code Section 16.64.100 states that the city may grant credits for privately owned and maintained open space and/or local

recreation facilities. Providing parks and recreation facilities is consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding park, recreation, and trail facilities throughout the City.

Committee/Commission Action: Not applicable.

Environmental Considerations: Not applicable. Shea Homes Limited Partnership will provide all necessary environmental reviews for the site.

Rationale for Recommendation: Title 16 of the Subdivision Ordinance, requires each developer of a residential subdivision to either dedicate land or pay a fee in-lieu of land dedication so that the City may maintain its goal of five acres of parkland per 1,000 residents. It is in the City's best interest to grant credits and or require the payment of in-lieu fees when parkland dedication is not appropriate. Staff has determined that to be the case in this instance.

Financial Considerations: Shea Homes Limited Partnership is required to pay \$2,330,460 of parkland dedication in-lieu fees. City Code Section 16.64.110 states that the City may grant private facility credits in an amount up to 20% of the total. This agreement gives a 10% credit equal to \$233,046 for recreational building, private swimming pool and open space park areas. The parkland dedication in-lieu fee balance to be paid by Shea Homes Limited Partnership to the City would be \$2,097,414.

Emerging Small Business Development (ESBD): Not applicable.

Respectfully Submitted by: 
ROBERT G. OVERSTREET II
Director of Parks and Recreation

Recommendation Approved:

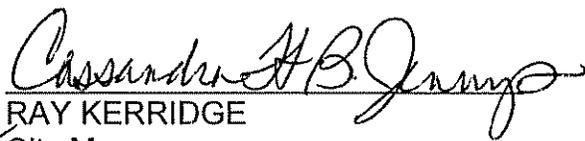

for RAY KERRIDGE
City Manager

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BACKGROUND INFORMATION

Artisan Square, formerly Terraces at Commerce Station, is a Shea Homes Limited Partnership development. It consists of 321 residential condominium units with a centrally located recreational building (clubhouse), swim area (swimming pool), and park areas (tot lot and tree covered 20,000+ sq. ft. open space area). The project site is within close proximity to the 4.4 acre Westhampton Park. The project was approved by the Planning Commission on June 9, 2005 and the final map was approved by Council on July 18, 2006.

RESOLUTION NO. 2006-

Adopted by the Sacramento City Council
August 8, 2006

APPROVING AGREEMENT: PRIVATE RECREATIONAL FACILITIES AND PARKLAND FEE CREDIT (SCC CHAPTER 16.64) - ARTISAN SQUARE (FORMERLY TERRACES AT COMMERCE STATION) (P04-196)

BACKGROUND

- A. Shea Homes Limited Partnership has requested fee credits for a privately owned recreational building, swim area, and park areas for Artisan Square (P04-196). This agreement gives a 10% credit for private recreation facility, swimming pool, and open space.
- B. Pursuant to Sacramento City Code Chapter 16.64 the city may grant credits against parkland dedication/fee requirements for privately owned and maintained open space and/or local recreation facilities.

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

- Section 1. Approves and authorizes the City Manager to execute the agreement for private recreational facilities and parkland fee credit under Sacramento City Code Chapter 16.64 for private recreational facilities for Artisan Square (P04-196) satisfying 10% of the parkland dedication/in-lieu fee requirement for the project.

