



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
[www. CityofSacramento.org](http://www.CityofSacramento.org)

PUBLIC HEARING
August 28, 2007

**Honorable Mayor and
 Members of the City Council**

Title: Township 9 (P06-047) (M07-051)

Location/Council District: North of Richards Boulevard between 5th and 7th Streets;
 APN: 001-0020-003, -019, -034, -036, -041, -044, -045, -046, 001-0200-012, -013, and
 -034, Council District 1

Recommendation: Conduct a public hearing and upon conclusion 1) adopt a **Resolution** certifying the Environmental Impact Report and Mitigation Monitoring Plan; 2) adopt an **Ordinance** approving a Development Agreement; 3) adopt a **Resolution** amending the Richards Boulevard Area Plan (RBAP) Facility Element; 4) adopt an **Ordinance** amending the Richards Boulevard Special Planning District (SPD); 5) adopt an **Ordinance** approving a rezoning of the districts established by the Zoning Ordinance (Sacramento City Code, Title 17); 6) adopt a **Resolution** approving the Township 9 Planned Unit Development (PUD) Guidelines and Schematic Plan; 7) adopt a **Resolution** approving the Tentative Map; and 8) adopt a **Resolution** relating to Light Rail (DNA) financing in the Richards Boulevard Area Plan (RBAP) Facility Element.

Contact: Michael York, Associate Planner, (916) 808-8239; Jeanne Corcoran, Senior Planner, (916) 808-5317

Presenters: Greg Bitter, Principal Planner, (916) 808-7816

Department: Development Services

Division: Planning

Organization No: 4875

Description/Analysis

Issue: The applicant is requesting entitlements to develop the 65 acre existing industrial site by approval of a subdivision map, rezoning and establishment of the Township 9 Planned Unit Development (PUD). The PUD allows for a high density mixed-use development of approximately 2,350 residential units, 840,000 square feet of office, and 146,000 square feet of retail uses. Related amendments to the Richards Boulevard Area Plan Facility Element and Special Planning District are also needed, and the entitlements would be vested under

the terms of the proposed Development Agreement. There were no outstanding issues at the time of this report.

Policy Considerations: The proposed project is consistent with the following land use designations and applicable policies of the General Plan: 1) to support a balanced system of residential and retail facilities throughout the City; 2) develop high density residential in conjunction with retail uses in areas that are identified for redevelopment and diversification of uses; and 3) encourage high density mixed uses near light rail stations.

The project supports policies of the Central City Community Plan and the Richards Boulevard Area Plan (RBAP) by creating a diverse development that provides a variety of housing opportunities, a mix of uses, supports public transit, and reconnects the City to the American River.

The project supports the American River Parkway Plan by providing more access to the river while balancing preservation of the natural environment.

Smart Growth Principles: City Council adopted a set of Smart Growth Principles in December 2001 to promote growth or sustain existing development that is economically sound, environmentally friendly, and supportive of community livability. The subject proposal complies with the applicable guiding principles:

- Promote developments that foster accessibility and connectivity between areas and safely and efficiently accommodate a mixture of cars, transit, bicyclists and pedestrians.
- Create housing opportunities that promote a diversity of household types and housing choices for residents of all ages and income levels.
- Use the existing assets of infrastructure and public facilities to increase infill and reuse, while maintaining important qualities of community character.

Strategic Plan Implementation: The project conforms with the City of Sacramento Strategic Plan, specifically by advancing the goals to achieve sustainability, enhance livability, and increase opportunities for all Sacramento residents to live in safe and affordable housing.

Committee/Commission Action: On July 26, 2007, by a unanimous vote of eight ayes and one absent, the Planning Commission recommended approval and forwarded to City Council the Environmental Impact Report (EIR), Mitigation Monitoring Plan (MMP), Amendments to the Richards Boulevard Area Plan (RBAP) Facility Element, Zoning Ordinance Text Amendments to the Richards Boulevard Special Planning District (SPD), and rezone. The Planning Commission continued the PUD Guidelines and Tentative Map, pending a Development Guidelines document incorporating revisions and comments recommended by the Design Commission and Planning Commission. On August 9, 2007, also by a unanimous vote, the Planning Commission

recommended approval of the PUD Guidelines and Tentative Map.

Environmental Considerations: In accordance with California Environmental Quality Act (CEQA) Guidelines, Section 15081, an Environmental Impact Report (EIR) was prepared for this project.

An Initial Study was prepared to determine potential significant adverse project impacts for purpose of scoping the EIR. Based on the findings of the Initial Study, the Draft EIR focused on potential impacts to aesthetics, light and glare, air quality, biological resources, cultural resources, geology and soils, hazardous materials and public safety, hydrology and water quality, noise and vibration, public services, public utilities, and transportation and circulation. The project would result in significant and unavoidable impacts on air quality, historic resources, noise and vibration during construction, and traffic. The Draft EIR was circulated for a forty-five (45) day public review period from Friday, March 2, 2007 to Monday, April 16, 2007. A Final EIR was prepared, which responds to comments received on the Draft EIR. It is recommended that the City Council certify the EIR, adopted the Mitigation Monitoring Plan, and make the Findings of Fact, and made a Statement of Overriding Considerations as set out in the EIR resolution.

Rationale for Recommendation: The project is consistent with the objectives and policies of General Plan, Central City Community Plan, and the Richards Boulevard Area Plan which encourage the transition of land uses from industrial uses to high density mixed uses, create housing opportunities, promotes a diversity of household types and housing choices; use existing infrastructure and public facilities; maintain important qualities of community character, and support the public investment in transit.

Financial Considerations: The project has no fiscal considerations.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully Submitted by: 
David Kwong
Planning Manager

Approved by: 
William A. Thomas
Director of Development Services

Recommendation Approved:

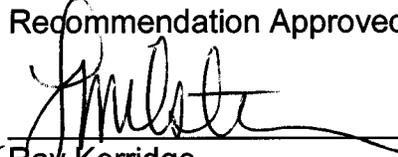
for 
 Ray Kerridge
 City Manager

Table of Contents:

Report	Pg	1
Attachments		
1 Vicinity Map	}	See 8/21/07 report, agenda item #14*
2 Land Use & Zoning Map		
3 Project Background Information		
4 Resolution – EIR & MMP		
Exhibit A – CEQA Findings of Fact and Statement of Overriding Considerations		
Exhibit B – Mitigation Monitoring Plan		
5 Ordinance – Development Agreement		
Exhibit A – Development Agreement		
6 Resolution – Richards Boulevard Area Plan (RBAP) Facility Element		
Exhibit A – North 7 th Street Cross Section		
Exhibit B – Vine Street Cross Section		
7 Ordinance – Richards Boulevard Special Planning District (SPD) (M07-051)		
8 Ordinance – Rezone		
Exhibit A – Rezone Exhibit		
9 Resolution – Township 9 Planned Unit Development (PUD) Guidelines and Schematic Plan		
Exhibit A – Planned Unit Development Guidelines		
Exhibit B – Schematic Land Use Plan		
10 Resolution – Tentative Map		
Exhibit A – Tentative Map		
11 Light Rail (DNA) Financing Resolution		
12 Redline copy of Richards Boulevard SPD Amendments		
13 Design Commission Recommendation		
14 Planning Commission Recommendation	Pg	5

* This information/document is available on the City of Sacramento Website at:
http://www.cityofsacramento.org/webtech/streaming_video/live_council_meetings.htm
 under Future and Archived Meetings and is on file in Hard Copy in the Office of the City
 Clerk at 915 I Street, Historic Building, First Floor.



DEVELOPMENT SERVICES
DEPARTMENT
PLANNING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

915 I STREET
NEW CITY HALL
THIRD FLOOR
SACRAMENTO, CA
95814

PLANNING
916-808-1303
FAX 916-808-7158

MEMORANDUM

Date: August 21, 2007

To: The Honorable Mayor Fargo and Members of the City Council

From: Joseph Yee, Chair
Planning Commission

SUBJECT: Township 9 (P06-047) Project

On July 26, 2007 and August 9, 2007, the Planning Commission reviewed and commented on the Township 9 (P06-047) Project and recommends City Council approval of the Project. As directed by the Commission, I submit the following Commission concerns based on it's deliberations for Council consideration:

1. Quality of Riverfront Drive

Riverfront Drive should not become a "parking lot" for visitors, should not intrude on the character of the adjoining American River Parkway. Traffic calming strategies should be implemented to reduce vehicle speeds and support pedestrian usage.

There is no limitation within the PUD Guidelines regarding the number of driveway accessing Riverfront Drive from adjoining developments but consideration should be given to the imposition of such a restriction.

2. Continuation of Riverfront Drive

The design of Riverfront Drive at the west and east ends should be reviewed for future linkage and safety. The east termination of Riverfront Drive as a "dead-end" may create public nuisance.

3. Pedestrian Circulation

Pedestrian paths and the overall pedestrian circulation should be readily identifiable and understandable by the pedestrian so as to encourage usage.

4. Open Space

The size, type, use and location of Open Space should be carefully integrated into each development area.

5. View Corridors

Views of the American River and its edges should be considered and maintained. Perhaps the PUD Guidelines should provide more flexibility in the layout of the grid pattern in the northern portion of the Site as development occurs in order to maintain View Corridors.

6. Surface Drainage, Water Conservation

Strategies for Site Surface Drainage and Water Conservation within the development should be explored and set a standard for future City developments.

The City Planning Commission respectfully requests that the City Council consider these items in its discussion of the Township 9 Project.