

# Item No. 18

## Supplemental Material

For  
**City of Sacramento**  
City Council  
Housing Authority  
Redevelopment Agency  
Economic Development Commission  
Sacramento City Financing Authority

### Agenda Packet

**Submitted:** 11/19/07

**For the Meeting of:** 11/20/07

- Additional Material
- Revised Material

**Subject:** Sacramento Railyards (P05-097)

\*\*\* Please note the addition of item #21 to the Recommendation language (underlined text).

**Contact Information:** Nedzlene Ferrario, Senior Planner, 808-7826; Greg Bitter, Principal Planner, 808-7816

Please include this supplemental material in your agenda packet. This material will also be published to the City=s Intranet. For additional information, contact the City Clerk Department at Historic City Hall, 915 I Street, First Floor, Sacramento, CA 95814-2604 B (916) 808-7200.



# REPORT TO COUNCIL

## City of Sacramento

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

**PUBLIC HEARING**  
November 20, 2007

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

**Title: Sacramento Railyards P05-097**

**Location/Council District:** Generally east of the Sacramento River, south of the City Water Treatment Plant and North B Street, west of 12th Street, north and west of the Alkali Flat neighborhood, north of H Street between 5<sup>th</sup> and 7<sup>th</sup> Street, and northwest of 5<sup>th</sup> & I Street. Council District 1

**Recommendation:** Conduct a public hearing and upon conclusion 1) adopt a **Resolution** certifying the Environmental Impact Report and adopting Findings of Fact, Statements of Overriding Considerations and the Mitigation Monitoring Plan; 2) adopt a **Resolution** amending the General Plan Circulation Element to relocate the Intermodal Facility; 3) adopt a **Resolution** amending the Central City Community Plan to incorporate the Sacramento Railyards Specific Plan; 4) adopt a **Resolution** amending the 1994 Facility Element of the Railyards Specific Plan and the Richards Boulevard Area Plan to revise the Circulation and Light Rail network; 5) adopt a **Resolution** amending the Bikeway Master Plan for the Railyards Specific Plan Area; 6) adopt a **Resolution** repealing the 1994 Railyards Specific Plan and adopting the Sacramento Railyards Specific Plan; 7) adopt a **Resolution** adopting the Sacramento Railyards Design Guidelines; 8) adopt an **Ordinance** establishing the Sacramento Railyards Design Review District; 9) adopt an **Ordinance** amending Sections 17.20.010 and 17.20.030 and Chapter 17.124 of Title 17 of the Sacramento City Code (The Zoning Code) relating to the Sacramento Railyards Special Planning District; 10) adopt an **Ordinance** adding Section 15.148.195 to Title 15 of the Sacramento City Code relating to signs in the Sacramento Railyards Special Planning District; 11) adopt an **Ordinance** placing the Central Shops Historic District in the Sacramento Register of Historic and Cultural Resources; 12) adopt a **Resolution** adopting the Railyards Specific Plan Public Facilities Financing Plan; 13) adopt a **Resolution** approving the Railyards Inclusionary Housing Plan; 14) adopt an **Ordinance** approving the development agreement with S. Thomas Enterprises of Sacramento, LLC; 15) adopt an **Ordinance** repealing Ordinance No. 95-063 and amending section 18.16.010 of the Sacramento City Code regarding the procedures for adoption and review of Development Agreements in the Sacramento Railyards; 16) adopt an **Ordinance** rezoning from C-3 SPD and M-2 SPD to ORMU-SPD, RCMU-SPD, RMU-SPD; 17) adopt a **Resolution** approving the Sacramento Railyards Tentative Master Parcel Map and Subdivision Modifications; 18) adopt a **Resolution**

rescinding Resolutions No. 94-737 and 2000-578 and approving a Memorandum of Understanding regarding remediation of the Sacramento Railyards; 19) adopt an **Ordinance** repealing Chapter 18.48 of the Sacramento City Code, Development in Downtown Railyards; 20) adopt a **Resolution** approving the Water Assessment Report for the Sacramento Railyards Project; and 21) continue the public hearing to December 4<sup>th</sup> and December 11<sup>th</sup> 2007.

**Contact:** Nedzlene Ferrario, Senior Planner, (916) 808-7826; Greg Bitter, Principal Planner (916) 808-7816.

**Presenters:** Greg Bitter, Principal Planner

**Department:** Development Services

**Division:** Current Planning

**Organization No:** 4881

### **Description/Analysis**

**Issue:** The 244-acre Sacramento Railyards Specific Plan proposes development of a transit oriented mixed use urban environment that would include between 10,000 - 12,100 dwelling units, 2.3 million square feet of office, 1.3 million square feet of retail, 1,100 hotel rooms, 491,000 square feet of mixed use flex space, 485,390 square feet of historic/cultural uses, and 46 acres of open space. There are four main governing documents proposed to form the policy and regulatory framework for this project. These documents are the Sacramento Railyards Specific Plan, the Sacramento Railyards Design Guidelines, the Sacramento Railyards Special Planning District and the Central Shops Historic District Ordinance. Other key entitlements necessary for the development of the Sacramento Railyards include; an Inclusionary Housing Plan, the Public Facilities Finance Plan, a Development Agreement between S. Thomas Enterprises of Sacramento, LLC and the City of Sacramento, a rezone of the property consistent with the Specific Plan, and a master tentative parcel map to subdivide the approximately 244 acre site into 108 parcels. There are several other plan and code amendments necessary to allow the development of the Sacramento Railyards. A full description and analysis of all the proposed entitlements is provided in the List of Entitlements and Background section of this report (pages 8-26 of this report).

Staff is bringing this project forward to City Council in a series of three public hearings, on November 20, 2007, December 4, 2007 and December 11, 2007. The public hearing on November 20, 2007 is scheduled to focus on the major planning and land use entitlements, including the Specific Plan, Design Guidelines, Special Planning District, Historic District Nomination, Inclusionary Housing Plan, rezone and the various plan/code conformity entitlements, and the Development Agreement provisions that relate to these entitlements. The public hearing on December 4, 2007 is scheduled to focus on the proposed Public Facilities Finance Plan and the City and Redevelopment Agency funding commitments in the Development Agreement and Owner Participation Agreement. Staff is not requesting the Council to take any formal action until the December 11, 2007 public hearing.