REPORT TO COUNCIL
City of Sacramento

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

CONSENT
September 13, 2005

Honorable Mayor and
Members of the City Council

Subject: PFP – Call-up and appeal of Natomas Central (P04-173)

Location/Council District: Southwest of the intersection of Del Paso Road and El Centro Road

Recommendation:

1) Review an ordinance relating to the approval of a Development Agreement between the City of Sacramento and K. Hovnanian Forecast Homes, Inc., 2) Review an ordinance relating to the amendment of the official zoning maps for the Natomas Central proposal, 3) Pass for Publication, as required by Sacramento City Zoning Ordinance Title 17 of the Sacramento City Code, relating to the Natomas Central proposal, and 4) Continue to September 20, 2005.

Contact: Stacia Cosgrove, Associate Planner, 808-7110; Greg Bitter, Senior Planner, 808-7861

Presenters: Stacia Cosgrove, Associate Planner, 808-7110
Greg Bitter, Senior Planner, 808-7861

Department: Development Services Department

Division: Planning Division

Organization No: 4875

Summary:

The applicant is requesting the necessary entitlements to allow the development of 397.9+/- vacant acres, comprised of 1,693+/- single family lots, four parcels for multi-family development, parks and open space, a school site, detention basin/lake, and a fire station site. A portion of the single family development is proposed to be age-restricted and gated, and served by a private recreation center. A Development Agreement is required for development in North Natomas and the rezone will allow the establishment of the desired land uses.

Committee/Commission Action:

The project is proposed to go before the City Planning Commission on September 8, 2005.

Background Information:

No additional entitlements have been sought for the subject parcels since 1987, with the exception of a request for a Special Permit to operate a natural gas facility at the northeast corner of Parcel 225-0080-008 (P96-031). The site is relatively flat and currently vacant. The proposed residential development would be adjacent to the existing Natomas Middle School, located at 3700 Del Paso Road. The commercial site at the southwest corner of Del Paso Road and El Centro Road is not a part of this application.

Financial Considerations:

This project has no fiscal considerations.

Environmental Considerations:

Environmental Planning Services has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act (CEQA) Guidelines, the Applicant 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 air quality, transportation and circulation, biological resources, noise, utilities and services systems, and cultural resources impacts. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1A).

The Mitigated Negative Declaration was available for public review during the period of Thursday, August 19, 2005 through Wednesday, September 7, 2005.

Policy Considerations:

The project proposes to amend the General Plan and North Natomas Community Plan. The site would also be rezoned to accommodate the proposed development.

Smart Growth Principles- City Council adopted a set of Smart Growth Principles in December 2001 in order to encourage development patterns that are sustainable and balanced in terms of economic objectives, social goals, and use of environmental/natural resources. The proposed project is consistent with the Smart Growth Principles in that it creates a range of housing opportunities and choices, as well as fosters walkable, close-knit neighborhoods.

Strategic Plan Implementation- The recommended action conforms with the City of Sacramento Strategic Plan, specifically by advancing the goal to enhance and preserve neighborhoods by directing new development (and supportive infrastructure) to existing developed areas, allowing for efficient use of existing facilities, features and neighborhoods.

Emerging Small Business Development (ESBD):

City Council approval of these proceedings is not affected by City policy related to the ESBD Program. No goods or services are being purchased

Respectfully Submitted by: _____
Carol Shearly
Interim Planning Director
Planning Division

Recommendation Approved:

_____
for ROBERT P. THOMAS
City Manager

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ORDINANCE NO. 2005-XXXX

Adopted by the Sacramento City Council

September 20, 2005

AN ORDINANCE RELATING TO THE APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND K. HOVNANIAN FORECAST HOMES, INC., A CALIFORNIA CORPORATION, FOR PROPERTY LOCATED IN NORTH NATOMAS, SOUTHWEST OF THE INTERSECTION OF DEL PASO ROAD AND EL CENTRO ROAD, SACRAMENTO, CA.

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

Section 1. This Ordinance incorporates, and by this reference makes part hereof, that certain Development Agreement, by and between the City of Sacramento and K. Hovnanian Forecest Homes, Inc., a California Corporation, a copy of which is attached.

Section 2. The City Council enacts this ordinance against the following background:

A. The agreement is consistent with the city general plan and the goals, policies, standards and objectives of any applicable specific or community plan.

B. The project should be encouraged in order to meet important economic, social, environmental or planning goals of any applicable specific or community plan.

C. The project would be unlikely to proceed in the manner proposed in the absence of a development agreement.

D. The landowner will incur substantial costs in order to provide public improvements, facilities or services from which the general public will benefit.

E. The landowner will participate in all programs established and/or required under the general plan or any applicable specific or community plan and all of its approving resolutions (including any mitigation monitoring plan), and has agreed to financial participation required under any applicable financing plan and its implementation measures, all of which will accrue to the benefit of the public.

F. The landowner has made commitments to a high standard of quality and has agreed to all applicable land use and development regulations.

Section 3. The attached Development Agreement is hereby approved, and the Mayor is authorized to execute the Development Agreement on behalf of the City of

Sacramento after the effective date of this Ordinance. This approval and authorization is based upon the Negative Declaration and Mitigation Monitoring Plan which is the subject of a separate resolution adopted by City Council prior to or concurrent with the adoption of this Ordinance.

Adopted by the City of Sacramento City Council on September 13, 2005, by the following vote:

Ayes:

Noes:

Abstain:

Absent:

_____
Mayor Heather Fargo

Attest:

_____
Shirley Concolino, City Clerk

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Exhibit A: Development Agreement – 1 Page

Exhibit A

A copy of the Development Agreement
is available for Review at:

City of Sacramento
Development Services Department, Planning Division
915 I Street
Sacramento, CA 95814
(916) 808-5381

8 a.m. - 5 p.m.
Monday through Friday

ORDINANCE NO. 2005-XXXX

Adopted by the Sacramento City Council

September 20, 2005

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE, TITLE 17 OF THE SACRAMENTO CITY CODE, AS AMENDED, BY REZONING 122.3+/- ACRES OF MANUFACTURING-INDUSTRIAL PARK PLANNED UNIT DEVELOPMENT (MIP-PUD), 3.0+/- ACRES OF SHOPPING CENTER PUD (SC-PUD), AND 272.6+/- ACRES OF AGRICULTURE-OPEN SPACE PUD (A-OS-PUD) TO 147.3+/- ACRES OF STANDARD SINGLE FAMILY PUD (R-1-PUD), 93.2+/- ACRES OF SINGLE FAMILY ALTERNATIVE PUD (R-1A-PUD), 33.6+/- ACRES OF MULTI-FAMILY PUD (R-2B-PUD), 38.3+/- ACRES OF MULTI-FAMILY PUD (R-3-PUD), AND 85.5+/- ACRES OF AGRICULTURE-OPEN SPACE PUD (A-OS-PUD) FOR PROPERTY LOCATED IN NORTH NATOMAS, SOUTHWEST OF THE INTERSECTION OF DEL PASO ROAD AND EL CENTRO ROAD.

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

Section 1. The attached Exhibit 1 describes properties and both their current zoning and the zone in which they are to be placed pursuant to this amendment.

A. The zoning designation for the following property that constitutes 397.9+/- acres is hereby removed from said zones and placed in the following zones: 147.3+/- acres of Standard Single Family PUD (R-1-PUD), 93.2+/- acres of Single Family Alternative PUD (R-1A-PUD), 33.6+/- acres of Multi-Family PUD (R-2B-PUD), 38.3+/- acres of Multi-Family PUD (R-3-PUD), and 85.5+/- acres of Agriculture-Open Space PUD (A-OS-PUD).

APN: 225-0080-002, -003, -004, -015 thru -018, -062 & -064

Section 2. The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps, which are a part of said Ordinance to conform to the provisions of this ordinance.

Adopted by the City of Sacramento City Council on September 20, 2005, by the following vote:

Ayes:

Noes:

Abstain:

Absent:

_____
Mayor Heather Fargo

Attest:

_____
Shirley Concolino, City Clerk

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Exhibit A: Rezone Exhibit – 1 Page
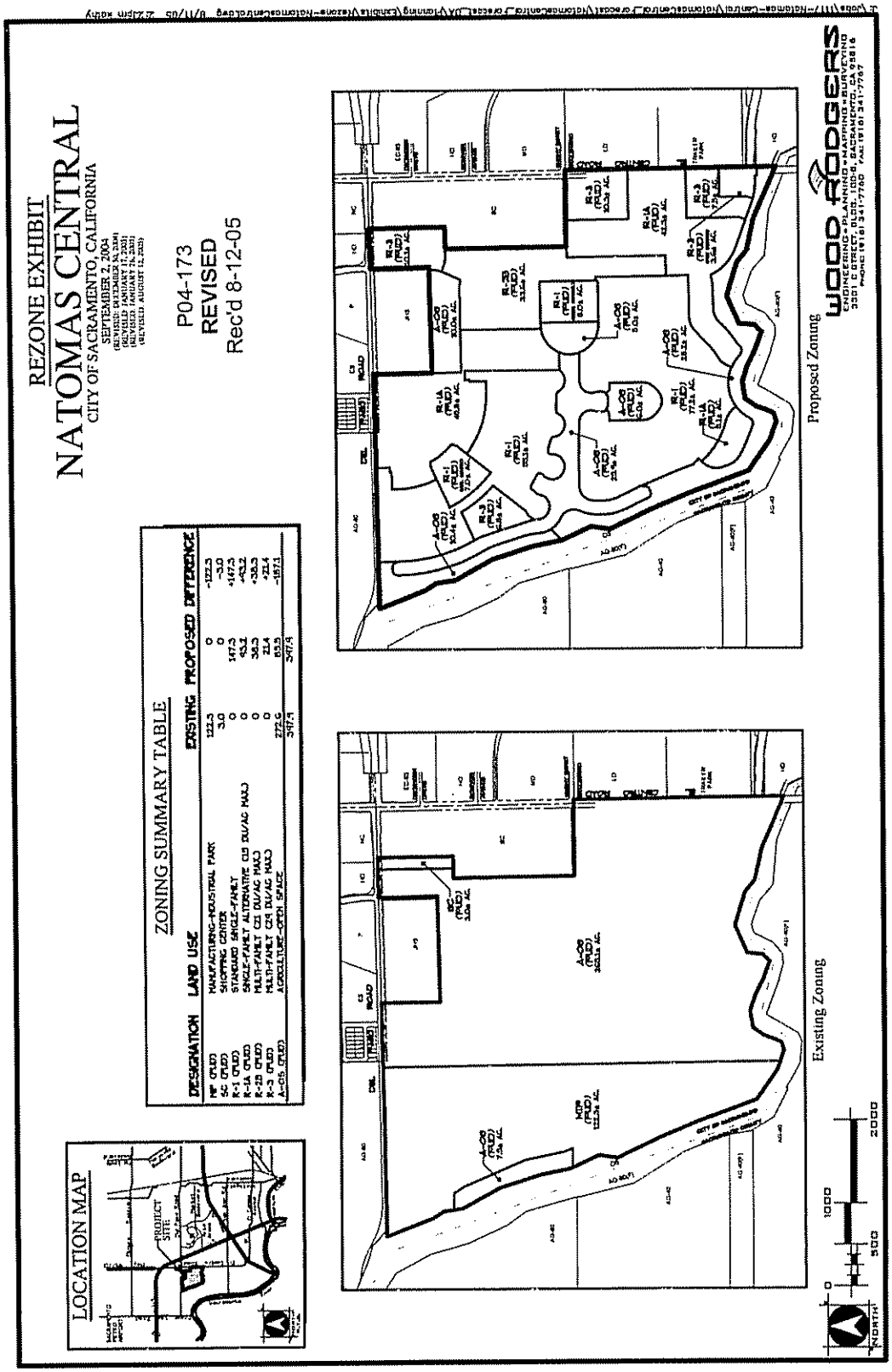
Exhibit A- Rezone Exhibit