



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2671
[www. CityofSacramento.org](http://www.CityofSacramento.org)

CONSENT
November 29, 2005

Honorable Mayor and
 Members of the City Council

Subject: PFP Rezones for Sutter District Master Plan (P03-090)

- A. Rezones of various commercial properties for Sutter District Master Plan
- B. Rezone of one lot for the housing component of the Sutter District Master Plan

Location/Council District:

2800 L Street, and various properties located on blocks bounded by 26-29th Streets, K - N Streets APN's: 007-0171-002 thru 008, 017; 007-0172-001 thru 005, 016 thru 019; 007-0173-001 thru 004; 007-0166-017. Council District 3

Recommendation:

Planning Commission and staff recommend that the City Council 1) Review the attached Ordinance amending the Zoning Districts established by the Comprehensive Zoning Ordinance, Title 17, of the Sacramento City Code by removing 2.31± net acres from the Office Building Special Planning District (OB SPD) zone and placing in the General Commercial Special Planning District (C-2 SPD) zone; removing 0.29± net acres from the Multi-Family Special Planning District (R-3A SPD) and placing in the General Commercial Special Planning District (C-2 SPD) zone; removing 0.73± net acres from the General Commercial Special Planning District with conditions (C-2 SPD w/c) and placing in the General Commercial Special Planning District (C-2 SPD); 2) Review the attached Ordinance amending the Zoning Districts established by the Comprehensive Zoning Ordinance, Title 17, of the Sacramento City Code by removing 0.73± net acres from Multi-Family Special Planning District (R-3A SPD) and placing in the Multi-Family Special Planning District (R-4 SPD) zone, and 2) Continue to December 6, 2005.

Contacts: Mark Kraft, Associate Planner, 808-8116; Jeanne Corcoran, Senior Planner, 808-5317

Presenters: Mark Kraft, Associate Planner

Department: Development Services Department

Division: Planning

Organization No: 4875**Summary:**

The applicant is requesting the necessary rezones for the development of the Sutter District Master Plan which includes the expansion of the Sutter Medical Center of Sacramento (SMCS) and additional medical facilities, support facilities, and housing. The expansion applies to property owned by SMCS throughout a seven block area adjacent to the existing Sutter General Hospital located at 2801 L Street. The property to be rezoned includes the site proposed for a four-story, 209,781± gross square foot ambulatory services/medical office building at the SW corner of 28th & L Streets; the site of the Children's Theatre of California located at the SE corner of 27th and Capitol Ave.; the former St. Luke's Medical Office site located at the SE corner of 26th & Capitol Ave.; the community parking structure located on the north side of N Street between 27th & 28th Street; and the housing component at 2613 N Street.

Committee/Commission Action:

On November 10, 2005, the Planning Commission, with a vote of six ayes and two recusals, approved the entitlements for the development and construction of the Women's and Children's Hospital (WCC), the ambulatory services/medical office building, the retail and parking garage (aka Community Garage) and the housing component, and recommended approval and forwarded to City Council the General Plan, Community Plan Amendments and rezones necessary to develop the project.

Background Information:

Acute care facilities presently at Sutter Memorial Hospital (SMH) and Sutter General Hospital (SGH) will be consolidated and expanded into a single, fully integrated medical complex. Currently, a decision has not been made on the reuse of Sutter Memorial site at 53rd and F Streets. A spanning structure will allow the SGH and the new WCC to function as one hospital. Two additional pedestrian bridges will be constructed to accommodate pedestrian movement from the parking lots underneath the freeway to the new WCC building and from the existing Buhler Building across 28th Street to the new medical office building. The existing pedestrian bridge connecting the Buhler Building and SGH will be removed. Two medical office buildings, the Sutter Medical Foundation Building and a new medical office building to replace St. Luke's medical office building, are proposed. The community parking structure will accommodate parking for the new Sutter WCC, the medical office buildings and will partner with other established uses in the area to accommodate their parking needs, such as Café Bernardo's, Pioneer Church, Trinity Cathedral, the Children's Theatre of California as well as the retail uses that will front the parking garage.

Lastly, Sutter has entered into a contract with Loftworks for the development of 32 ownership housing units to replace the existing St. Luke's parking garage on N Street, adding housing to the area and providing the necessary units identified in the rezone of the parking structure site in 1983.

Financial Considerations:

This project has no fiscal considerations.

Environmental Considerations:

In accordance with CEQA Guidelines, Section 15081, Environmental Planning Services determined that an EIR should be prepared for the proposed project. The Draft EIR identified the following significant impacts for the SMCS project: Aesthetics, Air Quality, Cultural Resources, Hazardous Materials, and Public Safety, Noise, and Transportation and Circulation. Mitigation measures were identified to reduce many project impacts to a less-than-significant level. However, significant and unavoidable impacts remain for Air Quality, Noise, and Transportation. A Mitigation Monitoring Plan (MMP) that lists all of the mitigation measures and required implementing actions was prepared.

Policy Considerations:

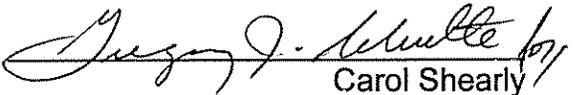
The General Plan includes specific goals and policies designed to support a balanced system of quality medical facilities; supports opportunities to intensify and reuse properties for residential, office and retail uses, preserve and enhance existing neighborhoods; and provide adequate on-site parking.

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 located in an area that is well served by transit, freeway accessible, and provides amenities that will enhance the neighborhood: housing, retail, theatre and a community parking garage. The project supports Smart Growth Principles.

Strategic Plan Implementation: The project conforms to the City of Sacramento's Strategic Plan, specifically by advancing the goal to enhance and preserve urban areas by supporting new development or redevelopment within existing developed areas that allow for efficient use of existing facilities and features.

Emerging Small Business Development (ESBD):

No goods or services are being purchased under this report.

Respectfully Submitted by: 
Carol Shearly
Planning Director

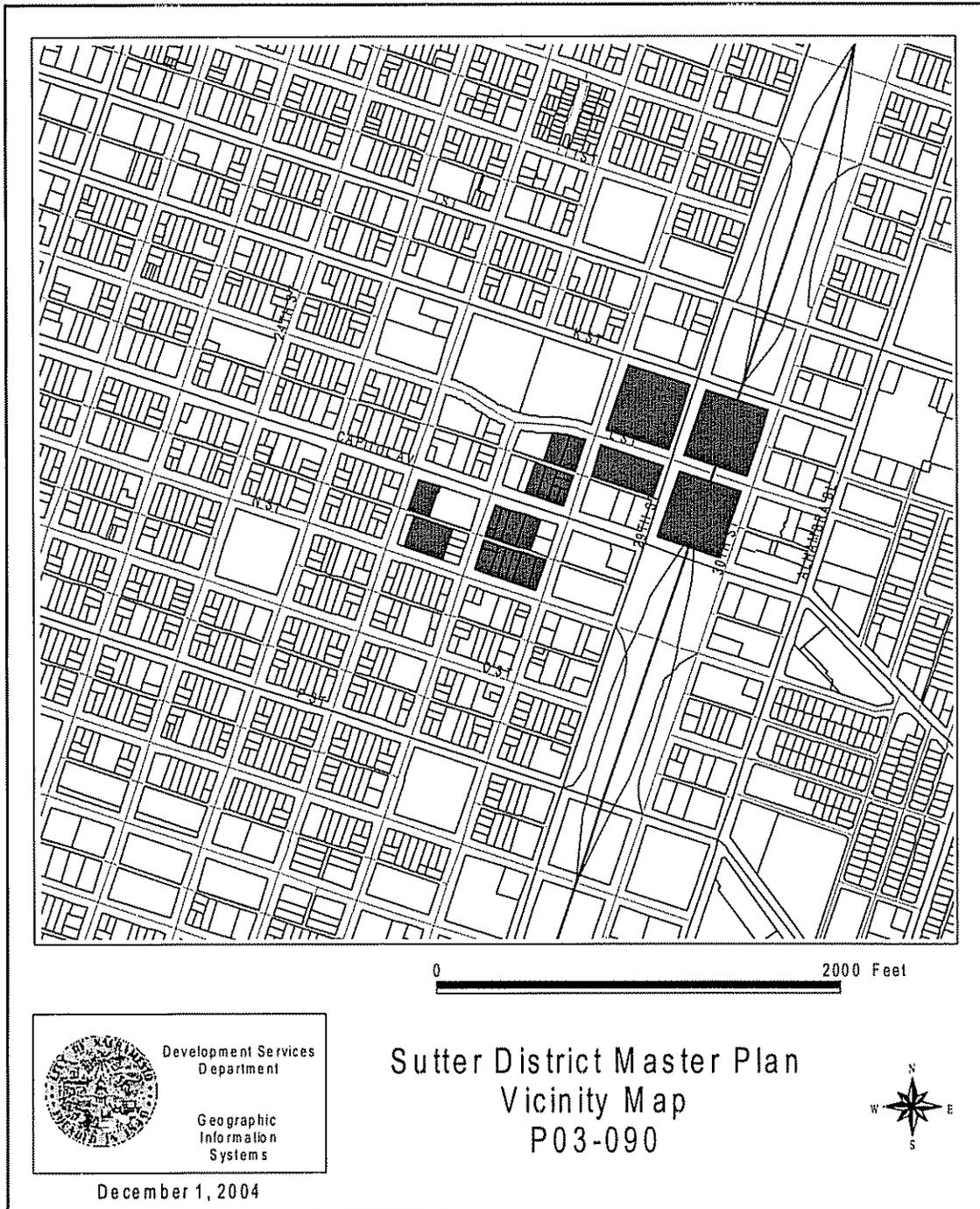
Recommendation Approved:


FOR ROBERT P. THOMAS
City Manager

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Attachment 1 – Vicinity Map



Attachment 2 – City Planning Commission Voting Record

**CITY PLANNING COMMISSION
HEARING ITEM**

CPC AGENDA DATE: November 10, 2005

Item No.	Project No.	Title/Location	Action: Approved/Denied
8	P03-090	Sutter District Master Plan, 2800 K Street	<i>AP'd w/ amendments</i>

ACTION

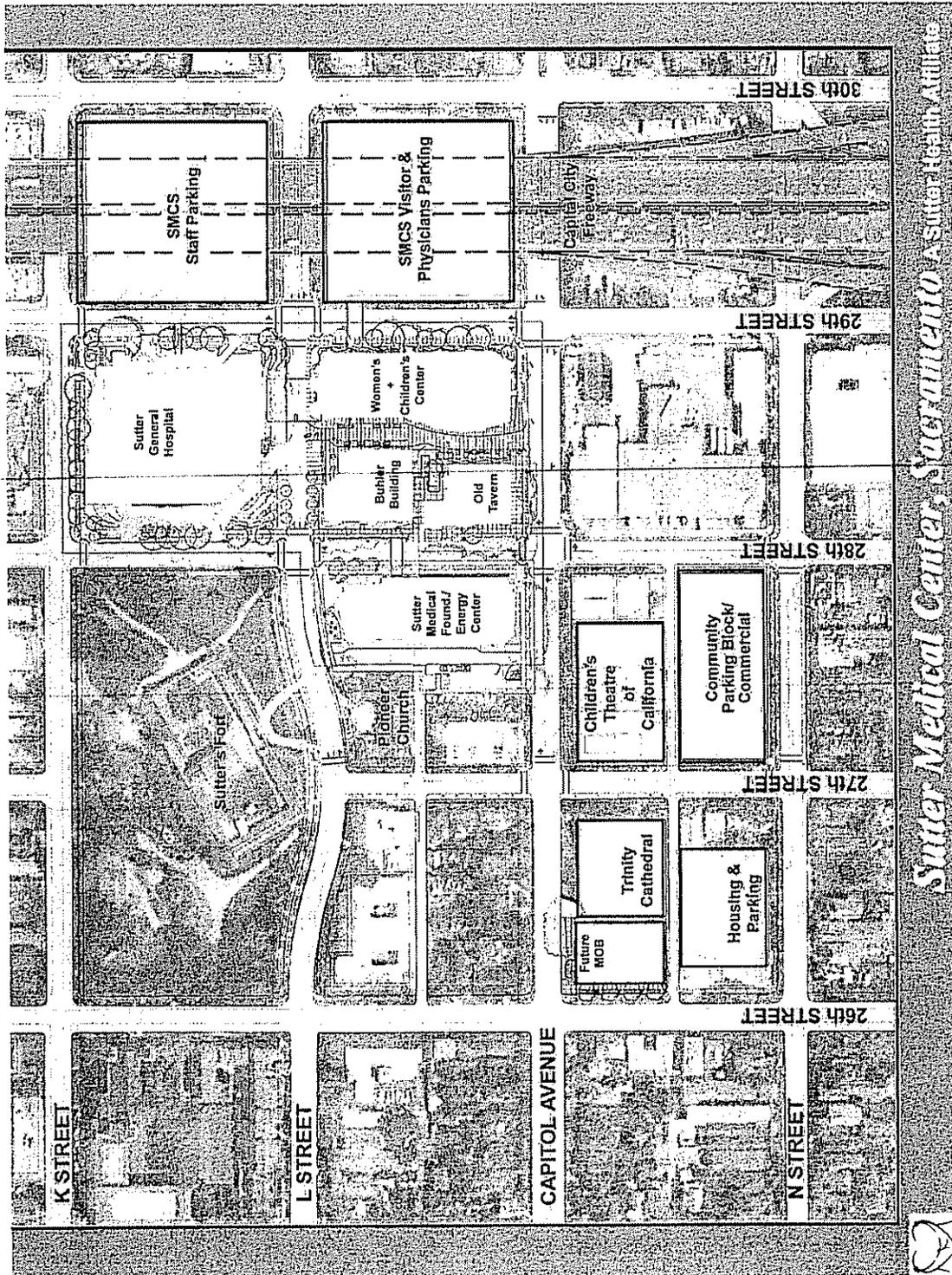
*ADA sidewalks thru out, neon street lighting, changing street to ~~complete~~ ^{built} completion date & parking structure
 housing units provided with universal design standards/principles, Air district/quality motivations
 enhanced, helicopter trips not to exceed 200 per year and 10 per day
 TSM reviewed by city engineer and planning director, nothing about this project stops
 the 2 way conversion project, watering more than twice as determined by staff for grading,
 accidental changes blanket's (investigate), parking for construction workers - prohibit parking
 on the street, and additional off site parking, screening for garages as determined by
 DRP13*

VOTE OF THE PLANNING COMMISSION:

COMMISSIONER	MOTION 1			MOTION 2			ABSTAIN
	Yes	No	M/S	Yes	No	M/S	
Vacant							
Banes	✓		<i>B</i>				
Boyd	✓		<i>S</i>				
Notestine	<i>Recused</i>						
Taylor-Carroll	✓						
Vallencia	<i>Recused</i>						
Wasserman	✓						
Woo	✓		<i>M</i>				
Yee	✓						

Act 05

**** List "Proponents" and Opponents" on reverse side of this page****



ORDINANCE NO.

Adopted by the Sacramento City Council

Date

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE , TITLE 17 OF THE CITY CODE, BY REMOVING 2.31± NET ACRES FROM THE OFFICE BUILDING SPECIAL PLANNING DISTRICT (OB SPD) ZONE AND PLACING IN THE GENERAL COMMERCIAL SPECIAL PLANNING DISTRICT (C-2 SPD) ZONE; REMOVING 0.29± NET ACRES FROM THE MULTI-FAMILY SPECIAL PLANNING DISTRICT (R-3A SPD) ZONE AND PLACING IN THE GENERAL COMMERCIAL SPECIAL PLANNING DISTRICT (C-2 SPD) ZONE, AND; REMOVING 0.73± NET ACRES FROM THE GENERAL COMMERCIAL SPECIAL PLANNING DISTRICT WITH CONDITIONS (C-2 SPD W/C) AND PLACING IN THE GENERAL COMMERCIAL SPECIAL PLANNING DISTRICT (C-2 SPD) ZONE FOR THE PROPERTY LOCATED AT: 2722 L ST; 2730 L ST; 1315 27TH ST.; 1317 27TH ST.; 2600 CAPITOL AVE.; 2700 CAPITOL AVE.; 2706 CAPITOL AVE.; 2715 CAPITOL AVE.; 2720 N ST.; 2701 N ST.; APN'S: 007-0171-002, 003, 017; 007-0172-001, 002, 003, 013, 014, 016, 017, 018, 019; 007-0166-016 (P03-099)

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

SECTION 1

The property generally described, known and referred to as APN: 007-0171-002, 003, 017; 007-0172-001, 002, 003; 007-0166-016, (2722 L St., 2730 L St, 1315 27th St; 2600 Capitol Ave., 2715 Capitol Ave., 2700 Capitol Ave., 2706 Capitol Ave.) which is shown on attached Exhibit A, consists of 2.31± net acres and is currently in the Office Building Special Planning District (OB SPD) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said territory is hereby removed from the OB(SP) zone and placed in the General Commercial Special Planning District (C-2 SPD) zone.

SECTION 2

The property generally described, known and referred to as APN: 007-0172-016, 018 (2701 N St. and 1317 27th St.) which is shown on attached Exhibit A, consists of 0.29± net acres and is currently in the Multi-Family Special Planning District (R3A SPD) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said territory is hereby removed from the R3A (SPD) zone and placed in the General Commercial Special Planning District (C-2 SPD) zone.

SECTION 3

The property generally described, known and referred to as APN: 007-0172-013, 014, 017, 019 (2720 N St.) which is shown on attached Exhibit A, consists of 0.73± net acres and is currently in the General Commercial Special Planning District/with conditions (C-2 SPD w/c) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said territory is hereby removed from the C-2 (SPD)w/c zone and placed in the General Commercial Special Planning District (C-2 SPD) zone.

SECTION 4

Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance will be considered to be in compliance with the requirements for the zoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as those procedures have been affected by recent court decisions.

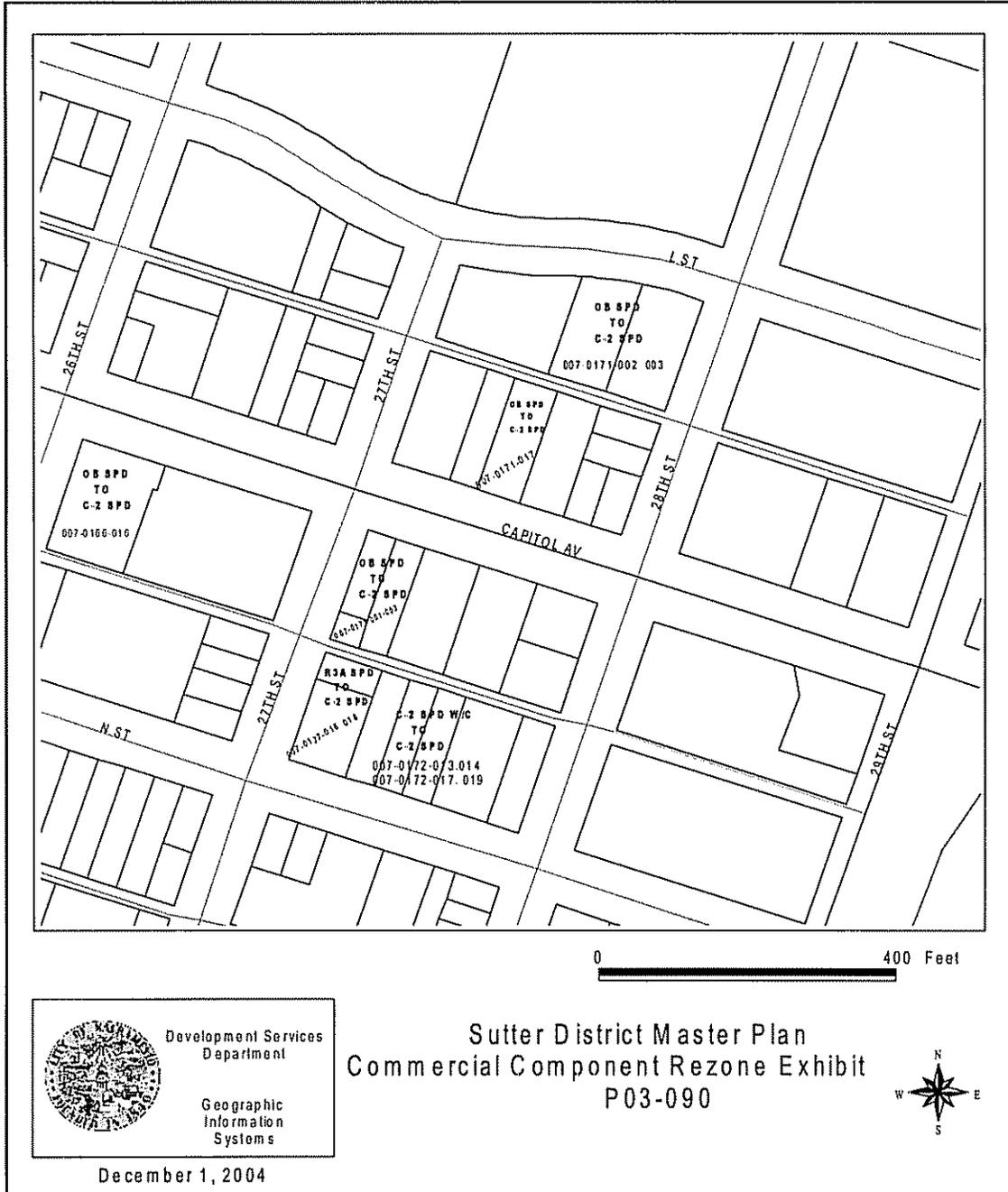
SECTION 5

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

Table of Contents:

Exhibit A: Sutter District Rezoning Exhibit

Exhibit A
Commercial Component Rezone Exhibit



ORDINANCE NO.

Adopted by the Sacramento City Council

Date

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE , TITLE 17 OF THE CITY CODE, BY REMOVING 0.73± NET ACRES FROM THE MULTI-FAMILY SPECIAL PLANNING DISTRICT (R-3A SPD) AND PLACING IN THE MULTI-FAMILY SPEICAL PLANNING DISTRICT (R-4 SPD) ZONE, FOR THE PROPERTY LOCATED AT 2613 N ST 007-0166-017 (P03-099)

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

SECTION 1

The property generally described, known and referred to as APN: 007-0166-017 (2613 N St.) which is shown on attached Exhibit A, consists of 0.73± net acres and is currently in the Multi-Family Special Planning District (R3A SPD) zone established by the Comprehensive Zoning Ordinance (Title 17 of the City Code). Said territory is hereby removed from the R3A (SPD) zone and placed in the Multi-Family Special Planning District (R-4 SPD) zone.

SECTION 2

Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance will be considered to be in compliance with the requirements for the zoning of property described in the Comprehensive Zoning Ordinance, Title 17 of the City Code, as amended, as those 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 maps, which are part of said Ordinance to conform to the provisions of this Ordinance.

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Exhibit A: Sutter District Rezoning Exhibit

Exhibit A
Residential Component Rezone Exhibit

