

AMENDED

RESOLUTION NO. 2006-226

Adopted by the Sacramento City Council

March 28, 2006

ESTABLISHING A PUD SCHEMATIC PLAN AMENDMENT TO DESIGNATE RESIDENTIAL AND RETAIL USES IN THE METROPOLITAN CENTER PUD, LOCATED SOUTHEAST OF WEST EL CAMINO AVENUE AND GATEWAY OAKS DRIVE (APN: 225-1010-013, -014, -015, -017) (P05-124)

BACKGROUND

The City Council conducted a public hearing on March 28, 2006, to consider the PUD Schematic Plan Amendment to designate residential and retail uses in the Metropolitan Center PUD. Based on documentary and oral evidence submitted at said public hearing, the City Council hereby finds:

- A. The proposed PUD Schematic Plan Amendment conforms to policies of the General Plan and South Natomas Community Plan to provide adequate housing sites and opportunities for all households and to promote economic vitality and diversification of the local economy; and
- B. The PUD Schematic Plan Amendment will not be injurious to the public welfare, nor to other properties in the vicinity of the development and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD ensures that development be well-designed, and that the uses will not create a negative impact on adjacent uses.

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

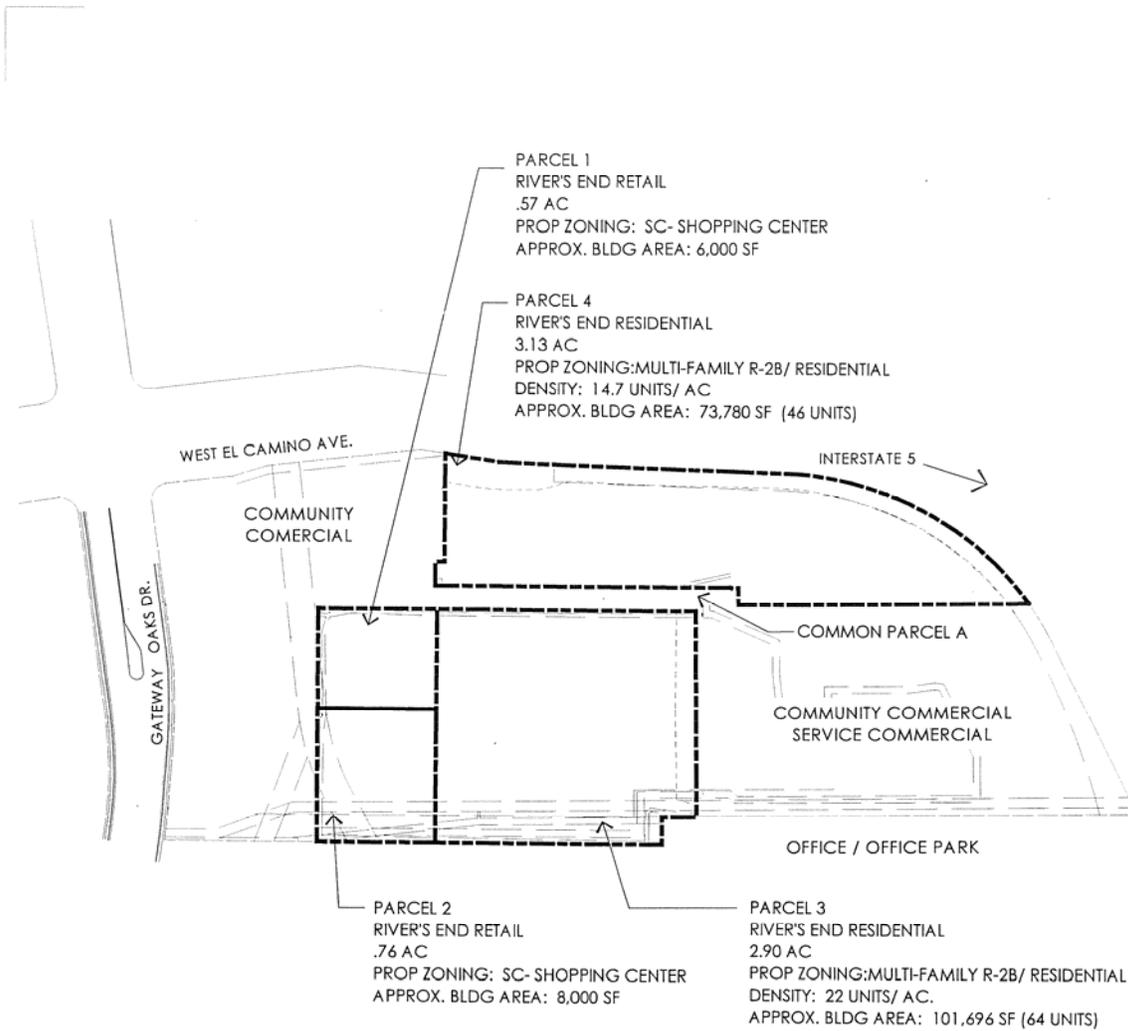
- Section 1. The City Council of the City of Sacramento, in accordance with the City Code, Chapter 17, resolves that the PUD Schematic Plan Amendment (as shown on the attached Exhibit A) is hereby approved subject to the following conditions:
 - A. The applicant shall include language within the Sales and Purchase Agreement limiting initial home sales to persons intending to occupy said premises for a period of not less than 18 months.

- B. Provide, at its cost, flood insurance for two (2) years, from the time of sale of individual units to homebuyers, for all residential units on the project site, provided that the total cost not exceed one thousand dollars (\$1,000) per unit.

Table of Contents:

Exhibit A: PUD Schematic Plan Amendment – 1 page

Exhibit A: PUD Schematic Plan Amendment



PARTIAL PUD SCHEMATIC PLAN AMENDMENT
 METROPOLITAN CENTER PUD

RIVER'S END
 SACRAMENTO, CALIFORNIA

REVISED
P05-124
 Rec'd 1/9/06

SCHEME B
 12.23.05

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