



REPORT TO COUNCIL

City of Sacramento

12

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

CONSENT
May 9, 2006

Honorable Mayor and
Members of the City Council

Subject: ParkeBridge (P04-212)

Location/Council District:

Southeast of Truxel Road and Interstate 80. APN: 225-0160-084, -088, -054, 225-0170-062. Council District 1.

Recommendation:

1) Review an Ordinance amending and correcting Ordinance 2006-019, and reaffirming approval of the Development Agreement between the City of Sacramento and ParkeBridge, LLC; 2) Pass for publication the Ordinance titles as required by Sacramento City Charter 32c; and 3) Continue to May 16, 2006 for adoption.

Contact: David Hung, Associate Planner, 808-5530; Gregory Bitter, Senior Planner, 808-7816

Presenters: Not applicable.

Department: Development Services Department

Division: Planning

Organization No: 4875

Summary:

On March 14, 2006 the City Council heard and approved the ParkeBridge project. During the hearing two conditions were added to the proposed Development Agreement between the City and ParkeBridge, LLC, related to flood insurance and Neighborhood Traffic Management Plan funding. Because these two conditions were added during the hearing, the Council was not able to adopt the Ordinance approving the Development Agreement. On March 21, 2006 the Council approved the revised Development Agreement, but the Agenda and the Ordinance erroneously described the Development Agreement as being between the City of Sacramento and Griffin Industries. An Ordinance to correct this error is now before the Council for approval.

Committee/Commission Action:

On February 9, 2006, the Planning Commission unanimously approved (eight ayes and zero noes) the ParkeBridge project and forwarded a recommendation of approval to the City Council for the Development Agreement, General Plan Amendment, Community Plan Amendment, Rezone and PUD Establishment, including Guidelines and Schematic Plan. At the same meeting, the Planning Commission approved the Environmental Impact Report, Mitigation Monitoring Plan, Tentative Map, Subdivision Modifications and Special Permits for the project. On March 14, 2006, the City Council approved the General Plan Amendment, Community Plan Amendment, Rezone and PUD Establishment, including Guidelines and Schematic Plan for the ParkeBridge proposal and made an intent motion to approve the Development Agreement with amendments. On March 21, the City Council approved the Development Agreement.

Background Information:

On March 14, 2006 the City Council approved the necessary entitlements to allow the development of 113.3± acres into 389 single-family units, 142 condominium units, two park lots, four neighborhood pocket park lots, two open space lots, four landscape corridor lots, two landscape parkway lots, and one open space pedestrian connection.

During the March 14, 2006 hearing, two conditions were added to the proposed Development Agreement, related to flood insurance and Neighborhood Traffic Management Plan funding. Because these two conditions were added during the hearing the Council was not able to adopt the Ordinance approving the Development Agreement. On March 21, 2006 the Council approved the revised Development Agreement, but the Agenda and the Ordinance erroneously described the Development Agreement as being between the City of Sacramento and Griffin Industries, instead of ParkeBridge, LLC. An Ordinance to correct this error is now before the Council for approval.

Financial Considerations:

This project has no fiscal considerations.

Environmental Considerations:

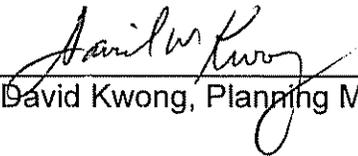
On March 14, 2006 the City Council certified the Environmental Impact Report for the ParkeBridge project.

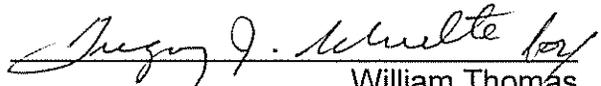
Policy Considerations:

At the March 14, 2006 City Council hearing, the Council found the ParkeBridge project to be consistent with the City's General Plan, the South Natomas Community Plan, the City's adopted Smart Growth Principles and the City of Sacramento Strategic Plan.

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 Thomas
Director of Development Services

Recommendation Approved:

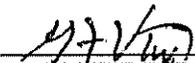
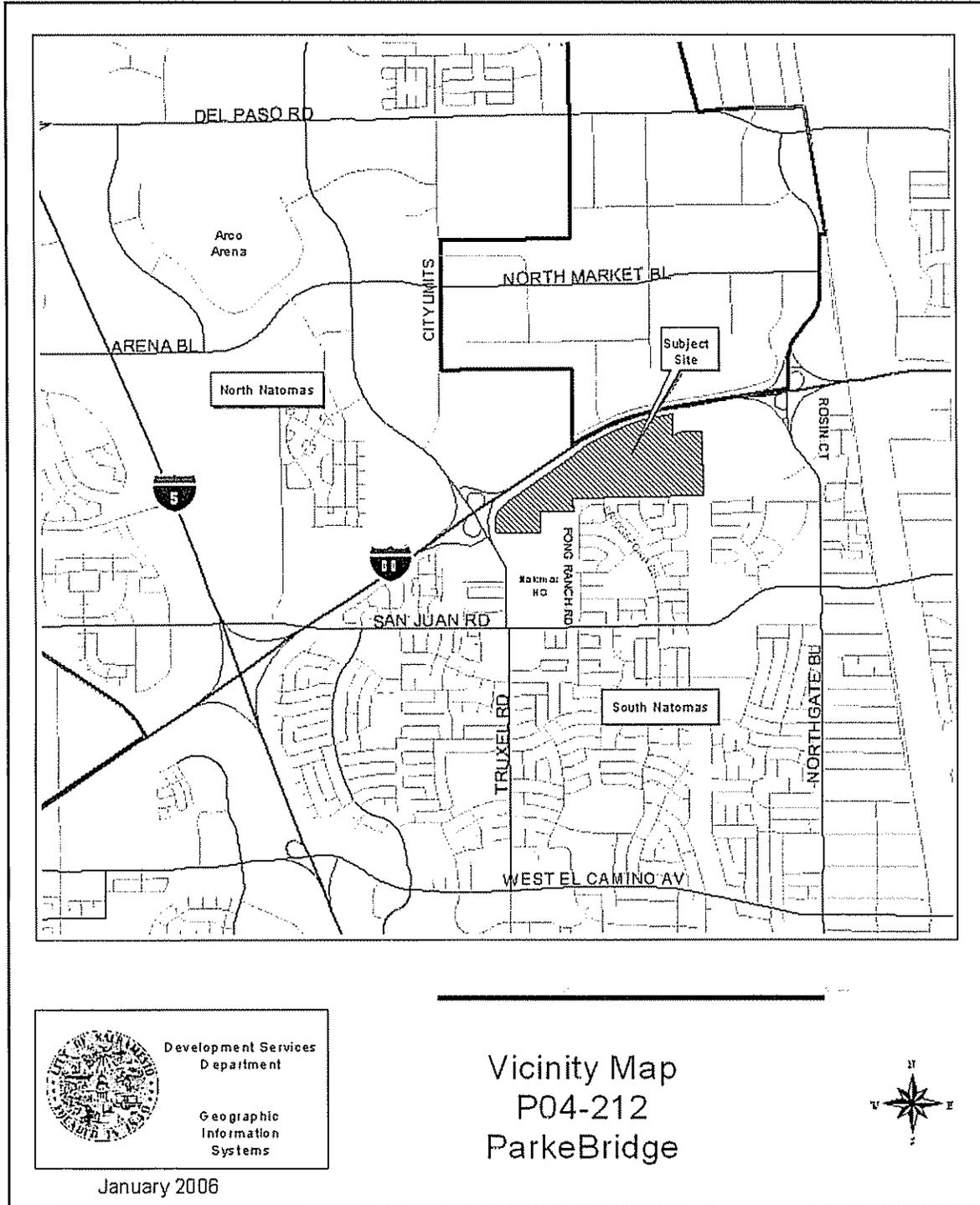

RAY KERRIDGE
City Manager

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Attachment A - Vicinity Map



ORDINANCE NO. 2006-XXXX

Adopted by the Sacramento City Council

May 16, 2006

**RELATING TO AMENDING AND CORRECTING OF CITY
ORDINANCE NO. 2006-019 APPROVING A DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF SACRAMENTO AND PARKEBRIDGE LLC,
TO CORRECT ERRONEOUS REFERENCES TO GRIFFIN INDUSTRIES
(APN: 225-0160-084, 088, 054, 225-0170-062)**

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

SECTION 1.

RECITALS

- A. On March 21, 2006, the Council approved Ordinance No. 2006-019, in which Section 3 therein purported to approve a Development Agreement between the City of Sacramento and ParkeBridge, LLC, which was attached thereto.
- B. Both the Council Agenda for March 21, 2006 and Ordinance No. 2006-019 described the attached Development Agreement as being between the City of Sacramento and Griffin Industries. The property identified is properly owned by ParkeBridge, LLC.

SECTION 2.

The City Council finds:

1. Griffin Industries is the applicant for the ParkeBridge development project, and is the parent corporation of ParkeBridge, LLC.
2. In approving Ordinance No. 2006-019, it was the Council's intent to approve the Development Agreement between the City of Sacramento and ParkeBridge, LLC which was attached thereto, notwithstanding that the Council Agenda for March 21, 2006 and Ordinance No. 2006-019 described the subject Development Agreement as being between the City of Sacramento and Griffin Industries.

SECTION 3.

The following amendments and corrections are made to City Ordinance No. 2006-019:

- a. The Title is amended to read as follows:

RELATING TO THE APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND PARKEBRIDGE, LLC FOR PROPERTY LOCATED SOUTHEAST OF TRUXEL ROAD AND INTERSTATE 80 (APN: 225-0160-084, 088, 054, 225-0170-062) (PO4 212)

- b. Section 1 of Ordinance No. 2006-019 is amended to read as follows:

This Ordinance incorporates, and by this reference makes part hereof, that certain Development Agreement, by and between the City of Sacramento and ParkeBridge, LLC, a copy of which is attached hereto.

- c. Section 3 of Ordinance No. 2006-019 is amended to read as follows:

The Development Agreement attached hereto is hereby approved, and the Mayor is authorized to execute after the effective date of this Ordinance said Development Agreement on behalf of the City of Sacramento. This approval and authorization is based upon the Environmental Impact Report 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.

Except as so amended the provisions of Ordinance No. 2006-019 shall remain unchanged.

SECTION 4.

The City Council hereby reaffirms its approval of the Development Agreement between the City of Sacramento and ParkeBridge, LLC as previously approved by Ordinance No. 2006-019 as amended herein above, and the Mayor is authorized to execute said Development Agreement on behalf of the City of Sacramento after the effective date of this Ordinance.

Adopted by the City of Sacramento City Council on May 16, 2006 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

MAYOR

Attest:

City Clerk

Passed for Publication:

Published:

Effective: