Item No. 8
Supplemental Material
For
City of Sacramento
Planning and Design Commission
Agenda Packet

For the Meeting of: April 23, 2020

[ ] Additional Material
[X] Revised Material

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Project Name: Natomas Crossing Area 3 PUD Amendment (P19-068)

Subject: Correcting the erroneous use of “schematic plan” in the staff report, revision to Attachment 3 (CEQA Exemption), revision to Attachment 4 (Resolution No. P19-068), and a revision to Attachment 8 (Amendments to Text and Conceptual Plan).

Attachments
1: Revisions to Description/Analysis and Background section of the staff report to correct references from “schematic plan” to “conceptual plan” or “site plan” as appropriate.
2: Revisions to Attachment 3 (CEQA Exemption) to remove references to edits not made in the project scope.
3: Revisions to Attachment 4 (Resolution P19-068) to include the correct hearing date, to include reference to revisions made to Page 1, and correct the incorrect use of the phrase “schematic plan” with “site plan.”
4: Revision to Attachment 8 to include the correct attachment number. Erroneously labeled Attachment 3 in the published staff report.
PUD was originally established to provide a general layout of roadways of future
development and do not correspond to any guidelines or requirements. As development
occurred, the circulation system was evaluated as part of the development process. As
such, staff does not feel that an update to these exhibits is necessary.

Reference to missing tables: The associated language on page 7 has been removed from
the PUD. The tables were part of the original approval of the Natomas Crossing PUD in
1997 (Resolution 97-370) but were not included in the revisions approved in 2009 (P04-
264; Resolution 2009-534). The proposed Natomas Crossing PUD amendments include
the removal of obsolete language referencing the tables in order to avoid future confusion.

Staff mailed hearing notices to all property owners within 300 feet of Natomas Crossing
PUD Development Area 3 and posted the site prior to the public hearing. At the time of
writing this report, staff has not received any comments on the project in response to the
hearing notice.

Policy Considerations: The General Plan designation for the subject site is Regional
Commercial Center. No change in the type or intensity of the land use for this site is
proposed, only the removal of a specific schematic site plan for a shopping center and
other administrative edits are proposed.

Staff finds that the project is consistent with the following General Plan goals and policies:

Goal LU 5.1 Centers. Promote the development throughout the city of distinct, well-
designed mixed-use centers that are efficiently served by transit, provide higher-density,
urban housing opportunities and serve as centers of civic, cultural, and economic life for
Sacramento’s neighborhoods and the region.

Policy LU 5.1.1 Diverse Centers. The City shall encourage development of local,
citywide, and regional mixed-use centers that address different community needs
and market sectors and complement and are well integrated with the surrounding
neighborhoods.

Because of the diminished demand for retail and the economic viability of such
developments, the applicant is proposing to remove the detailed guidelines in Appendix
B that reflect the previously approved Natomas Crossing Shopping Center which is no
longer a viable project. The removal of this appendix allows the Natomas Crossing
Planned Unit Development to retain the ability to establish uses allowed in the Shopping
Center (SC) zone and meet the goals of the Regional Commercial Center land use
designation without the rigidity of the approved schematic site plan in Appendix B. While
the removal of Appendix B would eliminate detailed guidelines for the area-such as
signage and paint colors, other development guidelines such as setbacks and height-for
the PUD area are addressed in other sections of the Natomas Crossing PUD Guidelines.

North Natomas Community Plan

This project is consistent with goals, policies, and vision in the North Natomas Community
Plan relating to commercial uses. The North Natomas Community Plan attempts to
ensure sufficient commercial space to provide goods and services for all residents,
workers, and visitors to the area without burdening the community with too much commercial space. The deletion of the shopping center guidelines removes the restrictiveness of the approved schematic site plan for a project that is no longer considered a viable venture, but does not change the uses allowed in Quadrant C. Future plans for Quadrant C must be consistent with the overall Natomas Crossing PUD development guidelines and will be reviewed for consistency at the time project level entitlements are submitted. Additionally, the proposed administrative edits do not change the substance of the Natomas Crossing PUD guidelines and serve to produce a coherent document.

**Environmental Consideration:** On August 11, 2009, the City Council certified an Environmental Impact Report (EIR) and adopted Findings of Fact and a Mitigation Monitoring Plan for the Natomas Crossing Project (P04-264) (Original Project) (Resolution 2009-531). The Current Project (Natomas Crossing Quad C PUD Amendment (P19-068)) includes the removal of an Appendix detailing a proposed shopping center in Quadrant C of Area #3 as well as other administrative changes.

The Current Project is consistent with the overall project reviewed in the EIR, and the analysis of impacts and mitigation in the EIR is adequate for the Current Project. None of the circumstances identified in CEQA Guidelines Section 15612 requiring the preparation of a subsequent EIR are present. The findings prepared confirm that the previously certified EIR, the previously adopted findings of fact, and all oral and documentary evidence received during the hearing on the Current Project have been reviewed and comply with the requirements of the California Environmental Quality Act (CEQA).

The EIR can be found at:

https://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports

**200-Year Flood Protection:** State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA’s Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA *Urban Level of Flood Protection Plan and Adequate Progress Baseline Report* and the SAFCA *Adequate Progress Toward an Urban Level of Flood Protection Engineer’s Report*, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2019 *Adequate Progress*
Annual Report accepted by the City Council on October 22, 2019 (Resolution No. 2019-0398).

Rationale for Recommendation: This project proposes no change in the type or intensity of the land use for this development area with only the removal of a specific schematic site plan for a shopping center and other administrative edits proposed.

Staff recommends the Planning and Design Commission approve the requested entitlements because it will encourage development of vacant land with economically viable uses consistent with the Shopping Center (SC) zone.
Background Information

The Natomas Crossing Planned Unit Development (Natomas Crossing PUD) consists of three development areas as shown in Figure 1 above. Area 3 has four quadrants, and the proposed project primarily impacts Quadrant C (Quad C). The applicant is proposing to amend the Natomas Crossing Planned Unit Development (PUD) Guidelines to remove guidelines and development standards in Appendix B related to the Natomas Crossing Shopping Center in Quadrant C, incorporate sign guidelines from Appendix B into Appendix A, make other edits to clarify the PUD text, and revise the conceptual plan for Quadrant C.

The Natomas Crossing Shopping Center was approved in 2009 (P04-264) and included a 45-acre shopping center. The market for such retail centers has weakened significantly since the project approval and the applicant is requesting to remove all references to the retail center to allow for future development that is consistent with the site’s zoning and the Natomas Crossing PUD without the rigidity of the previously approved retail center. This requires an amendment to the PUD guidelines to remove Appendix B which consists of specific building designs, site layout, and a signage plan that is specific to the approved Natomas Crossing Shopping Center.

The proposed administrative edits include the removal of all references to the Natomas Crossing Shopping Center as well as other edits to clean up the document. These changes are minor and range from the removal of tables related to land use and density that were excluded in the 2009 approval as well as a revision to an exhibit showing conceptual plans in Quadrants C and D of Development Area 3 with a more general schematic conceptual plan for the area. Further information on these changes will be expanded upon in subsequent sections of this report.

Entitlement History

Resolution 97-370 approved the designation of a Planned Unit Development for the “Natomas Crossing PUD” and approved the PUD Guidelines.

On August 11, 2009, the City Council approved the following: P04-264 approved an EIR, General Plan Amendment, Rezone, PUD Guidelines and Schematic Plan Amendment, and a Tentative Map for the Natomas Crossing PUD. Resolution 2009-534 amended the Natomas Crossing PUD Guidelines and Schematic Plan and included the development guidelines in Appendix B that are proposed to be removed under this project.

Entitlement Review

PUD Guidelines Amendment

The North Natomas Community Plan requires all development in the plan area to be designated as a Planned Unit Development (PUD), to establish PUD Guidelines, and a schematic plan. The Natomas Crossing Planned Unit Development guidelines are
The deletion of the shopping center site plan removes the rigidity of the uses allowed on each parcel in Quad C and allows flexibility for future development in this Quadrant to better address market conditions as the envisioned shopping center is not viable in current market conditions. No changes are proposed to the allowed uses in Quadrant C.

All future development would be subject to the development standards and regulation in the Natomas Crossing PUD as well as Title 17 (Planning and Development Code) of the Sacramento City Code. All new development requires Site Plan and Design Review at a minimum with other entitlement reviews, such as Conditional Use Permits or Schematic Plan Amendments, as required by the Planning and Development Code. With Appendix B removed, development of the individual parcels of Quadrant C can begin with viable community serving developments without the rigidity of the current schematic site plan, tenant signage programs, and with consideration to current economic conditions and the current makeup of the surrounding communities which did not exist when the original plan was developed.

Deletion of Appendix A to Appendix B (Signage Criteria)

Included in Appendix B are signage guidelines for the Natomas Crossing Shopping Center (Appendix B-A). These signage guidelines provide general signage criteria for commercial uses typical in the Shopping Center (SC) zone and will be incorporated into the signage section of the PUD Guidelines so that all signage criteria are in one section of the Natomas Crossing PUD.

Administrative Changes

In addition to the removal of guidelines related to the Natomas Crossing Shopping Center (Appendices B and B-A) discussed above, this project also proposes to make administrative edits to the text and figures of the Natomas Crossing PUD as shown and analyzed below.

PUD Amendment - Table of Contents (Page iv)

Changes to the Table of Contents (page iv) include the removal of references to Appendix B (see below). This is not a substantive change to the PUD.

Appendix

A: Natomas Crossing Area 3 Signage Guidelines
B: Natomas Crossing Area 3 Quadrant C PUD Guidelines
BG: Greenhouse Gas Emissions Measures
Attachment 3
Findings of Fact
Natomas Crossing Area #3 PUD Guidelines Amendment (P19-068)
Quadrant C of Natomas Crossing PUD, APN: 225-2300-012-0000, -013

FINDINGS OF FACT

A. Prior Environmental Impact Report and Mitigation Monitoring Program for the Project (CEQA Guidelines sections 15162, 15163, and 15164). On August 11, 2009, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq. (“CEQA”), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council certified an Environmental Impact Report (EIR) and adopted Findings of Fact (Resolution No.2009-531) and approved the Natomas Crossing project (P04-264) (Original Project).

The Natomas Crossing Quad C PUD Amendment (P19-068) proposes amendments to the PUD guidelines and other administrative changes.

1. The Planning and Design Commission finds as follows:

   a. On August 11, 2009, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq. (“CEQA”), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council certified an Environmental Impact Report (EIR) and adopted Findings of Fact and a Mitigation Monitoring Plan (Resolution No.2009-531) and approved the Natomas Crossing project (P04-264) (Original Project).

   b. The Natomas Crossing Quad C PUD Amendment (P19-068) (Current Project) proposed amendments involve deleting the section of the PUD guidelines for the previously approved retail center (Appendix B), and including a 4-story height allowance for hotels, office, entertainment, and high-density residential uses in Quad C other administrative edits.

   c. Staff determined that there are no proposed changes to the Original Project that require the preparation of a subsequent EIR based upon the Current Project’s proposed changes being minor adjustments and the reduction in the number of units resulting in less intensity of development than what was previously evaluated.

2. The Planning and Design Commission has reviewed and considered the information contained in the previously certified EIR for the Original Project, and all oral and documentary evidence received during the hearing on the Current Project. The Planning and Design Commission has determined that the previously certified EIR, CEQA findings of fact and statement of overriding considerations constitute an adequate, accurate, objective, and complete
RESOLUTION NO. P19-068
Adopted by the Sacramento Planning and Design Commission

March 26-April 23, 2020

AMENDING THE NATOMAS CROSSING PLANNED UNIT DEVELOPMENT (PUD) GUIDELINES TO REMOVE APPENDIX B AND MAKE OTHER ADMINISTRATIVE EDITS (P19-068)

BACKGROUND
On March 26-April 23, 2020, the Planning and Design Commission considered the Planned Unit Development (PUD) Guidelines Amendment to remove development and signage guidelines for the Natomas Crossing Shopping Center (Appendix B) within Quadrant C of Development Area 3 and make other minor administrative edits of the Natomas Crossing PUD.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE PLANNING AND DESIGN COMMISSION RESOLVES AS FOLLOWS:

Section 1. The Planning and Design Commission approves the text and schematic site plan amendments to the Natomas Crossing Planned Unit Development guidelines, attached as Exhibit A, based on the following findings of fact:

1. The amendments are consistent with the 2035 General Plan Regional Commercial Center designation because the amendment supports development envisioned in these designations. Also, the proposed amendments are consistent with the development standards of the PUD and the underlying Shopping Center (SC) zoning designation. The amendments are also consistent with the goals, polices, and other provisions of the general plan in that they support development of vacant property in the Natomas Crossing Planned Unit Development area.

2. The amendment promotes the public health, safety, convenience, and welfare of the city by supporting this commercial center to become a regional destination by developing vacant land with economically viable uses and contribute to the economic vitality and wellbeing of those living in, working in, and visiting the area.

3. The underlying zoning classification of the subject parcel, the Shopping Center (SC) zone, is consistent with the amendment in that the uses of the SC zone are allowed and are not limited by the amendments.

Section 2. Natomas Crossing PUD Guidelines Appendix (page iv), Section I – Purpose and Intent (page 1), Section II.A – Review and Approvals, Procedures for Approval (page 5), Section III.B.I – Community Development Guidelines, Community Design Standards, Land Use and
Attachment 3-8 – Amendments to Text and Conceptual Plan:

Deletions are indicated in red and with a strikethrough (deletion) and additions in red and underlined (addition)

Changes to Page iv:

Appendix

A: Natomas Crossing Area 3 Signage Guidelines
B: Natomas Crossing Area 3 Quadrant C PUD Guidelines
BC: Greenhouse Gas Emissions Measures

Changes to Page 1:

<table>
<thead>
<tr>
<th>Appendix</th>
<th>Title</th>
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<tbody>
<tr>
<td>A</td>
<td>Natomas Crossing Area 3 Signage Guidelines</td>
<td>August 18, 2004</td>
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<tr>
<td>B</td>
<td>Natomas Crossing Area 3 Quadrant C PUD Guidelines</td>
<td>June 2009</td>
</tr>
</tbody>
</table>

Changes to Page 5:

SECTION II — REVIEW AND APPROVALS

A. Procedures for Approval

The Area 3 schematic plan has been prepared using a concept of a range of possible building sizes that could fit on each parcel. No schematic plan amendment will be required as long as the proposed building falls within the range approved for the particular parcel. While buildings are generally to be oriented to the street, parcels fronting on East Commerce Way shall have a maximum of one double loaded row of parking between the building and the street. Where special circumstances warrant, additional parking between the building and the street may be permitted. For further details on the development of Area 3, refer to Appendix A thru CB.