

# RESOLUTION NO. 87-071

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO  
ON DATE OF

September 8, 1987

AMENDMENTS TO RESOLUTION 87-040 RELATING TO  
REQUIREMENTS FOR OWNER PARTICIPATION AGREEMENTS AND  
DISPOSITION FOR OFFICE AND COMMERCIAL PROJECTS  
EXCEEDING 75,000 SQUARE FEET

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY  
OF SACRAMENTO:

Resolution No. 87-040 shall be amended as follows:

Section 1. Whenever the Agency is a party to an Owner Participation Agreement (OPA) or a Disposition and Development Agreement (DDA), as appropriate, for a private commercial and/or office project of more than 75,000 square feet within the Merged Downtown Sacramento Redevelopment Project but outside the C-3 Central Business District Zone, the terms to such an agreement with the Agency shall require the property owner or the redeveloper to do the following:

- A. Submit the proposed project to the City of Sacramento Planning Commission for an environmental determination and project review.
- B. Before the issuance of a building permit for the project, pay to the Agency an amount which equals 1.25% of the valuation of the building or buildings in the project as determined by the City of Sacramento Building Inspection Division. Such payment shall be used by the Agency in the Central Business District (C-3 zone) for:
  - 1. Acquisition costs of land.
  - 2. Loans and grants to redevelopers pursuant to agreements for redevelopment projects.
  - 3. Costs relating to the construction of public improvements.

## RESOLUTION 87-071

SEP 08 1987

- C. To the extent determined appropriate by the Agency, comply with the following conditions and any other conditions that may be required:
  - 1. Pay pro-rata share of the costs of traffic mitigation measures including the extension of the light rail system.
  - 2. Pay pro-rata share for the extension and related costs for the improvement of a transit service program.
  - 3. Provide open space amenities and pedestrian linkages, as defined in the adopted Merged Downtown Sacramento Redevelopment Plan.
  - 4. Provide child care facilities as part of the project.
  - 5. Restrict commercial uses to limited service retail, as defined in Exhibit "A" attached hereto.
  - 6. Provide residential units as part of the project if the project is within a designated mixed-use area of the Merged Downtown Sacramento Redevelopment Project and consistent with the underlying zone.
  - 7. Comply with the urban design and building massing provisions as specified in the adopted City of Sacramento Central Business District - Special Planning District Architectural Design Guidelines.
  - 8. Comply with specific mitigation measures identified in the environmental determination which are in addition to the above requirements of this resolution.

Section 2. Projects submitted to the City of Sacramento Planning Commission before February 18, 1987 shall comply only with the requirements of A, B, C(1), C(2) and C(4) of Section 1 of this resolution.

Section 3. Rehabilitation projects within the scope of this resolution shall comply only with the requirements of A, C(1), C(2) and C(4) of Section 1 of this resolution.

**RESOLUTION 87-071**

SEP 08 1987

Section 4. The provisions of this resolution with the exception of C(7) and C(8) of Section 1 shall terminate three years from the date of this resolution or when the amount of additional office space within the Central Business District exceeds two million square feet, whichever first occurs.

Section 5. A cumulative Environmental Impact Report will be prepared for all proposed developments in the area bounded by 3rd, 10th and Q and S Streets. In addition, a plan for housing programs will be prepared for the same subject area.

Section 6. Any property owner or redeveloper who has entered into an OPA or DDA described in Section 1 of this Resolution shall receive a credit to be applied against the payment required by B of Section 1 of this Resolution for projects constructed by the property owner or redeveloper after June 16, 1987 within the Incentive Zone/Catalyst Sites as depicted on the attached map, Exhibit "B". The credit shall be equal to 1.25% of the cost of constructing said project as determined by the City of Sacramento Building Inspection Division before the issuance of the building permit for the project. The credit shall be valid for a period of three years from the date of the issuance of said building permit and granted only after 50% completion of the building within the Incentive Zone/Catalyst Sites as determined by the City of Sacramento Building Inspection Division.

*Gene Rieder*  
CHAIR

*William H. Flyer*  
SECRETARY

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**RESOLUTION 87-071**

**SEP 08 1987**