



APPROVED
BY THE CITY COUNCIL

AUG 24 1999

OFFICE OF THE
CITY CLERK

19
1.7

NEIGHBORHOODS, PLANNING AND
DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

A699-145

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2904

CONTINUED
FROM 8-17-99
TO 8-24-99

PLANNING
SERVICES
916-264-5381
FAX 916-264-5328

August 5, 1999

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Establish Development Agreement for Natomas Gateway Corporate Center (P99-003)

LOCATION: Northwest corner of North Market (Arena Blvd.) And Gateway Park Blvd.
(APN: 225-0160-064)

COUNCIL DISTRICT: District 1

RECOMMENDATION: The Planning Commission and Planning staff recommend that the City Council:

- A. Ratify the Negative Declaration;
- B. Adopt the attached resolution approving the Natomas Gateway Corporate Center PUD Development Agreement

CONTACT PERSONS: Scot Mende, Senior Planner, 264-5894
Doug Holmen, Associate Planner, 264-8267

FOR COUNCIL MEETING OF: August 17, 1999

SUMMARY: The entire project consists of subdividing 19.5± vacant acres into five parcels and constructing five warehouse/ mixed use buildings totaling 346,790± square feet in the Employment Center- 30 (EC-30) zone. This step includes establishing the Natomas Gateway Corporate Center Development Agreement.



building better neighborhoods block by block
www.sacto.org/npdspd/

CONTINUED

FROM _____

TO _____

COMMITTEE/ COMMISSION ACTION

On June 24, 1999, the Planning Commission voted eight ayes and zero noes to approve the Tentative Map, and the Special Permit to allow construction of five warehouse/ mixed use buildings and recommended approval of the Natomas Gateway Corporate Center PUD Guidelines and Schematic Plan and Development Agreement, and forward them to the Council.

BACKGROUND INFORMATION

This proposal seeks to establish the Natomas Gateway Corporate Center Development Agreement. The Commission approved the Tentative Map and Special Permit to construct five warehouse/ mixed use buildings totaling 346,790 square feet and recommended approval of the Guidelines and Schematic Plan. The City Council approved the Natomas Gateway Corporate Center PUD Guidelines and Schematic Plan on August 10, 1999. Attached for the Council's review and approval is the Natomas Gateway Corporate Center Development Agreement.

FINANCIAL CONSIDERATIONS

The property owner(s) shall participate in the 1994 North Natomas Financing Plan, as adopted and as may be amended periodically.

ENVIRONMENTAL CONSIDERATIONS

A Negative Declaration with mitigation measures was prepared for the Natomas Gateway Corporate Center PUD Guidelines and Schematic Plan/ Special Permit project.

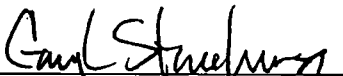
POLICY CONSIDERATIONS

The standard Development Agreement format, approved by the City Council on August 9, 1994, (Resolution No. 94-494), has been used by the applicant and the exhibits have been provided for the specific project.

ESBD Considerations: None

No procurement of goods or services is proposed for this project.


Respectfully submitted,



GARY L. STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:
ROBERT P. THOMAS
City Manager

APPROVED:



JACK CRIST
Deputy City Manager

AMENDED

ORDINANCE NO. 99-045

ADOPTED BY THE SACRAMENTO CITY COUNCIL

AUG 24 1999

ON DATE OF _____

**AN ORDINANCE RELATING TO THE APPROVAL OF A DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF SACRAMENTO AND COMMERCIAL INVESTMENTS, INC. FOR
PROPERTIES LOCATED IN NORTH NATOMAS, LOCATED AT THE NORTHWEST CORNER
OF GATEWAY PARK BLVD. AND ARENA BLVD.;
SACRAMENTO, CA
(P99-003)
(APNs): 225-0160-064**

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

SECTION 1.

This ordinance incorporates, and by this reference makes part hereof, that certain Development Agreement by and between the City of Sacramento and Commercial Investments, Inc., a copy of which is attached hereto.

SECTION 2.

The Development Agreement attached hereto is hereby approved, and the Mayor is authorized to execute said Development Agreement after execution by Development Lender, Tokai Bank and on behalf of the City of Sacramento, after the effective date of this Ordinance. This approval and authorization is based upon the Negative Declaration and Mitigation Monitoring Plan which are the subjects of separate resolutions adopted by the City Council prior to or concurrent with the adoption of this Ordinance.

PASSED FOR PUBLICATION: **AUG 10 1999**

PASSED: **AUG 24 1999**

EFFECTIVE: **SEP 23 1999**

JOE SERNA, JR.

MAYOR

ATTEST:

VALERIE BURROWES

CITY CLERK
P99-003

FOR CITY CLERK USE ONLY

ORDINANCE NO.: **99-045**
DATE ADOPTED: **AUG 24 1999**

AMENDED

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE RELATING TO THE APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND COMMERCIAL INVESTMENTS, INC. FOR PROPERTIES LOCATED IN NORTH NATOMAS, LOCATED AT THE NORTHWEST CORNER OF GATEWAY PARK BLVD. AND ARENA BLVD.;
SACRAMENTO, CA
(P99-003)
(APNs): 225-0160-064

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

SECTION 1.

This ordinance incorporates, and by this reference makes part hereof, that certain Development Agreement by and between the City of Sacramento and Commercial Investments, Inc., a copy of which is attached hereto.

SECTION 2.

The Development Agreement attached hereto is hereby approved, and the Mayor is authorized to execute said Development Agreement after execution by Development Lender, Tokai Bank and on behalf of the City of Sacramento, after the effective date of this Ordinance. This approval and authorization is based upon the Negative Declaration and Mitigation Monitoring Plan which are the subjects of separate resolutions adopted by the City Council prior to or concurrent with the adoption of this Ordinance.

PASSED FOR PUBLICATION: .

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK
P99-003

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

amended

ORDINANCE NO. 99-045

**APPROVED
BY THE CITY COUNCIL**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

AUG 24 1999

**OFFICE OF THE
CITY CLERK**

ON DATE OF _____

**AN ORDINANCE RELATING TO THE APPROVAL OF A DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF SACRAMENTO AND COMMERCIAL INVESTMENTS, INC. FOR
PROPERTIES LOCATED IN NORTH NATOMAS, LOCATED AT THE NORTHWEST CORNER OF
GATEWAY PARK BLVD. AND ARENA BLVD.; SACRAMENTO, CA
(P99-003)
(APNs): 225-0160-064**

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

SECTION 1.

This ordinance incorporates, and by this reference makes part hereof, that certain Development Agreement by and between the City of Sacramento and Commercial Investments, Inc., a copy of which is attached hereto.

SECTION 2.

The Development Agreement attached hereto is hereby approved, and the City Manager is authorized to execute the said Development Agreement with a revision to the section on school fees on behalf of the City of Sacramento after the effective date of this Ordinance. This approval and authorization is based upon the Negative Declaration and Mitigation Monitoring Plan which are the subjects of separate resolutions adopted by the City Council prior to or concurrent with the adoption of this Ordinance.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P99-003

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

A COPY OF THE DEVELOPMENT AGREEMENT IS AVAILABLE FOR REVIEW AT:

CITY OF SACRAMENTO
PLANNING DIVISION
1231 I STREET, SUITE 300
SACRAMENTO, CA 95814
(916) 264-5381

8 AM - 5 PM MONDAY THROUGH FRIDAY

PASSED FOR
PUBLICATION
& CONTINUED
TO 8/17/99



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NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2904

PLANNING DIVISION
916-264-5381
FAX 916-264-5328

August 4, 1999

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: AN ORDINANCE RELATING TO THE APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND PANATTONI DEVELOPMENT CO. FOR PROPERTIES LOCATED IN NORTH NATOMAS, SPECIFICALLY AT THE NORTHWEST CORNER OF NORTH MARKET (ARENA BLVD.) AND GATEWAY PARK BLVD. SACRAMENTO, CA (P99-003) (APNs): 225-0160-064

LOCATION AND DISTRICT: Northwest Corner of North Market (Arena Blvd.) and Gateway Park Blvd.
District 1

RECOMMENDATION:

It is recommended that the item be passed for publication of title and continued to August 17, 1999.

CONTACT PERSON: Doug Holmen, Associate Planner, 264-8267

FOR COUNCIL MEETING OF: August 10, 1999

SUMMARY:

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.



Natomas Gateway Corporate Center - P99-003
August 4, 1999

BACKGROUND INFORMATION:

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.


Respectfully submitted,



GARY L. STONEHOUSE
PLANNING DIRECTOR

FOR CITY COUNCIL INFORMATION:
ROBERT P. THOMAS
CITY MANAGER

APPROVED:



JACK CRIST, DEPUTY CITY MANAGER
NEIGHBORHOODS, PLANNING &
DEVELOPMENT SERVICES DEPARTMENT

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE RELATING TO THE APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND PANATTONI DEVELOPMENT CO. FOR PROPERTIES LOCATED IN NORTH NATOMAS, SPECIFICALLY AT THE NORTHWEST CORNER OF NORTH MARKET (ARENA BLVD.) AND GATEWAY PARK BLVD. SACRAMENTO, CA (P99-003) (APNs): 225-0160-064

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

SECTION 1.

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

SECTION 2.

The Development Agreement attached hereto is hereby approved, and the Mayor is authorized to execute said Development Agreement on behalf of the City of Sacramento after the effective date of this Ordinance. This approval and authorization is based upon the Negative Declarations and Mitigation Monitoring Plans which are the subjects of separate resolutions adopted by the City Council prior to or concurrent with the adoption of this Ordinance.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P99-003

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____ 3

A COPY OF THE DEVELOPMENT AGREEMENT IS AVAILABLE FOR REVIEW AT:

CITY OF SACRAMENTO
PLANNING DIVISION
1231 I STREET, SUITE 300
SACRAMENTO, CA 95814
(916) 264-5381

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