



CITY OF SACRAMENTO

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CITY CLERKS OFFICE
CITY OF SACRAMENTO

NOV 14 10 46 AM '85

35-46

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

APPROVED
BY THE CITY COUNCIL

NOV 19 1985

OFFICE OF THE
CITY CLERK

Items No. 38, 40

November 14, 1985

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: South Natomas Community Plan (M-719)

SUMMARY

On November 6, 1985, the City Council discussed several land use changes to the Draft Community Plan. A list of the proposed amendments and a community plan map and tables of the acreage, square footage and dwelling unit statistics reflecting the proposed changes are attached for the Council's information.

BACKGROUND INFORMATION

Attachment A describes the proposed land use changes.

NOTE: The total acreage of the Capitol 80 site is approximately sixty acres. The Council Intent Motion of July 1985 proposed designating 23+ acres for highway commercial and 37+ acres for low density residential. The November 6, 1985 amendment proposed redesignating 25 through 37 acres from low to medium density residential. After reviewing possible land use configurations, staff recommends that if the Council considers land use amendments on the project site the entire 37 acres be redesignated to medium density residential. That recommendation is reflected in Attachments A, B and C.

Attachment B is the community plan land use map reflecting the Council's July 1985 intent motion and the November 6, 1985 proposed amendments.

Attachment C consists of three tables depicting the acreage, square footage and dwelling unit statistics portrayed by Attachment B.

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CITY COUNCIL

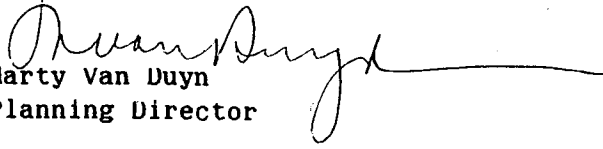
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NOVEMBER 14, 1985

RECOMMENDATION

It is recommended that the City Council review the information presented.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:DP:lr
Attachments
M-719

November 19, 1985
District No. 1

ATTACHMENT A

PROPOSED LAND USE CHANGES

SOUTH NATOMAS COMMUNITY PLAN

| | INTENT MOTION <u>JULY 1985</u> | PROPOSED CHANGE <u>NOVEMBER 1985</u> |
|-----------------------------|---|---|
| 1. Diepenbrock | Low Density Residential (30+ ac.; 210 dus.) | Medium Density Residential (30+ ac.; 420 dus.) |
| 2. Willowcreek | Low Density Residential (10+ ac.; 70 dus.) | Medium Density Residential 10+ ac.; 140 dus.) |
| 3. Willowcreek | Low Density Residential (12+ ac.; 84 dus.) | Medium Density Residential (12+ ac.; 168 dus.) |
| 4. Souza-Schaefer | Low Density Residential (20+ ac.; 140 dus.) | Medium Density Residential (20+ ac.; 280 dus.) |
| 5. Metropolitan Center* | Low Density Residential (25+ ac.; 175 dus.) | Medium Density Residential (25+ ac.; 350 dus.) |
| 6. Metropolitan Center | Office (15+ ac.; 165,000 sf.) | Shopping Center (15+ ac.; 111,000 sf.) |
| 7. Metropolitan Center | Low Density Residential (15+ ac.; 105 dus.) | Office (15+ ac.; 165,000 sf.) |
| 8. Natomas Corporate Center | Office (+29,700 sf.; T= 823,013 sf.) Park (2.7 ac.) | Office (+60,000 sf.; T= 853,313 sf.) Park (2.7 ac.) (Dedicated) |
| 9. Sutter West | Low Density Residential (97+ ac.; 679 dus.) Park (5 ac.) | Medium Density Residential (97+ ac.; 1,358 dus.) Park (5 ac.) |
| 10. Capitol 80 | Low Density Residential (37+ ac.; 259 dus.) | Medium Density Residential (37+ ac.; 518 dus.) |
| 11. Cook Company North-gate | Business Park (7+ ac.; 77,000 sf.) NOTE: Application Withdrawn | Highway Commercial (7+ ac.) |







* NOTE: If changes proposed in items 6 and 7 are adopted, acreage of item 5 would drop to 10+ acres.



DP:lr

SNCP REVISION - City Council Intent to Approve
 With Land Use Changes Proposed
 11/06/85

SOUTH NATOMAS COMMUNITY PLAN REVISION:

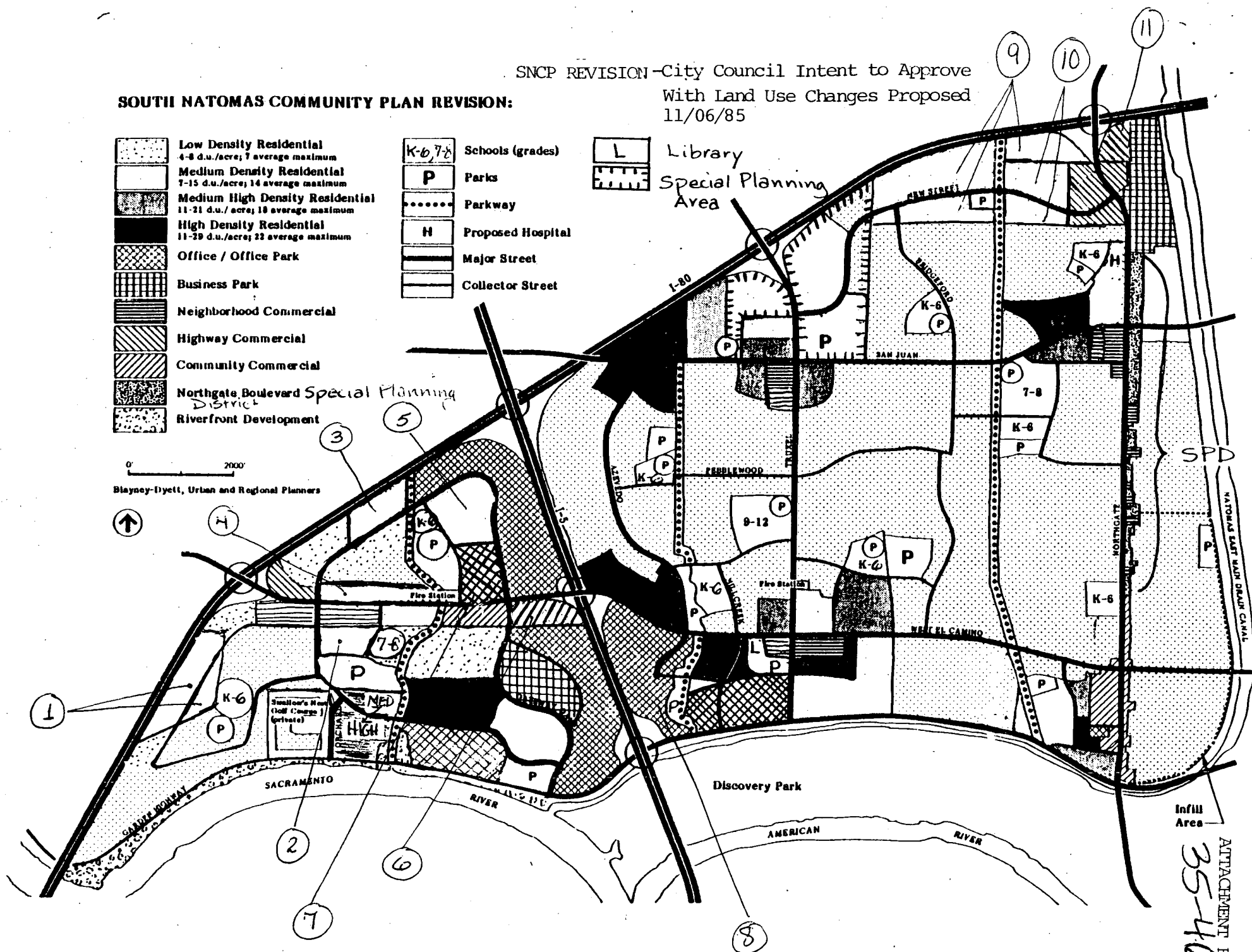
-  Low Density Residential
4-8 d.u./acre; 7 average maximum
-  Medium Density Residential
7-15 d.u./acre; 14 average maximum
-  Medium High Density Residential
11-21 d.u./acre; 18 average maximum
-  High Density Residential
11-29 d.u./acre; 22 average maximum
-  Office / Office Park
-  Business Park
-  Neighborhood Commercial
-  Highway Commercial
-  Community Commercial
-  Northgate Boulevard Special Planning District
-  Riverfront Development

-  Schools (grades)
-  Parks
-  Parkway
-  Proposed Hospital
-  Major Street
-  Collector Street

-  Library
-  Special Planning Area

0' 2000'

Blayney-Dyett, Urban and Regional Planners



Infill Area
 ATTACHMENT B
 35-46
 11/07/85

NOT TO SCALE

11/07/85

0125185

ATTACHMENT C

SOUTH NATOMAS LAND USE
CITY COUNCIL INTENT TO APPROVE
(WITH LAND USE CHANGES PROPOSED 11/6/85)

CITY COUNCIL

Residential*

| | |
|-----------------------------|--------|
| Low Density (Units) | 13,853 |
| Medium Density (Units) | 7,434 |
| Medium High Density (Units) | 2,898 |
| High Density (Units) | 3,564 |
| TOTAL UNITS | 27,749 |

Office/Office Park 4,270
(000's of square feet)

Neighborhood Commercial 667
(000's of square feet)

Highway Commercial 630
(000's of square feet)

Community Commercial 516
(000's of square feet)

Business Park 1,188
(000's of square feet)

Mixed Use 27(acres)
(000's of square feet)

* Unit projections based on acreage x maximum units allowed/acre.

SOUTH NATOMAS LAND USE
CITY COUNCIL INTENT TO APPROVE
(WITH LAND USE CHANGES PROPOSED 11/6/85)

| | <u>ACRES</u> |
|--|--------------|
| <u>Residential</u> | |
| Low Density | 1,979 |
| Medium Density | 531 |
| Medium High Density | 161 |
| High Density | 162 |
| TOTAL RESIDENTIAL | 2,833 |
| <u>Office Park</u> | 290 |
| <u>Business Park</u> | 77 |
| <u>Neighborhood Commercial</u> | 54 |
| <u>Community Commercial</u> | 53 |
| <u>Highway Commercial</u> | 42 |
| <u>Mixed Use</u> | 27 |
| <u>Public</u> | 138 |
| <u>Parks</u> | 291 |
| <u>Hospital</u> | 17 |
| (100 beds + 58,000 sq. ft. medical office) | |

**SOUTH NATOMAS POPULATION AT BUILD-OUT
CITY COUNCIL INTENT TO APPROVE
(WITH LAND USE CHANGES PROPOSED 11/6/85)**

| <u>DENSITY/UNIT TYPE</u> | <u>NUMBER OF UNITS</u> | <u>% OF UNITS</u> | <u>ASSUMED HOUSEHOLD SIZE</u> | <u>POPULATION</u> |
|--------------------------|------------------------|-------------------|---------------------------------------|-------------------|
| Single Family | 13,853 | 50 | 2.9 | 40,174 |
| Medium Density | 7,434 | 27 | 2.5 | 18,585 |
| Medium High Density | 2,898 | 10 | 1.6 | 4,637 |
| High Density | 3,564 | 13 | 1.6 | 5,702 |
| TOTAL | 27,749 | 100 | | 69,098 |

DP:lr

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P83-393

HOLLIMAN, HACKARD & TAYLOR
A PROFESSIONAL CORPORATION
ATTORNEYS

1545 RIVER PARK DRIVE, SUITE 550
SACRAMENTO, CALIFORNIA 95815
(916) 929-5545

WILLIAM G. HOLLIMAN, JR.
MICHAEL A. HACKARD
JOHN M. TAYLOR
ROBERT B. PYE
GEORGE E. PHILLIPS

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
Nov 5 1 36 PM '85

November 5, 1985

Ms. Lorraine Magana
City Clerk
City of Sacramento
915 "I" Street, Room 203
Sacramento, California 95814

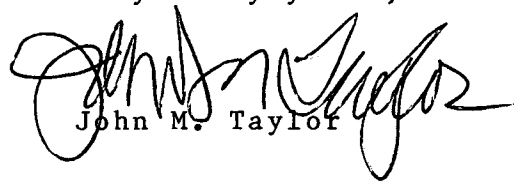
Dear Ms. Magana:

On behalf of The Cook Company, I would like to request that the Council allow The Cook Company Northgate application (P83-393) to be withdrawn. That application requested that the 7+ acre site involved be zoned MRD, with an allowed coverage of 135,000 square feet.

Our withdrawal request stems from a desire to retain the current land use designation for the site: namely, highway commercial. Accordingly, we would request that, as part of the current community update process, the site be given a general plan designation of commercial and office, a community plan designation of highway commercial and be zoned highway commercial. It is our view that our requested plan and zoning designations are a reasonable and appropriate land use, particularly given the proximity of the property to the Northgate/Interstate 80 Interchange.

We will be present at the November 6, 1985, Council meeting to respond to any questions which may arise concerning our request.

Very truly yours,


John M. Taylor

JMT/ean
cc: City Council Members

AFFIDAVIT OF MAILING

ON _____, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED ON THE FOLLOWING PROJECT:

Various requests for Cook Company Northgate located on the southeast corner of I-80 and Northgate Boulevard. (D1) (P-83393)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment from Commercial and Office to Industrial for 7± ac.
- C. 1978 South Natomas Community Plan Amendment from Highway Commercial to Heavy Commercial and Industrial.
- D. Designation and Adoption of a Schematic Plan for Cook Company Northgate.
- E. Rezone from Agricultural (A) to Light Industrial (M-1S PUD).

THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

- () OWNER OF PROPERTY:
- () APPLICANT:
- () APPELLANT (IF APPLICABLE):
- () MAILING LIST FOR P-NUMBER **83393**
- () SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 27th DAY OF **November**, 1985.

May Lou Silva
SIGNATURE OF PERSON MAILING NOTICE



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

CITY CLERK

LORRAINE MAGANA
CITY CLERK

TO ALL INTERESTED PARTIES:

November 26, 1985

On November 19, 1985, the following matter was scheduled to be heard before the City Council after having been previously continued.

Various requests for Cook Company Northgate located on the southeast corner of I-80 and Northgate Boulevard. (D1) (P-83393)

- A. Certification of the EIR.
- B. 1974 General Plan Amendment from Commercial and Office to Industrial for 7+ ac.
- C. 1978 South Natomas Community Plan Amendment from Highway Commercial to Heavy Commercial and Industrial.
- D. Designation and Adoption of a Schematic Plan for Cook Company Northgate.
- E. Rezone from Agricultural (A) to Light Industrial (M-1S PUD).

This hearing has been **WITHDRAWN**.

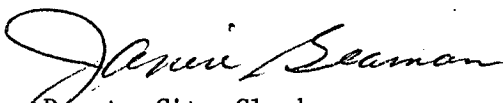
If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk at or prior to the public hearing.

Pursuant to Council Rules of Procedure 4.5(4), "No person who has twice obtained a continuance of a hearing shall be granted an additional continuance unless such person shall appear at the Council meeting at the time such hearing is scheduled, and satisfy the Council that a miscarriage of justice would result from the refusal of the Council to grant such a continuance." Continuances may be requested by the owner of the subject property, applicant, appellant, or a designee for same.

Any questions regarding this hearing should be referred to the City Planning Department, 1231 I Street, Sacramento, California, phone (916) 449-5604.

Sincerely,

City Clerk


Deputy City Clerk

JB/mls/35

cc: Mailing list