

AGENDA/SYNOPSIS

Concurrent Regular Meetings of the Sacramento City Council, Redevelopment Agency of the City of Sacramento, Housing Authority of the City of Sacramento and the Parking Authority of the City of Sacramento.

JUNE 24, 1985

Meeting Date: _____ : 6:30PM

Location: City Hall, 915 I Street, 2nd Floor, Council Chambers

SPECIAL MEETING

HEARINGS

1. Appeal of Planning Commission's Approval of various requests for the adoption of the Draft South Natomas Community Plan. (M-719)
 - A. Certification of the Final EIR.
 - B. Adoption of the Draft Community Plan.
 - C. Approval of the recommended rezones.
 - D. Amendment of the 1974 City General Plan.

RECOMMENDATION OF STAFF: A-D: CLOSE HEARING; INTENT TO DENY APPEAL
BASED ON F OF F AND DOCUMENTATION DUE
07-09-85

2. Various requests for Capitol Business Park located on the north and south sides of West El Camino Avenue, west of I-5. (D1) (P-83328)
 - A. Certification of the EIR.
 - B. 1974 General Plan Amendment from Residential to Commercial and Office for 96± ac. and to delete a park site.
 - C. 1978 South Natomas Community Plan Amendment from 70± ac. of Residential (900 du/max.), 15± ac. of Shopping Center-Commercial, and 11.5 ac. park site to 96± ac. of Business and Professional Offices and to add a vehicular overcrossing north of West El Camino Avenue.
 - D. PUD Amendment and Redesignation of Capitol Business Park.
 - E. Rezone from Garden Apartment (R-2B PUD) and Shopping Center (SC-PUD) to Office Building (OB-PUD) (96± ac.)
 - F. Amendment of City Agreement No. 82054.

RECOMMENDATION OF STAFF: A-F: CLOSE HEARING; INTENT TO APPROVE
PROJECT BASED ON DOCUMENTATION DUE
07-09-85

3. Various requests for Natomas Corporate Center located east of I-5, north of the Garden Highway, south of West El Camino Avenue, and west of the Bannon Slough. (D1) (P-83333)
 - A. Certification of the EIR.
 - B. 1978 South Natomas Community Plan Amendment to add a 2.7 acre park
 - C. PUD Amendment of the Natomas Corporate Center Schematic Plan.
 - D. Amendment of City Agreement No. 83034.

ITEM CONTINUED TO NEXT PAGE

MEETING DATE: 06-24-85

PAGE NO.: 1 of 5

VOTING RECORD LEGEND:

VOTING RECORD REFLECTS FINAL
VOTE OF COUNCIL.

MOV:	MOVED	ABST:	ABSTAIN
SEC:	SECOND	ABS:	ABSENT
M	- MAYOR RUDIN	D5	- SERNA
D1	- SHORE	D6	- SMALLMAN
D2	- JOHNSON	D7	- KASTANIS
D3	- POPE	D8	- ROBIE
D4	- CHINN		

HEARINGS (CONTINUED)

3. ITEM CONTINUED FROM PREVIOUS PAGE

RECOMMENDATION OF STAFF: A-D: CLOSE HEARING; INTENT TO APPROVE PROJECT BASED ON DOCUMENTATION DUE 07-09-85

4. Various requests for Sammis Technology Center located on the south side of I-80, approximately 2,500 feet west of Northgate Boulevard. (P-83390) (D1)
- A. Certification of the EIR
 - B. 1974 General Plan Amendment from Residential to Industrial for 97± ac.
 - C. 1978 South Natomas Community Plan Amendment from 97± ac. of Residential 4 through 21 units/ac. (7 units min. av. and 12 units min. av.) to Heavy Commercial-Industrial.
 - D. Designation and Adoption of a Schematic Plan for Sammis Technology Center.
 - E. Rezone 97± ac. from Townhouse (R-1A) to Manufacturing, Research, and Development-Planned Unit Development (MRD-PUD).

RECOMMENDATION OF STAFF: A-E: CLOSE HEARING; INTENT TO APPROVE PROJECT BASED ON DOCUMENTATION DUE 07-09-85

5. Planning Commission's Denial of various requests for Willow Creek located on the north and south sides of West El Camino Avenue, west of the Natomas Main Drainage Canal. (D1) (P-83391)
- A. Certification of the EIR.
 - B. 1974 General Plan Amendment from 56± Residential to 45± ac. of Industrial and 11± ac. of Commercial-Office.
 - C. 1978 South Natomas Community Plan Amendment from Residential 4 through 21 units/ac. (7 min. av.) to Heavy Commercial-Industrial (45 ac.) and Commercial-Shopping Center (11± ac.) as well as to delete a school site and 2 park sites (11± ac.).
 - D. Designation and Adoption of a Schematic Plan for Willow Creek.
 - E. Rezone 112 vacant acres from Agriculture (A) to Manufacturing, Research and Development (MRD-PUD) (45 ac.), Shopping Center (SC-PUD) (11± ac.), Townhouse (R-1A PUD) (22± ac.) and Garden Apartment (R-2B-PUD) (34 ac.).

RECOMMENDATION OF STAFF: A-E: CLOSE HEARING; INTENT TO DENY PROJECT BASED ON DOCUMENTATION DUE 07-09-85

HEARINGS (CONTINUED)

6. 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)

RECOMMENDATION OF STAFF: A-E CLOSE HEARING; INTENT TO APPROVE PROJECT BASED ON DOCUMENTATION DUE 07-09-85

7. Planning Commission's denial of various requests for Capitol 80 Properties located on the west side of Northgate Boulevard, south of I-80 (D1) (P-83394) (PFP 05-28-85 #6)
- A. Certification of the EIR.
 - B. 1974 General Plan Amendment from Residential to Industrial (37± ac.) and Commercial and Offices (7± ac.)
 - C. 1978 South Natomas Community Plan Amendment from Residential 4 through 21 units/ac. (12 units min. av.) to Heavy Commercial-Industrial and Highway Commercial.
 - D. Designation and Adoption of a Schematic Plan for Capitol 80 Properties.
 - E. Rezone 44± ac. from Agriculture (A) to 37± ac. of Manufacturing, Research, and Development-Planned Unit Development (MRD-PUD) and 7± ac. of Highway Commercial-Planned Unit Development (HC-PUD).

RECOMMENDATION OF STAFF: A-E: CLOSE HEARING; INTENT TO DENY PROJECT BASED ON DOCUMENTATION DUE 07-09-85

8. Planning Commission's denial of various requests for Mercy Natomas located on the west side of Gateway Oaks Drive, approximately 500 feet south of West El Camino Avenue. (D1) (P-83396) (PFP 05-28-85 #7)
- A. Certification of the EIR.
 - B. 1974 General Plan Amendment to designate a Hospital site.
 - C. 1978 South Natomas Community Plan Amendment to create an Institutional land use designation and to redesignate the subject site from Residential 11 through 21 units per net ac. (9.7 units minimum average) and Residential 11 through 29 units per net ac. (22 units minimum average) to Institutional.
 - D. PUD Schematic Plan Amendment and Redesignation of Mercy Natomas PUD.
 - E. Rezone 40± acres from Single Family (R-1 PUD) and Garden Apartment (R-2B PUD) to Hospital (H PUD).

HEARINGS (CONTINUED)

8. ITEM CONTINUED FROM PREVIOUS PAGE

RECOMMENDATION OF STAFF: A-E: CLOSE HEARING; INTENT TO DENY PROJECT
BASED ON DOCUMENTATION DUE 07-09-85

9. Various requests for Park El Camino located on the northwest corner of West El Camino Avenue and Orchard Lane. (D1) (P-83397)
- A. Certification of the EIR.
 - B. 1974 General Plan Amendment from Residential to Commercial and Office for 20 ac.
 - C. 1978 South Natomas Community Plan Amendment from Residential 4 through 21 units/ac. (7 units minimum average) to Business and Professional Office and Highway Commercial for 20 ac.
 - D. Designation and Adoption of a Schematic Plan for Park El Camino.
 - E. Rezone 20± vacant ac. from Agriculture (A) to Office Building (OB PUD (11± ac.) and Highway Commercial (HC-PUD) (9± ac.).

RECOMMENDATION OF STAFF: A-E: CLOSE HEARING; INTENT TO APPROVE
PROJECT BASED ON DOCUMENTATION DUE
07-09-85

10. Planning Commission's denial of various requests for Fong Ranch located on the north side of San Juan Road, south of I-80, the extension of Topam Court to the west, and the extension of Pony Express Drive to the east. (D1) (P-83398) (PFP 05-28-85 #9)
- A. Certification of the EIR.
 - B. 1974 General Plan Amendment from Residential (82± ac.) to Industrial and to Commercial and Office.
 - C. 1978 South Natomas Community Plan Amendment from Residential 4-21 units/ac. (min. av. 7) and Residential 11-21 units/ac. to Heavy Commercial and Industrial (38± ac.) to Business and Professional Offices (19± ac.), to Commercial-Shopping Center (25± ac.), to Residential 11-29 units/ac. (24± ac.) and to delete a 3± acre park site.
 - D. Designation and Adoption of a Schematic Plan for Fong Ranch PUD.
 - E. Rezone 113± ac. from Agriculture (A) to 38± ac. Manufacturing, Research and Development (MRD-PUD), to 19± ac. of Office Building (OB-PUD), to 19± ac. of Shopping Center (SC-PUD), to 6± ac. of General Commercial (C-2 PUD), to 24± ac. of Light Density Multiple Family (R-3 PUD), and to 7± ac. of Duplex (R-2 PUD).

RECOMMENDATION OF STAFF: A-E: CLOSE HEARING; INTENT TO DENY PROJECT
BASED ON DOCUMENTATION DUE 07-09-85

MEETING DATE: 06-24-85

PAGE NO.: 4 of 5

HEARINGS (CONTINUED)

11. Appeal of Planning Commission's Denial of various requests for Riverview Oaks located on the north side of the Garden Highway, approximately 500 feet west of Gateway Oaks Drive. (D1) (P-83399) (PFP 05-28-85 #20-2)
- A. Certification of the EIR.
 - B. 1974 General Plan Amendment from Rdsidential to Commercial and Offices for 37± ac.
 - C. 1978 South Natomas Community Plan Amendment from Residential 4 through 21 units per ac. (9.7 minimum average) to Business and Professional Offices and to delete a parkway corridor and to relocate an off-street bikepath to an on-street bikepath.
 - D. PUD Amendment and Redesignation of Riverview Oaks PUD.
 - E. Rezone from Single Family (R-1 PUD) to Office Building (OB PUD).
 - F. Parcel Map to divide 37± ac. with existing oak trees into 4 parcels.

RECOMMENDATION OF STAFF: A-F: CLOSE HEARING; INTENT TO DENY PROJECT
BASED ON DOCUMENTATION DUE 07-09-85

12. Various requests for Community Hospital located on the west side of Northgate Boulevard, south of Turnstone Drive. (D1) (P-83401)
- A. Certification of the EIR.
 - B. 1974 General Plan Amendment to disignate a hospital site.
 - C. 1978 South Natomas Community Plan Amendment to create an Institutional land use designation and to redesignate the subject site from Residential 22 to 29 units per ac. to Institutional.
 - D. PUD Amendment and Redesignation of Community Hospital PUD.
 - E. Rezone 10± vacant ac. from Light Density Multiple Family (R-3 PUD) to Hospital (H PUD).

RECOMMENDATION OF STAFF: A-E: CLOSE HEARING; INTENT TO APPROVE
PROJECT BASED ON DOCUMENTATION DUE
07-09-85
