



# REPORT TO COUNCIL

## City of Sacramento

# 1

915 I Street, Sacramento, CA 95814-2671  
www.CityofSacramento.org

CONSENT  
May 23, 2006

Honorable Mayor and  
Members of the City Council

**Subject:** Administrative Matters: River's End Mixed Use (P05-124)

**Location/Council District:** Southeast of West El Camino Avenue and Gateway Oaks Drive. APN: 225-1010-013, -014, -015, -017. Council District 1

**Recommendation:**

Staff recommends that the City Council take the following actions: Adopt a Resolution incorporating language from the minute order into the Resolution to include two conditions, regarding occupancy and flood insurance, approved by Council on March 28, 2006; and repeal Resolution 2006-226.

**Contact:** David Hung, Associate Planner, 808-5530; Gregory Bitter, Senior Planner, 808-7816

**Presenters:** Not applicable.

**Department:** Development Services Department

**Division:** Planning

**Organization No:** 4875

**Summary:**

On March 28, 2006, after the public hearing for the River's End Mixed Use project, the Mayor and City Council approved the project with the addition of two conditions: 1) Sales shall be made only to persons who intend to occupy the premise for a minimum of 18 months, and 2) Flood insurance shall be provided to homebuyers at its cost for two years. However, the conditions were inadvertently excluded from one of the approved Resolutions for the proposed project. To ensure proper documentation of the conditions as part of a resolution, as opposed to a minute order, staff recommends repealing Resolution 2006-226 (an amendment to the PUD Schematic Plan for the Metropolitan Center Planned Unit Development), and the adoption of a new Resolution to amend the



PUD Schematic Plan for the Metropolitan Center Planned Unit Development that will include the two conditions.

**Committee/Commission Action:**

Not applicable.

**Background Information:**

On March 28, 2006 the Mayor and City Council approved various Resolutions (No. 2006-223, 2006-224, 2006-225 and 2006-226) and an Ordinance (No. 2006-025) to allow the development of 14,000± square feet of retail uses and 110 condominium units and a clubhouse in the Metropolitan Center PUD. The project was approved with the addition of two conditions: 1) Sales shall be made only to persons who intend to occupy the premise for a minimum of 18 months, and 2) Flood insurance shall be provided to homebuyers at its cost for two years; however, these conditions were not documented into a Resolution. Staff therefore recommends repealing Resolution 2006-226 (an amendment to the PUD Schematic Plan for the Metropolitan Center Planned Unit Development), and adopt a new Resolution to re-establish the PUD Schematic Plan Amendment and to incorporate the two conditions.

**Financial Considerations:**

Not applicable.

**Environmental Considerations:**

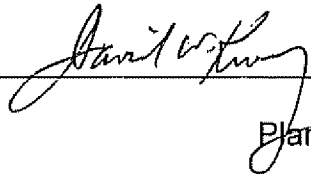
Not applicable.


**Policy Considerations:**

Not applicable.

**Emerging Small Business Development (ESBD):**

Not applicable.

Respectfully Submitted by:   
David Kwong  
Planning Manager

Approved by:   
William Thomas  
Director of Development Services

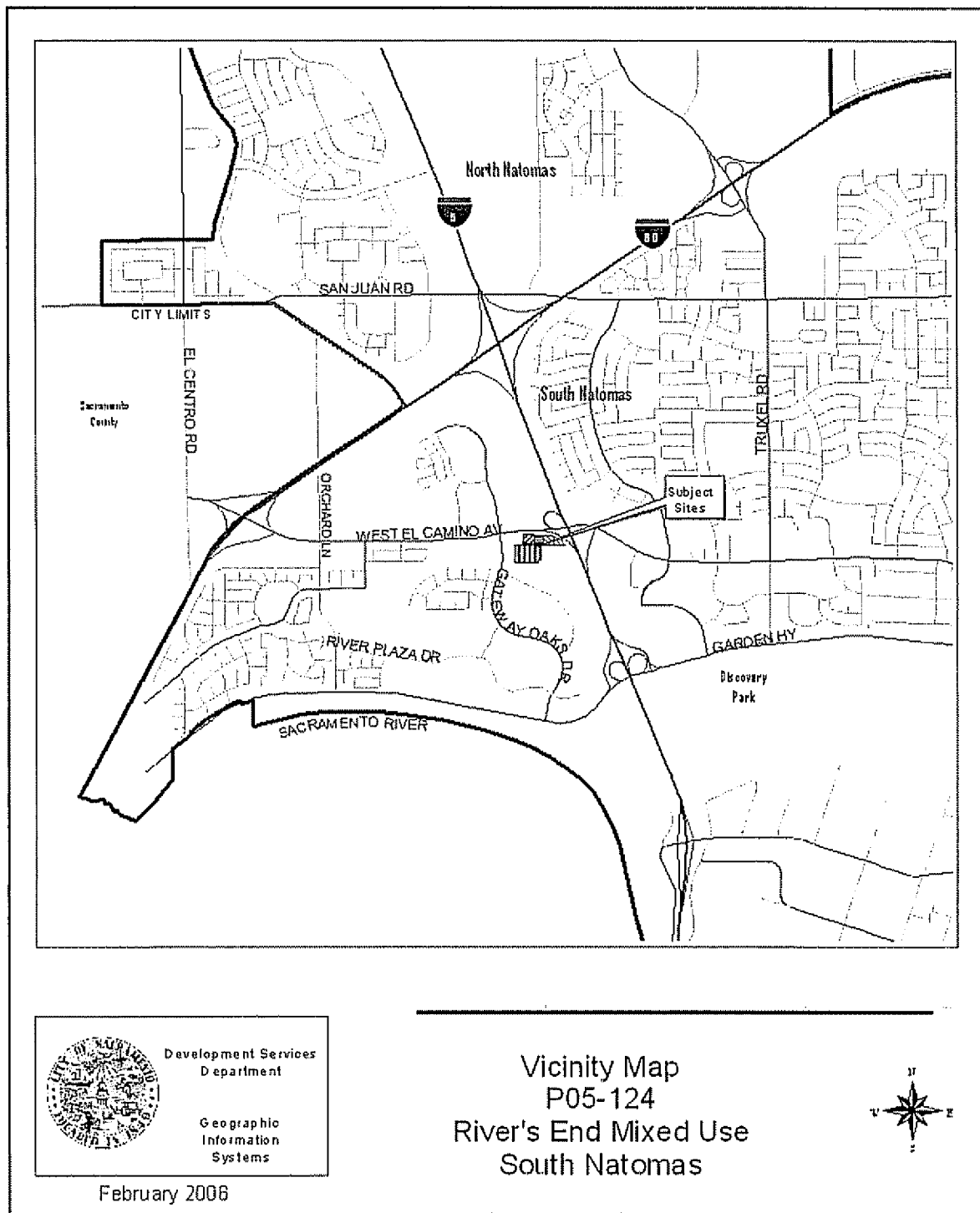
Recommendation Approved:

  
RAY KERRIDGE  
City Manager

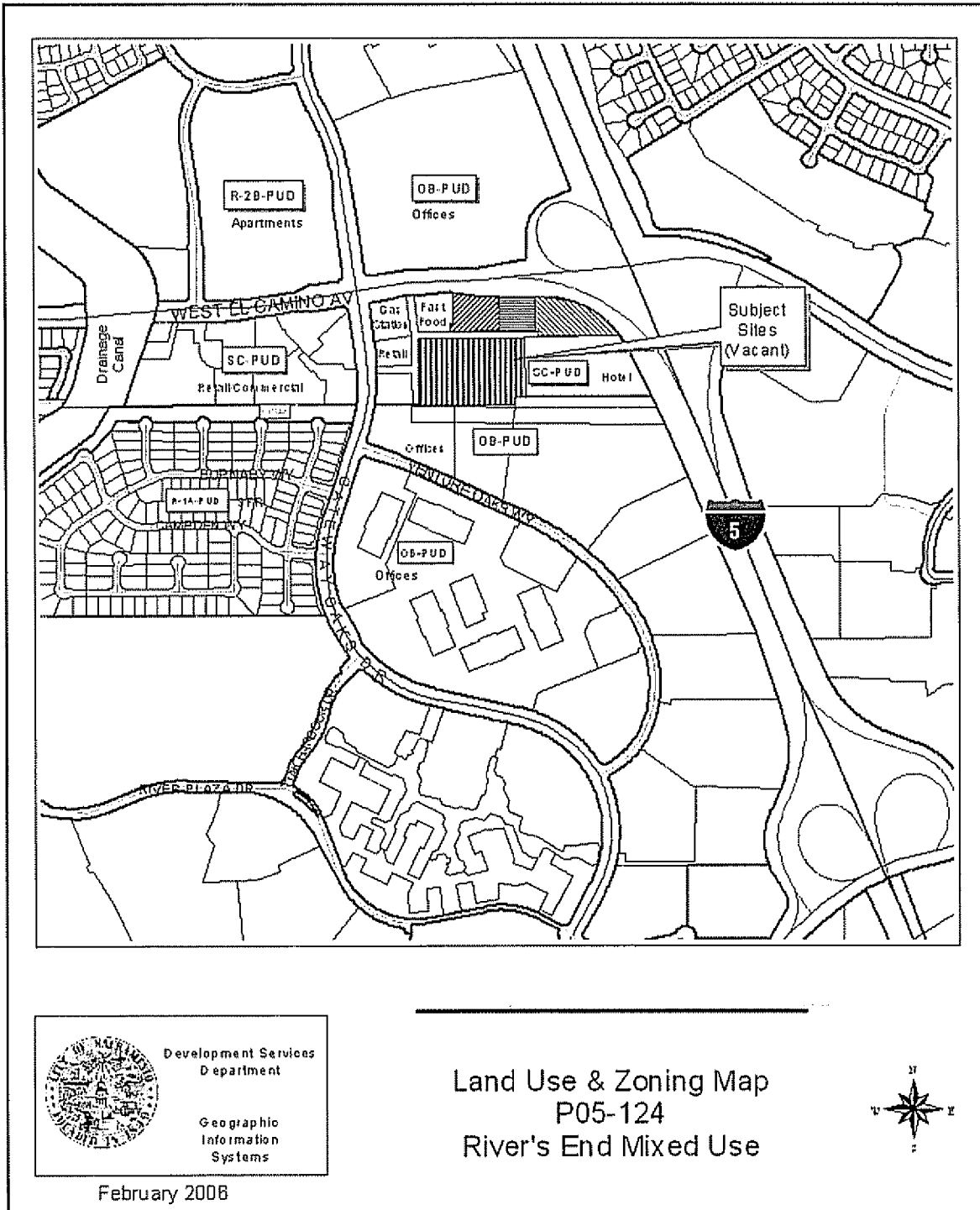
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Attachment A – Vicinity Map



Attachment B – Land Use Map



**RESOLUTION NO.**

Adopted by the Sacramento City Council

May 23, 2006

**REPEALING RESOLUTION 2006-226 AND RE-ESTABLISHING A PUD SCHEMATIC PLAN AMENDMENT TO DESIGNATE RESIDENTIAL AND RETAIL USES IN THE METROPOLITAN CENTER PUD, LOCATED SOUTHEAST OF WEST EL CAMINO AVENUE AND GATEWAY OAKS DRIVE (APN: 225-1010-013, -014, -015, -017) (P05-124)**

**BACKGROUND:**

The City Council conducted a public hearing on March 28, 2006 to consider various Resolutions and an Ordinance to allow the development of 14,000± square feet of retail uses and 110 condominium units and a clubhouse in the Metropolitan Center PUD. Based on documentary and oral evidence submitted at said public hearing, the City Council made the motion to approve the proposal with two conditions: 1) Sales shall be made only to persons who intend to occupy the premise for a minimum of 18 months, and 2) Flood insurance shall be provided to homebuyers at its cost for two years. However, the two conditions were not documented into a Resolution. Therefore, staff recommends repealing Resolution 2006-226 (an amendment to the PUD Schematic Plan for the Metropolitan Center Planned Unit Development), and adopt a new Resolution to re-establish the PUD Schematic Plan Amendment and to incorporate the two conditions.

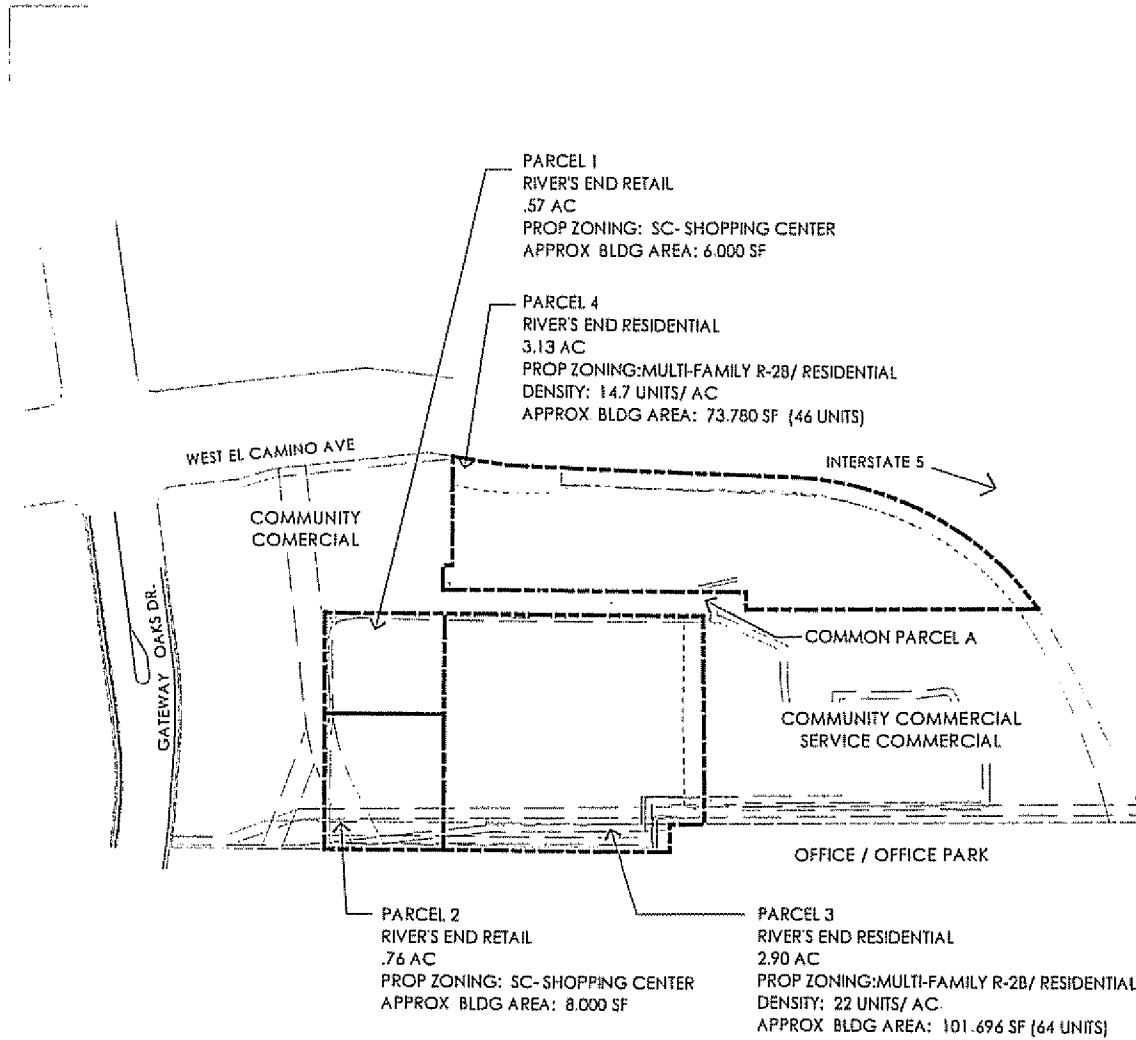
**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. The City Council of the City of Sacramento, resolves that Resolution 2006-226 is hereby repealed and that in accordance with the City Code, Chapter 17, resolves that the PUD Schematic Plan Amendment (as shown on the attached Exhibit A) is hereby approved subject to the following conditions:
- A. The applicant shall include language within the Sales and Purchase Agreement limiting initial home sales to persons intending to occupy said premises for a period of not less than 18 months.
  - B. Provide, at its cost, flood insurance for two (2) years, from the time of sale of individual units to homebuyers, for all residential units on the project site, provided that the total cost not exceed one thousand dollars (\$1,000) per unit.

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Exhibit A: PUD Schematic Plan Amendment – 1 page

Exhibit A: PUD Schematic Plan Amendment



PARTIAL PUD SCHEMATIC PLAN AMENDMENT  
METROPOLITAN CENTER PUD

RIVER'S END  
SACRAMENTO, CALIFORNIA

REVISED  
P05-124  
Rev'd 1/9/06

SCHEME B  
12.73.05

