

Item No. 20

“To Be Delivered” Material

For

City of Sacramento

City Council

Housing Authority

Redevelopment Agency

Economic Development Commission

Sacramento City Financing Authority

Agenda Packet

Submitted: August 30, 2007

For the Meeting of: September 4, 2007

The attached materials were not available at the time the Agenda Packet was prepared.

Subject: Northgate 880 / Panhandle - Public Hearing

Contact Information: Arwen Wacht, 808-1964; Michelle Skhal, 808-8704

Please include this “To Be Delivered” material in your agenda packet. This material will also be published to the City’s Intranet.

For additional information, contact the City Clerk Department at Historic City Hall, 915 I Street, First Floor, Sacramento, CA 95814-2604– (916) 808-7200.



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www.CityofSacramento.org

Public Hearing
September 4, 2007

**Honorable Mayor and
Members of the City Council**

Title: Northgate 880 / Panhandle (M05-031 / P05-077)

Location/Council District: South of Elkhorn Boulevard, north of Interstate 80, west of Northgate Boulevard and Sorento Road, and east of Gateway Park Boulevard and the Northpointe Park Planned Unit Development / Adjacent to Council District 1

Recommendation:

Conduct a public hearing and upon conclusion continue to September 18, 2007:

1) **a) a Resolution** certifying the Environmental Impact Report and adopting the Mitigation Monitoring Program; **b) a Resolution** approving the Reorganization; **c) a Resolution** approving the Tax Exchange Agreement; and **d) a Resolution** approving the Pre-Annexation Agreement for the area south of Sotnip Road and Del Paso Road (M05-031 – Northgate 880);

2) **a) a Resolution** amending the General Plan Land Use Map; **b) a Resolution** amending the text of the North Natomas Community Plan; **c) a Resolution** amending the North Natomas Community Plan Land Use Map; **d) an Ordinance** amending the Zoning Code (Sacramento City Code, Title 17); and **e) an Ordinance** rezoning the land south of Sotnip Road and Del Paso Road (M05-031 – Northgate 880);

3) **a) an Ordinance** approving the Development Agreement between the City of Sacramento and Dunmore Land Company, LLC., the Richter-Kazer 1993 Irrevocable Trust, BD Properties, LLC, and Tasso Peter Cononelos; **b) an Ordinance** approving the Development Agreement between the City of Sacramento and the Marie Krumenacher Trust, the Alice Krumenacher Trust, and Vaquero Land Holdings, LLC.; **c) a Resolution** approving the Finance Plan; **d) a Resolution** approving the Inclusionary Housing Plan (Panhandle North – Vaquero); **e) a Resolution** approving the Inclusionary Housing Plan (Panhandle Central and South – Dunmore); **f) a Resolution** approving the Inclusionary Housing Plan (Grant Joint Union High School District); **g) a Resolution** amending the General Plan Land Use Map; **h) a Resolution** amending the text of the North Natomas Community Plan; **i) a Resolution** amending the North Natomas Community Plan Land Use Map; **j) an Ordinance** rezoning the area south of Elkhorn Boulevard, north of Del Paso Road, and west of Sorento Road; and **k) a Resolution** establishing the Panhandle Planned Unit Development (PUD) (P05-077); and

4) a **Resolution** denying the Appeal of the Planning Commission's approval of various entitlements and approving the Tentative Master Parcel Maps, Tentative Subdivision Maps, and Subdivision Modifications for the Panhandle project (P05-077).

Contact: Scot Mende, New Growth Manager, 808-4756; Arwen Wacht, Associate Planner, 808-1964

Presenters: Scot Mende and Arwen Wacht

Department: Planning

Division: New Growth

Organization No: 4913

Description/Analysis


Issue: This item was continued from August 14, 2007. This staff report provides information to supplement the staff report for the July 31, 2007 and the August 14, 2007 City Council meetings.

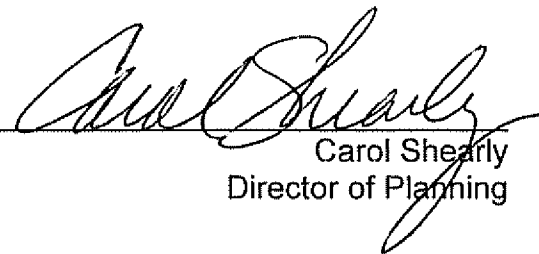
Additional / Revised Information:

The following design issues have been identified by the City Council for the Panhandle proposal:

- Subdivision walls along roadways (Sorento Road, National Drive, etc.)
- Addressing Valley View Acres seasonal drainage issues (detention basin in Ninos Parkway; involvement of the Valley View Acres Community Association)
- Providing executive housing
- Provisions for transit services prior to DNA LRT
- Inclusionary Housing Plan (proposed product types, locations, and proximity to amenities)
- The size and design of the proposed commercial areas (should have town square feel)
- Proximity / walkability of transit and other amenities (commercial, parks, etc.) to multi-family residential and inclusionary housing
- Future transit interaction with the project site
- Applicant should address concerns (regarding adjacent building heights, elevations, fencing, etc.) of the immediate neighbors to the west (Regency Park / Natomas Park) by going door to door to discuss these issues with the neighbors.

City staff will provide a brief overview of the above issues at the September 4, 2007 hearing and would like to receive direction from the City Council on addressing these issues. City staff will return to City Council on September 18, 2007 with revised resolutions and ordinances for the proposal.

Respectfully Submitted by: 
Scot Mende
New Growth Manager

Approved by: 
Carol Shearly
Director of Planning

Recommendation Approved:

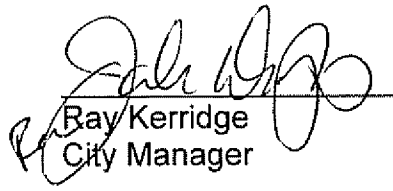

Ray Kerridge
City Manager

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Attachment 1

Instructions on Locating the Previous Reports

To review the original Council report presented on July 31, Item 23 on the City Council agenda, please go to:

www.cityofsacramento.org,

Click on View Council Meetings, Agenda etc.

Click on Future and Archived Meetings

Click on the View Agenda for the July 31, 2007 Council Meeting

Go to Item 23 to view the report

To review the supplemental Council report presented on August 14, 2007, Item 20 on the City Council agenda, please go to:

www.cityofsacramento.org,

Click on View Council Meetings, Agenda etc.

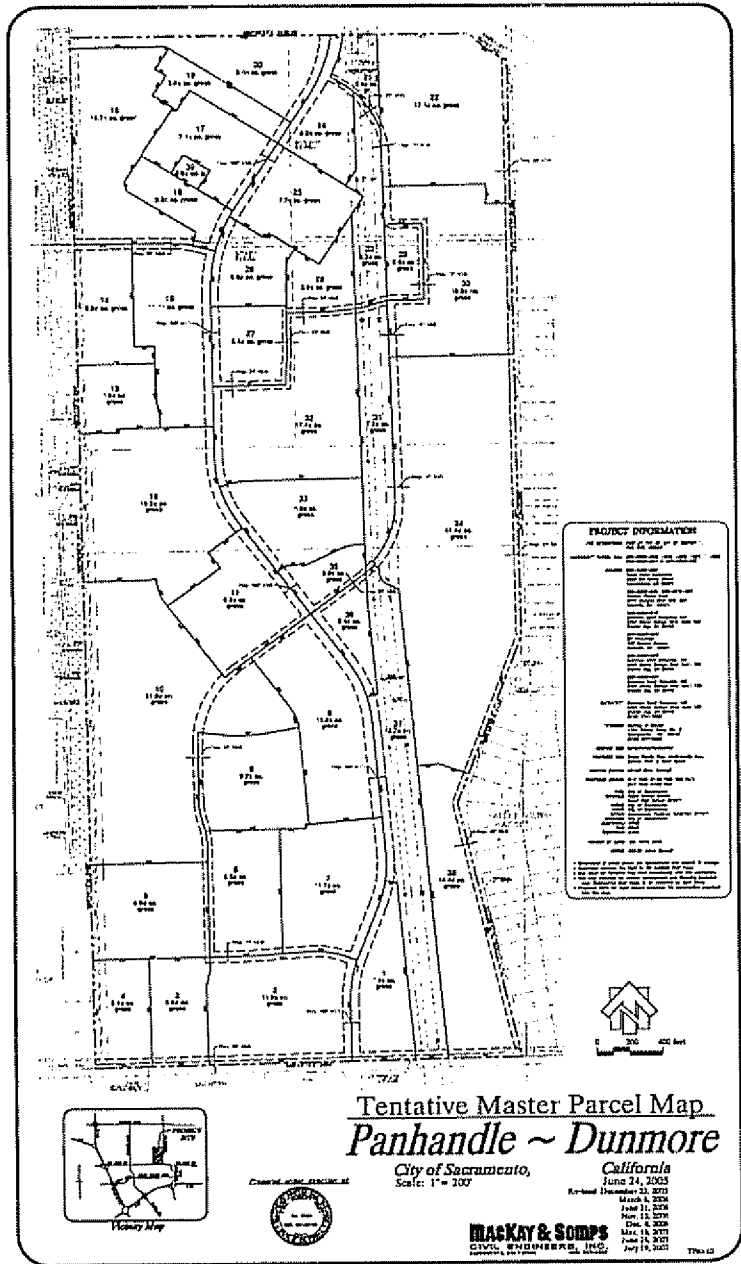
Click on Future and Archived Meetings

Click on the View Agenda for the August 14, 2007 Council Meeting

Go to Item 20 to view the report

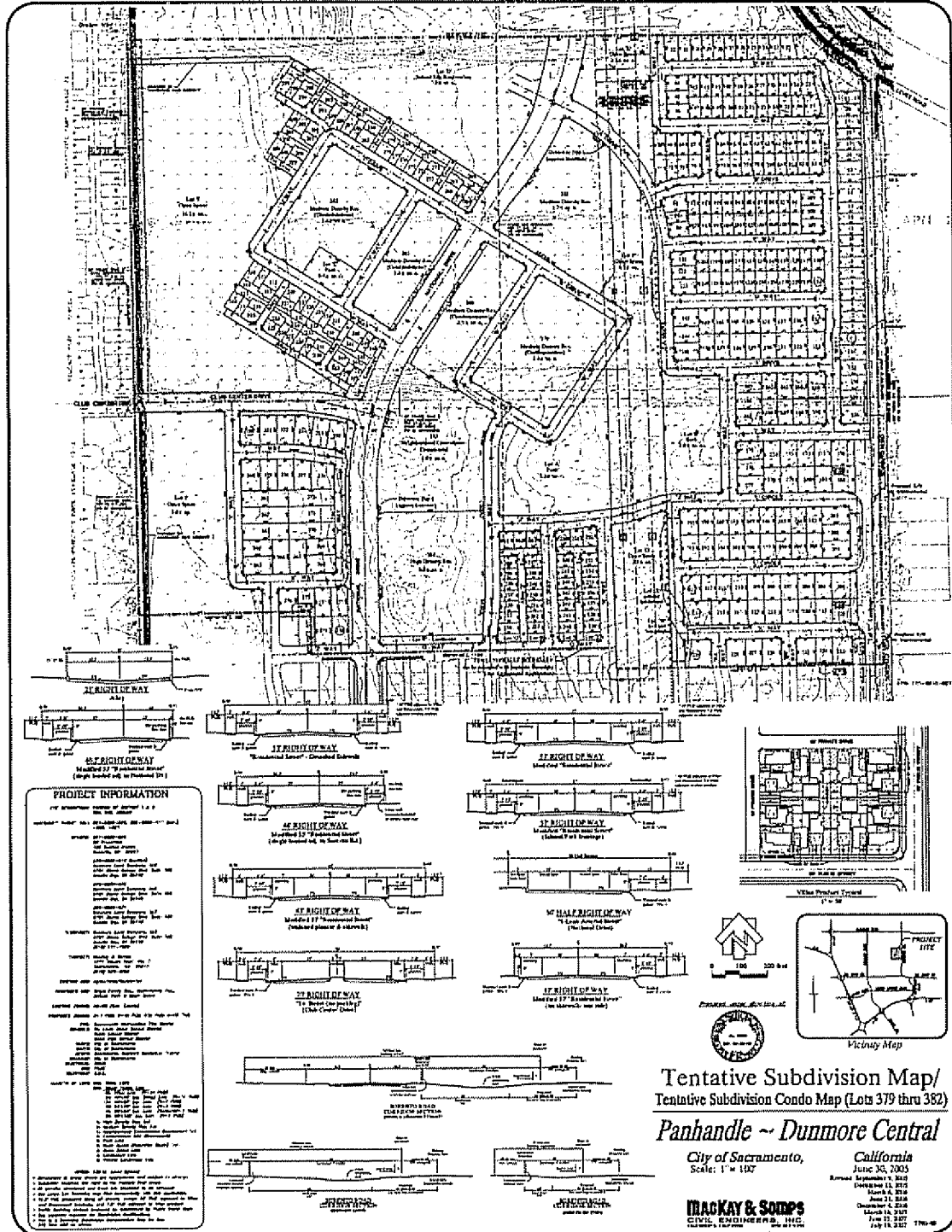
Attachment 2

Revised Tentative Master Parcel Map – Dunmore



Attachment 3

Revised Tentative Subdivision Map – Dunmore Central



Attachment 4

Revised Tentative Subdivision Map – Dunmore South

