



CITY OF SACRAMENTO

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23

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

PASSED FOR
PUBLICATION
& CONTINUED
TO 5-21-87

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

May 7, 1987

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: P87-070 Various requests for property bounded by Del Paso Road on the north, El Centro Road on the east, and the Natomas Main Drainage Canal on the west and south. APN: 225-080-02 through 05, 07, 08, 15 through 18. (D1)

- A. Appeal of the Environmental Coordinator's Decision to prepare a Negative Declaration on various entitlements to allow development of the Tsakopoulos Project.
- B. Various requests for Entitlements for the Tsakopoulos Project:
 - 1. Negative Declaration
 - 2. Development Agreement between the City of Sacramento and the Tsakopoulos project property owners.
 - 3. Planned Unit Development Designation for 451+ acres
 - 4. Rezone 173+ acres from Agricultural (A) to: Shopping Center (Planned Unit Development (SC(PUD), 33+ acres - Manufacturing-Industrial Park (Planned Unit Development) (MIP(PUD), 114+ acres) - Agriculture-Open Space (Planned Unit Development) (A-OS(PUD), 26+ acres)

18419

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Chapter, Section 38.

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.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to May 21, 1987.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

Attachments
P87-070

May 12, 1987
District No. 1

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE OF THE CITY OF SACRAMENTO APPROVING A DEVELOPMENT AGREEMENT RELATIVE TO CERTAIN PROPERTIES IN THE NORTH NATOMAS COMMUNITY PLAN AREA (P87-070)

Be it ordained by the City Council of the City of Sacramento as follows:

Section 1. This Ordinance incorporates, and by this reference makes a part hereof, that certain Development Agreement, substantially in the form on file with the City Clerk (hereafter the "Development Agreement"), by and between the City of Sacramento and Tsakopoulos Project Property Owners (the "Developers"), relative to the development of certain property in the North Natomas Community Plan Area, as generally shown on the map attached hereto, being the property rezoned pursuant to the Taskopoulos Application for rezoning.

Section 2. This Ordinance is adopted under the authority of Government Code Section 65864 et seq. and pursuant to the provisions of City Council Resolution No. 87-143 establishing procedures and requirements for consideration of development agreements pursuant to Government Code Section 65864 et seq., as amended and restated by City Council Resolution No. _____ (hereafter the "Procedural Resolution").

Section 3. The City Council, as required by Section 204 of the Procedural Resolution, hereby adopts the following findings in conjunction with the approval of the Development Agreement: (1) the Development Agreement is consistent with the General Plan of the City of Sacramento and the policies, goals, standards and objectives of the North Natomas Community Plan (hereafter "Community Plan"); (2) the project should be encouraged in order to meet important economic, social, environmental or planning goals of the Community Plan; (3) the project would be unlikely to proceed in the manner proposed in the absence of a Development Agreement; (4) the Developers will incur substantial costs in order to provide public improvements, facilities, or services from which the general public will benefit; (5) the Developers will participate in monitoring programs and other programs established pursuant to the Community Plan, including financial

participation as required, from which the general public will benefit; and (6) the Developers have made commitments to a high standard of quality and agreed to development limitations beyond those required by existing City Codes. The City Council further finds and determines that the Development Agreement and the entering into thereof by the City is consistent with the terms and conditions of that extension of time granted by the state Office of Planning and Research on January 20, 1987, as modified on April 15, 1987, for revisions to the City's General Plan.

Section 4. The City Council hereby approves the Development Agreement, substantially in the form on file with the City Clerk, subject to such minor and clarifying changes consistent with the terms thereof as may be approved by the City Attorney prior to execution thereof, including but not limited to completion of references, addition of exact titles and designations of parties constituting the Developers, completion of Exhibit A thereto pertaining to legal descriptions of parcels and ownership thereof, and conformity of all exhibits thereto.

Section 5. The Mayor is hereby authorized and directed to execute the Development Agreement on behalf of the City of Sacramento after the effective date of this Ordinance.

Section 6. The City Manager is hereby authorized and directed to perform all acts authorized to be performed by the City Manager in the administration of the Development Agreement pursuant to the Procedural Resolution and the terms of the Development Agreement, including approval of certain amendments as authorized therein.

Section 7. This Ordinance shall be in full force and effect thirty (30) days after its passage and adoption. The effective date of the Development Agreement shall be the effective date of this Ordinance.

Section 8. Within ten (10) days after the effective date of the Development Agreement, the City Clerk shall record the Development Agreement and this Ordinance with the County Recorder of the County of Sacramento.

18419

ADOPTED this _____ day of _____, 1987, by the following vote:

PASSED FOR PUBLICATION:

AYES:

NOES:

ABSENT:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

P87-070

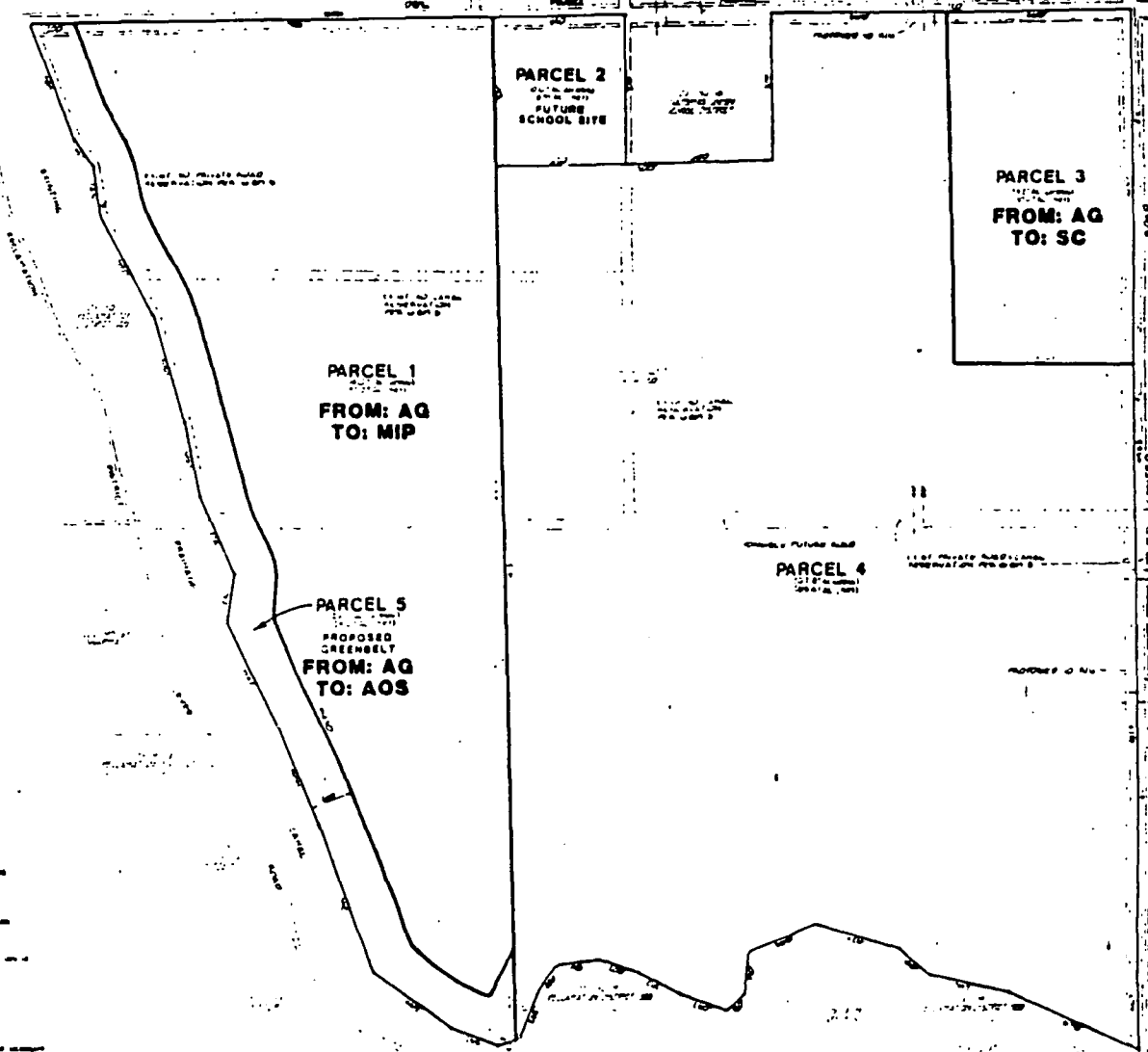
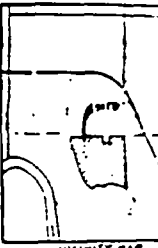
18419



REZONE EXHIBIT FOR
TSAKOPOULOS PROPERTIES
COUNTY OF SACRAMENTO JANUARY 22, 1987

REVISED APRIL 10, 1987

EXHIBIT 1



- 1. ALL EXISTING LOTS AND BLOCKS ARE SHOWN BY DASHED LINES.
- 2. ALL EXISTING AND PROPOSED LOTS AND BLOCKS ARE SHOWN BY SOLID LINES.
- 3. ALL EXISTING AND PROPOSED LOTS AND BLOCKS ARE SHOWN BY DASHED LINES.
- 4. ALL EXISTING AND PROPOSED LOTS AND BLOCKS ARE SHOWN BY DASHED LINES.
- 5. ALL EXISTING AND PROPOSED LOTS AND BLOCKS ARE SHOWN BY DASHED LINES.
- 6. ALL EXISTING AND PROPOSED LOTS AND BLOCKS ARE SHOWN BY DASHED LINES.
- 7. ALL EXISTING AND PROPOSED LOTS AND BLOCKS ARE SHOWN BY DASHED LINES.
- 8. ALL EXISTING AND PROPOSED LOTS AND BLOCKS ARE SHOWN BY DASHED LINES.
- 9. ALL EXISTING AND PROPOSED LOTS AND BLOCKS ARE SHOWN BY DASHED LINES.
- 10. ALL EXISTING AND PROPOSED LOTS AND BLOCKS ARE SHOWN BY DASHED LINES.

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED BY DEL PASO ROAD ON THE NORTH, EL CENTRO ROAD ON THE EAST, AND THE NATOMAS MAIN DRAINAGE CANAL ON THE WEST AND SOUTH FROM THE (AGRICULTURAL) A ZONE(S) AND PLACING THE SAME IN THE SHOPPING CENTER (SC(PUD)), MANUFACTURING INDUSTRIAL PARK (MIP(PUD)), AGRICULTURE OPEN SPACE (A-OS(PUD)), ZONES. APN: 225-080-02 THROUGH 05,07,08,15 THROUGH 18. (P87-070)

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

SECTION 1.

The territory described in the attached exhibits which is in the Agricultural (A) zone, established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Shopping Center (SC(PUD)), Manufacturing Industrial Park (MIP(PUD)), Agruculture - Open Space (A-OS(PUD) zones.

This rezoning ordinance is consistent with the North Natomas Community Plan. The zoning designations adopted for the areas indicated conform to the Land Use Designations in the Land Use element of the North Natomas Community Plan as follows:

COMMUNITY PLAN

LAND USE DESIGNATION

High Density Residential
Medium Density Residential
Low Density Residential
Community/Neighborhood
 Commercial
Highway Commercial
MRD-50/MRD-20
Light Industrial
Office/Business
Sports Complex
Park/Open Space
Greenbelt/Buffer
Agriculture

REZONE DESIGNATION

R-1A,R-2A,R-2B,R-3, PUD
R-1,R-1A,R-2,R-2A,R-2B,PUD
R-1,R-1A,R-2,PUD

S-C,C-1,C-2,PUD
H-C,PUD
MRD/PUD
M-1S,PUD,MIP,PUD
O-3,PUD
Special Permit, PUD
F,A-OS
A-OS
A

This action rezoning the property described in the attached exhibits is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning commission May 7, 1987, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.
- c. This ordinance is subject to the approval by the City Council of the development agreements previously applied for by the owners of the property, which development agreements are to be approved by the City Council subsequent to the adoption of this ordinance.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibits by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P87-070

18419

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

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COMMUNITY PLAN LAND USE DESIGNATION

REZONE DESIGNATION

High Density Residential	R-1A,R-2A,R-2B,R-3, PUD
Medium Density Residential	R-1,R-1A,R-2,R-2A,R-2B,PUD
Low Density Residential	R-1,R-1A,R-2,PUD
Community/Neighborhood	
Commercial	S-C,C-1,C-2,PUD
Highway Commercial	H-C,PUD
MRD-50/MRD-20	MRD/PUD
Light Industrial	M-1S,PUD,MIP,PUD
Office/Business	O-3,PUD
Sports Complex	Special Permit, PUD
Park/Open Space	F,A-OS
Greenbelt/Buffer	A-OS
Agriculture	A

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18119

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning commission May 7, 1987, on file in the office of the Planning Division, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Division shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.
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SECTION 2.

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SECTION 3.

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PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

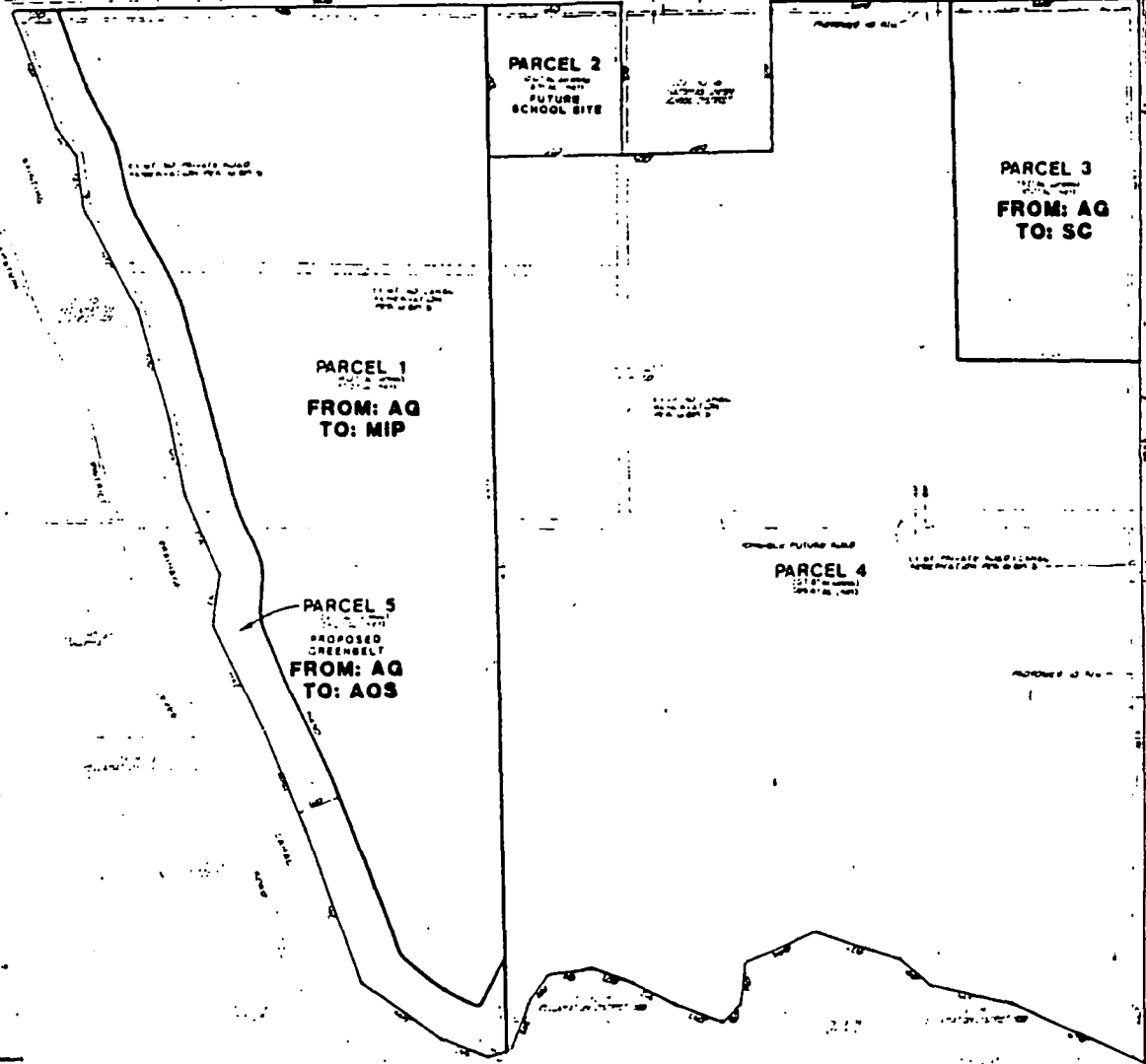
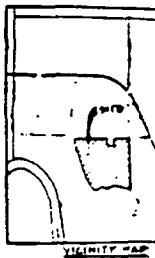
18419



**REZONE EXHIBIT FOR
TSAKOPOULOS PROPERTIES**
COUNTY OF SACRAMENTO JANUARY 22, 1987

REVISED APRIL 10, 1987

EXHIBIT 1



1. THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON THE SURVEY RECORDS OF THE COUNTY OF SACRAMENTO.
 2. THE ZONING DISTRICTS SHOWN ON THIS MAP ARE BASED ON THE ZONING ORDINANCE OF THE COUNTY OF SACRAMENTO.
 3. THE PROPOSED ZONING CHANGES ARE SHOWN ON THIS MAP AS DASHED LINES.
 4. THE PROPOSED GREENBELT IS SHOWN ON THIS MAP AS A THICK SOLID LINE.
 5. THE PROPOSED FUTURE ROAD IS SHOWN ON THIS MAP AS A DOTTED LINE.
 6. THE PROPERTY OWNERS HAVE BEEN ADVISED OF THE PROPOSED ZONING CHANGES AND HAVE AGREED TO THE SAME.
 7. THE COUNTY BOARD OF SUPERVISORS HAS APPROVED THE PROPOSED ZONING CHANGES.
 8. THE COUNTY BOARD OF SUPERVISORS HAS APPROVED THE PROPOSED GREENBELT.
 9. THE COUNTY BOARD OF SUPERVISORS HAS APPROVED THE PROPOSED FUTURE ROAD.
 10. THE COUNTY BOARD OF SUPERVISORS HAS APPROVED THIS EXHIBIT.