



REPORT TO COUNCIL

City of Sacramento

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

Staff Report
July 17, 2007

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

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

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 (Natomas Park and Regency Park) / Adjacent to Council District 1

Recommendation: Receive and file.

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

Summary: This project is comprised of two parts: the Northgate 880 portion (M05-031) and the Panhandle portion (P05-077). The entire project area is included in the Reorganization/Annexation and Tax Exchange Agreement requests. The Northgate 880 portion (M05-031) consists of the mostly developed industrial area located south of Sotnip Road and Del Paso Road. The Northgate 880 proposal includes requests for a General Plan Amendment, North Natomas Community Plan Text and Map Amendment, Zoning Code Text Amendment, and Prezone for this area. These requests are being proposed to make the land use designations consistent with the land uses that are already in place, which are primarily industrial, commercial, and office developments.

The Panhandle portion (P05-077) consists of the farmland located between Elkhorn Boulevard and Del Paso Road. The Panhandle proposal includes requests for a Finance Plan, Development Agreement, Inclusionary Housing Plan, General Plan Map Amendment, North Natomas Community Plan Text and Map Amendments, Prezone, Planned Unit Development Establishment, Tentative Master Parcel Map, Tentative Subdivision Maps, and Subdivision Modifications for this area. These requests are being made to re-configure the

adopted North Natomas Community Plan land use designations to be consistent with the applicant's proposal, which is primarily residential, parks/open space, general public facilities, and commercial development.

Issues: The purpose of this workshop is to update the City Council on the Northgate 880 / Panhandle project, the current status of the project, and receive initial feedback from the Council on the project. The following topics have been identified as issues of concern for the project:

- Loss of open space acreage and buffers (along Elkhorn Boulevard and Sorento Road).
- Lack of executive housing and density increases.
- Impacts to existing residents to the east (Valley View Acres) and west (Northpointe Park – known to residents as Natomas Park and Regency Park).
- Traffic issues.
- Land use, vehicular, pedestrian, and bicycle interaction with Sorento Road and Northpointe Park.
- Provisions of adequate municipal services in North Natomas.
- Flood and drainage issues.
- Inclusionary Housing Plan (regarding the location of affordable units and lack of for-sale affordable housing).
- Deficient Infrastructure south of Del Paso Road

Staff will provide additional details and information in a presentation at the meeting.

Policy Considerations: The proposed project is generally consistent with the City's General Plan Update effort and the City Council's Strategic Plan focus areas such as adhering to policies that provide a mix of land uses, create a range of housing opportunities and choices with a diversity of affordable housing near employment centers, and promote multi-modal transportation and land use patterns that support walking, cycling, and public transit.

Committee/Commission Action: On May 24, 2007, the Planning Commission heard 3 hours of testimony and voted to continue the project to May 31, 2007. On May 31, 2007, the Planning Commission heard no testimony and voted to continue the project to June 14, 2007. On June 14, 2007, the Planning Commission heard additional testimony and directed questions at the applicant and staff. The Planning Commission then voted to continue the project to June 28, 2007.

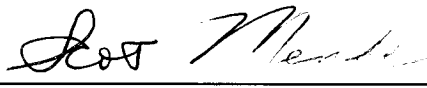
On June 5, 2007, the Law & Legislation Committee recommended approval of the proposed Special Planning District Ordinance for the Northgate/880.

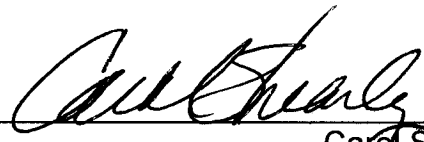
Environmental Considerations: An Environmental Impact Report (EIR) was prepared for the Northgate 880 / Panhandle project pursuant to CEQA. This workshop does not request the discretionary approval of any aspect of the project.

Rationale for Recommendation: For Council information only. The purpose of this workshop is to provide an overview of the project and prepare for the public hearing tentatively scheduled for July 24, 2007.

Financial Considerations: A finance plan and tax revenue sharing agreement are being prepared concurrent with the application and will be summarized at the workshop.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully Submitted by: 
Scot Mende
New Growth Manager

Approved by: 
Carol Shearly
Director of Planning

Recommendation Approved:

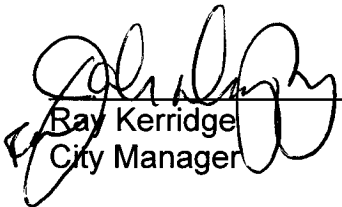

Ray Kerridge
City Manager

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ATTACHMENT 1 – VICINITY MAP

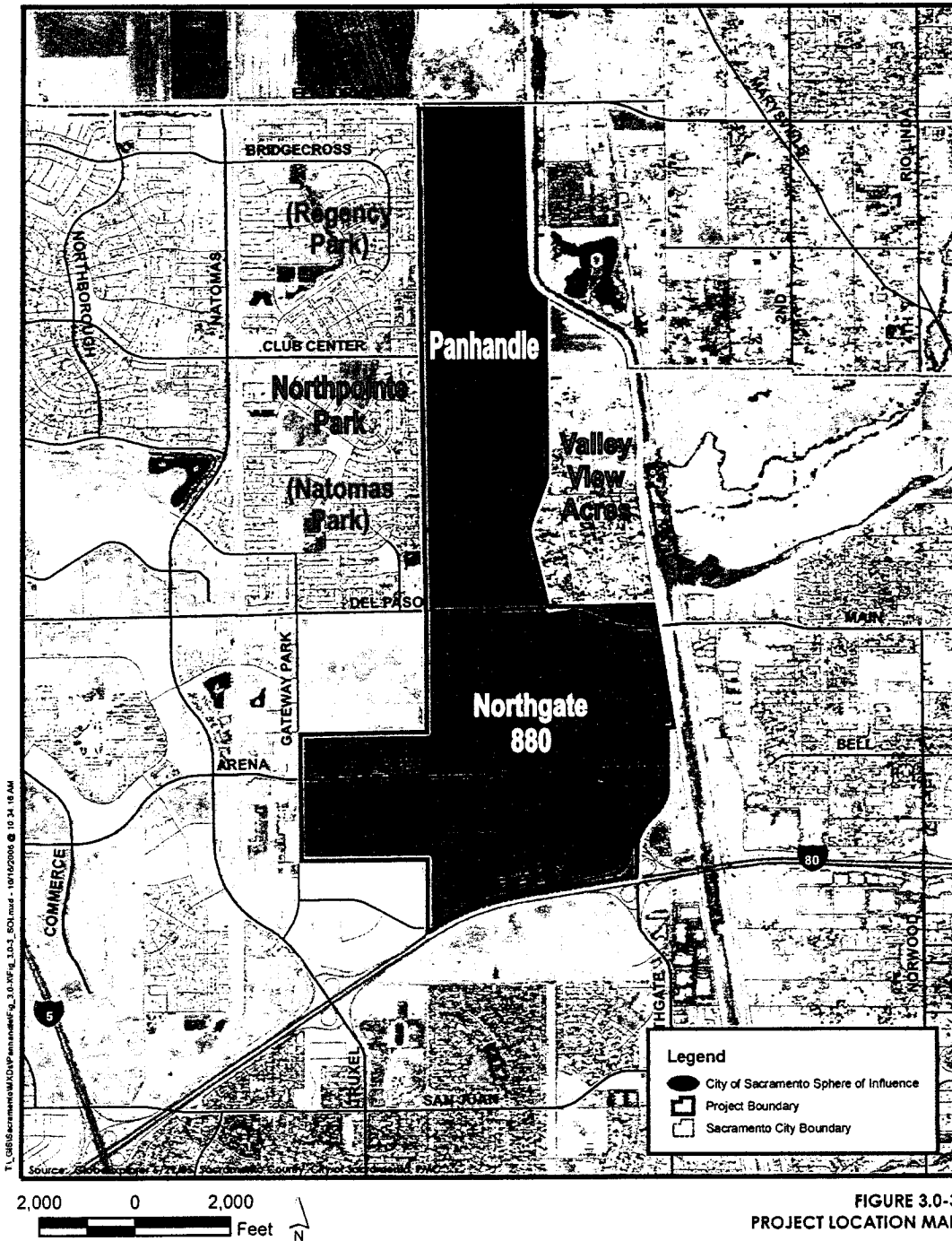


FIGURE 3.0-3
PROJECT LOCATION MAP

PMC

ATTACHMENT 2 – PANHANDLE PUD SCHEMATIC PLAN (P05-077)

