

RESOLUTION NO. 87-072

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

September 8, 1987

AMENDMENTS ADDING NEW SECTION 4
TO RESOLUTION 87-040 RELATING TO
REQUIREMENTS FOR OWNER PARTICIPATION AGREEMENTS AND
DISPOSITION FOR OFFICE AND COMMERCIAL PROJECTS
EXCEEDING 75,000 SQUARE FEET

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY
OF SACRAMENTO:

Resolution No. 87-040 shall be amended as follows:

Section 1. Whenever the Agency is a party to an Owner Participation Agreement (OPA) or a Disposition and Development Agreement (DDA), as appropriate, for a private commercial and/or office project of more than 75,000 square feet within the Merged Downtown Sacramento Redevelopment Project but outside the C-3 Central Business District Zone, the terms to such an agreement with the Agency shall require the property owner or the redeveloper to do the following:

- A. Submit the proposed project to the City of Sacramento Planning Commission for an environmental determination and project review.
- B. Before the issuance of a building permit for the project, pay to the Agency an amount which equals 1.25% of the valuation of the building or buildings in the project as determined by the City of Sacramento Building Inspection Division. Such payment shall be used by the Agency in the Central Business District (C-3 zone) for:
 - 1. Acquisition costs of land.
 - 2. Loans and grants to redevelopers pursuant to agreements for redevelopment projects.
 - 3. Costs relating to the construction of public improvements.
- C. To the extent determined appropriate by the Agency, comply with the following conditions and any other conditions that may be required:

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1. Pay pro-rata share of the costs of traffic mitigation measures including the extension of the light rail system.
2. Pay pro-rata share for the extension and related costs for the improvement of a transit service program.
3. Provide open space amenities and pedestrian linkages, as defined in the adopted Merged Downtown Sacramento Redevelopment Plan.
4. Provide child care facilities as part of the project.
5. Restrict commercial uses to limited service retail, as defined in Exhibit "A" attached hereto.
6. Provide residential units as part of the project if the project is within a designated mixed-use area of the Merged Downtown Sacramento Redevelopment Project and consistent with the underlying zone.
7. Comply with the urban design and building massing provisions as specified in the adopted City of Sacramento Central Business District - Special Planning District Architectural Design Guidelines.
8. Comply with specific mitigation measures identified in the environmental determination which are in addition to the above requirements of this resolution.

Section 2. Projects submitted to the City of Sacramento Planning Commission before February 18, 1987 shall comply only with the requirements of A, B, C(1), C(2) and C(4) of Section 1 of this resolution.

Section 3. Rehabilitation projects within the scope of this resolution shall comply only with the requirements of A, C(1), C(2) and C(4) of Section 1 of this resolution.

Section 4. The requirements of B, C(4), and C(7) of Section 1 of this resolution shall not apply to any project for which all of the following conditions apply:

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A. On or after January 1, 1985, and before February 18, 1987, the City Council of the City of Sacramento approved all necessary land use entitlements for a project which was subject to the approval of the City Council, and

B. The project described in the OPA is identical to the project so approved by the City Council during such time period, and

C. The property owner, as a condition of project approval, was required to convey real property to the Agency for the construction of residential project and such requirement is contained in the OPA.

Section 5. The provisions of this resolution with the exception of C(7) and C(8) of Section 1 shall terminate three years from the date of this resolution or when the amount of additional office space within the Central Business District exceeds two million square feet, whichever first occurs.

Section 6. A cumulative Environmental Impact Report will be prepared for all proposed developments in the area bounded by 3rd, 10th and Q and S Streets. In addition, a plan for housing programs will be prepared for the same subject area.

Section 7. Any property owner or redeveloper who has entered into an OPA or DDA described in Section 1 of this Resolution shall receive a credit to be applied against the payment required by B of Section 1 of this Resolution for projects constructed by the property owner or redeveloper after June 16, 1987 within the Incentive Zone/Catalyst Sites as depicted on the attached map, Exhibit "B". The credit shall be equal to 1.25% of the cost of constructing said project as determined by the City of Sacramento Building Inspection Division before the issuance of the building permit for the project. The credit shall be valid for a period of three years from the date of the issuance of said building permit and granted only after 50% completion of the building within the Incentive Zone/Catalyst Sites as determined by the City of Sacramento Building Inspection Division.

Anne Rudin

CHAIR

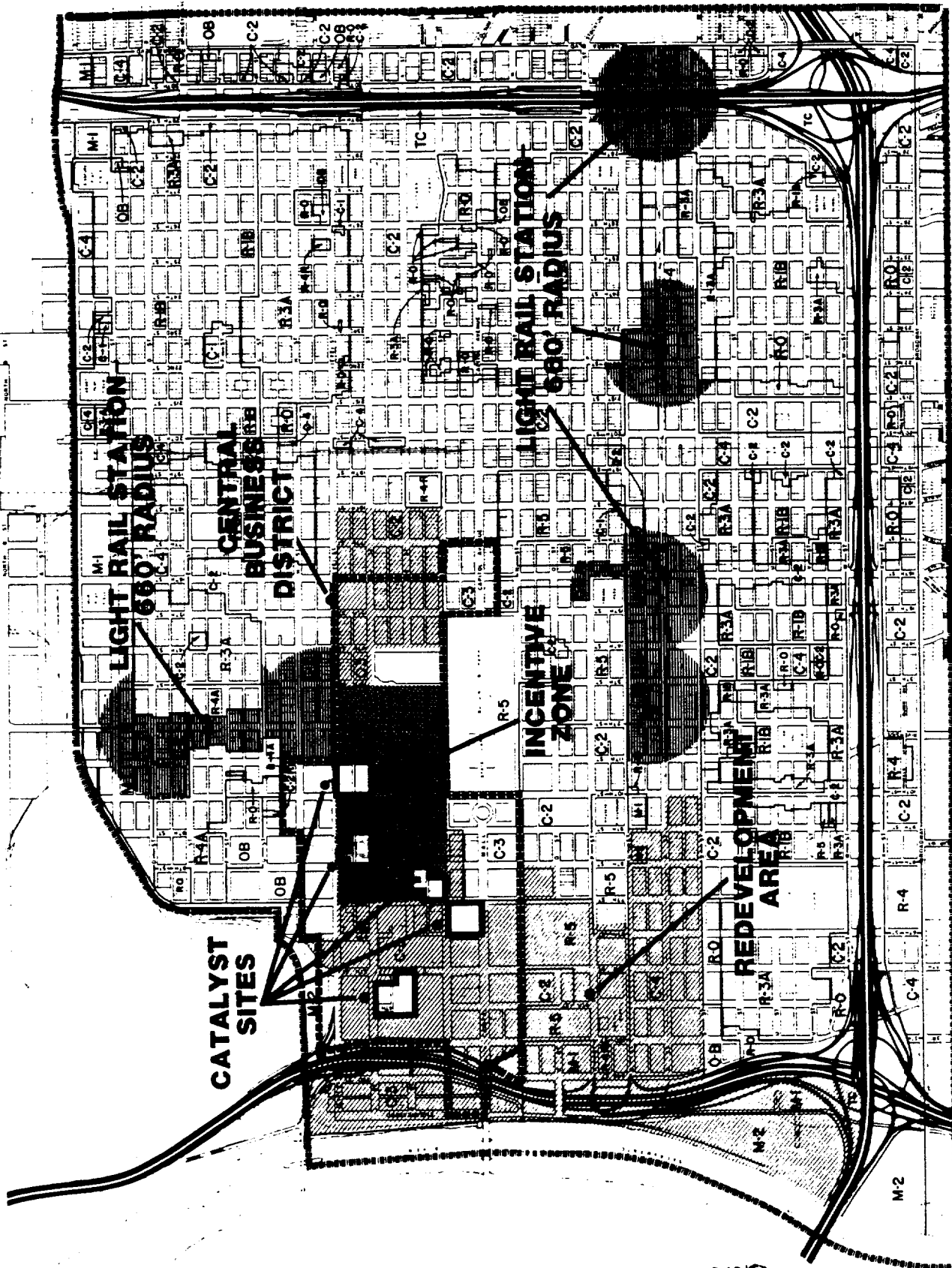
William H. Flynn

SECRETARY

0067/154WPP67(L)
Final/drn
9/2/87

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Scale in Feet
 North

ADOPTED ZONING

C-1	LIMITED COMMERCIAL
C-2	GENERAL COMMERCIAL
C-3	CENTRAL BUSINESS DISTRICT
C-4	HEAVY COMMERCIAL
M-1	LIGHT INDUSTRIAL
M-2	HEAVY INDUSTRIAL
T-C	TRANSPORTATION CORRIDOR

LEGEND

R-1B	SINGLE FAMILY
R-3A	LIGHT DENSITY MULTIPLE FAMILY
R-4	MEDIUM DENSITY MULTIPLE FAMILY
R-5	HEAVY DENSITY MULTIPLE FAMILY
R-0	RESIDENTIAL - OFFICE
O-8	OFFICE BUILDING

URBAN DESIGN PLAN
 FOR SACRAMENTO
 CENTRAL BUSINESS DISTRICT
 DEVELOPMENT STRATEGY

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