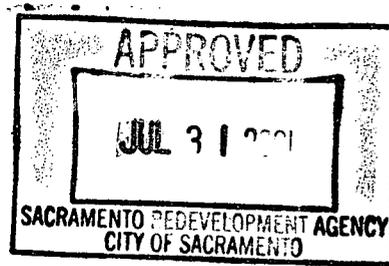




**Sacramento
Housing &
Redevelopment
Agency**



5.1

June 20, 2001

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

**SUBJECT: RECEIPT OF THE PRELIMINARY PLAN FOR THE PROPOSED
NORTHGATE REDEVELOPMENT PROJECT AREA AND RELATED
ACTIONS.**

LOCATION & COUNCIL DISTRICT

The proposed Project Area is approximately 1,000 acres, and generally bounded by Northgate Boulevard, Interstate 80, the Union Pacific Railroad right-of-way, the Garden Highway, and also includes the Ninos Parkway.

Council District 1

RECOMMENDATION

Staff recommends adoption of the attached resolution which:

1. Accepts the Preliminary Plan (Attachment I);
2. Directs the preparation of the Redevelopment Plan for the proposed Northgate Redevelopment Project Area; and authorizes transmittal of specific information to affected taxing agencies, and the payment of processing and filing fees.

CONTACT PERSONS

Lisa Bates, City Community Development Director, 440-1316
Greg Rowe, Program Manager, 440-1399 x1264

FOR COUNCIL MEETING OF July 18, 2001

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the City of Sacramento

June 20, 2001

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SUMMARY

As a part of the ongoing process to prepare and adopt a redevelopment plan for the Northgate Redevelopment Project, the Planning Commission and Agency are to adopt a preliminary plan that sets forth the proposed project area boundaries and general objectives of the subsequent redevelopment plan. With extensive input from Project Area community members, the Preliminary Plan for the Northgate Redevelopment Project is submitted to the Agency for consideration. The Preliminary Plan includes a map of the proposed Project Area boundaries.

Agency approval of the Preliminary Plan allows staff, legal counsel and consultants to proceed with preparation of a redevelopment plan and other pertinent documents. It is anticipated that a draft redevelopment plan will be completed in January, and a final plan submitted to the Agency and City Council in late spring 2002.

COMMISSION ACTION

At its meeting on June 20, 2001, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolutions. The votes were as follows:

AYES: Amundson, Burns, Castello, Cespedes, Faust, Graham, Harland, Hoag,
McCarty, Newsome, Simon
NOES: None
ABSENT: None

BACKGROUND

For the past several years, the City has been actively engaged in efforts to facilitate the revitalization of the Northgate Boulevard Area. Over the course of many years, this area has witnessed the onset of various blighting conditions, ranging from an excessively high number of vacant parcels, to deteriorating and inadequate structures.

In 1995, as a response to community concerns of the evident decline in the area, the Agency participated in a planning effort to alleviate these conditions of blight. Agency staff met with area residents to discuss various ways in which to improve the existing conditions. One of the outgrowths of this process was the establishment of the Gardenland/Northgate Neighborhood Association. The Association has been actively seeking redevelopment as a tool for remedying conditions in the Northgate area, so the Agency proceeded with a redevelopment feasibility study

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Redevelopment Agency of the City of Sacramento

June 20, 2001

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in 2000. That analysis concluded that establishing a redevelopment project area is a financially and legally viable option for the Agency.

On February 6, 2001, the City Council formally initiated the process to create a redevelopment plan for the Northgate Redevelopment Project Area by designating a redevelopment survey area boundary. After staff, legal counsel and consultants analyzed the survey area, recommended redevelopment project area boundaries were delineated and incorporated into a Preliminary Plan for the Northgate Redevelopment Project. In addition to Project Area boundaries, the Preliminary Plan also includes general redevelopment objectives, which were developed through a series of public meetings with Northgate community members.

The proposed Preliminary Plan is to be approved by both the Planning Commission and the Agency. The Preliminary Plan will have received Planning Commission approval prior to being presented to the Agency. In accordance with Section 33324 of the California Community Redevelopment Law, the Preliminary Plan must:

- Describe the boundaries of the Project Area;
- Contain a general statement of land uses and of the layout of principal streets, population densities, building intensities and standards proposed as the basis for the redevelopment of the Project Area;
- Show how the purpose of the preliminary plan would be attained by redevelopment;
- Show how the preliminary plan conforms to the community's general plan; and
- Describe, generally, the impact of the project upon residents of the Project Area and surrounding neighborhoods.

As mentioned earlier, the Preliminary Plan includes goals and objectives identified by Northgate community members during recent public meetings. These goals include the following:

- To assist residential property owners with rehabilitation or reconstruction of housing;
- To stimulate development of vacant infill lots east of Northgate Boulevard in a manner consistent with applicable City of Sacramento zoning and General Plan policies;
- To maintain the Project Area's supply of affordable housing, including senior housing;
- To revitalize retail uses, including the commercial center at the southwest corner of El Camino Avenue and Northgate Boulevard;
- To locate a medical clinic, hospital, or similar facility in closer proximity to Project Area residents;
- To preserve and strengthen existing businesses in the Project Area through structural on-site and off-site improvements;

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Redevelopment Agency of the City of Sacramento

June 20, 2001

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- To address issues of safety and security of Project Area residents and business owners;
- To upgrade existing infrastructure, including streets, utilities, parks and other public facilities, to improve traffic flows and provide residents and property owners with a level of service commensurate with other City residents and property owners;
- To improve the overall character and quality of Northgate Boulevard, focusing on the construction of uniform perimeter walls/fences as well as landscaped median strip;
- To stimulate the location of job-producing businesses and employment opportunities in the proposed Project Area;
- To facilitate the adoption of an Urban Design Plan;
- To establish a dedicated funding mechanism to finance these objectives without increasing property tax rates;
- Consistent with State Redevelopment Law, the Project will under no circumstance assist development or relocation of any auto dealership or big box retail projects moving to the Project Area from adjacent jurisdictions by use of eminent domain, tax increment financing or other resource commitment.

FINANCIAL CONSIDERATIONS

The attached resolution authorizes the Executive Director to pay the State Board of Equalization and other agencies requiring filing and processing fees for activities pursuant to California Redevelopment Law. These costs will be funded from the existing allocation of funds for this project.

POLICY CONSIDERATIONS

Per California Redevelopment Law, the Redevelopment Agency of the City of Sacramento must accept the Preliminary Plan in order for the Agency to proceed with the adoption of a Northgate Redevelopment area.

The proposed actions in this staff report support the establishment of a redevelopment project area, which will meet the Agency's goals of eliminating blight and increasing economic opportunities.

ENVIRONMENTAL REVIEW

The proposed action in this staff report does not constitute a "project" under the California Environmental Quality Act (CEQA), or a federal undertaking under the National Environmental Policy Act (NEPA). The adoption of a redevelopment area will require an environmental impact report (EIR) to fulfill CEQA requirements, and the actions in this report are a step in defining the project description for that environmental review.

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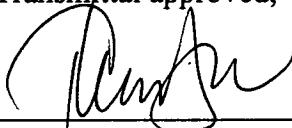
M/WBE CONSIDERATIONS

There are no M/WBE considerations associated with the actions requested in this report.

Respectfully submitted,


ANNE M. MOORE
Executive Director

Transmittal approved,



 ROBERT P. THOMAS
City Manager

Northgate Redevelopment Project

Preliminary Plan

June 18, 2001

Redevelopment Agency of the City of Sacramento
630 I Street
Sacramento, California 95814



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E-Mail: info@webrsg.com

Preliminary Plan

Northgate Redevelopment Project

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Preliminary Plan

Northgate Redevelopment Project

Introduction

This document is the Preliminary Plan ("Plan") for the proposed Northgate Redevelopment Project ("Project"). Its purpose is to designate the boundaries of the proposed Northgate Redevelopment Project Area ("Project Area"), and provide a general description of the contemplated redevelopment initiative.

If this Plan were approved by the City of Sacramento Planning Commission ("Planning Commission") and the Redevelopment Agency of the City of Sacramento ("Agency"), the Agency would commence a process to prepare a redevelopment plan for the Project Area. The proposed Project Area is approximately 1,000 acres, and generally bounded by Northgate Boulevard, Interstate 80, the Union Pacific Railroad right-of-way, the Garden Highway, and also includes the Ninos Parkway. (Exhibit A depicts the boundaries of the Project Area.)

For the past several months, Agency staff has maintained an ongoing dialogue with property owners, business owners, residents, and neighborhood associations in the prospective Project Area. During the redevelopment plan preparation process, the Agency will continue these discussions and will solicit input from the community about potential redevelopment activities. The following is a list of redevelopment goals the community and Agency have identified thus far.

- to assist residential property owners with rehabilitation or reconstruction of housing;
- to stimulate development of vacant infill lots east of Northgate Boulevard in a manner consistent with applicable City of Sacramento ("City") zoning and General Plan ("General Plan") policies;
- to maintain the Project Area's supply of affordable housing, including senior housing;
- to revitalize retail uses, including the commercial center at the southwest corner of El Camino Avenue and Northgate Boulevard;

- to locate a medical clinic, hospital, or similar facility in closer proximity to Project Area residents;
- to preserve and strengthen existing businesses in the Project Area through structural on-site and off-site improvements;
- to address issues of safety and security of Project Area residents and business owners;
- to upgrade existing infrastructure, including streets, utilities, parks and other public facilities, to improve traffic flows and provide residents and property owners with a level of service commensurate with other City residents and property owners;
- to improve the overall character and quality of Northgate Boulevard, focusing on the construction of uniform perimeter walls/fences as well as a landscaped median strip;
- to stimulate the location of job-producing businesses and employment opportunities in the proposed Project Area;
- to facilitate the adoption of an Urban Design Plan;
- to establish a dedicated funding mechanism to finance these objectives without increasing property tax rates.

Consistent with State Redevelopment Law, the Project will under no circumstance assist development or relocation of any auto dealership or big box retail projects moving to the Project Area from adjacent jurisdictions by use of eminent domain, tax increment financing or other resource commitment.

In accordance with Section 33324 of the California Community Redevelopment Law ("CRL"), this Plan must:

- Describe the boundaries of the Project Area;
- Contain a general statement of land uses and of the layout of principal streets, population densities, building intensities and standards proposed as the basis for the redevelopment of the Project Area;
- Show how the purpose of the preliminary plan would be attained by redevelopment;

- Show how the preliminary plan conforms to the community's general plan; and
- Describe, generally, the impact of the project upon residents of the Project Area and surrounding neighborhoods.

Project Area Location and Description

The Project Area is located within the boundaries of the City of Sacramento, Sacramento County, California. The City is the seventh largest city in California, with approximately 406,000 persons, according to January 2000 estimates from the State Department of Finance.

The proposed Project Area is located in the northern portion of the City. The Project Area includes the area generally located between Interstate 80 to the north, the Garden Highway to the south, Northgate Boulevard to the west, and the Union Pacific Railroad right-of-way to the east. The Ninos Parkway is also included in the Project Area. (Exhibit A presents a map depicting the boundaries of the proposed Project Area.)

Based on a redevelopment feasibility study completed in June 2000, Project Area commercial and residential properties are in physical and economic decline. Conditions noted in the feasibility study included an excessively high number of vacant infill lots, deteriorating structures, and depreciating property values. The feasibility study further concluded that tax increment financing and other redevelopment tools could be used to alleviate these conditions through a comprehensive improvement program focusing primarily on rehabilitation, reconstruction, and community preservation.

Physical and economic conditions will be further studied and documented over the ensuing months to determine the nature and extent of potential redevelopment activities in the Project Area.

General Statement of Proposed Planning Elements

This Plan envisions that planning elements to be contained in the redevelopment plan will be identical to the applicable provisions of the General Plan and all other state and local codes and guidelines, as they may be amended from time to time.

Land Uses

Within the proposed Project Area, land uses shall be those permitted by the General Plan, as they exist today or are hereafter amended. Currently, the General Plan permits the following uses in the Project Area: Community/Neighborhood Commercial and Offices, Heavy Commercial or Warehouse, Low Density Residential, Medium Density Residential, Parks-Recreation-Open Space, Public/Quasi-Public-Miscellaneous, Regional Commercial & Offices, Special Planning District, Industrial-Employee Intensive.

General Statement of Proposed Layout of Principal Streets

Exhibit A presents the principal streets within the Project Area. These include: Interstate 80, Northgate Boulevard, San Juan/Silver Eagle Road, El Camino Avenue and Garden Highway. If a redevelopment plan is adopted for the Project Area, existing streets within the Project Area may be widened or otherwise modified and additional streets may only be created as necessary for proper pedestrian and/or vehicular circulation in a manner consistent with the General Plan.

The layout of principal streets and those that may be developed in the future shall conform to the General Plan as currently adopted or hereafter amended.

General Statement of Proposed Population Densities

If the redevelopment plan is adopted, permitted densities within the Project Area will conform to the General Plan and Zoning Code, as currently adopted or as hereafter amended, and other applicable codes and ordinances. This Plan and the Project do not propose any changes to population densities, development densities, or land use designations.

General Statement of Proposed Building Intensities

Building intensity shall be controlled by limits on the:

- Percentage of the building site covered by the building (land coverage);
- Size and location of the buildable area on the building site; and
- Height of the building.

The limits on building intensity shall be established in accordance with the provisions of the General Plan and Zoning Code, as they now exist or are

hereafter amended. This Plan and the Project do not propose any changes to population densities, land use designations, or building intensities.

General Statement of Proposed Building Standards

Building standards shall conform to the building requirements of applicable codes and ordinances.

Attainment of The Purposes of the Redevelopment Law

The properties included in the proposed Project Area were selected because a preliminary review of these properties in a June 2000 feasibility study preliminarily indicated the existence of blight, as defined by the California Community Redevelopment Law, Health and Safety Code Section 33000 et seq. ("CRL"). (These conditions will be more extensively evaluated and documented during the redevelopment plan adoption process.) Redevelopment of the Project Area would attain the purposes of the CRL by alleviating blighting conditions that the private sector, acting alone, has not remedied.

The purposes of the CRL would be attained by the proposed Project through the:

- Participation of owners and tenants in the revitalization of their properties;
- Replanning, redesign and development of undeveloped or underdeveloped areas which are stagnant or improperly utilized; and
- Encouragement of modern, integrated development with improved pedestrian and vehicular circulation.

Conformance to the General Plan of the City

Because land uses, transportation, and other development standards incorporate existing General Plan policies, this Plan conforms to the General Plan. This Plan does not propose to institute additional land use policies not otherwise permitted by the General Plan, or other applicable codes and guidelines.

General Impact of the Proposed Project Upon the Residents of the Project Area and Surrounding Neighborhoods

Project impacts on residents within, and adjacent to, the proposed Project Area will generally be improved economic and physical conditions. Through the Project, the Agency desires to facilitate the redevelopment of existing uses to better suit surrounding areas.

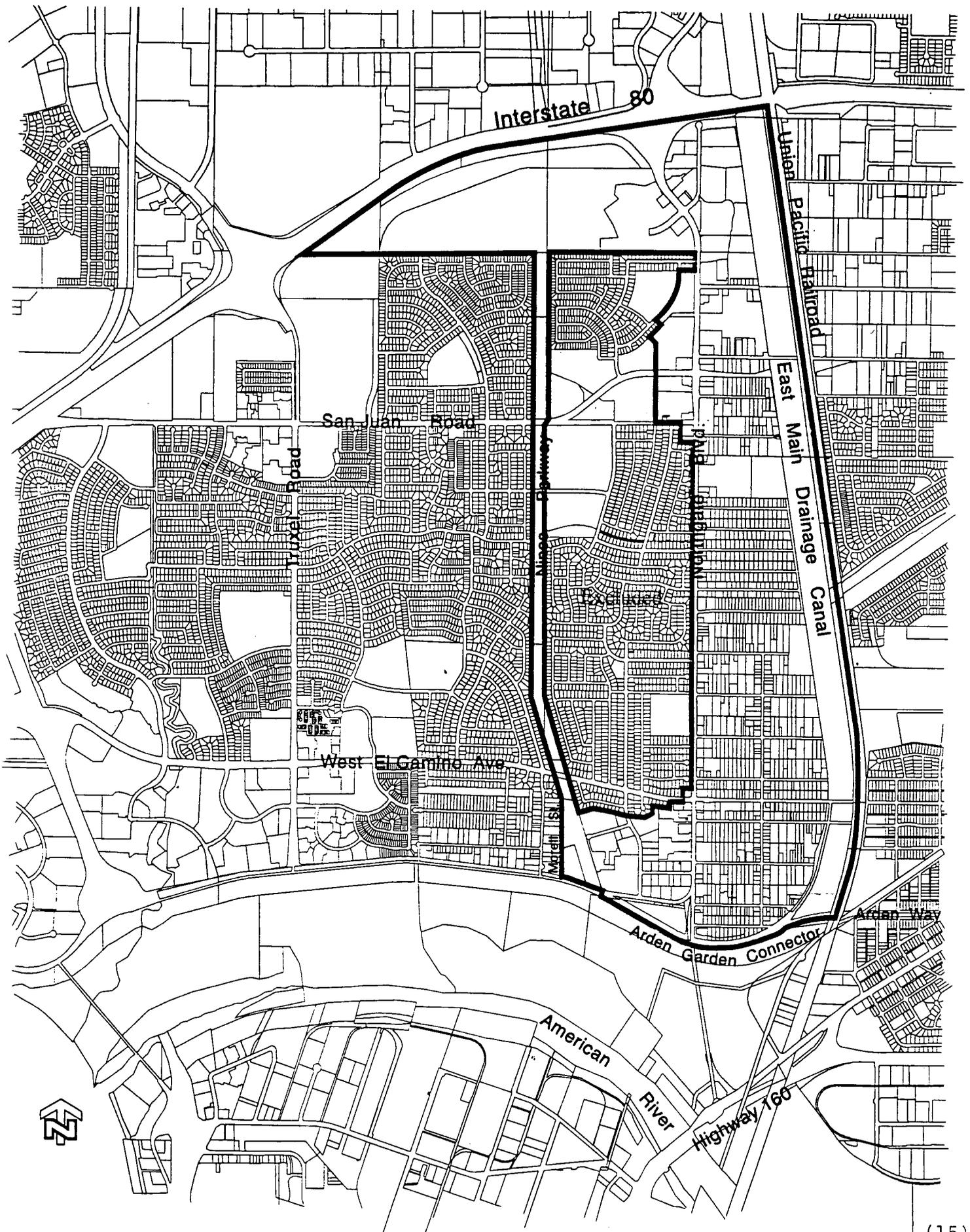
Project development and implementation will be subject to further review and approval by the City Council, Redevelopment Commission, Planning Commission, Sacramento Housing and Redevelopment Agency, Redevelopment Agency of the City of Sacramento, and other non-City environmental and taxing agencies. Further, the Agency will conduct a community outreach process during the Project formation and implementation phases to gain the continued insight and perspectives of affected property owners, business owners, residents, and other interested parties.

Preliminary Plan

Northgate Redevelopment Project

Exhibit A – Proposed Project Area Boundaries

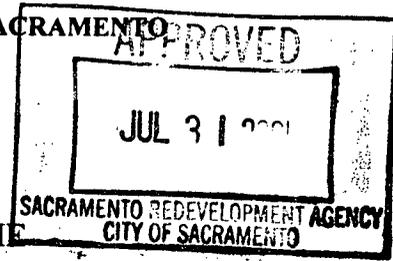
PROPOSED NORTHGATE REDEVELOPMENT PROJECT AREA



RESOLUTION NO. 2001-046

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF



**ACCEPTING THE PRELIMINARY PLAN FOR THE
NORTHGATE REDEVELOPMENT PROJECT**

WHEREAS, by Resolution No. _____, adopted on June 28, 2001, the Planning Commission of the City of Sacramento selected and designated the boundaries of the project area for the Northgate Redevelopment Project (the "Project"), approved a Preliminary Plan for the Project (the "Preliminary Plan"), and submitted said Preliminary Plan to the Redevelopment Agency of the City of Sacramento (the "Agency");

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. The Preliminary Plan for the Northgate Redevelopment Project, as formulated and adopted by the Planning Commission of the City of Sacramento, is hereby accepted by the Agency, and the Agency hereby directs preparation of an official Redevelopment Plan for the Project.

Section 2. The Executive Director of the Agency is hereby authorized and directed to file the information required by Sections 33327 and 33328 of the Health and Safety Code with the appropriate taxing officials and the State Board of Equalization.

Section 3. The Executive Director of the Agency is authorized to pay filing and processing fees imposed by the State Board of Equalization and other agencies for their participation in review and processing of the Preliminary Plan and the Redevelopment Plan.

CHAIR

ATTEST:

SECRETARY

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO. CPC 01-001

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF JUN 28 2001

**DESIGNATION OF PROPOSED NORTHGATE REDEVELOPMENT
PROJECT AREA BOUNDARIES AND
APPROVAL OF PRELIMINARY PLAN (M01-018)**

WHEREAS, the Redevelopment Agency of the City of Sacramento, by Resolution No. 2001-011, on February 6, 2001, designated the Northgate Redevelopment Survey Area for redevelopment study purposes; and

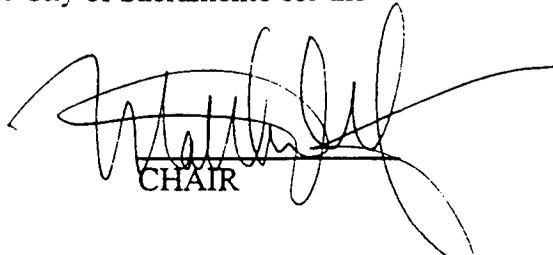
WHEREAS, the Community Redevelopment Law provides for the Planning Commission to select a redevelopment project area from within the boundaries of a survey area, and to formulate a preliminary plan for the redevelopment of the selected project area.

NOW, THEREFORE, BE IT RESOLVED BY THE SACRAMENTO CITY PLANNING COMMISSION:

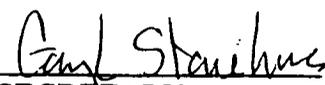
Section 1: The Planning Commission selects and designates as the Project Area for the Northgate Redevelopment Project the area within the Redevelopment Survey Area shown on the "Proposed Northgate Redevelopment Project Area" map attached to this resolution as Attachment I and incorporated in it by reference. In the event that it is necessary for clarification purposes for staff to make minor, technical changes to the boundaries, the Planning Commission finds and determines that any such minor, technical change for clarification purposes does not materially affect the boundaries selected and designated by this resolution.

Section 2: The Planning Commission approves the "Preliminary Plan for the Northgate Redevelopment Project" in the form attached to this Resolution as Attachment I and incorporated in it by reference.

Section 3: The Chairperson of the Planning Commission is authorized and directed to submit the Preliminary Plan to the Redevelopment Agency of the City of Sacramento for the preparation of an official redevelopment plan for the Project.


CHAIR

ATTEST:


SECRETARY

**CITY PLANNING COMMISSION
HEARING ITEM**

CPC AGENDA DATE: June 28, 2001

Item No.	Project No.	Title/Location	Action: Approved/Denied
9	M01-018	Project Area and Preliminary Plan for the Proposed Northgate Redevelopment Project Area	Approved*

ACTION

* Approved with direction to STTRA staff to analyze vacant area with three alternatives: vacant, existing GP/zoning, and proposed auto mall.

VOTE OF THE PLANNING COMMISSION:

COMMISSIONER	MOTION 1			MOTION 2			ABSTAIN
	Yes	No	M/S	Yes	No	M/S	
Duruissseau	✓		S				
Harvey	✓						
Kennedy	✓						
Molodanof (Vice-chair)	✓						
Valencia	✓						
Waste	✓						
Taylor-Carroll	✓						
Jacobs (Chair)	✓		M				

**** List "Proponents" and Opponents" on reverse side of this page****

CITY PLANNING COMMISSION

COMMENTS: ~~OPPONENTS~~

CPC AGENDA DATE:

Jack Muladonof	Why include the Auto Mall
Phil Harvey	Gardenland Needs Help
	Let's not let the Auto Mall drive this Redevelopment Area
	• Why is inclusion of the Parkway in this Plan?
	Benefit Area, provide more recreation area.

COMMENTS: ^{Opponents} ~~PROponents~~

Bob Cook Jr.	Represent 60 acres
	Objects to the Redevelopment Plan Area [should exclude this 60 acres in the Plan Area].
	Objects to use of CEQA exemption.