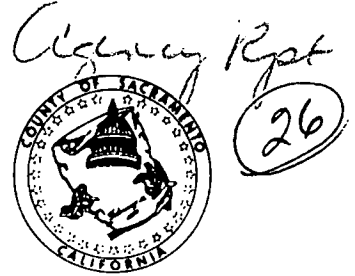


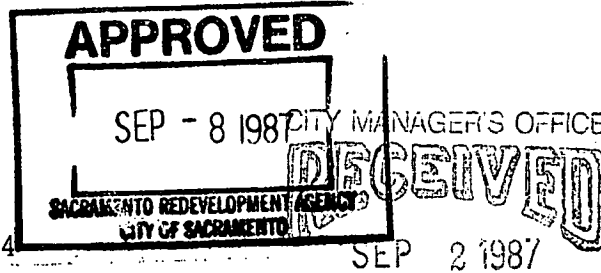


**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



August 24, 1987

Redevelopment Agency of the
City of Sacramento
Sacramento, California 95814



Honorable Members in Session:

SUBJECT: Resolution to Amend Child Care Provisions for
Rehabilitation Projects as per the Downtown Urban Design
Plan

SUMMARY

This report transmits a Sacramento Housing and Redevelopment Commission request to amend the Downtown Urban Design Resolution so that a requirement to provide child care facilities be extended to rehabilitation projects covered by the Downtown Urban Design Plan.

BACKGROUND

On June 16, 1987, the Redevelopment Agency of the City of Sacramento (Agency) approved Resolution No. 87-040 as a part of the Downtown Urban Design Plan. The resolution requires major projects exceeding 75,000 square feet within the Merged Downtown Sacramento Redevelopment Project outside of the C-3 zone to enter into an Owner Participation Agreement (OPA) with the Agency. Rehabilitation projects and projects submitted to the Planning Commission before February 18, 1987 were exempt from the child care provision of the resolution. The major conditions of the OPA require: 1) City Planning Department/Commission project review and environmental determination; 2) Participation in traffic and/or transportation mitigation measures; and 3) Contribution of 1.25% of the valuation of the building and/or buildings, as determined by the City Building Department prior to issuance of a building permit, to the Agency for enhancement of the Central Business District (CBD).

The specific requirements are as follows:

1. Pay pro-rata share of the costs of traffic mitigation measures including the extension of the light rail system.

9-8-87
All Districts

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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.

In the case of rehabilitation projects, the Resolution requires only the following and exempts rehabilitation projects from other requirements:

1. Submit the proposed project to the City Planning Commission for an environmental determination and project review;
2. Pay pro-rata share of the costs of traffic mitigation measures, including the extension of the light rail system;
3. Pay pro-rata share for the extension and related costs for the improvement of a transit service program.

At its meeting of August 17, 1987, the Sacramento Housing and Redevelopment Commission (Commission) discussed Resolution No. 87-040 and recommended an amended resolution (attached) which would extend the provision of child care facilities to rehabilitation projects and to projects submitted to the Planning Commission before February 18, 1987 in excess of 75,000 square feet in size. The Commission expressed its concern that rehabilitation projects, especially those which will house a large number of employees, create as great a need and demand for child care services as new construction projects.

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ENVIRONMENTAL REVIEW

The resolution addressed in this report does not constitute a project and, therefore, does not require environmental review.

POLICY IMPLICATION

The attached resolution would amend existing Agency policy established in Resolution No. 87-040.

FINANCIAL DATA

The action recommended in this report has no financial implication to the Agency.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of August 17, 1987, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Glud, Moose, Pettit, Sanchez, Simon, Wiggins,
Yew, Amundson
NOES: Sheldon, Simpson, Wooley
ABSENT: None

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RECOMMENDATION

The Sacramento Housing and Redevelopment Commission recommends adoption of the attached resolution which eliminates the exemption for rehabilitation projects as to the provision of child care facilities, and requires that such facilities be a condition of approval of an Owner Participation Agreement.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Executive Director

WHE/CB:cmc

TRANSMITTAL TO COUNCIL:

Walter J. Slupe

WALTER J. SLUPE
City Manager

Contact Person: Andrew J. Plescia, 440-1333

2058J

RESOLUTION NO. 87-071

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
ON DATE OF

September 8, 1987

AMENDMENTS 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:

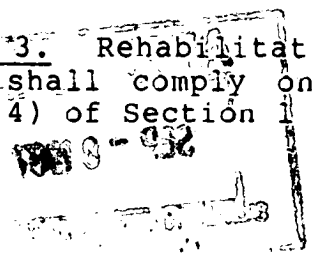
- A. Submit the proposed project to the City of Sacramento Planning Commission for an environmental determination and project review.
- B. Before the issuance of a building permit for the project, pay to the Agency an amount which equals 1.25% of the valuation of the building or buildings in the project 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:
 - 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 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 5. 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 6. 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.

CHAIR

SECRETARY

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TVL:jann
06/17/87