

RESOLUTION 2023–0218

Adopted by the Sacramento City Council

June 20, 2023

Amending The Curtis Park Village Planned Unit Development (PUD) Schematic Plan (P22-025)

BACKGROUND

- A. On September 22, 2022, the City Planning and Design Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve the Curtis Park Village Flex Zone Schematic Plan Amendment Project (P22-025), which includes the proposed amendment to the Curtis Park Village PUD Guidelines to designate the remaining ±2.5-acres of Flex Zone property for residential use, as set forth in Exhibit A; and
- B. On June 20, 2023, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.812.010 (2)(b).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- A. Findings of Fact related to the Curtis Park Village Flex Zone Schematic Plan Amendment (P22-025) as included in the Curtis Park Village Planned Unit Development (P04-109) Environmental Impact Report and Mitigation Monitoring Program for the Project:
 - 1. The City Council finds as follows:
 - a. On April 1, 2010, pursuant to the California Environmental Quality Act (Public Resources Code §21000 *et seq.* ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 *et seq.*), and the City of Sacramento environmental guidelines, the City Council certified an environmental impact report (EIR) (Resolution No. 2010-174). On September 28, 2010, the City Council then after having reviewed and considered the information contained in the certified EIR, adopted findings of fact and findings of overriding consideration, adopted a mitigation monitoring program (Resolution No. 2010-572), and approved the Curtis Park Village Planned Unit Development (P04-109) (Original Project).

- b. The Curtis Park Village Flex Zone Schematic Plan Amendment Project (P22-025) (Current Project) proposes to designate the remaining ±2.5-acres of Flex Zone property for residential use.
 - c. Staff determined that there are no proposed changes to the Original Project that require the preparation of a subsequent EIR.
- 2. The City Council has reviewed and considered the information contained in the previously certified EIR for the Original Project, and all oral and documentary evidence received during the hearing on the Curtis Park Village Flex Zone Schematic Plan Amendment Project. The City Council has determined that the previously certified EIR, CEQA findings of fact and statement of overriding considerations constitute an adequate, accurate, objective, and complete review of the proposed Curtis Park Village Flex Zone Schematic Plan Amendment Project and finds that no additional environmental review is required based on the reasons set forth below:
 - a. No substantial changes are proposed by the Curtis Park Village Flex Zone Schematic Plan Amendment Project that will require major revisions of the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - b. No substantial changes have occurred with respect to the circumstances under which the Curtis Park Village Flex Zone Schematic Plan Amendment Project will be undertaken which will require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - c. No new information of substantial importance has been found that shows any of the following:
 - i. The Curtis Park Village Flex Zone Schematic Plan Amendment Project will have one or more significant effects not discussed in the previously certified EIR;
 - ii. Significant effects previously examined will be substantially more severe than shown in the previously certified EIR;

- iii. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Curtis Park Village Flex Zone Schematic Plan Amendment Project; or
 - iv. Mitigation measures which are considerably different from those analyzed in the previously certified EIR would substantially reduce one or more significant effects on the environment.
 - 3. No further documentation is required pursuant to CEQA Guidelines sections 15162, 15163, and 15164. The mitigation monitoring program for the Project remains in effect and shall apply to the Curtis Park Village Flex Zone Schematic Plan Amendment Project. The mitigation monitoring program meets the requirements of CEQA section 21081.6 and CEQA Guidelines section 15091.
 - 4. Upon approval of the Curtis Park Village Flex Zone Schematic Plan Amendment, the applicant shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.
 - 5. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision, including the previously certified EIR, are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council.
- B. Based on the verbal and documentary evidence received at the hearing on the Curtis Park Village Flex Zone Schematic Plan Amendment Project, the City Council approves the amendment to the Curtis Park Village PUD Guidelines. The City Council approves the amendment based on the following Findings of Fact:
- 1. The amendment to designate the remaining Flex Zone property for residential use is consistent with the General Plan land use designation and with the goals, policies, and other provisions of the General Plan, in that 1) the Traditional Center General Plan land use designation allows for residential uses, 2) the proposed residential land use will occupy a vacant urban infill site that maximizes existing street and utility infrastructure in close proximity to supporting land uses including a college, commercial services, and park and recreation space, will support increased transit use and promote a pedestrian and bicycle-friendly neighborhood, and will enhance local retail viability, and 3) future site development will be subject

to development standards of the SC zone and Curtis Park Village Planned Unit Development Guidelines.

2. The amendment promotes the public health, safety, convenience, and welfare of the city by allowing for the development of residences that will be within convenient walking distance of park and recreation space, commercial needs, and transit.
3. The schematic plan amendment is consistent with the zoning designation of the subject site in that the Shopping Center (SC-PUD) zone allows for residential use.
4. The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2022 Adequate Progress Annual Report accepted by the City Council on October 11, 2022 (Resolution No. 2022-0313).

C. The Schematic Plan for the Curtis Park Village PUD is amended as shown in Exhibit A.

D. Exhibit A is part of this Resolution.

TABLE OF CONTENTS:

Exhibit A – Curtis Park Village PUD Guidelines Schematic Plan Amendment (to be added as an addendum to the current Curtis Park Village PUD Guidelines Schematic Plan)

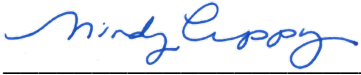
Adopted by the City of Sacramento City Council on June 20, 2023, by the following vote:

Ayes: Members Guerra, Jennings, Kaplan, Maple, Loloee, Talamantes, Valenzuela, Vang, and Mayor Steinberg

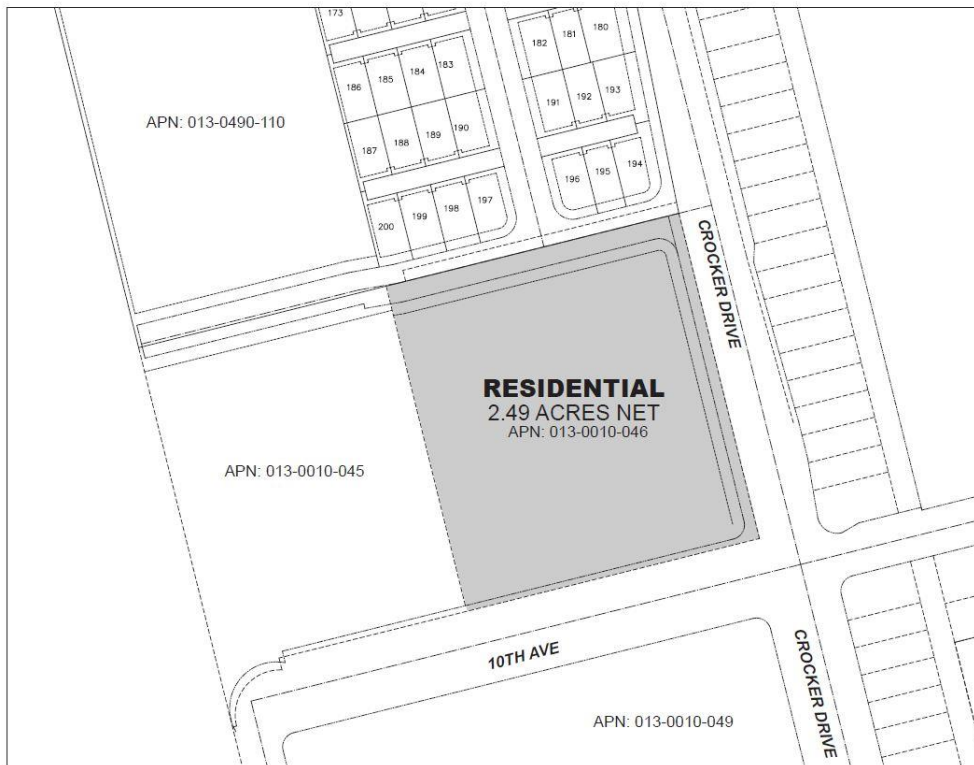
Noes: None

Abstain: None

Absent: None

Attest:  06/22/2023
Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.



**CROCKER VILLAGE
SCHEMATIC PLAN**

RESIDENTIAL

CROCKER VILLAGE FLEX ZONE
JULY 12, 2022