



CITY OF SACRAMENTO

42

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

CITY MANAGER'S OFFICE  
**RECEIVED**  
MAY 25 1982

MARTY VAN DUYN  
PLANNING DIRECTOR

March 25, 1982

*set hearing; notify  
all parties; 2 week  
time extension to be  
granted.*

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Clarification of South Natomas Office Park Motion  
(P-9114, P-9145, P-9317)

**APPROVED**  
BY THE CITY COUNCIL

MAY 25 1982

SUMMARY

OFFICE OF THE  
CITY CLERK

On May 11, 1982, the City Council indicated the intent to approve in concept only the South Natomas Office Park consisting of three applications. The motion as transcribed by the City Clerk is attached. Staff, as well as the applicants, are requesting a clarification of the following aspects of that motion:

1. Fixed or Mixed Density - The amount of office for each project was based on a density factor. Is the maximum density factor per acre fixed or can density per acre vary as long as the total square footage for the overall project is not exceeded?

Staff interpreted the Council's discussion to allow for mixed densities as long as the allocated total square footage is not exceeded.

2. Natomas Eastside - The Community Plan designated 18 acres for business and professional offices within the project's boundary. The motion allocated 45 acres of office to the site. Are the allocated 45 acres in addition to the 18 acres already designated on the Community Plan?

Staff's interpretation was the 18 acres was included in the 45 acres.

3. Gateway Centre - Did the Council's motion to reduce the amount of shopping center-commercial acreage in half include the 10 acres of commercial proposed on the Gateway Centre site? If so, are the five acres of commercial included in the allocated 52 acres of office land use?

Staff interpreted the motion to reduce by half the 10 acres of commercial and be in addition to the office acreage.

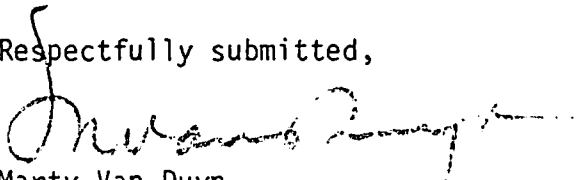
4. Creekside - Should the amount of office square footage be determined from gross acres (52 acres) or from the net 45 acres (which excludes the seven acre park site)?

Staff's interpretation was that this site have 572,000 square feet of office resulting in 12,711 square feet per acre instead of 11,000 square feet per acre.

RECOMMENDATION

Staff recommends the Council concur with its interpretation of these aspects of the motion.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:

---

Walter J. Slice, City Manager

MVD:CC:cp  
Attachment  
P-9114, P-9145, P-9317

May 25, 1982  
District No. 1

SOUTH NATOMAS BUSINESS PARKS (P-9317, P-9145 and P-9145)  
FINAL ACTION OF THE CITY COUNCIL

- A. Certify the adequacy of the Creekside Environmental Impact Report;
- B. Approve in concept only and subject to the conditions contained in this motion:
1. 630,000 square feet of office on 45 acres within Natomas Eastside (14,000 square feet per acre);  
755,000 square feet of office on 52 acres within Gateway Centre (14,500 square feet per acre); and,  
572,000 square feet of office on 52 acres within Creekside (11,000 square feet per acre).
  2. Applicants negotiate in good faith with City staff a development of agreement or agreements, providing for
    - a. A PUD/Schematic Plan mechanism to insure that the three projects are developed as a unified regional office park, designed to attract large users. The PUD/Schematic Plan shall also include non-office uses.
    - b. The developers contribution to the financing of public facility, public service, and infrastructure costs, including land dedication, capital, maintenance and operations expenses, to be located within the Community Plan.

The developers contributions to such costs shall be beyond that apportionable solely to needs generated by their projects and shall be equitably shared between the three developers based on the amount of office approved for each project. In negotiating the development agreement, special consideration shall be given to funding for:

      1. Traffic improvements;
      2. A park, parkway strips, and the Interstate 5 open space corridors, including the existing parkway strip to the east of Interstate 5 and south of West El Camino to Interstate 880;
      3. A fire station;
      4. A library;
      5. Development of elderly housing;
      6. Include mitigation factors to diminish impact on downtown (the cutting at least in half of commercial square footage on site); and,
      7. Contributions by developers to create a more transit-oriented society area within the Community Plan.
    - c. Time deadlines to insure a rational sequencing of the build-out of office, residential and necessary infrastructure.
    - d. Other measures determined by staff as needed to mitigate adverse environmental impacts identified in the Environmental Impact Reports for these projects.
  3. Staff shall return to both the City Planning Commission and City Council within ninety days with a development agreement meeting the intent of this motion.
  4. Applicants waive all statutory time deadlines for a minimum of ninety days following this hearing.