



# REPORT TO COUNCIL 39

## City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
www.CityofSacramento.org

Public Hearing  
**December 12, 2006**

**Honorable Mayor and  
Members of the City Council**

**Title: Lot X (M06-044)**

**Location/Council District:** Block bounded by Capitol Mall (N), N Street (S), 3<sup>rd</sup> Street (E), and Interstate 5 (W); Council District 1

**Recommendation:** Conduct a public hearing and upon conclusion, adopt 1) a **Resolution** amending the General Plan land use designation, and 2) a **Resolution** amending the Central City Community Plan land use designation for Lot X.

**Contact:** Michael York, Associate Planner, (916) 808-8239; Jeanne Corcoran, Senior Planner, (916) 808-5317

**Presenters:** Michael York, Associate Planner, (916) 808-8239

**Department:** Development Services

**Division:** Planning

**Organization No:** 4875

### **Description/Analysis**

**Issue:** The proposal is to bring the General Plan and Community Plan land use designations of the site into consistency with the zoning designation of Central Business District Special Planning District (C-3-SPD). The City and the Sacramento Housing Redevelopment Agency (SHRA) expect to sell this site to provide funds for the Crocker Art Museum expansion project. As part of the City's Community Reinvestment Capital Improvement Program (CRCIP) it was determined that the sale of Lot X was necessary to provide needed funding for the Crocker Art Museum expansion project. Without General Plan and Community Plan amendments, any future proposed development could not occur on the lots. Providing consistency between the General Plan and Community Plan land use designations with the existing zoning will allow a more saleable and developable site. Development is not proposed at this time and the proposed amendments are not controversial.

**Policy Considerations:** The amendments will amend the designations of the General Plan and Central City Community Plan to "Regional Commercial & Offices" and "Downtown Commercial Mixed Use" respectively. The proposed amendments will make the General Plan and Central City Community Plan land



use designations consistent with the existing zoning of the site which is Central Business District Special Planning District (C-3-SPD). It is the policy of the City when considering amendments to evaluate the impact of such amendments upon the General Plan and Community Plan goals and policies. Each amendment must be determined to be consistent with the projections, goals and policies (General Plan Policy 6, 1-33).

The subject lots are located within downtown Sacramento. Goals of the General Plan and Central City Community Plan are to maintain and strengthen downtown's role as a major regional office and commercial center (GP Goal A, 4-12 & Central City Community Plan, pg 8). Another policy is to support development of cultural and entertainment activities in the Central Business District (GP Policy 1, 4-13 & CCCP, pg 8). Amending the General Plan and Community Plan designations supports these policies by allowing development to occur consistent with the existing zoning of the site of Central Business District Special Planning District (C-3-SPD).

The potential sale of the lots to provide funding for the Crocker Art Museum expansion furthers the goals and policies of the General Plan to enhance the quality of life within the City to insure a rich, vital urban experience. While the reduction of park open space is contrary to the General Plan which acknowledges parks and open space as a valuable community asset supporting quality of life, the C-3-SPD zoning of the site anticipated development of the site. Providing consistency with the land use designations and zoning is anticipated to yield a higher value for the property allowing for expansion of the Crocker Art Museum and better utilization of the 2.5 acre park located just south of the site which contributes to enrichment of public spaces.

**Committee/Commission Action:** On November 9, 2006, by a unanimous vote of six ayes and two absent, the Planning Commission recommended approval of the General Plan and Central City Community Plan Amendments.

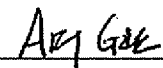
**Environmental Considerations:** This activity is not subject to California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3). CEQA will apply when a development proposal is submitted to the City.

**Rationale for Recommendation:** The project is consistent with the objectives of the General Plan and Central City Community Plan policies to support development of cultural and entertainment activities in the Central Business District, to enhance the quality of life within the City to insure a rich, vital urban experience, and to allow development to occur consistent with the existing zoning.


**Financial Considerations:** The project has no fiscal considerations.

**Emerging Small Business Development (ESBD):** No goods or services are being purchased under this report.

Respectfully Submitted by:   
David Kwong  
Planning Manager

Approved by:   
*for* William Thomas  
Director of Development Services

Recommendation Approved:

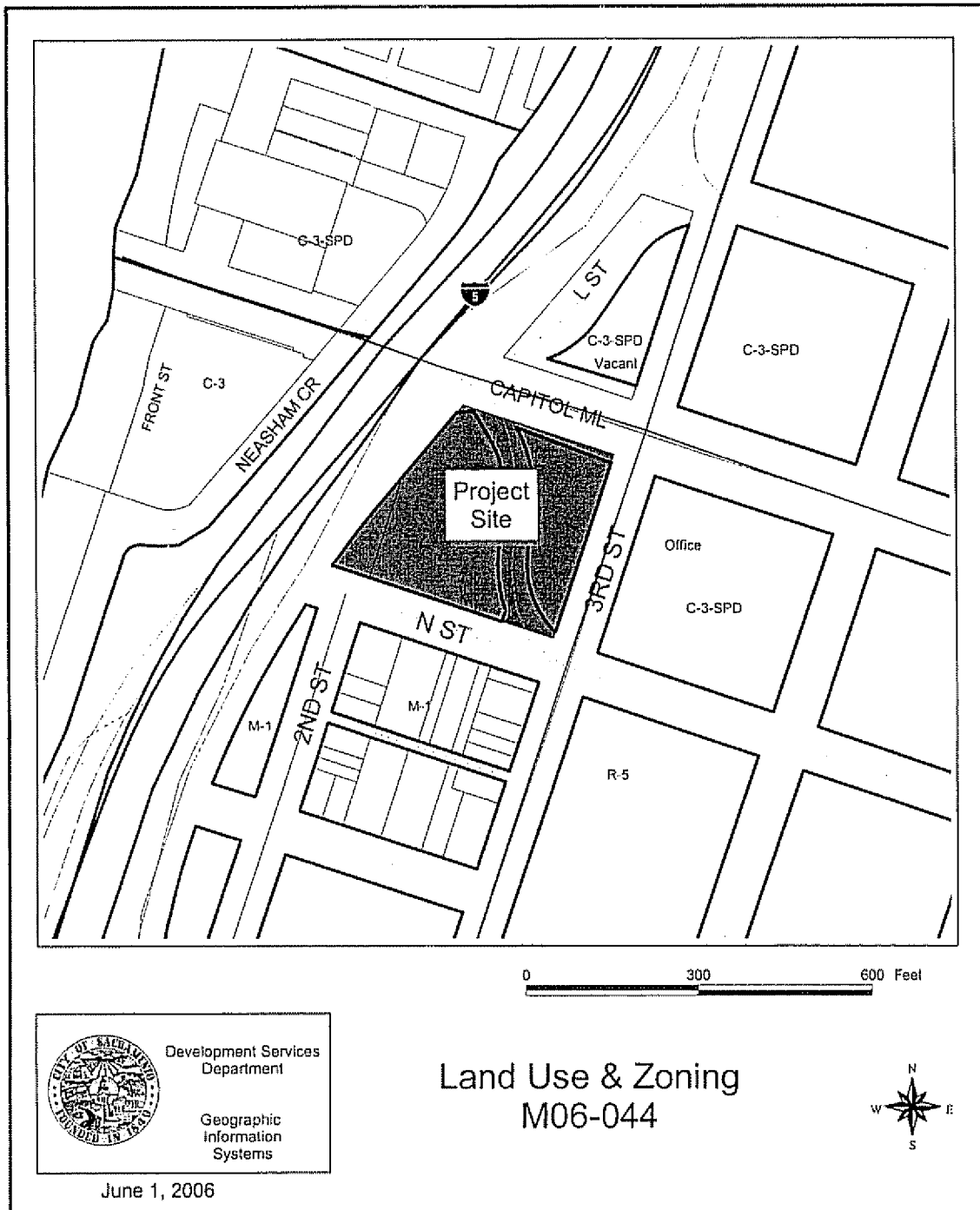
  
*for* Ray Kerridge  
City Manager

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Attachment 2 – Land Use & Zoning Map



Attachment 3 -- General Plan Amendment Resolution

**RESOLUTION NO. 2006-**

Adopted by the Sacramento City Council

**AMENDING THE GENERAL PLAN LAND USE MAP TO RE-DESIGNATE 2.65± ACRES OF PARKS-RECREATION-OPEN SPACE TO REGIONAL COMMERCIAL & OFFICES, FOR THE PROPERTY LOCATED ON THE BLOCK BOUNDED BY CAPITOL MALL (N), N STREET (S), 3<sup>RD</sup> STREET (E), AND INTERSTATE 5 (W) IN SACRAMENTO, CALIFORNIA.**

**(M06-044) (APN: 006-0135-028, -029, -030)**

**BACKGROUND**

Pursuant to City Code section 17.204.020(B), the City Council conducted a noticed public hearing on December 12, 2006 concerning the General Plan land use map, and, based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

- A. The activity is not subject to California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3);
- B. The proposed General Plan amendment is consistent with the existing zoning of Central Business District Special Planning District (C-3-SPD);
- C. The subject site is suitable for commercial development; and.
- D. The proposal is consistent with the policies of the General Plan to amend land use designations as the need arises to meet the projections, goals, and policies of the General Plan

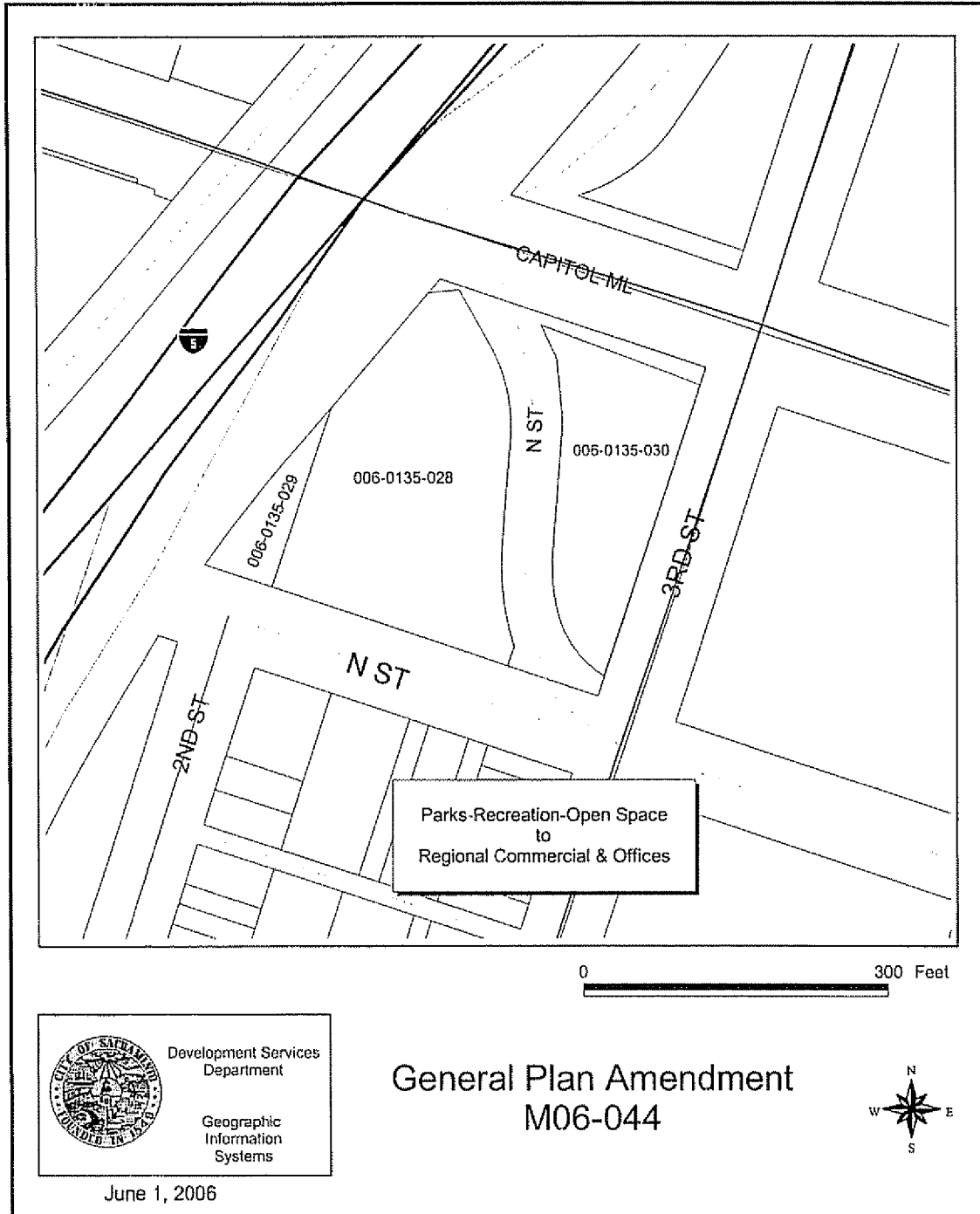
**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

Section 1. The City Council adopts the General Plan Amendment for the property, as described on the attached Exhibit A, in the City of Sacramento which is hereby re-designated on the General Plan land use map from 2.65± acres of "Parks-Recreation-Open Space" to "Regional Commercial & Offices" (APN: 006-0135-028, -029, -030).

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Exhibit A: General Plan Amendment -- 1 Page

Exhibit A – General Plan Amendment



Attachment 4 – Central City Community Plan Amendment Resolution

**RESOLUTION NO. 2006-**

Adopted by the Sacramento City Council

**AMENDING THE CENTRAL CITY COMMUNITY PLAN LAND USE MAP TO RE-DESIGNATE 2.65± ACRES OF PARKS/OPEN SPACE TO DOWNTOWN COMMERCIAL MIXED USE, FOR THE PROPERTY LOCATED ON THE BLOCK BOUNDED BY CAPITOL MALL (N), N STREET (S), 3<sup>RD</sup> STREET (E), AND INTERSTATE 5 (W) IN SACRAMENTO, CALIFORNIA.  
(M06-044) (APN: 006-0135-028, -029, -030)**

**BACKGROUND**

Pursuant to City Code section 17.204.020(B), the City Council conducted a noticed public hearing on December 12, 2006 concerning the Central City Community Plan land use map, and, based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds:

- A. The activity is not subject to California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3);
- B. The proposed Community Plan amendment is consistent with the existing zoning of Central Business District Special Planning District (C-3-SPD);
- C. The subject site is suitable for commercial development; and
- D. The proposal is consistent with the policies of the Central City Community Plan to amend land use designations as the need arises

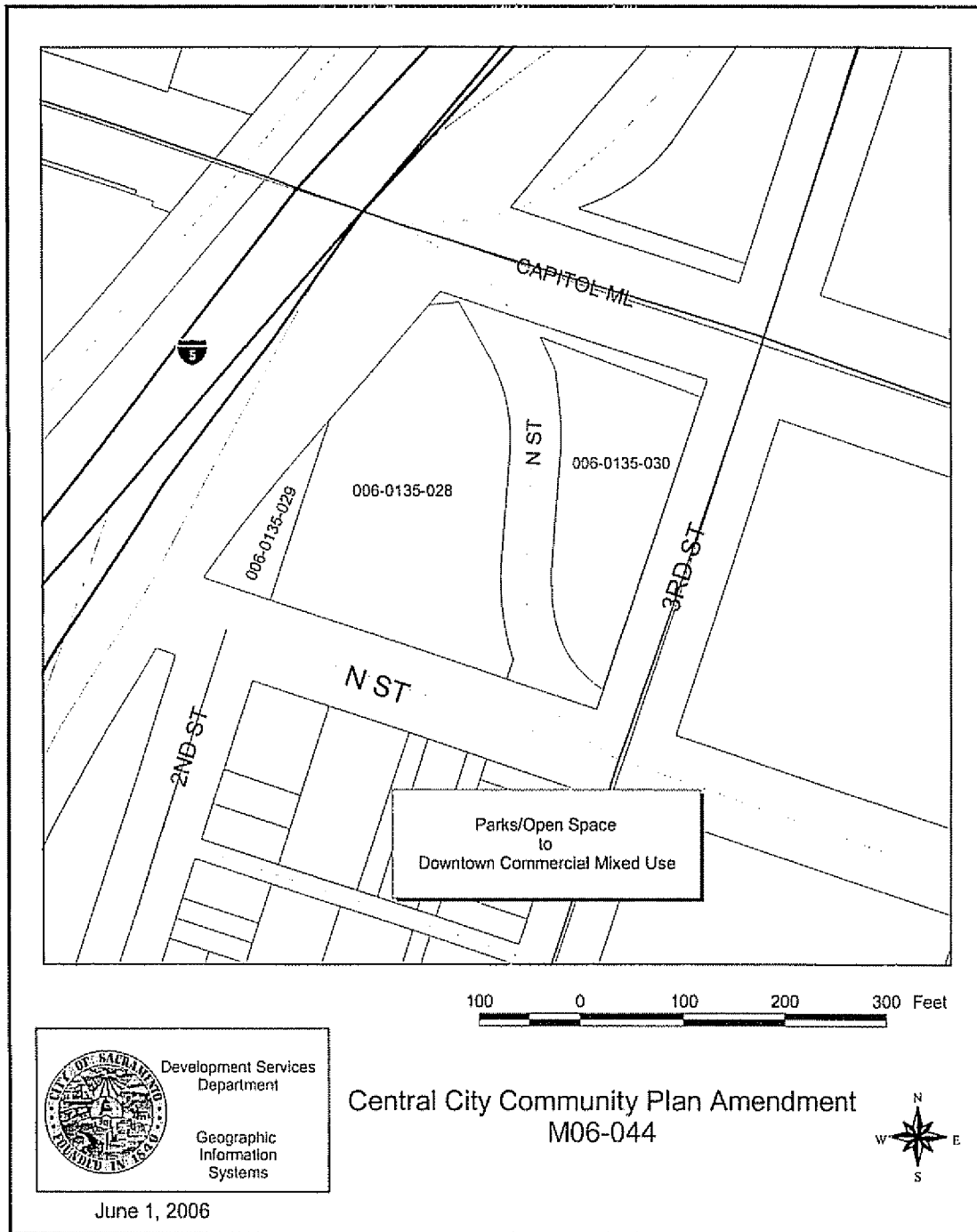
**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**


Section 1. The City Council adopts the Community Plan Amendment for the property, as described on the attached Exhibit A, in the City of Sacramento which is hereby re-designated on the Community Plan land use map from 2.65± acres of "Parks/Open Space" to "Downtown Commercial Mixed Use" (APN: 006-0135-028, -029, -030).

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Exhibit A – Central City Community Plan Amendment



 Development Services Department  
Geographic Information Systems

June 1, 2006

Central City Community Plan Amendment  
M06-044

