

Item No. 6
Supplemental Material
For
City of Sacramento
Development Oversight Commission
Agenda Packet

For the Meeting of: August 6, 2007

Additional Material
Revised Material

Contact Information: Greg Bitter, Principal Planner, 808-7816

Project Name: Sacramento Railyards

Subject:
Railyards – Process for the Review of Future Projects

Railyards – Pilot Process for the Review of Future Projects

Master Entitlements for Railyards include a Development Agreement, Specific Plan, Design Guidelines and Special Planning District.

All future projects, regardless of process, will be subject to review against the provisions of these documents. The City Council, as well as the Design, Preservation and Planning Commissions will have acted on the overall project parameters, including design guidelines and development standards for all future projects in the plan area.

New Process:

- Efficient process to review future projects that would provide certainty and time savings as an incentive to developers.
- Similar to Zoning Administrator public hearing process.
- Not subject to legislative entitlements (rezone, general plan, community plan or specific plan amendment).

Rationale:

- An efficient predictable process will facilitate and encourage construction in the Railyards.
- Faster realization of revenues (i.e. tax increment, property tax, sales tax, building permit fees, etc.)
- Predictability results in overall cost savings that helps private sector finance infrastructure costs.
- One step process will introduce a level of certainty and timeliness for developers (the process calls for defined timelines).
- Maintain design and preservation review.
- Provides oversight through the call up process.

Current Process:

- Future entitlements subject to two processes and heard by two Commissions, either the Preservation or Design Commission and the Planning Commission.

Proposed Process:

- Future entitlements subject to one process and heard by the Planning Director.
- A Planning Director hearing would be a noticed public hearing allowing public testimony.
- Requires a recommendation (to approve or deny) from either the Design Director or the Preservation Director.
- Planning Director's action will not be subject to appeal (with the exception of tentative maps).
- Planning Director's action will be subject to call-up by the Mayor or Councilmember.