

Tuesday, September 18, 2007 –Item 22

City Council Hearing

22. Northgate 880/Panhandle (Passed for publication on 6-12-07, published on 6-15-07, noticed on 7-19-07; continued from 6-26-07, 7-24-07, 7-31-07, 8-14-07, 9-4-07)

Location: South of Elkhorn Boulevard, north of Interstate 80, west of Northgate Boulevard and Sorento Road, and east of Gateway Park Boulevard and the Northpointe Park Planned Unit Development (District 1)

Contact: Scot Mende, New Growth Manager, (916) 808-4756; Arwen Wacht, Associate Planner, (916) 808-1964, Planning Department.

Action:

Public comment given by Brigit Barnes, Ram Singh, Ralph Zavala and Thomas Mahoney.

Moved, seconded, carried (Tretheway/Sheedy) to approve *intent motion*

1)

a)

1. certifying the Environmental Impact Report and adopting the Mitigation Monitoring Program; and
2. approving the Reorganization;

b)

1. amending the General Plan Land Use Map;
2. amending the text of the North Natomas Community Plan;
3. amending the North Natomas Community Plan Land Use Map;
4. amending the Zoning Code (Sacramento City Code, Title 17); and
5. rezoning approximately 50 acres between Sotnip Road and Del Paso Road (M05-031 - Northgate 880);

c)

1. approving the Development Agreement between the City of Sacramento and Dunmore Land Company, LLC., the Richter-Kazer 1993 Irrevocable Trust, BD Properties, LLC, and Tasso Peter Cononelos;
2. approving the Development Agreement between the City of Sacramento and the Marie Krumenacher Trust, the Alice Krumenacher Trust, and Vaquero Land Holdings, LLC.;
3. approving the Finance Plan;
4. approving the Inclusionary Housing Plan (Panhandle North - Vaquero);
5. approving the Inclusionary Housing Plan (Panhandle Central and South - Dunmore);
6. approving the Inclusionary Housing Plan (Grant Joint Union High School District);
7. amending the General Plan Land Use Map;

8. amending the text of the North Natomas Community Plan;
9. amending the North Natomas Community Plan Land Use Map;
10. rezoning the area south of Elkhorn Boulevard, north of Del Paso Road, and west of Sorento Road; and
11. establishing the Panhandle Planned Unit Development (PUD) (P05-077); and

d)

1. denying the Appeal of the Planning Commission's approval of various entitlements and to approve the Tentative Master Parcel Maps, Tentative Subdivision Maps, and Subdivision Modifications for the Panhandle project (P05-077);
 2. to include fee increases for shuttle service for residential and commercial to be up and running at 50% of build-out;
 3. to include photovoltaic and solar cells with a marketing theme;
 4. to include the green housing code requirements in the development agreement and
 5. to include potential future conditions on development related to the level of flood protection after receiving Federal Emergency Management Agency's flood zone designation, determination of State flood protection legislation and Local Agency Formation Commission's decision; and
 6. continuing the public hearing to October 2, 2007; and
- 2) Continuing the Tax Exchange Agreement as a part of the public hearing.**