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ACTION SUMMARY

PLANNING & COMMUNITY DEVELOPMENT
COMMITTEE MEETING

Wednesday, March 5, 1980

1. Stockton Boulevard Feasibility Study for Redevelopment Area

The Committee recommends that a redevelopment project area not be established, but that improvements be made in those areas now under redevelopment; remainder of area should be reviewed for CDBG priority. Report to go to Council in a few weeks.

April 1, 1980

FILED
By the City Council
Office of the City Clerk
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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

December 21, 1979

City Council of the
City of Sacramento
915 I Street
Sacramento, CA 95814

Honorable Members in Session:

SUBJECT: Feasibility of Establishing a Redevelopment
Project Along Stockton Blvd. (Item No. 32B,
Meeting of October 16, 1979)

COUNCIL DIRECTIVE

Explore the need and feasibility for creating a Redevelopment Project along Stockton Blvd. from Sacramento Medical Center to approximately 22nd Avenue.

EXISTING CONDITIONS

Along Stockton Blvd. between 2nd Avenue to 22nd Avenue, there are a number of vacant buildings. However, most of these structures have a reasonably good appearance considering their age. A few appear in need of rehabilitation.

A great number of vacant lots along the boulevard tend to cause a depressing effect, yet they are reasonably clean and not cluttered with debris or bottles, with one obvious exception at the corner of Roosevelt Avenue and Stockton Blvd. (County area) where large quantities of junk has accumulated, perhaps placed there by the Ornamental Iron Works, Co. located across the Street.

Many of the small shops and businesses within this area have poor signing, some of which is illegal and could be corrected through enforcement of the City's Sign Ordinance. Some have unattractive exterior paint and no landscaping; however, these are not considered substantial blighting conditions. The businesses do provide useful and necessary services to the neighborhood.

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Two converted service stations still have "island support struts" standing which should be removed for visual improvement. This could perhaps be accomplished through the existing "abandoned service station" ordinance.

Almost all of the residential structures in this area appear to be in average condition.

The Stockton Blvd. commercial strip is like many other commercial strips in the City, such as Franklin Blvd., Del Paso Blvd., Marysville Blvd. and Rio Linda Blvd., all of which are more in need of beautification than major improvements.

EXISTING PROJECT AND CITY-COUNTY JURISDICTIONS

The area from the East boundary line of Sacramento Medical Center to 14th Avenue on both sides of the street is already included in the Oak Park Redevelopment Project.

Fourteenth Avenue to 23rd Avenue on the West side of Stockton Blvd. lies within the County, not the City.

Fourteenth Avenue to 22nd Avenue on the East side of Stockton Blvd. is within the City. (See attached map) Where a proposed project lies within two jurisdictions, the Community Redevelopment Law allows one jurisdiction to carry out the project with the consent of the other.

POSSIBLE ACTIVITIES

- a) A Paint & Beautification Program for commercial structures, including landscaping and improved signing;
- b) Provision of rehabilitation loans or grants under a special program for facade improvements for a limited number of commercial structures;
- c) Assistance to property owners by arranging contacts with Small Business Administration, banks, real estate investors, State Office of Economic Development, etc.;
- d) Spot acquisition if required.

PLANNING OPTIONS AND FUNDING SOURCES

There appear to be three (3) approaches to accomplishing the above activities:

- 1) Area from 2nd Avenue to 14th Avenue: as this area lies within the Oak Park Redevelopment and C.D. area, any

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desired activities can be carried out through the provision of C.D. funds or Oak Park Tax Increments (very limited at this time). Support of the Project Area Committee would be important to the rehabilitation efforts. Stockton Blvd. activities shall be included in the PAC's list of priorities for any given year.

- 2) Area from 14th Avenue to 22nd Avenue, east side: could be designated as a Community Development Area. City Council could then appropriate C.D. funds to carry out desired activities. Voluntary acquisition is permitted but not condemnation.
- 3) Area from 14th Avenue to 22nd Avenue, east side: could alternatively be designated as a Redevelopment Survey Area, with planning to follow to determine if a Redevelopment Project is feasible. This designation may or may not lead to preparation of a Preliminary and a Final Redevelopment Plan. Spot acquisition could be accomplished even by condemnation. Funds for any planning or acquisition would have to come from C.D. or City General Funds.

SUMMARY

There appears to be no justification for the Agency to acquire vacant parcels as there is evidently no demand for these parcels by private enterprise. The exception to this might be the need to acquire a vacant parcel and an adjacent vacant building should there be a valid reason for assembling a larger site for development purposes. However, this is pure conjecture at this time. If there were such a need, a private developer could probably purchase and assemble the same parcels.

Expanding commercial development along Stockton Blvd. also does not seem appropriate at this time as a neighborhood Shopping Center Development has been planned for Oak Park at Sacramento Blvd. and Broadway for several years. No money has been made available to begin acquisition of that site so it is unlikely that funds would be provided on Stockton Blvd. for a competing center. The Sacramento Blvd. site is more centrally located, will benefit more people and thus commands a higher priority for funds.

RECOMMENDATION

Since the area from 14th Avenue to 22nd Avenue does not appear sufficiently blighted to warrant a Redevelopment Plan being prepared

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at considerable expense; and further considering that funds to implement a Redevelopment Plan would have to come from C.D. funds anyway, the logical and less costly approach would be to designate the area as a Community Development area. Improvements could then be accomplished in the same manner as in the 2nd Avenue to 14th Avenue area, as funds are made available. If this concept is adopted, the County could then be approached to extend its Fruitridge Pocket C.D. Boundary from 44th Street to Stockton Blvd.

The only disadvantage in not creating a Redevelopment Project is that tax increments could not be used to carry out public improvements within the project. However, since very little new development would likely be created, there would be very minimal tax increments produced anyway.

Respectfully submitted,

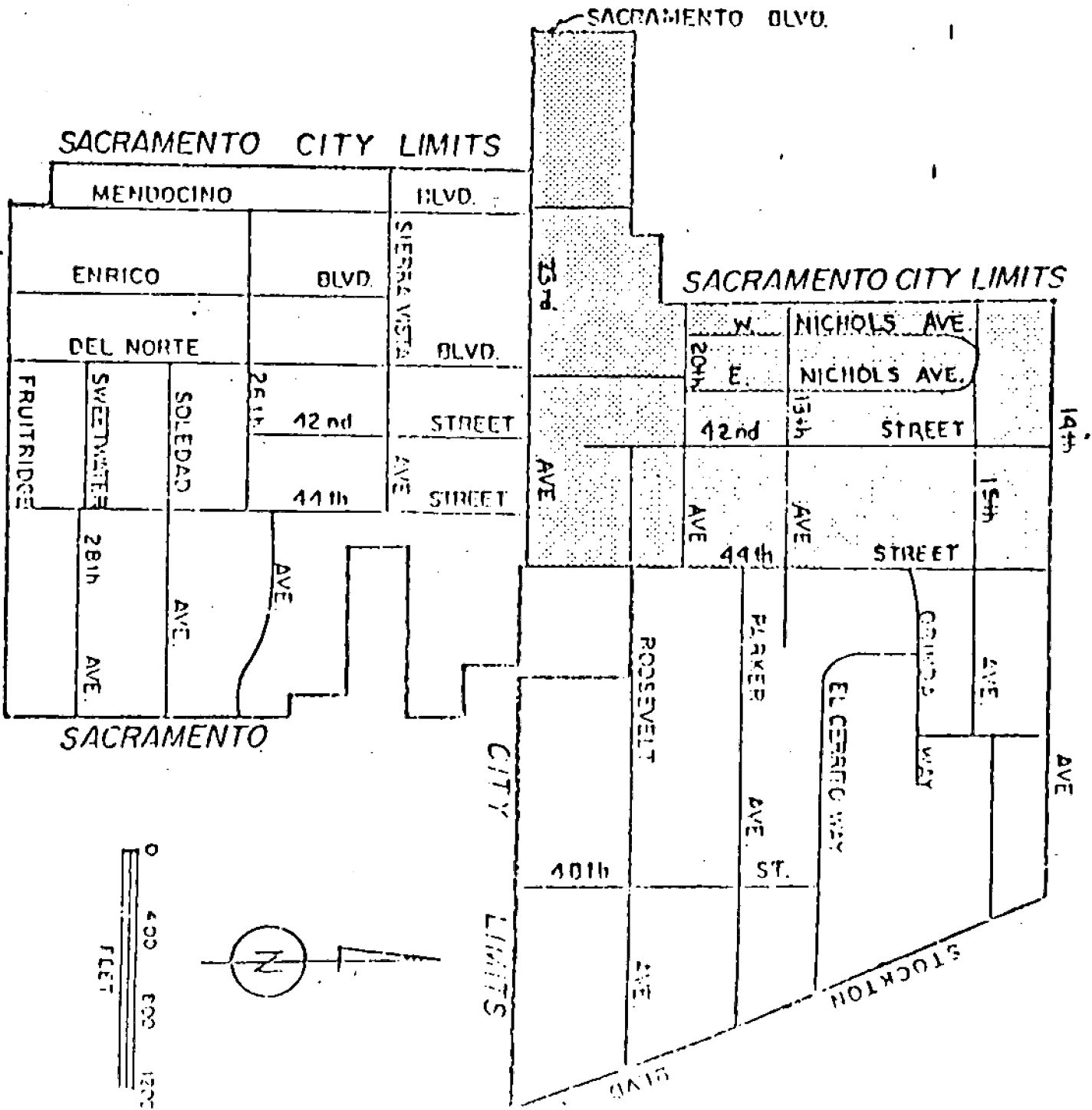


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CLASS "A" STREETS
FRUITRIDGE STREET PHASE II



10 PEDESTRIAN SIGNAL

