



Agency Lpt
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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

December 15, 1981

CITY MANAGER'S OFFICE
RECEIVED
JAN 6 1982

Redevelopment Agency of the
City of Sacramento
Sacramento, California

JAN 12 1982

Honorable Members in Session:

SUBJECT: Implementation of the Oak Park Redevelopment Plan Through Designation and Rezoning of Selected Target Areas, Agency Review of all Proposed Private Projects Within the Oak Park Project Area, and Update of Oak Park Redevelopment Plan

SUMMARY

This report recommends: 1) designating two critical areas as "Target Areas", namely, 4th to 5th Avenue, 34th to 36th Street, and Broadway to 8th Avenue, Sacramento Boulevard to LaSolidad Way; it is presently anticipated that these Target Areas will require zoning consistency when the Redevelopment Plan is updated; 2) reallocating \$45,000 from various Oak Park Community Development Block Grant (CDBG) line items (that are not being used) for the preparation of an updated Redevelopment Plan; and 3) establishing a review criteria and mechanism for Agency staff review of all private and public projects proposed in the Oak Park Redevelopment Project Area.

BACKGROUND

The Redevelopment Plan for Oak Park was adopted by City Ordinance No. 3278 on May 30, 1973. The entire Project Area represented in this Plan is approximately 1,300 acres and, according to the 1975 census, has a population of 8,706 with 3,780 dwelling units. The public involvement in the implementation of this project began in 1973 by designating a series of Target Areas through the Neighborhood Development Program (NDP). The first and second years of NDP focused on two areas with the primary emphasis on housing rehabilitation (see attached map). In 1975 federal funding was changed from categorical programs to a block grant approach; thus funds for Oak Park were channeled through the

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Community Development Block Grant program.

Target Areas

The analysis of the 24 activities in the Oak Park area as shown on the attached map reveals that most of them constitute Target Areas that are, or are in the process of being, zoned correctly and do not require a change in zoning to be consistent with the Redevelopment Plan. The critical Target Areas in the central area of Oak Park are recommended for zoning consistent with the Redevelopment Plan (see attached table).

Update of the Oak Park Redevelopment Plan

Redevelopment Plans, like other public plans such as General and Community Plans, should be reviewed, evaluated and updated from time to time. The Redevelopment Plan for Alkali Flat has recently been updated and an update program has recently begun on the Del Paso Heights Plan. The Oak Park Plan has not been updated since its adoption in 1973. Agency staff is recommending that the Agency, through a consultant and in conjunction with the Oak Park PAC, prepare, review and evaluate the 1973 Plan, and through the public hearing process make recommendations for changes.

Housing impact and economic development studies will also be special features of this Plan update. The housing impact study will examine the present situation and impact of low-income housing to Oak Park and recommend future public policy and strategy as to the numbers, location, type, geographic distribution and other aspects of low-income housing.

A major emphasis of the Plan update will be in economic revitalization of the community. The question of zoning consistency will be addressed in the Plan; environmental impacts, as well as an implementation and phasing plan will also be addressed. It is anticipated that after public hearing and adoption of the Redevelopment Plan, the Agency will aggressively pursue the rezoning of those areas. The update Plan and related studies are expected to cost \$35,000. Agency staff costs are estimated at \$10,000 for a total cost of \$45,000.

A review of the existing CDBG funds committed to Oak Park and remain to be allocated is as follows:

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B-79

C-14A	Oak Park PAC	\$ 11,023.16
C-14B	Oak Park Land Acquisition	52,055.00
C-14D	Oak Park Replacement Housing	61,600.00

B-80

C-14A	Oak Park PAC	<u>23,000.00</u>
		\$147,678.16

These funds are left over from previous years' activities. It is proposed that \$45,000 of these monies be approved for re-allocation to the Oak Park Redevelopment Plan update.

Private Projects Outside of Target Areas

Section C.4 of the Oak Park Redevelopment Plan entitled "Re-developer and Property Owner's Obligation Within Project Areas But Outside of Target Area" provides as follows:

"Within the Project Area but outside of the Target Area, Agency reserves the right to review 'development plans' to determine whether the Project development will jeopardize the overall plan and its objectives to determine whether or not to exercise the powers contained in this Plan, e.g., eminent domain or owner participation agreements, to assure development is consistent with the Plan."

Thus, it can be seen that the Agency expressly "reserved the right" to review development plans for proposed private development anywhere within the Project Area. However, "reserving the right" does not automatically insert a mechanism to require the submission of plans for review.

Problem Statement

Unfortunately, after the adoption of the Redevelopment Plan in 1973, a mechanism was never established between the Agency and City Planning for formal review of private projects outside Target Areas by the Oak Park Project Area Committee (PAC) and Agency staff and became critical when a building permit was issued for construction of a warehouse at 2920 - 36th Street in

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an existing C-2 area within a Target Area but in conflict with the Redevelopment Plan and proposed plans by the Agency. It should be noted that all requests for building permits within the Target Areas are required to be reviewed and approved by the Agency.

It is critical, considering the proposed Redevelopment Plan update, that the Agency review all development plans whether within or outside of Target Areas during the period the Redevelopment Plan is being updated. Therefore, it is recommended that all public or private development proposed in the Oak Park Project Area be referred to the Agency from City Planning and Building Department staff for review.

FINANCIAL DATA

Forty-five thousand dollars (\$45,000.00) in various Oak Park CDBG unexpended line items will be reallocated and used to finance the costs of the Oak Park Redevelopment Plan update.

OAK PARK PROJECT AREA COMMITTEE RECOMMENDATION

On July 1, 1981 the Oak Park PAC reviewed this staff report and recommended approval. PAC discussed the possible acquisition of the warehouse at 2920 - 36th Street and chose not to recommend acquisition.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of December 15, 1981, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Coleman, Knepprath, Luevano, A. Miller, Teramoto,
Walton, B. Miller
NOES: None
VACANCY: One
ABSENT: Fisher

RECOMMENDATION

The staff recommends adoption of the attached resolution to

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implement the Oak Park Redevelopment Plan.

Respectfully submitted,



WILLIAM H. EDGAR
Interim Executive Director

TRANSMITTAL TO COUNCIL:



WALTER J. SLIPE
City Manager

Contact Person: Leo T. Goto

RESOLUTION NO. 82-003

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
ON DATE OF

January 12, 1982

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

IMPLEMENTATION OF OAK PARK REDEVELOPMENT PLAN
JAN 12 1982

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY
OF SACRAMENTO:

Section 1. The following areas located within the Oak Park Redevelopment Project Area are hereby designated as "Target Areas" as that term is defined by Section A.2.d. of the Oak Park Redevelopment Plan, adopted by City Ordinance No. 3278, Fourth Series, on May 30, 1973:

- (a) That area within the confines of 4th to 5th Avenues, 34th to 36th Streets; and
- (b) That area within the confines of Broadway to 8th Avenue, Sacramento Boulevard to La Solidar Way.

Section 2. The City of Sacramento is hereby requested to transfer Forty-Five Thousand Dollars (\$45,000) of Community Development Block Grant funds previously appropriated in the 1980-81 Agency Budget for costs related to the necessary revisions of the Oak Park Redevelopment Plan.

Section 3. Until the revisions of the Oak Park Redevelopment Plan shall be accomplished, the Agency requests that the Planning Department and the Building Department of the City of Sacramento refer any plans for proposed development within the Oak Park Redevelopment Project Area to the Agency staff for review and recommendation prior to any official action by the City or any of its departments. It is intended that this review be in addition to and more inclusive than that mandated by Section D.4. of the Oak Park Redevelopment Plan.

ATTEST:

CHAIRMAN

SECRETARY

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

January 12 1982

IMPLEMENTATION OF OAK PARK REDEVELOPMENT PLAN

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1. The areas encompassed by (1) 4th to 5th Avenues, 34th to 36th Streets, and (2) Broadway to 8th Avenue, Sacramento Boulevard to La Solidaridad Way, having been designated as "Target Areas" by the Redevelopment Agency in a resolution of even date herewith, staff is directed to initiate rezoning in these areas as necessary to be made consistent with the Redevelopment Plan.

SECTION 2. Forty-Five Thousand Dollars (\$45,000) of 1980-81 Community Development Block Grant moneys is hereby approved for the purpose of preparing an amendment of the Redevelopment Plan.

SECTION 3. Until such time as the Oak Park Redevelopment Plan shall have been amended, the City Planning and Building Departments shall refer all development plans to the Redevelopment Agency for review and approval prior to the granting of approval by the respective City department.

ATTEST:

MAYOR

CITY CLERK



OAK PARK

Location of
 Community Improvement Activities
 Funded by the
 NDP & CDBG Programs 1973 - 81

OAK PARK COMMUNITY IMPROVEMENT
ACTIVITIES USING FEDERAL FUNDS
THROUGH NDP AND CDBG PROGRAMS
(1973-81)

Map
Reference

1. 1st Year - NDP

Location - 3rd Avenue between Santa Cruz Way and 37th Street.
Activity - Housing rehabilitation and new construction.
Zoning - Present zoning is R-1. Existing and proposed use is the same. No zoning changes needed.

2. 2nd Year - NDP

Location - 34th Street to Freeway, 14th Avenue to 16th Avenue.
Activity - Housing rehabilitation and scattered new construction.
Zoning - Present zoning is R-1. Existing and proposed use is the same. No zoning changes needed.

3. 1st Year - CDBG

Location - Sacramento Boulevard and 8th Avenue.
Activity - Land acquisition for Multi-Service Community Center.
Zoning - Present zoning is mostly C-2 and 5 parcels along 8th Avenue zoned R-1. Existing and proposed use is public. A check with Planning Department indicated no rezoning was held when Multi-Service Center constructed. Rezoning in accordance with Redevelopment Plan recommended.

4. 1st Year - CDBG

Location - 35th Street and 5th Avenue.
Activity - Land acquisition for housing.
Zoning - Present zoning is C-2. Existing use is vacant and proposed use in accordance with the Redevelopment Plan is multi-family housing. Rezoning is presently being requested by Agency and therefore no recommendations are being made in this report.

5. 1st Year - CDBG

Location - Sacramento Boulevard and 8th Avenue.
Activity - Construction of Fire Station No. 6 on Multi-Service site.
Zoning - See No. 3. Rezoning as per Redevelopment Plan recommendation.

6. 2nd Year - CDBG

Location - 32nd to 37th Streets, 6th to 8th Avenues.
Activity - Housing rehabilitation.
Zoning - Present zoning is R-1. Present and proposed use is the same. No zoning change needed.

7. 2nd Year - CDBG

Location - Broadway and San Jose Way.
Activity - Land acquisition for housing.
Zoning - Present and proposed use is multi-family and site zoned to existing zoning from R-1 and C-2 prior to construction by Agency. No zoning change needed.

8. 2nd Year - CDBG

Location - Temple Avenue and 34th Street
Activity - Acquisition and construction of a neighborhood park.
Zoning - Present zoning is R-1. Present and proposed use is public park. No zoning change needed.

9. 2nd Year - CDBG

Location - Scattered sites throughout Project Area.
Activity - Scattered site acquisition.
Zoning - Present zoning is R-1. Present and proposed use is same. No zoning change needed.

10. 3rd Year - CDBG

Location - 6th to 12th Avenues, 33rd Street to Sacramento Boulevard.
Activity - Street Lighting District No. 1.
Zoning - Present zoning is R-1. Existing and proposed use same. No zoning change needed.

11. 3rd Year - CDBG

Location - 5th to 9th Avenues, 37th Street to Sacramento Boulevard.
Activity - Housing rehabilitation.
Zoning - Predominantly R-1, with a half block of R-4 along 5th Avenue. Existing and proposed use same. No zoning changes needed.

12. 3rd Year - CDBG

Location - Sacramento Boulevard between 12th Avenue to Broadway.
Activity - Street widening.
Zoning - Not applicable, public right-of-way.

13. 3rd Year - CDBG
- Location - 25th to 27th Avenues, Sacramento Boulevard to Freeway.
Activity - Street improvement (Assessment District).
Zoning - Not applicable, public right-of-way.
14. 3rd Year - CDBG
- Location - 5th Avenue and 36th Street.
Activity - Land acquisition for housing.
Zoning - Present zoning is C-2. Existing use is vacant and proposed use in accordance with the Redevelopment Plan is multi-family housing. Rezoning is presently being requested by Agency and therefore no recommendations are being made in this report.
15. 4th Year - CDBG
- Location - 35th Street between 4th and 5th Avenues.
Activity - Land acquisition for housing.
Zoning - See No. 4.
16. 4th Year - CDBG
- Location - Sacramento Boulevard and 8th Avenue
Activity - Continued phased development of Multi-Service Center.
Zoning - See No. 3
17. 4th Year - CDBG
- Location - 6th to 12th Avenues, 33rd Street to Sacramento Boulevard.
Activity - Street Lighting Assessment District No. 1 (added to existing Assessment District).
Zoning - Present zoning R-1. Existing and proposed use same. No zoning changes needed.
18. 5th Year - CDBG
- Location - 35th Street between 4th and 5th Avenues.
Activity - Land acquisition for housing.
Zoning - See No. 4.
19. 5th Year - CDBG
- Location - Scattered sites throughout Project Area.
Activity - Replacement housing program.
Zoning - This program has not been implemented at this time. Staff proposal being formulated. It is anticipated these houses will be single-family units currently zoned R-1 and would not need to be rezoned. The new replacement home would be rebuilt on the existing site.

20. 5th Year - CDBG

Location - Sacramento Boulevard and 8th Avenue.
Activity - Construction of Fire Station No. 6.
Zoning - See No. 3

21. 6th Year - CDBG

Location - Broadway between Sacramento Boulevard and La Solidar Way.
Activity - Land acquisition for Shopping Center
Zoning - Present zoning C-2 fronting Broadway and remainder is R-1. Proposed use consistent with the Redevelopment Plan is for commercial. Recommend rezoning to commercial from Broadway to 8th Avenue, Sacramento Boulevard to La Solidar Way.

22. 6th Year - CDBG

Location - Sacramento Boulevard and 8th Avenue.
Activity - Continued phased development of the Multi-Service Center.
Zoning - See No. 3.

23. 6th Year - CDBG

Location - 32nd to 33rd Streets, Donner Way to 12th Avenue.
Activity - Oak Grove Street Lighting Assessment District.
Zoning - Present zoning R-1. Existing and proposed use same as zoning. No zoning changes needed.

24. 6th Year - CDBG

Location - 2nd to 5th Avenues, 33rd to 37th Streets.
Activity - Street Lighting Assessment District.
Zoning - Present zoning generally R-1. Existing and proposed use same as zoning and no changes recommended except for the areas including 4th to 5th Avenues, 34th to 36th Streets.

Section 1: Two areas: (1) 4th to 5th Avenues, 34th to 36th Street; and (2) Broadway to 8th Avenue, Sacramento Boulevard to La Solidaridad Way, be designated as "Target Areas" and staff be directed to initiate the process of rezoning consistent with the Redevelopment Plan; with provisions for permitting some of the existing neighborhood commercial uses.