



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



5

November 25, 1985

Budget & Finance Committee  
of the City Council  
Sacramento, CA

Honorable Members in Session:

SUBJECT: Establishing Just Compensation and Authorizing  
Acquisition of Parcels - 1616 & 1622 K Street

SUMMARY

The attached report is submitted to you for review and recommendation prior to consideration by the Redevelopment Agency of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the attached resolution establishing just compensation and authorizing the Executive Director to proceed with the purchase.

Respectfully submitted,

*William H. Edgar*  
WILLIAM H. EDGAR  
Executive Director

TRANSMITTAL TO COMMITTEE:

*Solon Wisham Jr.*  
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SOLON WISHAM, JR.  
Assistant City Manager



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



November 25, 1985

Redevelopment Agency of the  
City of Sacramento  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Establishing Just Compensation and Authorizing  
Acquisition of Parcels Located at 1616 and 1622 "K" Street,  
Project Area No. 8, Northeast Residential Neighborhood

**SUMMARY**

This report regards the acquisition of two parcels located in downtown Project Area No. 8, designated as the Northeast Residential Neighborhood in the Downtown Redevelopment Plan and Implementation Strategy. The subject parcels, 1616 and 1622 "K" Street, are located in an area approved for residential development, and are adjacent to a parcel to be deeded to the Agency for residential development. Staff recommends adoption of the resolution establishing just compensation and authorizing the Executive Director to proceed with acquisition of the specified parcels.

**BACKGROUND**

On April 2, 1985, Resolution No. 85-027, the Redevelopment Agency of the City of Sacramento (RACS) as part of the Implementation Strategy for the Downtown Plan, approved \$3,000,000 for acquisition of property in the downtown's Northeast Neighborhood (16th to 18th. I to L Streets), to be developed as a residential neighborhood.

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In a separate action, on November 5, 1985, RACS in Resolution No. RA-85-102 authorized the Executive Director to execute an agreement with Richard J. Benvenuti and B & B and Sons Enterprises, for residential development on a portion of the block bounded by K and L, 17th and 18th Streets (adjacent to the two parcels which are the subject of this report). Based on the terms of the agreement, Benvenuti and B & B and Sons Enterprises will deed the 80' x 160' parcel of land to the Agency as a condition of receiving a special permit for an office building. There will be a 10 year reversion clause with the transfer of land that states that if the Agency does not obtain a building permit for the residential project within 10 years then the property will revert back to the developers.

RACS has entered into a contract with a real estate appraiser to appraise the subject parcels to establish just compensation. The final appraisal report has been received by the Agency, reviewed by County Staff and is now on file in the Agency's Technical Services Division.

## 1616 "K" STREET (Site Map, Exhibit I)

This parcel (Assessor's Parcel Number: 006-124-03) is located mid block on the south side of "K" Street between 16th and 17th Streets. A single story, 6,400 square foot commercial building is located on this parcel. The building is currently occupied by Industrial Friction Supply, Incorporated.

## 1622 "K" STREET (Site Map, Exhibit I)

This parcel (Assessor's Parcel Number: 006-124-04) is located adjacent to 1616 "K" Street, mid block on the south side of "K" Street. A 6,400 square foot, one story commercial building, is currently occupied by D & D Music and Vending Company.

Staff recommends that the Agency acquire the two subject parcels and clear the site for future residential development.

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## **FINANCIAL DATA**

Resolution No. 85-027 authorized the use of \$3,000,000 in tax allocation bond funds to be sold this fall, for the acquisition of land in the Northeast Neighborhood. The combined market value of the two parcels established by appraisal and relocation expenses not to exceed \$20,000 will be provided as a part of the acquisition expense. Demolition of these two buildings is estimated at \$48,000.

## **ENVIRONMENTAL REVIEW**

The Draft Environmental Impact Report for the Downtown Implementation Strategy found that residential development in the Northeast Neighborhood would have a beneficial impact upon the area. None of the buildings to be demolished as a part of the recommended site clearance are listed/historic structures. At the time that construction plans for the residential development become available, a further environmental analysis will be performed.

## **POLICY IMPLICATIONS**

The above recommended actions are consistent with adopted Agency policy.

## **VOTE AND RECOMMENDATION OF COMMISSION**

At its regular meeting of December 2, 1985, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES:

NOES:

ABSENT:

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## RECOMMENDATION

The staff recommends adoption of the attached resolution which:  
1) Establishes just compensation for the subject parcels; and  
2) Authorizes the Executive Director to proceed with the purchase of the properties.

Respectfully submitted,

*William H. Edgar*  
WILLIAM H. EDGAR  
Executive Director

TRANSMITTAL TO COUNCIL:

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WALTER J. SLIPE  
City Manager

Contact Person: Thomas V. Lee, 440-1315

justcompen/115

# RESOLUTION NO.

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

## JUST COMPENSATION DETERMINATION DOWNTOWN PROJECT AREA NO. 8

WHEREAS, The Implementation Strategy for proposed amended Downtown Plan identified acquisition within the Northeast Neighborhood as a Starter Project; and

WHEREAS, An appraisal report has been prepared which establishes the market value of Assessor's Parcel Numbers 006-124-03 and 006-124-04 within the Northeast Neighborhood; now, therefore,

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

Section 1: The just compensation for each parcel described in the recitals to this resolution is the amount specified in the appraisal report, as of August 9, 1985, by William E. Levering, MAI.

Section 2: The Executive Director is authorized to negotiate the purchase of the properties identified in Section 1 of this Resolution.

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

z:racsjustcomp

OLD CITY

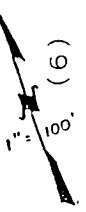
Tax Area Code

2-1-83  
NEW 6-12

(06)

ST. 8

ST. 9



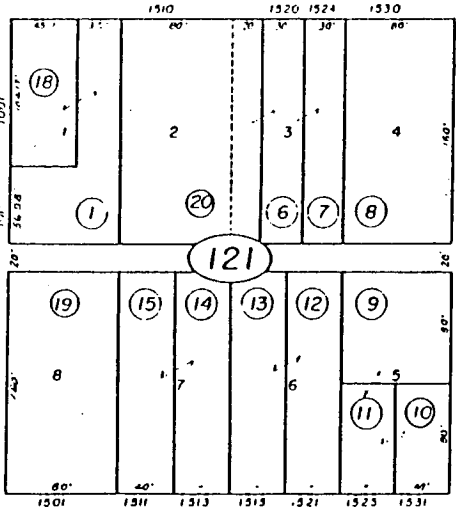
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Bk. 7

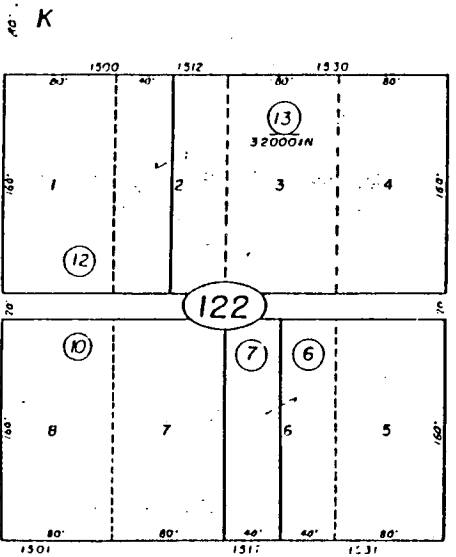
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EXHIBIT I

ST.

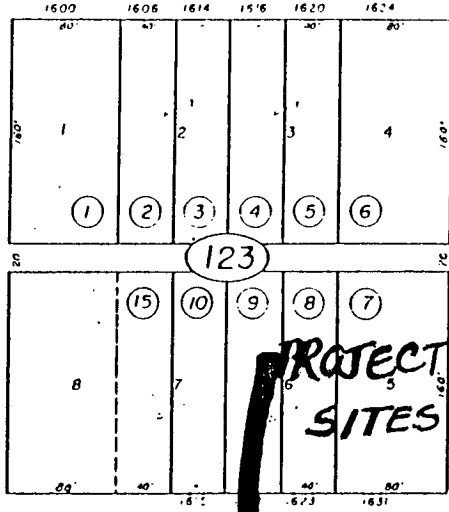


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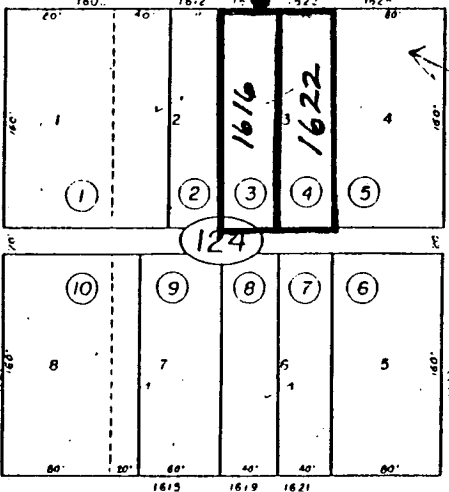


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ST. 10



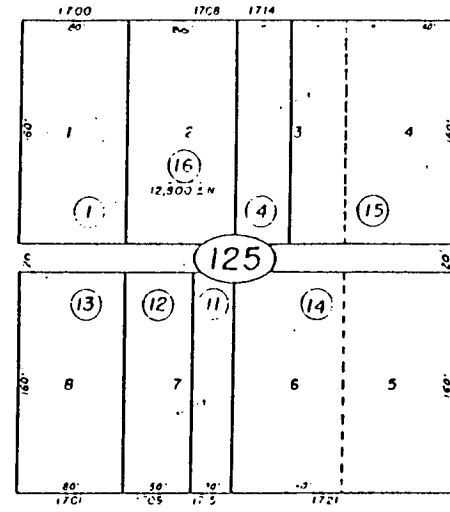
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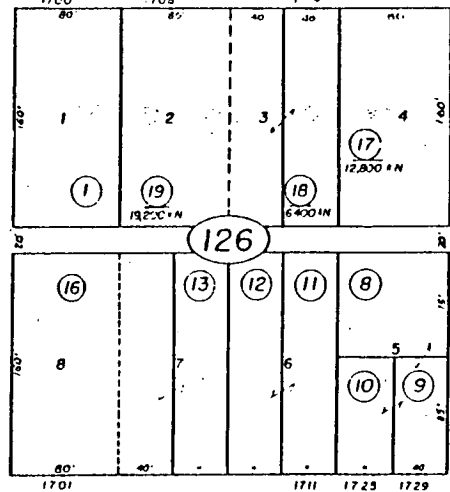
(124)

**PROJECT SITES**  
Parcel 16 and 17 are highlighted with a thick black border and a large black arrow pointing to them from the text.

PARCEL TO BE DEEDED TO SHH BY DEVELOPER



(125)



(126)

(17)

CITY OF SACRAMENTO  
Assessor's Map Bk. 6 - Pg. 12  
County of Sacramento, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles