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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

April 7, 1981

Redevelopment Agency of the
City of Sacramento
Sacramento, CA 95814

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY

Date

7/28/81
Cont to
9-15-81

Honorable Members in Session:

SUBJECT: PUBLIC HEARING on Resolution of Necessity for
Acquisition of Four Parcels at 35th Street and
4th Avenue in Oak Park

SUMMARY

Attached is a resolution of necessity, (which must be adopted by a two-thirds vote following a public hearing), authorizing acquisition by agreement or condemnation of the four parcels located at the southeast corner of 35th Street and 4th Avenue in Oak Park. After acquisition the property would be used for a multi-family medium density residential use.

BACKGROUND

The three questions to be decided as part of this public hearing are listed as follows:

1. Is the proposed project in the public interest?
2. Is the project planned and located in the manner which is most compatible with the greatest public good and least private injury?
3. Is the property proposed for acquisition necessary for the project?

If the Agency answers these questions affirmatively, then the Agency should adopt the resolution of necessity which requires a two-thirds vote.

These parcels are in a former commercial area and had commercial structures until a fire devastated them in September, 1980. The Building Inspection Division of the City of Sacramento has ordered the owners to remove the structures or to submit reconstruction plans within thirty (30) days from October 9, 1980. Two structures

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have been removed. Two substantially destroyed structures are still standing because the owners were given an extension until January 15, 1981. The extension has also expired. The City's Chief Building Inspector will likely delay enforcement of the ordinance for a reasonable time until the Agency decides whether or not to adopt the resolution of necessity.

The Oak Park Redevelopment Plan of 1973 designated this area for a "multi-family, medium density residential" use. The existing zoning, however, is still C-2, General Commercial. Property to the south and to the west of these parcels has been acquired by the Redevelopment Agency for a residential use.

The Oak Park PAC, at its meeting of October 22, 1980, has requested the Agency to acquire the parcels in order to develop housing consistent with the Oak Park Redevelopment Plan of 1973. The acquisition project is also necessary to eliminate blight at this location.

Resolution No. 2965, adopted on December 23, 1980, authorized the Interim Executive Director to contract for an appraisal report and to set a hearing on whether to acquire the parcels by negotiation or condemnation under a resolution of necessity.

All of the affected property owners have been sent a notice indicating that they have a right to appear and to be heard on the matter of the resolution of necessity.

FINANCIAL DATA

The estimated cost of acquiring and demolishing the four parcels is \$73,015 which is composed of \$53,000 as payment for the property; \$12,515 for demolition; and \$8,000 for acquisition expenses and administration.

Oak Park tax increment funds in the amount of \$60,000 have been budgeted for this phase of the project (Resolution #2965). The difference between the \$60,000 originally budgeted and the updated costs of \$73,015 will be made up through the Oak Park tax increment fund. The current balance of the Oak Park tax increment fund is approximately \$33,000 based on anticipated revenues and expenditures for 1981.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of April 6, 1981, the Sacramento Housing and

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Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were recorded as follows:

AYES: Fisher, Luevano, A. Miller, Serna, Teramoto,
B. Miller

NOES: Knepprath

ABSENT: Coleman, Walton


RECOMMENDATION

Staff recommends adoption of the attached resolution of necessity for acquisition of four parcels at 35th Street and 4th Avenue by negotiation or condemnation.

Respectfully submitted,


WILLIAM H. EDGAR
Interim Executive Director

TRANSMITTAL TO COUNCIL:


WALTER J. SLIPE
City Manager

RESOLUTION NO. _____

Adopted by the Redevelopment Agency of the City of Sacramento

April 14, 1981

RESOLUTION OF NECESSITY AUTHORIZING ACQUISITION
BY EMINENT DOMAIN OF CERTAIN PROPERTIES
LOCATED IN THE OAK PARK REDEVELOPMENT AREA

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE
CITY OF SACRAMENTO, TWO-THIRDS OF ALL MEMBERS OF SAID AGENCY
VOTING IN FAVOR:

Section 1. The Redevelopment Agency intends to
acquire in fee simple, by eminent domain, the properties
listed below, and is empowered to acquire said properties by
eminent domain pursuant to Health and Safety Code §33391:

<u>Assessor's Parcel No.</u>	<u>Address</u>	<u>Use</u>
013-143-33	2917 35th Street	Vacant
013-143-34	2909 35th Street	Vacant
013-143-35	35th Street at 4th Avenue	Vacant
013-143-36	3516 4th Avenue	Vacant

Section 2. The public use for which the properties
are to be acquired is construction of a new housing develop-
ment.

Section 3. The properties are located in the Oak
Park Redevelopment Area, Sacramento, California.

Section 4. The Redevelopment Agency finds and
determines that:

- a) The public interest and necessity require
the construction of a new housing develop-
ment.
- b) Said housing development is planned and
located in the manner that will be most
compatible with the greatest public good
and the least private injury.

c) The properties to be acquired are necessary for the proposed project.

Section 5. The Executive Director is authorized to negotiate for the purchase of these properties, and to institute and prosecute to conclusion litigation in eminent domain to acquire said properties, taking any action necessary or desirable for such purposes under the California Eminent Domain Law.

CHAIRMAN

ATTEST:

SECRETARY



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

August 3, 1981

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Acquisition of Four Parcels at 35th Street and 4th Avenue in Oak Park

SUMMARY

The Sacramento Housing and Redevelopment Agency staff hereby requests a continuance of items 29 and 30 on your July 28, 1981 agenda regarding acquisition of four parcels at 35th Street and 4th Avenue in Oak Park to September 15, 1981.

The purpose of the requested continuance is to allow the Agency staff to investigate development alternatives for the subject parcels including financing for housing development, potential for mixed residential/non-residential uses, possibility of owner participation agreements with current property owners, etc.

The development alternatives proposed by the Agency staff will be reviewed with the Oak Park Project Area Committee prior to submission to the Redevelopment Agency on September 15, 1981.

As you are aware, the property owner (Joseph Mohamed) of the parcel located immediately north of the existing post office (2917 35th Street) is currently seeking a building permit for construction of a building on this site. The Agency staff has discussed the requested continuance and the impact on his current building permit application. Mr. Mohamed is in agreement with the requested continuance and agrees that a building permit for the proposed building at 2917 35th Street not be issued until after that date. (see signature on following page).

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY

Date 7/28/81

Cont to 9-15-81

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August 3, 1981

RECOMMENDATION

The staff recommends the Redevelopment Agency continue items 29 and 30 on the July 28, 1981 agenda regarding acquisition of four parcels at 35th Street and 4th Avenue to September 15, 1981.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Interim Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slipe

WALTER J. SLIPE, City Manager

Concurrence with Building Permit
Continuance

Joseph Mohamed

JOSEPH MOHAMED