



**Sacramento
Housing &
Redevelopment
Agency**

REPORT TO REDEVELOPMENT AGENCY
City of Sacramento
915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Consent
May 6, 2008

Honorable Chair and Members of the Redevelopment Agency

Title: Acquisition of 2075 Barstow Street Property

Location/Council District: 2075 Barstow Street, North Sacramento Redevelopment Area, District 2

Recommendation: Adopt a **Redevelopment Agency Resolution** 1) authorizing the purchase of vacant land located at 2075 Barstow Street for just compensation, which is Fair Market Value as determined by an independent appraisal; and 2) amending the 2008 Sacramento Housing and Redevelopment Agency (SHRA) budget to transfer \$200,000 of North Sacramento Developers Assistance funds to the project to fund all actions necessary to purchase this property.

Contact: Lisa Bates, Deputy Executive Director, 440-1316, Chris Pahule, Assistant Director, Community Development, 440-1350

Presenters: None

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: The lack of district parking for Del Paso Boulevard businesses has been an ongoing issue. As new businesses try to establish on the Boulevard, the need for more on- and off-street parking within convenient walking distance of the commercial corridor has been continually identified as a potential problem.

The Council adopted the Northeast Line Plan in the summer of 2007, which identifies the southern end of Del Paso Boulevard as particularly impacted by insufficient right-of-way to add angled parking which would maximize the number of on-street parking spaces (as has already been done on Del Paso Boulevard north of Arden Way). With limited on-street and no off-street parking, it is difficult to attract high quality tenants at the vacant 1031 Del Paso Boulevard building, a property that is directly east of the Barstow property.

The voluntary sale of 2075 Barstow Street presents an excellent opportunity to potentially provide district parking to new businesses establishing at the southern end of the Boulevard, as well as providing more parking options for existing businesses. Since the vacant lot is only 6,534 square feet and is currently zoned

Acquisition of 2075 Barstow Street

for manufacturing, it is too small for residential development and is poorly situated for mixed use or commercial development.

Upon acquisition of the property, SHRA will work on a plan to develop the site as a parking lot. Working with the Del Paso Partnership, the Boulevard's Property Based Improvement District (PBID), and the adjacent property owners, SHRA will coordinate the effort to establish a long term maintenance program and funding strategy for the proposed district area parking facility.

This parcel would provide additional off-street parking and further promote retail and commercial development on several sites at the southern end of the Boulevard some of which are already primed for planned mixed-use development projects.

Policy Considerations: The acquisition of this parcel is consistent with the goals and strategies of the North Sacramento Five-Year Implementation Plan to eliminate blight, helping to expand commercial uses, "Eliminating Barriers to Redevelopment," "Reinvigorating the Boulevard," and "Removing Barriers to Positive Change." In addition, it is also a furtherance of the implementation strategies identified in the Northeast Line Plan that was adopted by City Council in the summer of 2007. By acquiring this vacant lot, SHRA can better assist in promoting and expanding convenient, neighborhood-serving businesses along the Boulevard.

Environmental Considerations: Acquisition of the property as described herein is in furtherance of the North Sacramento Redevelopment Plan. Acquisition of the property does not commit the Agency to proceed with a development project. California Environmental Quality Act (CEQA) Guidelines Section 15004(b)(2)(A) allows for land acquisition where the Agency will conduct CEQA review once the proposed project has been defined when the acquisition does not limit the choice of alternatives or mitigation measures, and future development of the land is subject to CEQA compliance. Environmental review of the proposed project will be conducted once the scope of development of the property has been defined. Therefore, this action is exempt from environmental review. National Environmental Policy Act (NEPA) does not apply. A Phase I Environmental Site Assessment has been ordered and the results may impact the negotiated sale price of the property.

Committee/Commission Action: At its meeting of March 20, 2008, the *North Sacramento Redevelopment Advisory Committee (RAC)* recommended approval of the attached resolution to acquire this property. The votes were as follows:

AYES: Adams, Clark, Hubbs, Mulligan, Armstrong, Curry, Scott, Charland, Harlan, Mack and Veden

NOES: None

ABSENT: Lukehart

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Sacramento Housing and Redevelopment Commission Action: At its meeting on April 16, 2008, the Sacramento Housing and Redevelopment Commission reviewed the staff recommendation for this item. The votes were as follows:

AYES: Chan, Coriano, Dean, Gore, Morgan, Stivers

NOES: None

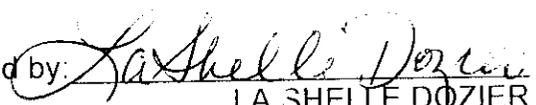
NOT PRESENT TO VOTE: Otto, Shah

ABSENT: Burruss, Fowler

Rationale for Recommendation: The acquisition of 2075 Barstow Street provides a great opportunity to pursue a district parking approach off of Del Paso Boulevard. In addition, this property would also assist in marketing the site at 1031 Del Paso Boulevard and securing a high quality tenant in furtherance of the Northeast Line Plan.

Financial Considerations: This report recommends a budget amendment to appropriate \$200,000 of North Sacramento Developers Assistance funds to acquire 2075 Barstow Street.

M/WBE Considerations: The items in this report have no M/WBE impact; therefore, M/WBE considerations do not apply

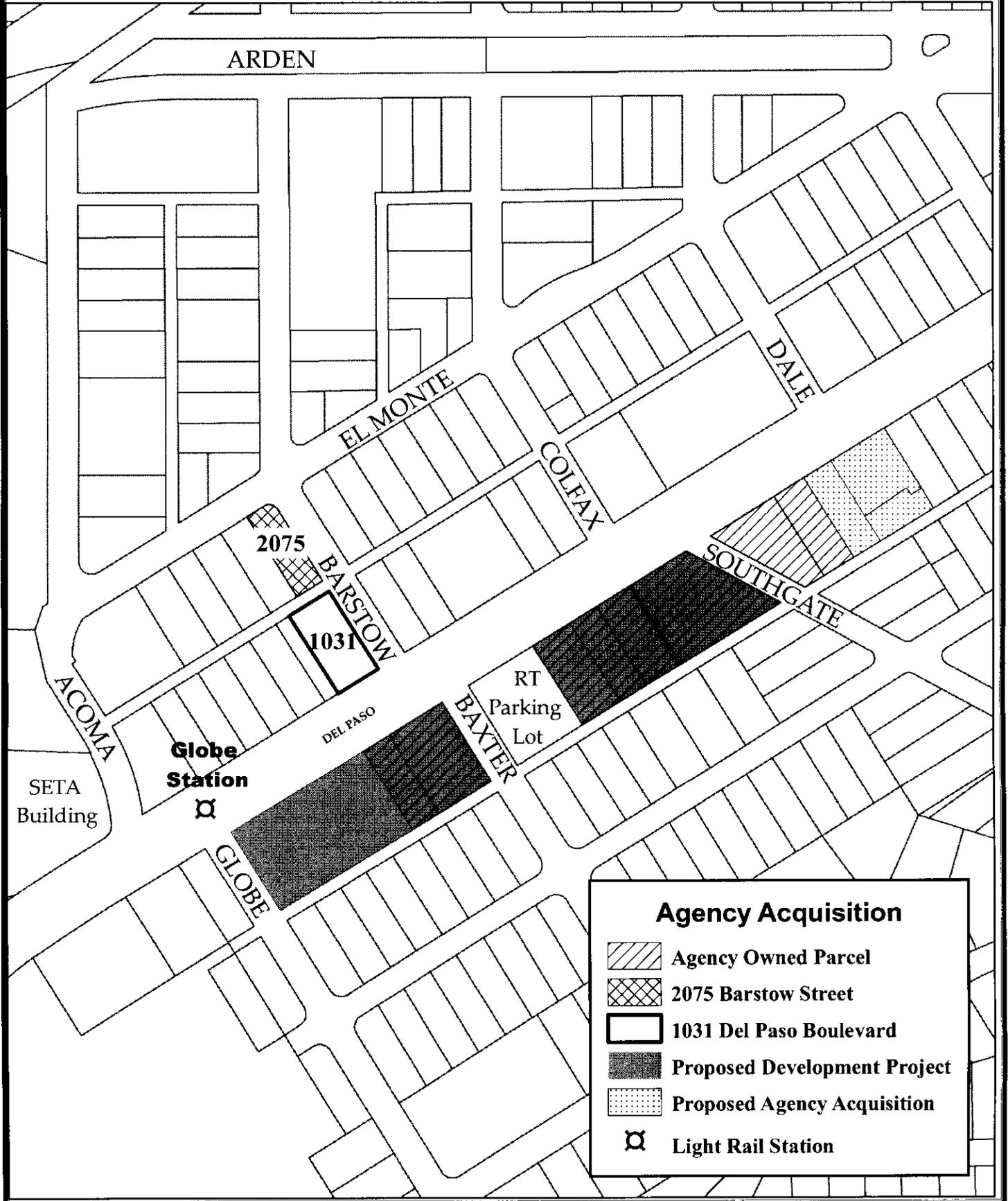
Respectfully Submitted by: 
LA SHELLE DOZIER
Interim Executive Director

Recommendation Approved:


for RAY KERRIDGE
City Manager

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2075 Barstow Street North Sacramento Redevelopment Area



RESOLUTION NO. 2008 - _____

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

ACQUISITION OF 2075 BARSTOW STREET FOR JUST COMPENSATION AND AMENDMENT OF THE 2008 BUDGET

BACKGROUND

- A. The opportunity site consists of one vacant parcel that is 6,534 square feet and is zoned M1, Light Industrial. It is located one half-block from the southern end of Del Paso Boulevard adjacent to the El Monte Triangle.
- B. The southern end of Del Paso Boulevard includes several sites that are primed for planned commercial development. With very little on- or off-street parking at this end of the Boulevard, additional off-street parking would help promote commercial development.
- C. Surrounded by two scrap metal businesses and zoned for light industry, the vacant site at 2075 Barstow Street is ideally positioned to provide district parking to the southern end of Del Paso Boulevard, encourage retail and commercial development and increases the area's off-street parking choices.
- D. Acquisition of this property does not commit the Agency to proceed with a development project. California Environmental Quality Act ("CEQA") Guidelines Section 15004(b)(2)(A) allows for land acquisition where the Agency will conduct CEQA review once the proposed project has been defined when the acquisition does not limit the choice of alternatives or mitigation measures and future development of the land is subject to CEQA compliance. Once the scope of development of the property has been defined, environmental review of the proposed project will be conducted. Therefore, this action is exempt from environmental review. The National Environmental Policy Act does not apply.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

- Section 1. All of the evidence presented having been duly considered, the findings, including the environmental findings, as stated above, are approved.
- Section 2. The Interim Executive Director or designee is authorized to take all actions as may be reasonably necessary to purchase, for not substantially more than just compensation, the following parcel ("Property"):

2075 Barstow Street (APN 275-016-1006-0000)

Section 3. The Interim Executive Director or designee is authorized to transfer \$200,000 in Tax Exempt bond funds to the 2075 Barstow Street Project, amend the budget accordingly, and to purchase the Property and carry out all related activities.