



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



15

May 7, 1991

Transportation/Community Development
and Budget & Finance Committees of
the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: Establishing Just compensation and Authorizing
Negotiations with the Owner of Speedy Auto Tires Located
at 3503 Broadway

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 approving
the just compensation and negotiations.

Respectfully submitted,

for 
JOHN E. MOLLOY
Acting Executive Director

TRANSMITTAL TO COMMITTEE:



JACK R. CRIST
Deputy City Manager



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



May 14, 1991

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Establishing Just Compensation and Authorizing
Negotiations with the Owner of Speedy Auto Tires Located
at 3503 Broadway

SUMMARY

This staff report recommends the establishment of just compensation and authorization to proceed with negotiations for the purchase of the site of Speedy Auto Tires located at 3503 Broadway (APN: 010-0382-001) within the Oak Park Redevelopment Project Area. The elimination of this blighting influence on Broadway will assist in meeting the goals of the Oak Park Redevelopment Plan.

BACKGROUND

As a component of the Oak Park Redevelopment Plan, the Agency initiated a commercial revitalization program along Broadway in 1983. The commercial corridor witnessed a decline during the 1970's and 1980's and many forms of deterioration took hold such as building dilapidation, high business turnover, vacancies, increase in crime, marginal retail uses, and declines in sales.

The Agency's efforts through the Commercial Loan and Facade Rebate Programs have had a marked impact. To date over sixteen loans and twenty-six grants representing a \$1.1 million public investment in Oak Park businesses have leveraged approximately \$1.5 million in additional private investment. Despite these efforts a number of blighting uses impact the image of this commercial strip and deter business and obstruct new development. This report recommends actions to correct one of these blighting uses.

(1)

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
May 14, 1991
Page 2

PROPOSED PROJECT

Staff proposes that the Agency purchase a site that remains a major eyesore along the Broadway commercial strip (Exhibit A provides a location map). This site is in a highly visible location in Oak Park. Strikingly noticeable from the western approach to the commercial corridor, it occupies a pivotal position at the corner of Broadway and 35th Street. The blighted, unkept condition of the property, combined with its marginal retail use and its highly visible location warrant proactive Agency involvement.

The site, triangular in shape, currently contains Speedy Auto Tires, a tire repair shop. Improvements to the site include an approximately 400 square foot structure surrounded by a chain link fence. Used tires are strewn around the total site causing the unsightly appearance of the business. Adjacent businesses have complained about the ill effect this blighting influence has had on their business.

During the acquisition process, staff will formulate a specific plan for the development of the site. Initial strategies focus on integrating the parcel into a proposed plan to close the intersection of 3rd Avenue where it meets Broadway and 35th Street (Exhibit B, street map). The proposed closure of the street corner has been discussed by the Oak Park Project Area Committee (PAC) Economic Development Subcommittee as part of the overall strategy to alleviate traffic flow and parking problems along the Broadway Commercial Strip. The proposal, which is yet to be approved by the full PAC, would: 1) eliminate a one way entrance on the corner of 3rd Avenue, 35th Street and Broadway; and 2) convert parallel parking to angle parking along 3rd Avenue from 35th Street to 36th Street. The subject parcel could be landscaped to complement the design and aesthetic appearance of this key location. A more detailed plan will be presented to the PAC for approval after meeting with the City's Public Works Department.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
May 14, 1991
Page 3

Following review by the PAC and the Sacramento Housing and Redevelopment Commission, plans for the development of this site will be returned to the Agency for action. However, staff feels it is necessary to initiate the acquisition process at this time in order to speed up the removal of this blight.

This project is consistent with the objectives of the Oak Park Five Year Revitalization Strategy which was approved by the City Council on April 9, 1991.

FINANCIAL DATA

It is estimated that the acquisition of this site will cost approximately eighty thousand dollars (\$80,000), including costs for relocation, demolition, and initial site preparation. The value of the property will be affirmed by a Member of the Appraiser's Institute (MAI) appraisal.

Funds are available from Oak Park Developers Assistance Program. This action will not affect any existing projects but will reduce the amount available for future developers assistance projects. Since definitive plans for the development of the site have not been completed, staff will return to the Redevelopment Agency for any additional funding requests for this project.

ENVIRONMENTAL REVIEW

NEPA: Not applicable, no federal funding involved.

CEQA: Redevelopment of the proposed site is anticipated to be consistent with the current zoning and land uses of the area. Full environmental review of only the proposed project for the site will be conducted prior to development approvals. Acquisition is exempt from review per CEQA Guidelines Section 15378(b)(3).

POLICY IMPLICATIONS

The acquisition and subsequent development of this parcel is consistent with the Oak Park Redevelopment Plan and Revitalization Strategy and will serve as a catalyst to the revitalization and beautification of Broadway.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
May 14, 1991
Page 4

MBE\WBE

The acquisition of this site has no MBE/WBE impact.

VOTE AND RECOMMENDATION OF PROJECT AREA COMMITTEE (PAC)

At its regular meeting of February 6, 1991 the Oak Park Project Area Committee (PAC) recommended approval of the recommendations presented in this staff report. The votes were as follows:

AYES: Bozeman, Dansby, Crump, DeForest, Healey, Lucero,
Lydon, Millar, Moore, Kennedy, Morrissey, Ballard,
Coleman, Craig, White

NOES: None

ABSENT: None

VOTE AND RECOMMENDATION OF THE COMMISSION

At its regular meeting of May 1, 1991, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Cespedes, Diepenbrock, Pernell, Simon, Simpson, Williams,
Wooley, Yew, Strong

NOES: None

NOT PRESENT TO VOTE: Amundson

ABSENT: Moose

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
May 14, 1991
Page 5

RECOMMENDATION

Staff recommends adoption of the attached resolution that: 1) establishes just compensation for Speedy Auto Tires; 2) authorizes the Executive Director to negotiate with the owner for the purchase of the property; and 3) authorizes the Executive Director to amend the budget to include acquisition and related costs of up to \$80,000.

Respectfully submitted,


JOHN E. MOLLOY
Acting Executive Director

TRANSMITTAL TO COUNCIL

WALTER J. SLIPE
City Manager

Contact Person: Leslie Fritzsche

F:\JR\STAFFRPT\SPEEDY.OP

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

ACQUISITION OF 3503 BROADWAY; JUST COMPENSATION; AND BUDGET AMENDMENT

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

Section 1: The Executive Director is authorized to obtain an appraisal from an M.A.I. appraiser for the real property located at 3503 Broadway (APN:010-0382-001).

Section 2: Just compensation for the property shall be its fair market value as determined by such appraisal.

Section 3: The Executive Director is authorized to negotiate with the owner for the purchase of the property located at 3503 Broadway (APN:010-0382-001) and take all actions necessary to consummate purchase of the property at a price which does not substantially exceed the amount of just compensation.

Section 4: The Executive Director is authorized to amend the budget to allocate \$80,000 for acquisition of the property and all related costs, including relocation, goodwill and legal costs.

CHAIR

ATTEST:

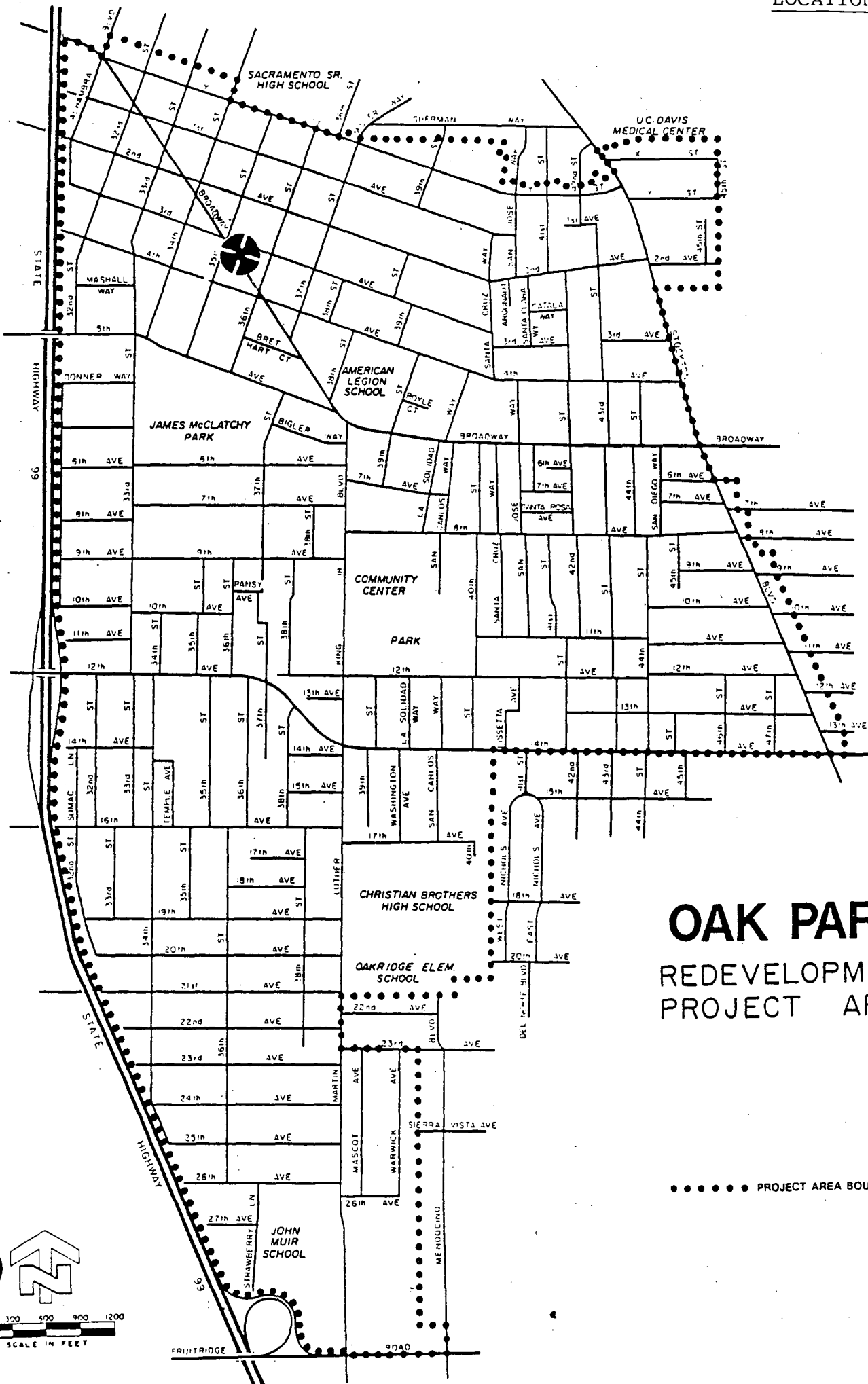
SECRETARY

p:\share\reso\3503broadway

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

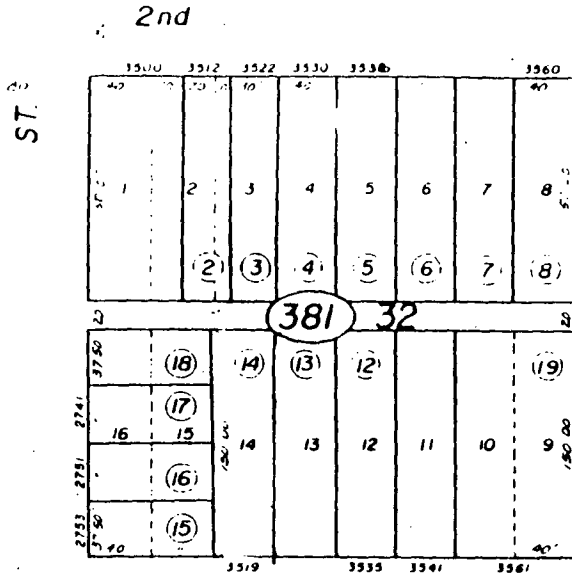


OAK PARK

REDEVELOPMENT PROJECT AREA

..... PROJECT AREA BOUNDARY

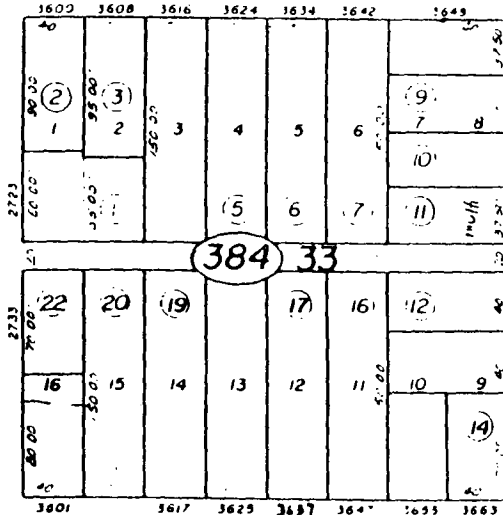
(32)



ST. 32

2nd AVE.

ST. 33

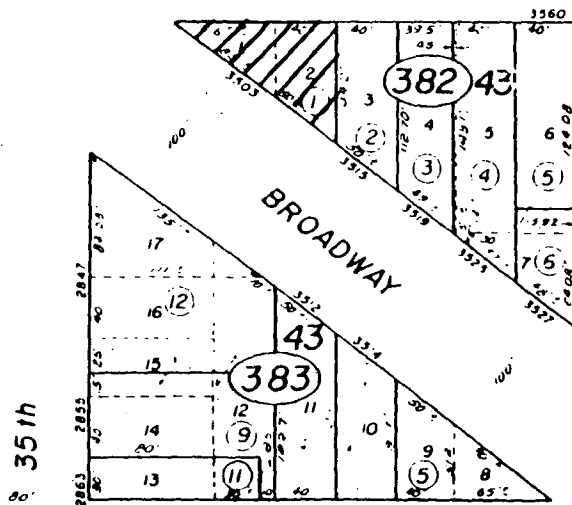


(Bk. 14)

3rd AVE.

3rd AVE.

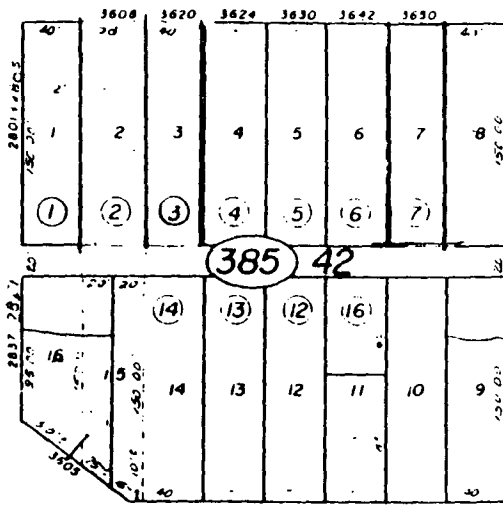
(37)



35th

36th

4th AVE.



37th

4th AVE.

(Bk. 13)

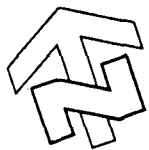
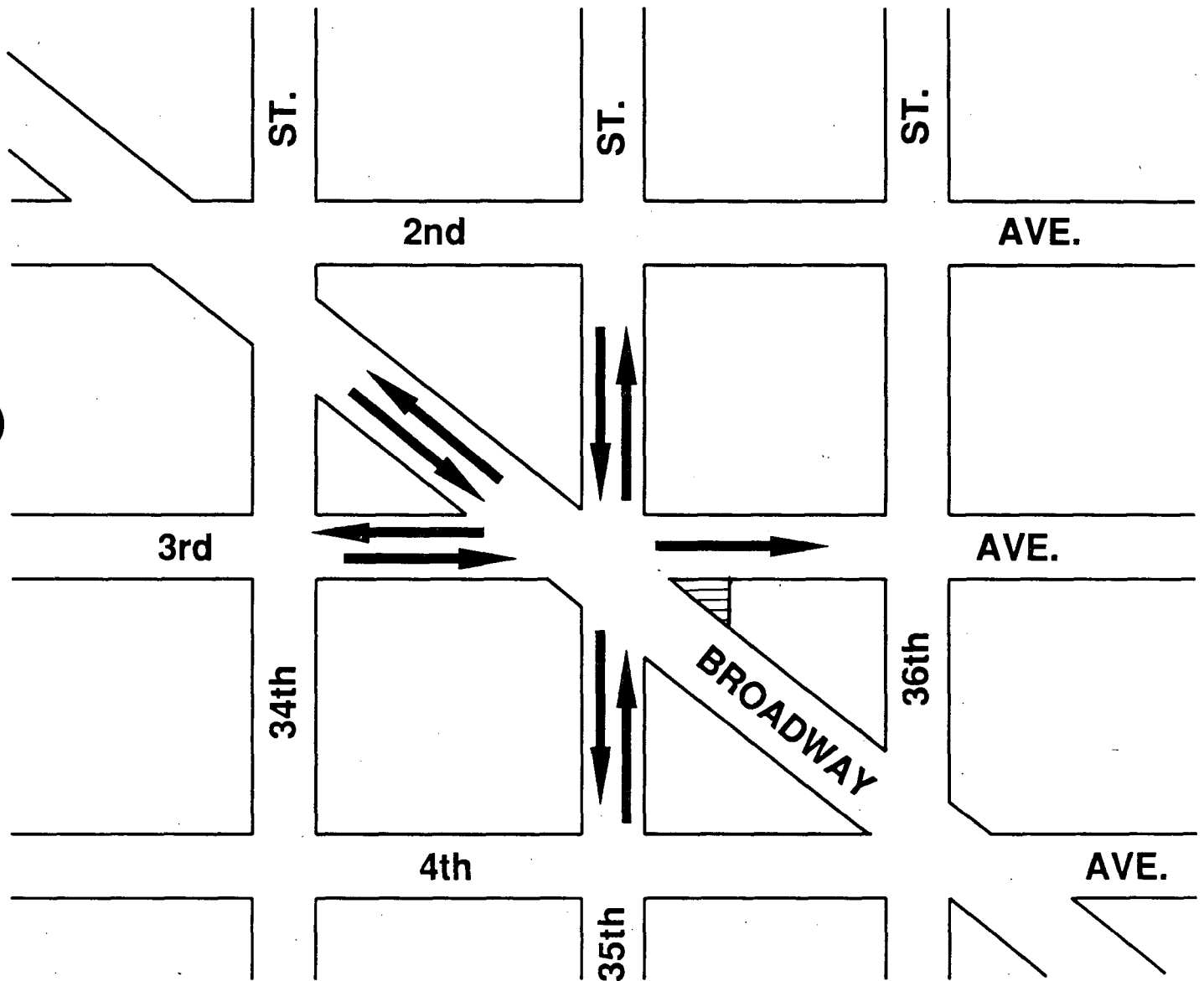
NOTE - A Block Numbers Shown in Ellipses Assessor's Parcel Numbers Shown in Circles.

CITY OF SACRAMENTO Assessor's Map Bk. 10 -Pg. 38 County of Sacramento Calif.

EXHIBIT A

EXHIBIT "B"

35th Street, 3rd Avenue and Broadway Intersection



NOT TO SCALE