



**Sacramento
Housing &
Redevelopment
Agency**

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

Consent
December 4, 2007

Honorable Chair and Members of the Redevelopment Agency

Title: Acquisition of 3150 21st Avenue

Location/Council District: 3150 21st Avenue (APN: 020 0261 005); Franklin Boulevard Redevelopment Project Area; Council District 5.

Recommendation: Adopt a **Redevelopment Agency Resolution** authorizing the Executive Director to 1) set just compensation at the fair market value as established by appraisal, and 2) amend the 2007 Sacramento Housing and Redevelopment Agency budget to transfer \$300,000 of Franklin Boulevard 2007 non-housing tax increment funds to the project to fund all actions necessary to purchase the property.

Contact: Chris Pahule, Assistant Director, Housing and Community Development, 440-1350, Sarah Hansen, Redevelopment Manager, Housing and Community Development, 440-1399 x 1415

Presenters: Sarah Hansen, Redevelopment Manager, Housing and Community Development, 440-1399 x 1415

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: The Redevelopment Agency (Agency) is interested in purchasing a vacant parcel that is listed for sale and located on 21st Avenue in the Franklin Boulevard Redevelopment Area. This is the first step in a series of efforts to develop the block bounded by 21st Avenue to the north, Franklin Boulevard to the east, 22nd Avenue to the south, and 32nd Street to the west (see Attachment 2 – Location Map) and to eliminate blight with the redevelopment of this integral corner of Franklin Boulevard. The vision for the future development of this block is based on the Franklin Boulevard Urban Design Master Plan which has identified it as a location for a cultural plaza while simultaneously serving as a gateway into Franklin Boulevard and Oak Park.

Policy Considerations: The proposed action is in furtherance of the Franklin Boulevard Redevelopment Plan adopted by the Sacramento City Council, and is consistent with the Franklin Boulevard 2005-2009 Implementation Plan goal of eliminating and preventing the further spread of blight through rehabilitation of

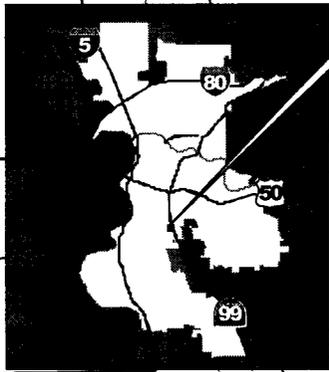
Background – Acquisition of 3150 21st Avenue

The Franklin Boulevard Urban Design Master Plan (UDP) identifies the area at 21st and Franklin Boulevard as part of the Phillips Neighborhood. The Phillips Neighborhood begins at 12th Avenue/Sutterville Road and extends south to 26th Avenue. The businesses on this section of the corridor have been identified as a “village center” for commercial uses that would serve the Phillips Neighborhood. The UDP recommends that the village center be located between 20th Avenue and 26th Avenue with a pedestrian-oriented street environment, buildings scaled to the pedestrian and located close to Franklin Boulevard to create a village atmosphere.

Franklin Boulevard and 21st Avenue has been identified in the UDP as a main connector to Oak Park and a proposed site for a cultural plaza. The plaza will provide an open space that can be used for community celebrations, a farmers market, and other public events. The Agency is interested in helping the community realize this vision to include all property located in this block (Franklin Blvd. at 21st Ave., south to 22nd Avenue and East to 32nd Street) (see Attachment 2 – Location Map). While acquiring all properties may not be feasible, the Agency strongly recommends the development of this plaza as this intersection also connects with the Oak Park Redevelopment Area and future streetscape improvements that will take place on Martin Luther King Jr. Boulevard. The cultural plaza will reflect the hispanic architecture, and provide businesses, and residents with much needed open space in the heart of the Franklin Boulevard commercial corridor.

The property located at 3150 21st Avenue is currently listed for sale to the public. Agency acquisition of this property would be the first step in realizing the vision of the Franklin Boulevard and 21st Avenue cultural plaza.

3150 Franklin Boulevard



Map Location

20TH

32ND

20TH

20TH AVE 21ST AVE

20TH AVE 21ST AVE

21ST

21ST AVE 22ND AVE

32ND

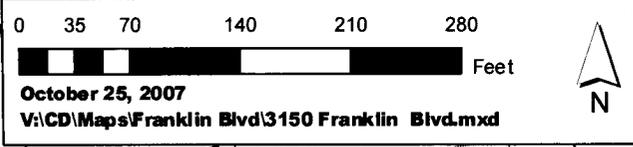
22ND

FRANKLIN BLVD

22ND AVE 23RD AVE

23RD

23RD AVE FRANKLIN



-  Franklin Boulevard RDA
-  Parcel of Interest
-  Franklin & 21st Ave Proposed Cultural Plaza Site

RESOLUTION NO. 2007 -

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

ESTABLISHMENT OF JUST COMPENSATION FOR 3150 - 21ST AVENUE (APN 020-0261-005), INCLUDING AUTHORIZATION TO ACQUIRE PROPERTY

BACKGROUND

- A. The opportunity site consists of one (1) vacant parcel.
- B. 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) allow 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 ("NEPA") 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. Just compensation for the parcel to be acquired, APN 020-261-005, is the fair market value determined by an independent appraisal.
- Section 3. The Executive Director is authorized to take all actions necessary to purchase the property identified in Section 2 for not substantially more than just compensation.
- Section 4. The Executive Director is authorized to take all necessary actions to redevelop the site.
- Section 5. The Executive Director is authorized to amend the Agency budget to transfer \$300,000 of Franklin Boulevard 80 percent tax increment funds to the project to fund all actions necessary to purchase the property.
- Section 6. Establishment of just compensation and authorization to acquire this property is approved.