



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

Consent
July 13, 2010

Honorable Chair and Members of the Redevelopment Agency

Title: South Oak Park Alley Abatement Project

Location/Council District: Oak Park Redevelopment Project Area, District 5

Recommendation: 1) Adopt a **Redevelopment Agency Resolution** a) amending the 2010 Sacramento Housing and Redevelopment Agency budget by appropriating \$75,000 of Oak Park 2005 Tax Exempt Bond Developers Assistance funds to the South Oak Park Alley Abatement Project; b) authorizing the Executive Director or her designee to execute an Individual Project Agreement with the City of Sacramento in the amount of \$75,000; and c) making related findings.

Contact: Chris Pahule, Assistant Director, 440-1350

Presenters: None

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: In September 2008, the Martin Luther King, Jr. Boulevard Streetscape and Urban Design Master Plan was accepted by the City Council. The South Oak Park Infrastructure Analysis was conducted as part of the Master Plan. The Plan identified the need for further study of the South Oak Park alley conditions as a strategy to improve the quality of life for the neighborhood. Many of the alleys are subject to illegal dumping, criminal activity and code enforcement violations. The Redevelopment Agency, Neighborhood Services Department, and the Department of Transportation created and utilized a comprehensive alley assessment tool to analyze each of the 30 alleys in South Oak Park. Abatement is recommended for sixteen alleys with the installation of 25 gates at a cost of \$3,000 for the production and installation of each gate. The total project cost will be \$75,000.

South Oak Park Alley Abatement

Policy Considerations: The actions contained in this report further the goals of the Oak Park Redevelopment Plan and the adopted Oak Park Five-Year Implementation Plan (2009-2014) which includes the strategies of Corridor Development and Enhancement and Strengthen the Residential Neighborhoods. The South Oak Park Alley Abatement Project (Project) is also consistent with the Martin Luther King Jr. Boulevard Streetscape and Urban Design Master Plan. The Project will improve inadequate public infrastructure and eliminate blighting conditions of alleys that are subject to illegal dumping, criminal activity and code enforcement violations.

Environmental Considerations:

California Environmental Quality Act (CEQA): The proposed action to authorize funding for the South Oak Park Alley Abatement Project, which includes a plan to improve the conditions of the existing South Oak Park Alleys, is exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15301 (c).

Sustainability Considerations: These projects have been reviewed for consistency with the goals, policies and targets of the Sustainability Master Plan and the 2030 General Plan. If approved, the contents of this report will advance the following goals, policies and targets as follows: the project supports goal number five—Public Health and Nutrition, specifically target number five which calls for the redevelopment or rehabilitation of areas within the City or aged city facilities based on old, wasteful and/or dysfunctional designs to achieve better results for people and the environment.

Other: The National Environmental Policy Act (NEPA) does not apply.

Committee/Commission Action: *Oak Park Redevelopment Advisory Committee (RAC):* At the meeting on April 14, 2010 the RAC unanimously adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Barnes, K. Johnson, T. Johnson, Kivel, Lambertson, Lee, Mason, Meng, Rentz, Shrewsbury

NOES: None

ABSENT: Hollins

South Oak Park Alley Abatement

Committee/Commission Action: At its meeting on June 16, 2010, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Burruss, Chan, Dean, Fowler, Gore, Morgan, Morton, Otto, Rosa, Shah, Stivers

NOES: None

ABSENT: None

Rationale for Recommendation: The alley assessment analyzed all 30 alleys located in South Oak Park. Recommended measures include Restricted Access for eleven alleys and Temporary Closure for five alleys. The remaining alleys either do not warrant action or have been addressed through the Redevelopment Agency funded Quality of Life Program or the City's standard abatement process. The Project will benefit and improve the Oak Park Redevelopment Area and further the goals of the Redevelopment Plan by improving inadequate public infrastructure and eliminating blighting conditions of alleys that are subject to illegal dumping, criminal activity and code enforcement violations. The Project will significantly improve the safety and quality of life for existing and future residents.

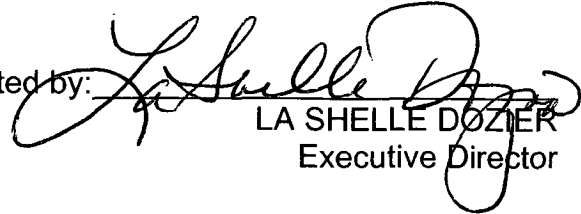
Financial Considerations: This report recommends appropriating \$75,000 of Oak Park 2005 Tax Exempt Bond Developers Assistance Funds to the South Oak Park Alley Abatement Project. There are currently an insufficient amount of City of Sacramento funds to complete this project.

July 13, 2010

South Oak Park Alley Abatement

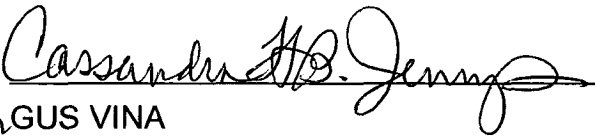
M/WBE Considerations: The items discussed in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

Respectfully Submitted by:



LA SHELLE DOZIER
Executive Director

Recommendation Approved:



for GUS VINA
Interim City Manager

Table of Contents

Report	pg. 1
Attachments	
1 Background	pg. 5
2 Map	pg. 6
3 Redevelopment Agency Resolution	pg. 7

South Oak Park Alley Abatement

Background**South Oak Park Alley Abatement Project**

In September 2008, the Martin Luther King, Jr. Boulevard Streetscape and Urban Design Master Plan (Master Plan) was accepted by the City Council (Resolution No. 2008-624). Staff completed a South Oak Park infrastructure analysis as part of the Master Plan and it identified the need for further study of the South Oak Park alley conditions. The Redevelopment Agency in collaboration with the Neighborhood Services Department and the Department of Transportation created and utilized a comprehensive alley assessment tool in analyzing each the 30 alleys in South Oak Park. Abatement is recommended for sixteen alleys.

Implementation of the alley abatement measures is contingent on the approval of the various City departments (police, fire, traffic, and solid waste), adjacent property owners (50% plus 1), and approval by the City Council. The recommended abatements include 11 Restrictions and 5 Temporary Closures.

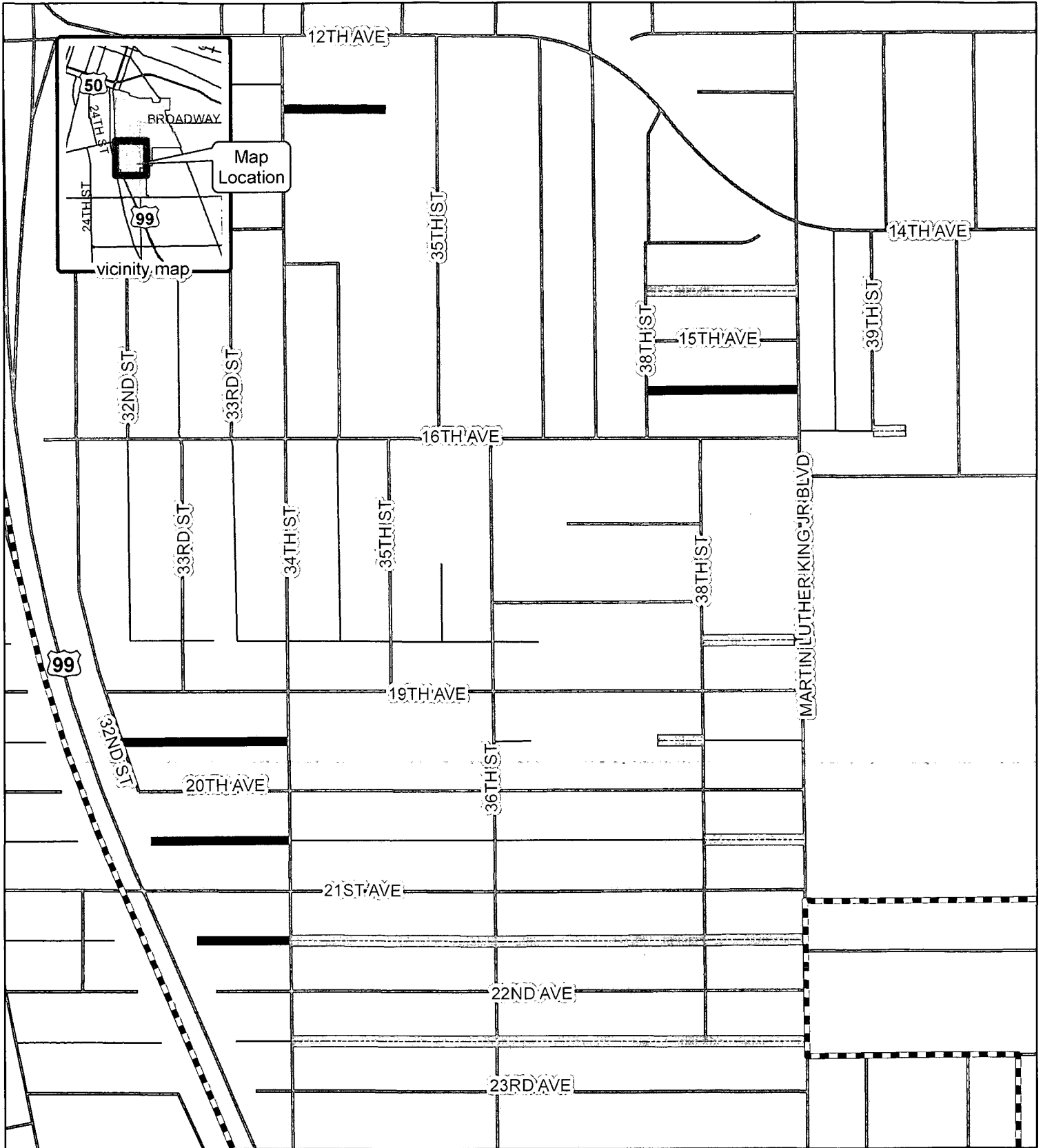
Restricted Access gates do not require renewal and alley access is only given to City departments and utility companies. The alley locations recommended for Restricted Access include:

- 21st Ave/22nd Ave Alley between 36th St and 38th St (2 gates)
- 21st Ave/22nd Ave Alley between 38th St and MLK Jr. Blvd (2 gates)
- 22nd Ave/23rd Ave Alley between 38th St and MLK Jr. Blvd (2 gates)
- 22nd Ave/23rd Ave Alley between 36th St and 38th St (2 gates)
- 22nd Ave/23rd Ave Alley between 34th St and 36th St (2 gates)
- 20th Ave/21st Ave Alley between 38th St and MLK Jr. Blvd (2 gates)
- 19th Ave/20th Ave Alley runs west of 38th St (1 gate)
- 14th St/17th St Alley east of MLK Jr. Blvd (1 gate)
- 21st Ave/22nd Ave Alley between 34th St and 36th St (2 gates)
- 16th Ave/19th Ave Alley between 38th St and MLK Jr. Blvd (1 gate)
- 14th Ave/15th Ave Alley between 38th St and MLK Jr. Blvd (1 gate)

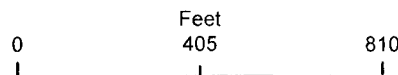
Temporary Closure gates require renewal by City Council every 18 months and abutting property owners and residents to the alleys will be given access to the gates upon request. The alley locations recommended for Temporary Closure are:

- 20th Ave/21st Ave Alley between Hwy 99 and 34th St (1 gate)
- 19th Ave/20th Ave Alley between 32nd St and 34th St (2 gates)
- 12th Ave/Temple Ave Alley between 34th St and 35th St (1 gate)
- 15th Ave/16th Ave Alley between 38th St and MLK Jr. Blvd (2 gates)
- 21st Ave/22nd Ave Alley west of 34th St (1 gate)

South Oak Park Alley Abatement Project



- Oak Park Redevelopment Area
- 'Temporary Closure' Alley
- 'Restricted Access' Alley
- Street
- Alley - No Change



SHRA GIS
June 1, 2010

RESOLUTION NO. 2010 -

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

APPROVING THE SOUTH OAK PARK ALLEY ABATEMENT PROJECT; RELATED BUDGET AMENDMENT; AUTHORIZATION TO EXECUTE AN INDIVIDUAL PROJECT AGREEMENT; RELATED FINDINGS

BACKGROUND

- A. In September 2008, the Redevelopment Agency of the City of Sacramento accepted the Martin Luther King, Jr. Boulevard Streetscape and Urban Design Master Plan (Master Plan). The South Oak Park Infrastructure Analysis was conducted as part of the Master Plan and it identified the need for further study of the South Oak Park alley conditions.
- B. The Oak Park Redevelopment Plan seeks to improve the neighborhood environment and image, eliminate blighting conditions and provide appropriate amenities to support the basic residential character of the area.
- C. The South Oak Park Alley Abatement Project (Project) is consistent with the Oak Park Five-Year Implementation Plan (2009-2014) which includes the strategies of Corridor Development and Enhancement and Strengthen the Residential Neighborhoods.
- D. The proposed action to authorize funding for the Project is exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15301 (c). The National Environmental Policy Act (NEPA) does not apply.

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

- Section 1. All evidence presented having been duly considered, the findings, including environmental findings regarding this action as stated above, are approved.
- Section 2. In accordance with California Redevelopment Law Section 33445, the Agency further finds and determines that:
 - a) The South Oak Park Alley Abatement Project will benefit the Redevelopment Project Area by improving inadequate public infrastructure and eliminating blighting conditions of alleys that are subject to illegal dumping, criminal activity and code enforcement

South Oak Park Alley Abatement

violations. The Project will significantly improve the safety and quality of life for existing and future residents.

- b) No other reasonable means of financing the Project is available to the community.
- c) The payment of the cost for the Project is consistent with the Oak Park Five-Year Implementation Plan (2009-2014) and will assist in eliminating blighting and unsafe conditions of alleys that are subject to illegal dumping, criminal activity and code enforcement violations.

Section 3. The Executive Director, or her designee, is authorized to amend the 2010 Sacramento Housing and Redevelopment Agency budget by appropriating \$75,000 of Oak Park 2005 Tax Exempt Bond funds to the South Oak Park Alley Abatement Project.

Section 4. The Executive Director, or her designee, is authorized to execute an Individual Project Agreement with the City of Sacramento to implement the South Oak Park Alley Abatement Project.