
NOTICE OF RESCISSION

RESCINDED: RESOLUTIONS (RA) 1985-0459 & 1986-0030

Previously Adopted by the Redevelopment Agency

Funding for Homeless Mitigation Programs

SUPERSEDED BY: RESOLUTION (RA) 1988-0045

Adopted by the Redevelopment Agency

May 31, 1988

Rescission of Previous Actions Taken by the Agency Relating to the 18th and L Streets Housing Development and Transfer of the Unallocated Funds to Other Agency Housing Programs

Reference Table of Historic Legislative Document(s) (if applicable):

Leg Doc Type/Gov Body	Document Number	Date of Adoption	Date Rescinded	Superseding Doc
Redevelopment Agency	Reso 1986-0030	6/10/1986	5/31/1988	Reso 1988-0045
Redevelopment Agency	Reso 1985-0459		6/10/1986	1986-0030
Council Minutes	6/10/1986 - 5/31/1988			

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RESOLUTION NO. 86-030

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
ON DATE OF

June 10, 1986

APPROVING RESIDENTIAL DEVELOPMENT ASSISTANCE FOR
THE BLOCK BOUNDED BY K-L, 18th & 19th STREETS

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

Section 1: The attached preliminary plans for a 52-unit elderly housing project dated August 15, 1985, are hereby approved.

Section 2: The Executive Director is hereby authorized to enter into agreements with Montross Barber Investments, Inc., and to execute certain documents including the following: Disposition and Development Agreement, Regulatory Agreement, Owner Participation Agreement, Declaration of Restrictions, Special Warranty Deed and Promissory Note.

Section 3: The Executive Director is hereby authorized to enter into an agreement with the Panattoni, Oates, & Massie Development Company relating to the transfer of a parcel of land to the Agency for residential development. Such parcel is shown on Exhibit A attached hereto.

Section 4: This resolution shall take effect immediately.

Gene Rudin

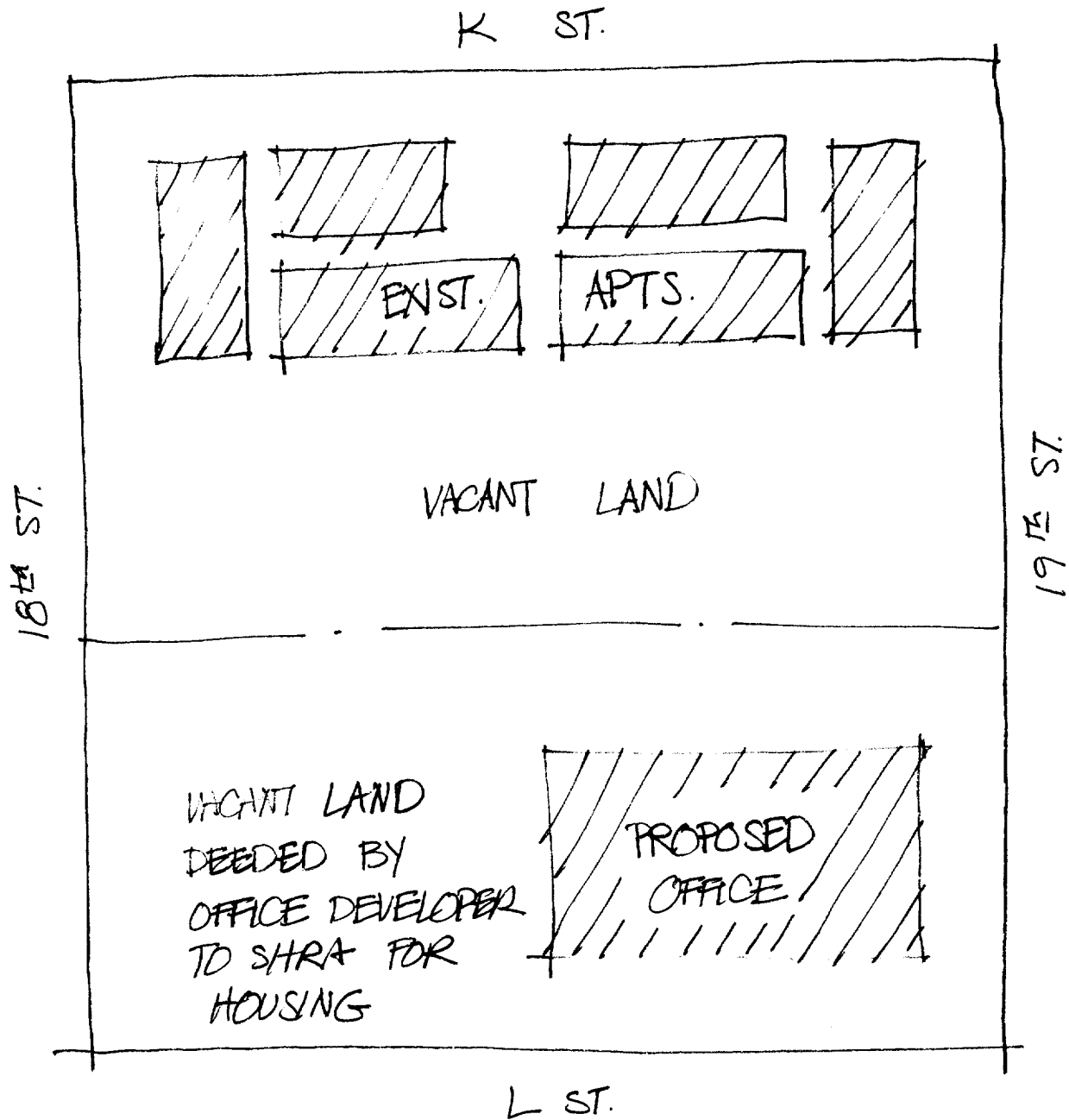
CHAIR

ATTEST:

William H. Flynn

SECRETARY

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AGREEMENT BETWEEN DEVELOPER AND AGENCY
ON PROPOSED OFFICE BUILDING
NORTHWEST CORNER 19th AND L STREETS
AND ADJACENT RESIDENTIAL PARCEL

This Agreement is entered into on _____, 1986, between Panattoni Oates and Massie Development Company ("Developer") and the Redevelopment Agency of the City of Sacramento ("Agency"). Agency and Developer agree as follows:

1. The Subject Area of this Agreement is composed of three separate parcels, designated as Parcel 1, Parcel 2 and Parcel 3, as depicted on map attached as Exhibit A. These parcels are a reconveyance of parcels 1, 2 and 3 as originally subdivided.

2. The purpose of this agreement is to assure that a residential project will be constructed on Parcel 2 of the Subject Area. City of Sacramento authorization to construct an office building on Parcel 3 is conditioned upon Developer compliance with this contract.

3. Developer shall convey at no cost to Agency by Grant Deed, fee title to 0.4 acres on the western portion of the Subject Area depicted as Parcel 2 prior to issuance of a building permit for an office building on Parcel 3.

Agency shall immediately thereafter convey Parcel 2 to Montross-Barber Investment, Inc. ("Montross"). This agreement shall become null and void if parcel 2 is not conveyed to Montross.

Both Developer and Montross desire to construct a parking facility on Parcels 2 and 3 as shown on Exhibit A, which they shall both use for parking to serve the office building and the residential improvements on Parcels 1 and 2 as shown on Exhibit A. Developer and Montross shall be free to negotiate a system whereby such parties may park by an agreement of mutually agreed upon terms.

4. From the date of this Agreement until Parcel 2 is conveyed to Agency, Developer shall not enter into any lease, option or agreement to sell Parcel 2 and shall not convey any interest in Parcel 2 and shall not permit any liens or encumbrances to attach to Parcel 2, unless approved in advance in writing by Agency.

5. Agency or its successors agree to design the residential project on Parcel 2 to be architecturally compatible with the adjacent residential development and, to the extent possible, with the office building on Parcel 3.

6. This Agreement shall be recorded and run with Parcel No. 2.

7. By signing this Agreement, the City agrees that the terms of the subject conveyance to the Agency shall satisfy the Developer's obligation under the conditions specified by the City Council on May 25, 1985, (855-399).

REDEVELOPMENT AGENCY OF THE
CITY OF SACRAMENTO

William H. Edgar, Executive
Director

CITY OF SACRAMENTO

Walter J. Slipe, City Manager

PANATTONI OATES and MASSIE

BY _____

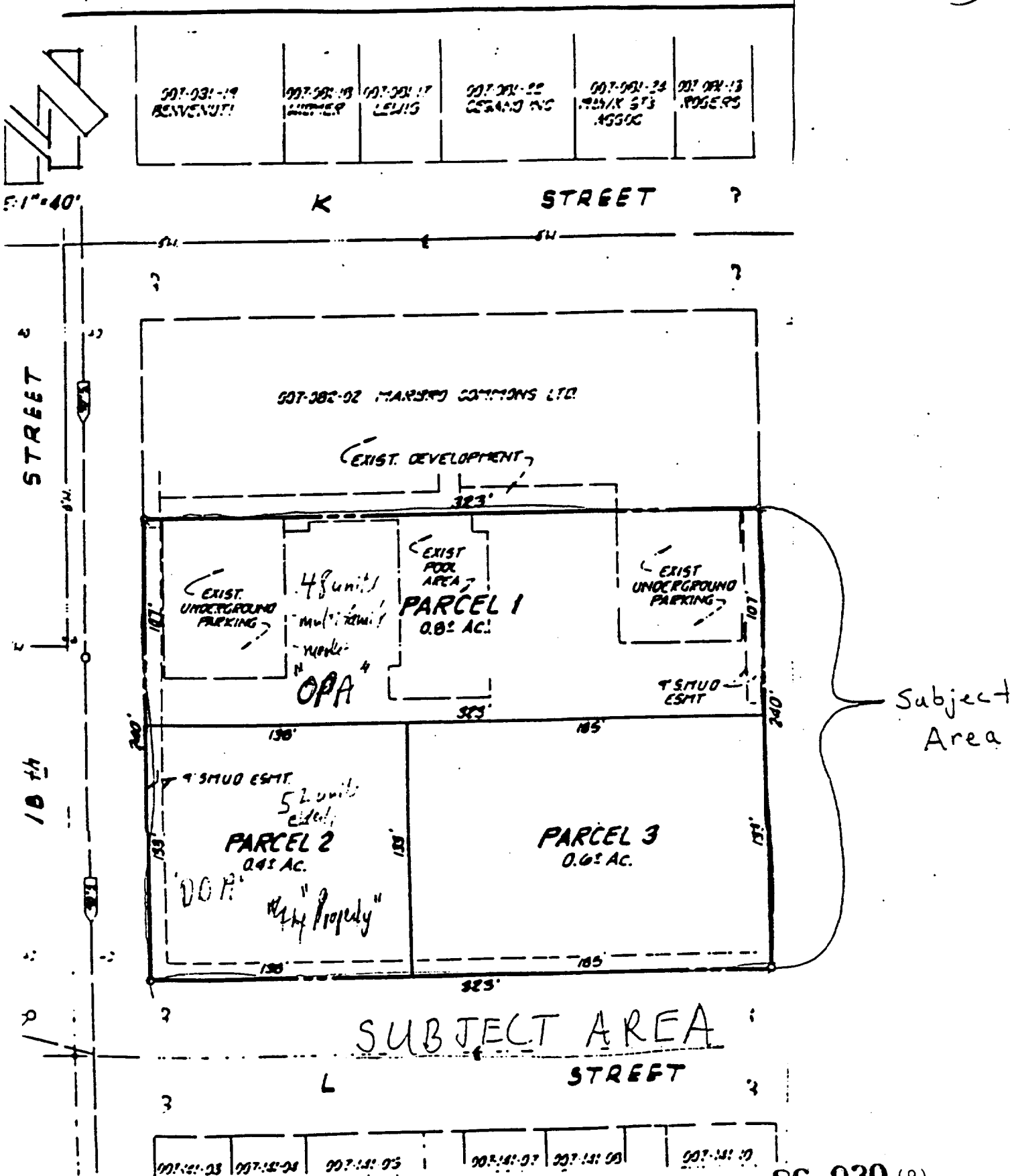
TITLE _____

APPROVED AS TO FORM:

Dwight L. Moore
General Counsel

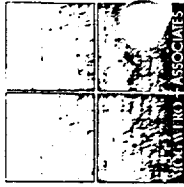
EXHIBIT A

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RESOLUTION No. 86-030 (9)

JUN 10 1986



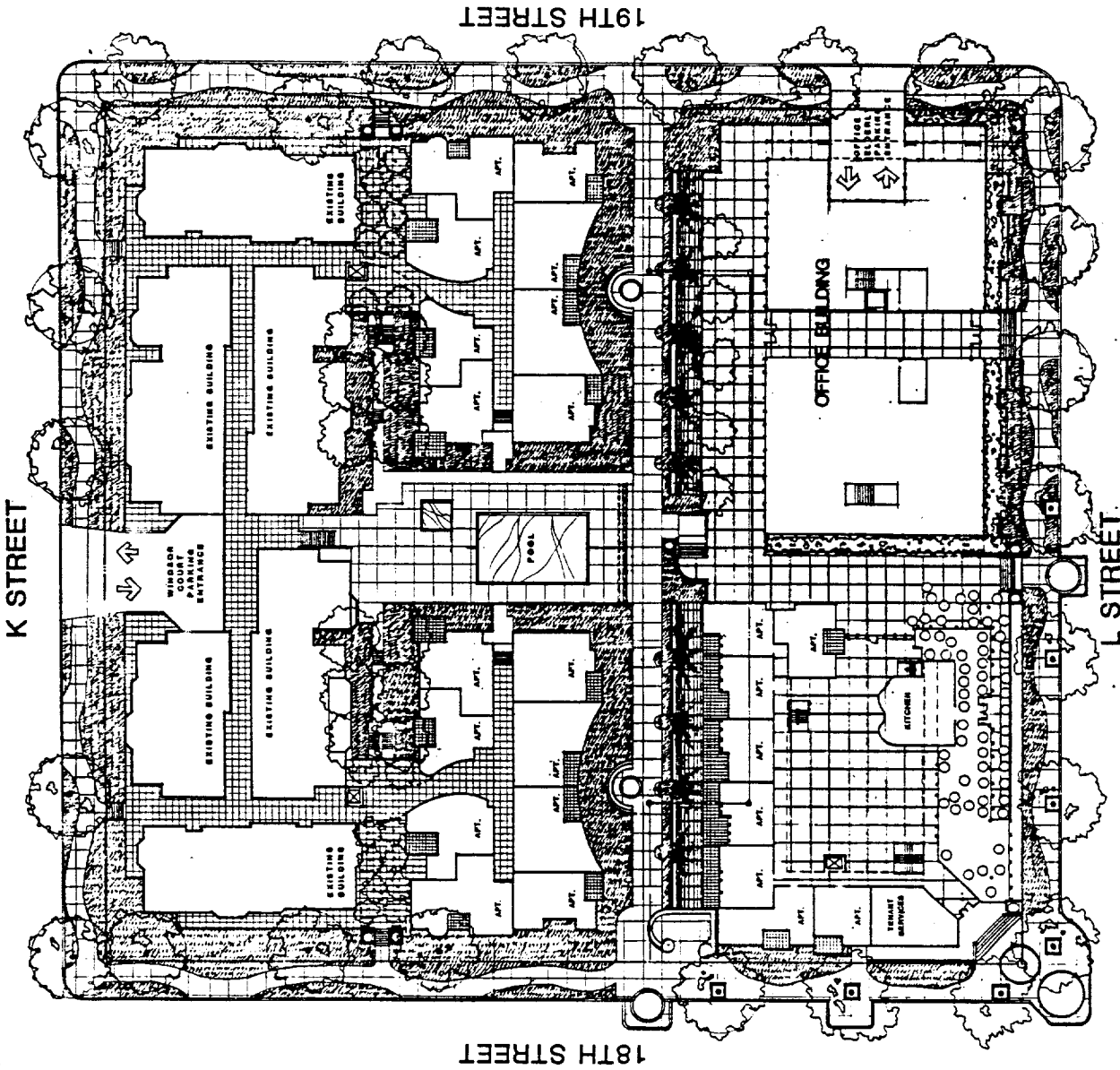
WINDSOR ASSOCIATES, INC.
 1815 K STREET, SUITE 200
 SACRAMENTO, CA 95811

WINDSOR COURT
 ET. AL.
 EIGHTEENTH
 AND L STREETS
 SACRAMENTO, CA

DATE: AUGUST 18, 1988

EXHIBIT III
 Page 1 of 6

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PROJECT DATA

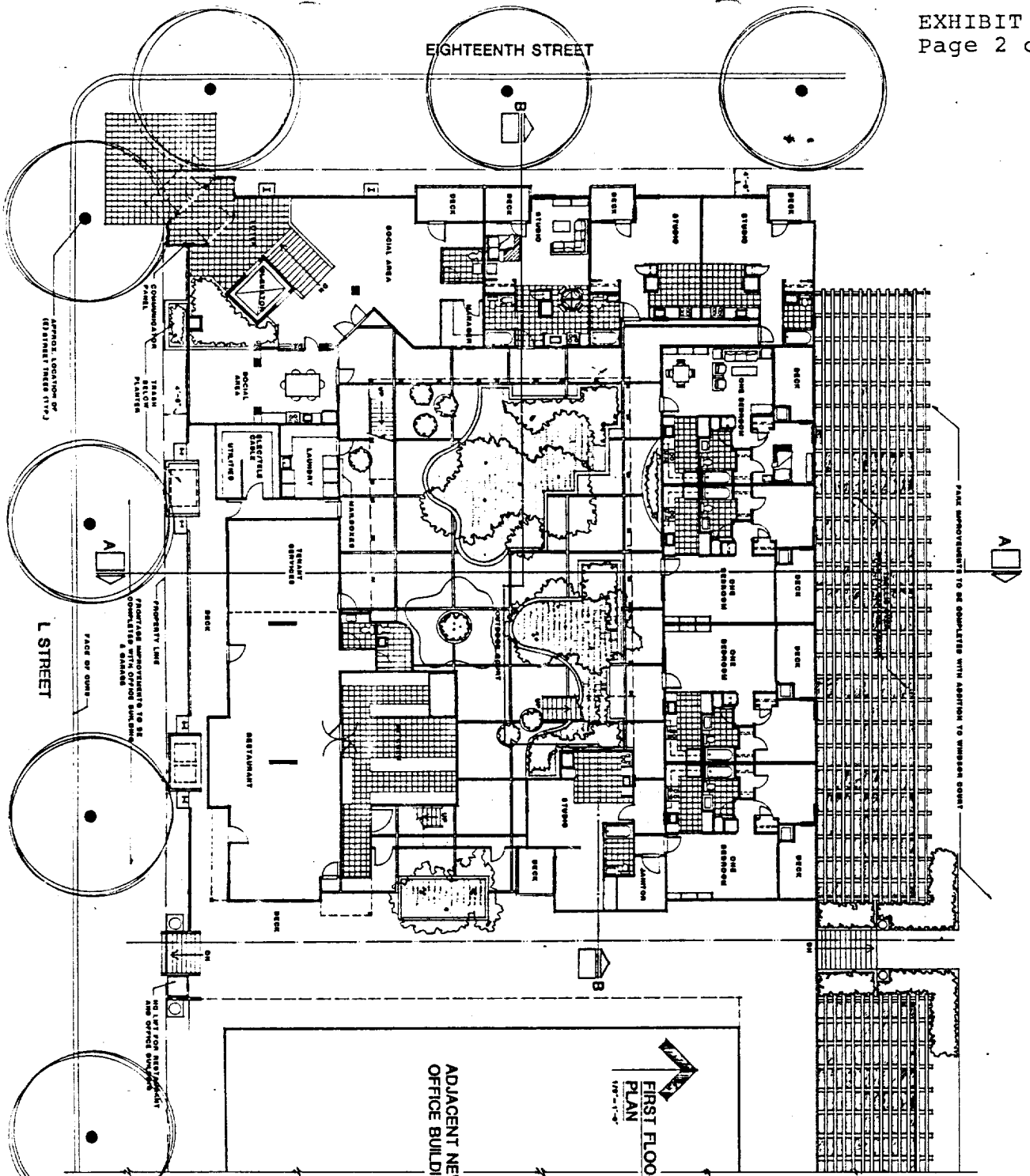
WINDSOR COURT	
EXISTING	45 APARTMENTS
NEW CONSTRUCTION	45 APARTMENTS
TOTAL	90 APARTMENTS

ELDERLY HOUSING	
NEW CONSTRUCTION	51 APARTMENTS
TOTAL UNITS ON SITE	141 APARTMENTS

OFFICE	
EXISTING	76 SPACES
NEW	24 SPACES
TOTAL	100 SPACES
POOL AND RECREATION	
EXISTING	80 SPACES
NEW	16 SPACES
TOTAL	96 SPACES

RESOLUTION No. **88-080** (10)

JUN 1 6 1996



PROJECT DATA

UNITS	60 ONE BEDROOM UNITS
	20 TWO BEDROOM UNITS
	60 TOTAL UNITS
RESTAURANT	60 SEATS
PARKING	60 SPACES
	RESIDENTIAL - REQUIRED
	RESTAURANT - REQUIRED
	TOTAL REQUIRED
	TOTAL PROVIDED - DESIGNATED
	SHARED W/OFFICE BLDG.

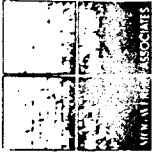
RESOLUTION No. 86-030

JUL 10 1986

18TH & L STREETS
ELDERLY HOUSING

MONTROSS-BARBER
INVESTMENTS
1100 MARKET STREET
SAN MATEO, CA 94403

DECEMBER 31, 1985
OF FIVE



SCHEMATIC DESIGN

18TH & L STREETS
ELDERLY HOUSING

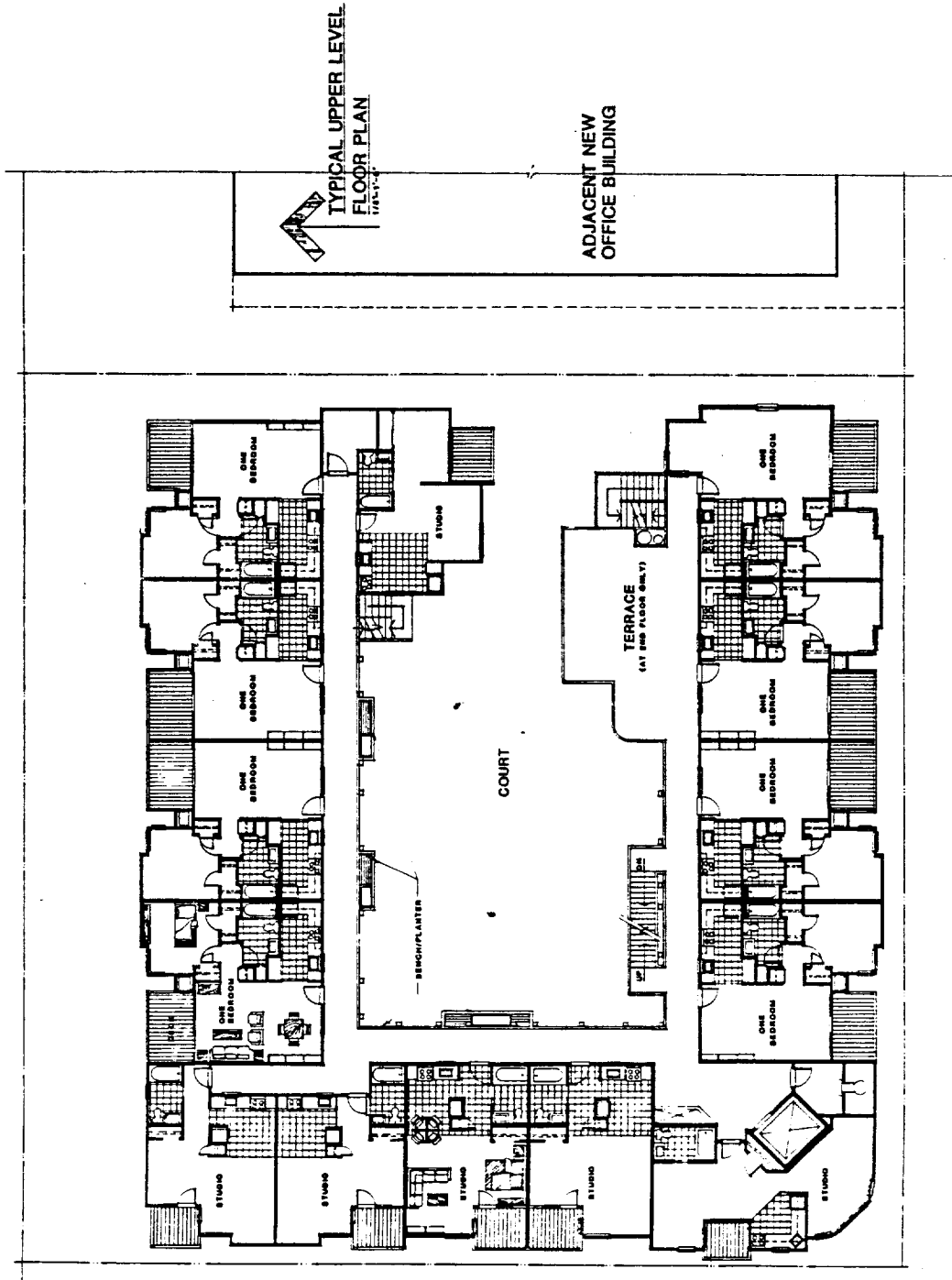
SACRAMENTO, CA

MONTESS-BARBER
INVESTMENTS
3888 PIONEER COURT
SAN MATEO, CA 94408

DECEMBER 31, 1985

EXHIBIT III
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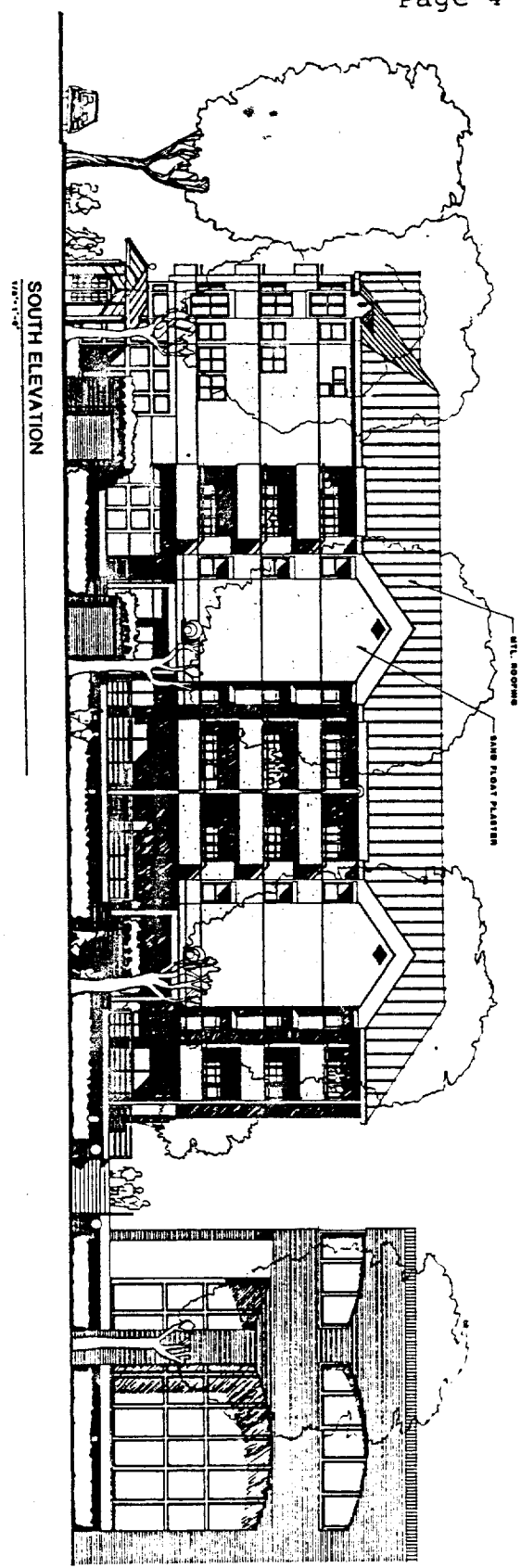


ADJACENT NEW
OFFICE BUILDING

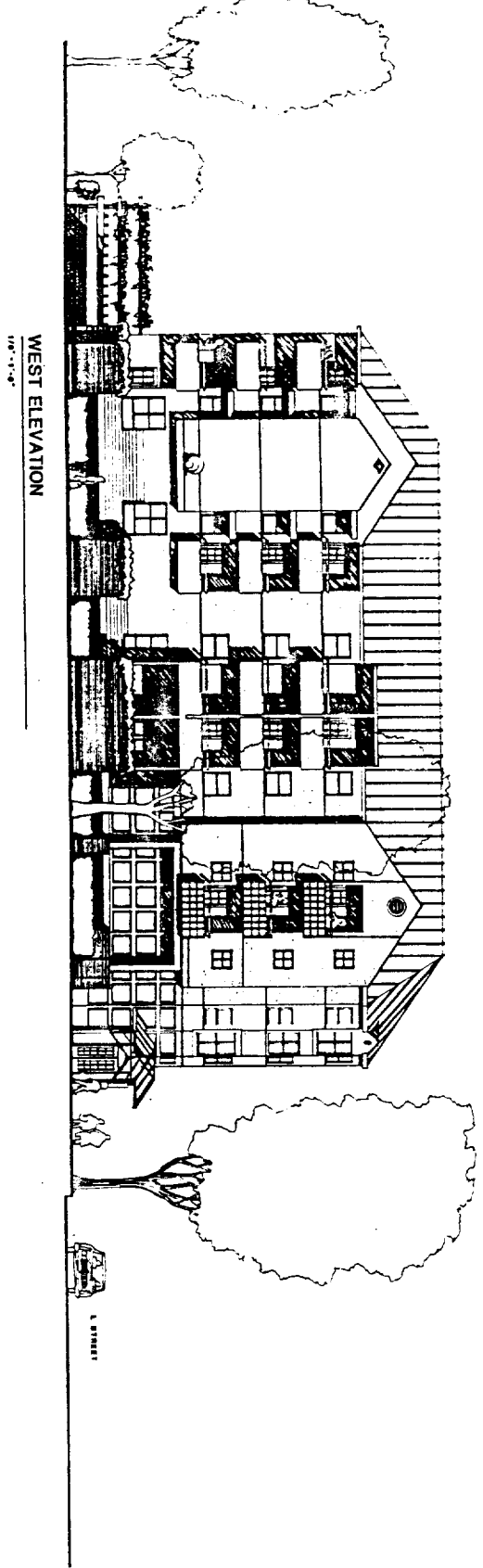
RESOLUTION No. 86-030

JUN 11 1986

(12)



SOUTH ELEVATION



WEST ELEVATION

RESOLUTION No 86-030

JUL 1 0 1986

SCHEMATIC DESIGN

(13)

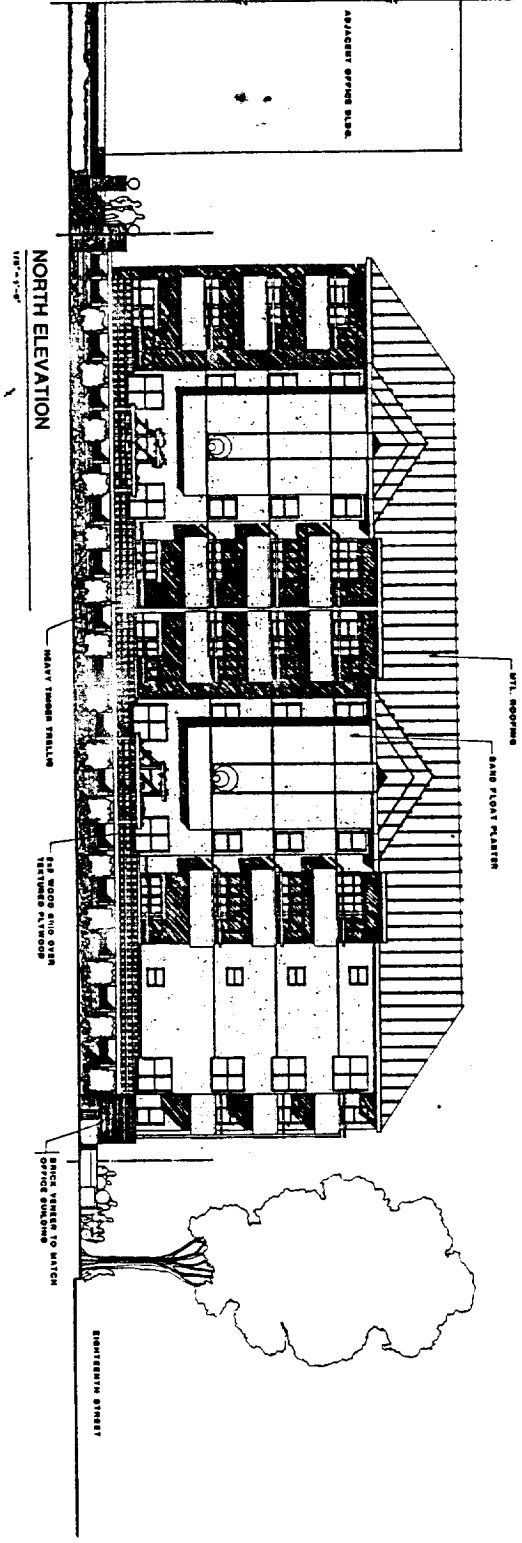
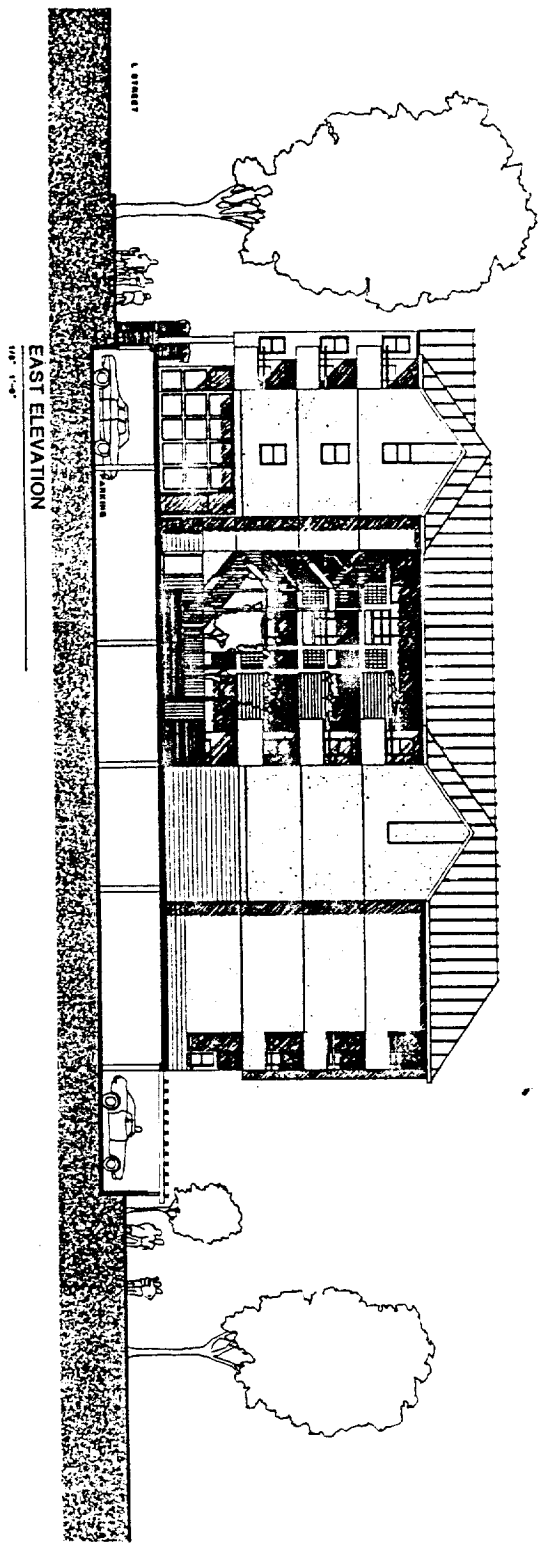
18TH & L STREETS
ELDERLY HOUSING

SACRAMENTO, CA
MONTROSS-BARBER
INVESTMENTS
3550 POWERS COURT
SAN MATEO, CA 94403

DECEMBER 31, 1985

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OF FIVE

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OF FIVE

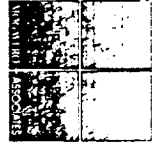
DECEMBER 31, 1988

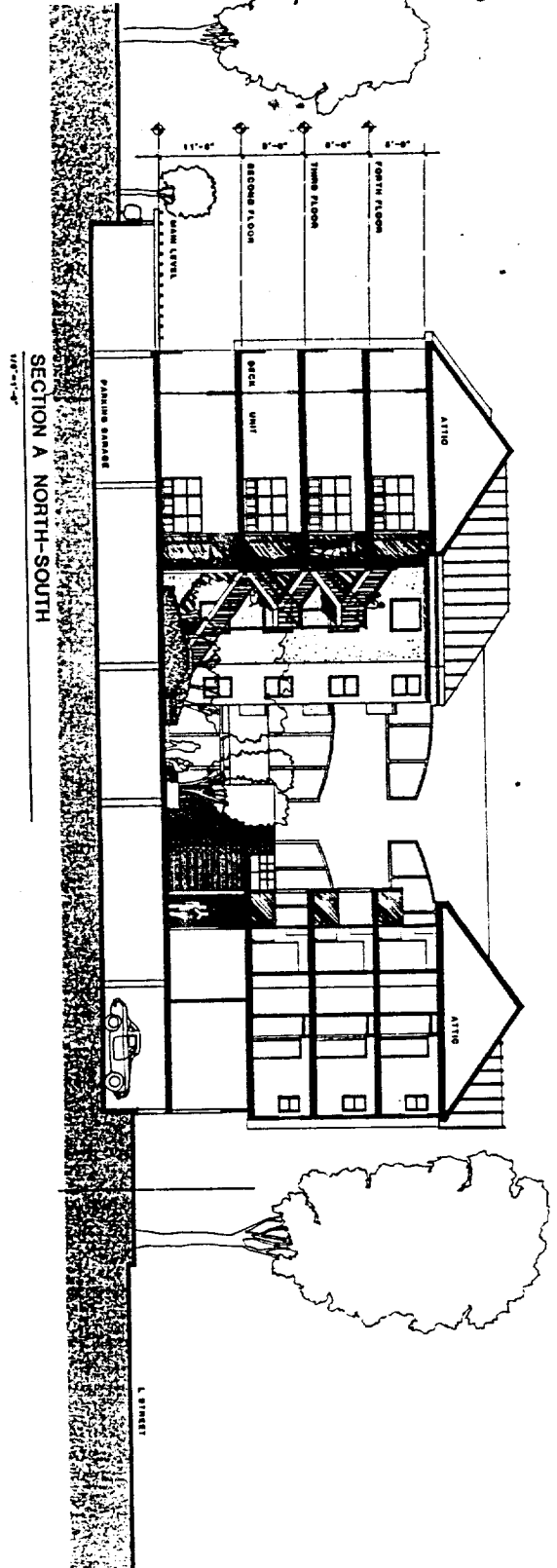
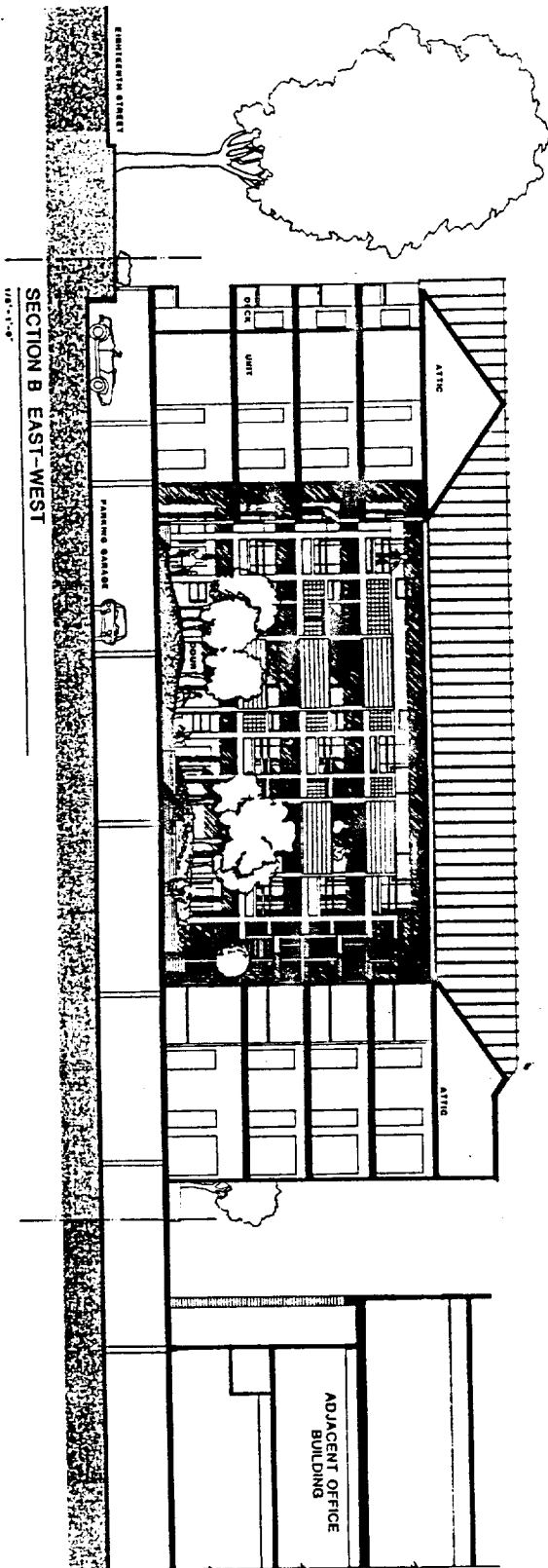
MONTROSS-BARBER
INVESTMENTS
3888 PROSPECT COURT
SAN MATEO, CA 94408

SAN FRANCISCO, CA

18TH & L STREETS
ELDERLY HOUSING

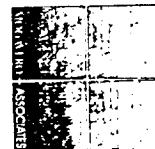
SCHEMATIC DESIGN





RESOLUTION No. 86-030

JUL 10 1986



(15)

SCHEMATIC DESIGN

18TH & L STREETS
ELDERLY HOUSING

SACRAMENTO, CA

MONTROSS-BARBERT
INVESTMENTS
REAL ESTATE & FINANCE
2000 MARKET STREET, SUITE 100
SACRAMENTO, CA 95811

DECEMBER 31, 1985

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OF FIVE