

RESOLUTION NO. 89-083

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF October 10, 1989

ACCEPTING THE PRELIMINARY PLAN
FOR THE RICHARDS BOULEVARD
PROJECT AREA, AND DIRECTING THE
PREPARATION OF THE REDEVELOPMENT PLAN

WHEREAS, on January 10, 1989, and subsequently on September 12, 1989 the City Council of the City of Sacramento adopted resolutions containing a finding that the Richards Boulevard area required study to determine its eligibility as a Redevelopment Survey Area; and

WHEREAS, on January 10, 1989, the Redevelopment Agency of the City of Sacramento adopted a resolution authorizing the Executive Director to take such actions as are necessary for preliminary review prior to establishing a Redevelopment Project Area; and

WHEREAS, Section 33320.1 through 33325 of the California Community Redevelopment Law (Health and Safety Code Section 33000, et. seq.) require that a Preliminary Plan be formulated, adopted and submitted to the Redevelopment Agency as part of the establishment of project area boundaries; and

WHEREAS, on September 14, 1989 the Planning Commission of the City of Sacramento adopted a resolution establishing the boundaries of and approving the Preliminary Plan for the Richards Boulevard Project Area.

NOW, THEREFORE, be it resolved by the Redevelopment Agency of the City of Sacramento:

Section 1: The "Preliminary Plan for the Richards Boulevard Redevelopment Project," attached hereto as Exhibit "A," is hereby approved and adopted.

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Section 2: The Executive Director shall take such actions as are necessary to transfer such information to affected taxing agencies as may be required by law.

Section 3: The Executive Director is authorized to prepare of the Richards Boulevard Redevelopment Plan for review by the Agency.

Anne Rudin
CHAIR

ATTEST:

Bob Smith
SECRETARY

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PRELIMINARY PLAN
for the
RICHARDS BOULEVARD REDEVELOPMENT AREA

I. Introduction

The purpose of this Preliminary Plan is to facilitate the redevelopment and revitalization of the Richards Boulevard Area as a mixed land use area, including but not limited to manufacturing, research and development, local government services, commercial and public use area, in recognition of its increasing potential for development and as an adjunct to the Central Business District (CBD). The proposed Redevelopment Plan will address health and safety problems, capital improvement needs, expansion of employment opportunities as well as promote the growth and development of these mixed uses within the Project Area.

II. Name of Project

The name of the Project shall be Richards Boulevard Redevelopment Project Area (the "Richards Boulevard Project") and the boundaries of the Richards Boulevard Project shall be referred to as the "Richards Boulevard Project Area."

III. Description of the Boundaries of the Richards Boulevard Project

The boundaries of the Richards Boulevard Project Area are depicted on the Map of the Richards Boulevard Project Area which is attached as Exhibit A, and as described in the Legal Description of the Richards Boulevard Project Area which is attached as Exhibit B.

IV. General Statement of Proposed Land Uses

As a basis for the redevelopment of the Richards Boulevard Project Area, it is proposed that the land uses be commercial, office, light manufacturing, public or semi-public, local government services, including retail and residential. Pre-existing residential uses will be phased out with the exception of one large, low-income housing project located just off North 12th Street. All uses shall be consistent with the General Plan.

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V. General Statement of Proposed Layout of Principal Streets

As a basis for the redevelopment of the Richards Boulevard Project Area, it is proposed that the layout of the principal streets be shown on the Richards Boulevard Project Area Map as follows:

A. North-South Streets

Bercut	Sunbeam
No. 3rd Street	North 16th Street
Sequoia Pacific Bl.	7th Street between F and I Streets
No. 5th Street	8th Street between F and I Streets
No. 7th Street	9th Street between F and I Streets
No. 10th Street	10th Street between F and I Streets
Dos Rios Blvd.	
Mint Street	
North 12th Street	
Eliza Street	
Ahern	

B. East-West Streets

Vine Street	North B Street
Richards Blvd.	North C Street
Isabel	North D Street
Delta	F Street between 7th and 9th Streets
Sproule	G Street between 7th and 10th Streets
Basler Street	H Street between 6th and 10th Streets
Sitka Street	I Street between 6th and 10th Streets
Dreher Street	
McCormack	
Thornton	

Existing streets within the Richards Boulevard Project Area may be closed, widened, extended or otherwise modified, and additional streets may be created as necessary for proper pedestrian, vehicular or rapid transit circulation. Examples of such modifications may include, but are not limited to: the proposed Richards Boulevard Connector, the proposed Truxel Road overcrossing, the proposed 7th and 8th Streets extensions to the Central Business District, the proposed improvements to State Highway 160 and the proposed extensions to surface streets and interchanges bordering the Southern Pacific development site.

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VI. General Statement of Proposed Population Densities

Standards for population densities shall be consistent with the densities established by the City of Sacramento General Plan adopted January 19, 1988. The current residential population is 1,043 persons in 389 housing units and is expected to decrease slowly due to housing stock deterioration. New housing development is anticipated on the Southern Pacific site. The employment base is 22,000 persons, circa 1989. Recent office and commercial development is projected to add approximately 5,110 employees, bringing the employment base to 27,110 by 1995.

VII. General Statement of Proposed Building Intensities

As a basis for redevelopment of the Richards Boulevard Project Area, it is proposed that, in general, building intensities be controlled by limits established within the current City Zoning Ordinance; these include: (1) the percentage of ground area covered by buildings (land coverage); (2) the ratio of the total floor area for all stories of the buildings to areas of the building sites (floor area ratio); (3) the size and location of the buildable areas on building sites; and (4) the heights of buildings. The land coverage, sizes and location of buildable areas should also be limited as feasible to provide adequate open space, consistent with the City Zoning Ordinance.

VIII. General Statement of Proposed Building Standards

As a basis for the redevelopment of the Richards Boulevard Project Area, it is proposed that building standards should generally conform to the building requirements of applicable state statutes and local codes.

IX. Attainment of the Purposes of the California Community Redevelopment Law

The purposes of the California Community Redevelopment Law would be attained by the proposed redevelopment through: (1) the elimination of environmental deficiencies, including, among others, small and irregular parcels, incompatible and uneconomic land uses, substandard, obsolete and aged building types and inadequate or deteriorated public improvements and facilities; (2) the assemblage of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation; (3) the planning,

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design and development of undeveloped areas which are stagnant or improperly utilized; (4) the provision of opportunities for participation by owners and tenants in the revitalization of their properties; (5) the increase of the supply of low and moderate income housing, either inside or outside the proposed project area, including the relocation of non-conforming residential structures; (6) the expansion of employment opportunities; and (7) the provision of an environment for social and economic growth.

X. Conformance of the General Plan of the City

This Preliminary Plan conforms to the General Plan of the City, as it is proposed to be amended prior to the public hearing which adopts the Richards Boulevard Redevelopment Plan. This Preliminary Plan includes all highways indicated by the General Plan. Proposed new public facilities and infrastructure will also be consistent with the General Plan of the City.

XI. General Impact of the Richards Boulevard Project Upon the Residents Thereof and Upon Surrounding Neighborhood

There will be an impact on approximately 106 single family homes within the Richards Boulevard Project Area, which will require the adoption of a specific Relocation Plan. The Dos Rios Housing Project, operated by the County Housing Authority, is not included in figures above since it may not be affected due to outstanding government contracts which may preclude relocation.

Possible impacts to the surrounding neighborhood may, in general, be in the areas of environmental quality, including traffic circulation, employment opportunity and economic development. The impact, in general of the Richards Boulevard Project will be addressed by the Agency in the Implementation Strategy, the Preliminary Report, the Report to the City Council and the Project Environmental Impact Report.

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