



**Sacramento  
Housing &  
Redevelopment  
Agency**

September 3, 2003

6.1

Redevelopment Agency of the  
City of Sacramento  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** REVIEW OF THE PRELIMINARY PLAN AND BOUNDARY FOR THE  
PROPOSED 65<sup>TH</sup> STREET REDEVELOPMENT PROJECT AREA.

**LOCATION & COUNCIL DISTRICT**

The proposed 65<sup>th</sup> Street Redevelopment Project Area is approximately 600 acres, and generally bounded by 65th Street, Folsom Boulevard, the Southern Pacific Railroad right-of-way, Power Inn Road, 17th Avenue, and San Joaquin Street.

Council Districts 3 and 6

**RECOMMENDATION**

Staff recommends adoption of the attached resolution on page 15 which:

1. Authorizes the acceptance of the Preliminary Plan for the 65<sup>th</sup> Street Redevelopment Project, which includes the proposed 65<sup>th</sup> Street Project Area boundaries, presented as Attachment I;
2. Directs the preparation of the Redevelopment Plan for the proposed 65<sup>th</sup> Street Redevelopment Project Area, authorizes transmittal of specific information to affected taxing agencies, and approves the payment of processing and filing fees; and
3. Authorizes the formation of the 65<sup>th</sup> Street Redevelopment Advisory Committee.

**CONTACT PERSONS**

Sarah Thomas Hansen, Acting Director, City Community Development Department, 440-1399, x1415

Vickie Smith, Program Manager, City Community Development, 440-1399, x1417

**FOR THE COUNCIL MEETING OF** - September 23, 2003

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency  
September 3, 2003  
Page 2

## SUMMARY

As a part of the process to prepare and adopt a Redevelopment Plan for the 65<sup>th</sup> Street Redevelopment Project Area, the City Planning Commission and Redevelopment Agency of the City of Sacramento (Agency) are to approve a Preliminary Plan that sets forth the proposed Project Area boundaries and general objectives to guide the subsequent preparation of the Redevelopment Plan.

After extensive analysis and review staff is recommending that the proposed 65<sup>th</sup> Street Project Area include approximately 600 acres of property located within the 65<sup>th</sup> Street Redevelopment Survey Area, which was designated by the City Council on January 30, 2003. The proposed Project Area includes virtually all of the 65<sup>th</sup> Street Transit Village Plan and the South 65<sup>th</sup> Street Area Plan areas, as well as other adjacent parcels that could benefit from redevelopment. A map of the proposed 65<sup>th</sup> Street Project Area boundaries is included in the attached Preliminary Plan.

Inclusion of these properties in the Project Area and the eventual adoption and implementation of the 65<sup>th</sup> Street Redevelopment Plan will remediate the existing physical and economic blight in this area, as well as facilitate implementation of the specific plan and General Plan policies to create a more vibrant mixed use community that is more compatible with surrounding neighborhoods.

Agency approval of the Preliminary Plan will allow staff to proceed with preparation of the 65<sup>th</sup> Street Redevelopment Plan and other pertinent documents. It is anticipated that the draft redevelopment plan will be completed in December 2003, and the final plan submitted to the Agency and City Council for approval in late spring 2004.

## SHRA COMMISSION ACTION

At its meeting on September 3, 2003, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Burns, Burruss, Castello, Farley, Harland, Hoag, McCarty, Piatkowski,  
Simon, Stivers

NOES: None

ABSENT: None

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency  
September 3, 2003  
Page 3

### SACRAMENTO CITY PLANNING COMMISSION ACTION

It is anticipated that at its September 11, 2003 meeting, the Sacramento City Planning Commission will adopt a motion recommending approval of the attached resolution. In the event they fail to do so, you will be advised prior to your September 23, meeting.

### BACKGROUND

Establishment of the 65<sup>th</sup> Street Redevelopment Project Area is being proposed to provide the Agency with the tools needed to assist property owners to revitalize a relatively stagnant part of the community by removing physical and economic blight. The Agency desires to see the Project Area improved in a manner consistent with the General Plan and specific plans. The specific goals of the Agency are to implement the City's adopted General Plan and specific plans by funding improvements around transit stations, develop vacant properties, and redevelop underutilized properties, thereby improving property values. Because the City's goals have not been accomplished by the private sector or through previous efforts of the City, redevelopment is being proposed for this area.

If the 65<sup>th</sup> Street Redevelopment Plan is adopted by the City Council (after a public hearing anticipated to occur in spring 2004), all of the properties within the 65<sup>th</sup> Street Project Area would be eligible for redevelopment benefits, such as financial incentives for rehabilitation and redevelopment. The Agency could finance Project Area improvements through tax increment financing; a mechanism unique to redevelopment agencies in California leveraged with private funds from the community. Tax increment financing reallocates a portion of the future growth in property tax revenue to the Agency for Project Area improvements without burdening properties owners with onerous property tax increases. Property owners, both residents and businesses, could continue to improve and develop their property within the Project Area in accordance with the Redevelopment Plan.

The first step in preparing the 65<sup>th</sup> Street Redevelopment Plan is the approval of the Preliminary Plan, which sets forth the proposed boundaries of the Project Area based on the 65<sup>th</sup> Redevelopment Survey Area, as established by the City Council on January 30, 2003. A map and legal description of the proposed Project Area is included in the Preliminary Plan.

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency

September 3, 2003

Page 4

In addition, the Preliminary Plan contains requisite provisions regarding how the 65<sup>th</sup> Street Redevelopment Plan will be prepared to address issues such as permitted land uses, layout of principal streets, population densities, building intensities, building standards, attaining the purposes of the California Community Redevelopment Law, consistency with the City's General Plan, and the Redevelopment Plan's impact on Project Area residents and surrounding neighborhoods. In general, the Preliminary Plan states that it is the Agency's intention to adhere to and incorporate by reference all of the applicable City General Plan, specific plan, zoning and other building and development standards and policies. These issues will be more thoroughly addressed as part of the preparation of the Redevelopment Plan, which should be completed in draft form and available for City Planning Commission and general public review in December 2003.

### Formation of the 65<sup>th</sup> Street Redevelopment Advisory Committee (RAC)

A proposed 65<sup>th</sup> Street Redevelopment Advisory Committee (RAC) will be formed to assist in the preparation of the Redevelopment Plan and to oversee its implementation. Because there is not a substantial number of low or moderate-income persons that will be displaced under the Redevelopment Plan nor will eminent domain authority be used to acquire residential property, formation of an elected Project Area Committee (PAC) is not required. Rather, a RAC will be appointed. The proposed structure of the 65<sup>th</sup> Street RAC is unique in that it will assure participation by major stakeholders, as well as offer fluid membership among residents, businesses, and community based organizations as the area evolves. The special characteristics of the 65<sup>th</sup> Street RAC are as follows:

Number and type of members	13 committee members  <u>3 standing members (defined below):</u> Sacramento Regional Transit District, Sacramento Municipal Utility District, California State University at Sacramento  <u>10 members at-large (defined below):</u> Appointments distributed equally between Districts 3 and 6.
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## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency  
September 3, 2003  
Page 5

Residency Requirements	Members are not required to reside in or own property in the project area.
Representation of business owners, residential owners, residential tenants, and community base organizations	For each of the following three categories, there must be at least one committee member : a residential owner or tenant, a business owner, and a representative from a community based organization. The seven remaining members may be selected from any of these three categories.

Aside from the exceptions above, all other previously-approved RAC Guidelines will apply. Recruitment for RAC membership will begin immediately upon approval of the Preliminary Plan by the Redevelopment Agency. It is anticipated that appointments will be made in early November and that the RAC will be convened in early December to review the draft Redevelopment Plan.

### FINANCIAL CONSIDERATIONS

Approval of the Preliminary Plan includes the authorization of the Executive Director to pay the State Board of Equalization and other agencies required filing and processing fees for supporting activities needed for preparation and adoption of the Redevelopment Plan. It is anticipated that these fees will be approximately \$3,400.

### POLICY CONSIDERATIONS

Per the California Community Redevelopment Law, the Agency must accept the Preliminary Plan in order for the Agency to proceed with the preparation of the 65<sup>th</sup> Street Redevelopment Plan for the 65<sup>th</sup> Street Project Area.

The proposed actions in this staff report support the establishment of a redevelopment project area, which will meet the Agency's goals of eliminating blight and increasing economic opportunities, as well as promote the City of Sacramento's goal of preserving and enhancing neighborhoods.

**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

Redevelopment Agency  
September 3, 2003  
Page 6

**ENVIRONMENTAL REVIEW**

The actions propose herein are for feasibility and planning purposes only. Approval of a Preliminary Plan does not have a legally binding affect on later activities. As such, the proposed actions in this staff report are exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15262. The National Environmental Policy Act does not apply. In the event that the Agency prepares and adopts a redevelopment plan for the 65<sup>th</sup> Street Project Area, the Agency shall conduct full environmental review, up to and including preparation of an environmental impact report, pursuant to California Public Resources Code, sections 21083 and 21087; CEQA Guidelines, section 15180; and California Health and Safety Code, section 33352.

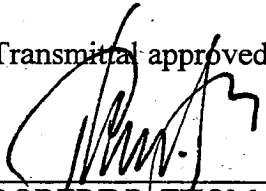
**M/WBE CONSIDERATIONS**

There are no M/WBE considerations associated with the actions requested in this report.

Respectfully submitted,

  
ANNE M. MOORE  
Executive Director

Transmittal approved,

  
\_\_\_\_\_  
ROBERT P. THOMAS  
City Manager

**TABLE OF CONTENTS**

Attachment I – Preliminary Plan.....7  
Resolution .....15

65<sup>th</sup> Street Redevelopment Project

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# Preliminary Plan

Approved by Planning Commission on \_\_\_\_\_, 2003  
Approved by Redevelopment Agency on \_\_\_\_\_, 2003

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Redevelopment Agency of the City of Sacramento

600 I Street, Suite 250  
Sacramento, California 95814



**Rosenow Spevacek Group, Inc.**

217 N. Main Street, Suite 300  
Santa Ana, California 92701-4822  
Phone: (714) 541-4585  
Fax: (714) 836-1748  
E-Mail: [info@webrsg.com](mailto:info@webrsg.com)

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# Preliminary Plan

## 65<sup>th</sup> Street Redevelopment Project

### Table of Contents

<b>Introduction.....</b>	<b>1</b>
<b>Project Area Location and Description.....</b>	<b>2</b>
<b>General Statement of Proposed Planning Elements.....</b>	<b>2</b>
<b>Land Uses .....</b>	<b>2</b>
<b>General Statement of Proposed Layout of Principal Streets.....</b>	<b>3</b>
<b>General Statement of Proposed Population Densities.....</b>	<b>3</b>
<b>General Statement of Proposed Building Intensities .....</b>	<b>3</b>
<b>General Statement of Proposed Building Standards .....</b>	<b>3</b>
<b>Attainment of the Purposes of the Redevelopment Law .....</b>	<b>4</b>
<b>Consistency with the General Plan of the City.....</b>	<b>4</b>
<b>General Impact of the Proposed Project upon the Residents of the Project Area and Surrounding Neighborhoods .....</b>	<b>4</b>
<b>Exhibit A – Project Area Map and Legal Description .....</b>	<b>5</b>

# Preliminary Plan

## 65<sup>th</sup> Street Redevelopment Project

### Introduction

This document is the Preliminary Plan ("Plan") for the proposed 65th Street Redevelopment Project ("Project"). Its purpose is to designate the boundaries of the proposed 65th Street Redevelopment Project ("Project Area"), and provide a general description of the contemplated redevelopment initiative.

If this Plan is approved by the City of Sacramento Planning Commission ("Planning Commission") and the Redevelopment Agency of the City of Sacramento ("Agency"), the Agency would commence a process to prepare a redevelopment plan for the Project Area. The proposed Project Area is approximately 600 acres, and generally bounded by 65<sup>th</sup> Street, Folsom Boulevard, the Southern Pacific Railroad right-of-way, Power Inn Road, 17<sup>th</sup> Avenue, and San Joaquin Street.

This Plan incorporates a Project Area map and legal description. The boundaries of the Project Area were selected from within the 65<sup>th</sup> Street Redevelopment Survey established by the City Council of the City of Sacramento on January 30, 2003 by Resolution No. 2003-044. (Exhibit A depicts the map and legal description of the Project Area.)

In accordance with Section 33324 of the California Community Redevelopment Law ("Law"), this Plan must:

- Describe the boundaries of the Project Area;
- Contain a general statement of land uses and of the layout of principal streets, population densities, building intensities and standards proposed as the basis for the redevelopment of the Project Area;
- Show how the purposes of the Law would be attained by redevelopment of the Project Area;
- Show how the proposed redevelopment of the Project Area is consistent with the community's general plan; and
- Describe, generally, the impact of the project upon residents of the Project Area and surrounding neighborhoods.

## **Project Area Location and Description**

The Project Area is located within the boundaries of the City of Sacramento, Sacramento County, California ("City"). The City is the seventh largest city in California, with approximately 433,400 persons, according to January 2003 estimates from the State Department of Finance.

The proposed Project Area is located in the southeastern portion of the City, in the vicinity of California State University Sacramento. (Exhibit A presents a map and legal description depicting the boundaries of the proposed Project Area.) The Project Area is comprised primarily of two planning areas, the 65<sup>th</sup> Street Transit Village Plan Area and the 65<sup>th</sup> Street Transit Village South Plan Area. Existing land uses include commercial (retail, industrial, and service), public, and residential. According to Agency staff field inspections, approximately 100 residential units are in the Project Area.

Based on a preliminary feasibility analysis, the Project Area's commercial and residential properties are in physical and economic decline. Conditions noted in the feasibility analysis included factors hindering economically viable use, deteriorating structures, and depreciating property values. The feasibility analysis further concluded that tax increment financing and other redevelopment tools could be used to alleviate these conditions through a comprehensive improvement program focusing consistently with the City of Sacramento General Plan ("General Plan") and the applicable transit village plans.

Physical and economic conditions will be further studied and documented over the ensuing months to determine the nature and extent of potential redevelopment activities in the Project Area.

## **General Statement of Proposed Planning Elements**

This Plan envisions that planning elements to be contained in the redevelopment plan will be identical to the applicable provisions of the General Plan and all other state and local codes and guidelines, as they may be amended from time to time.

### **Land Uses**

Within the proposed Project Area, land uses shall be those permitted by the General Plan, as they exist today or are hereafter amended. Currently, the General Plan permits the following uses in the Project Area:

- Heavy Commercial or Warehouse (HCW)
- Industrial-Employee Intensive (I-EI)
- Low Density Residential (LDR)

- Public/Quasi-Public/Miscellaneous (PQPM)
- Community/Neighborhood Commercial and Offices (CNCO)
- Schools (S)
- Transportation Utilities (TU)

### **General Statement of Proposed Layout of Principal Streets**

The map in Exhibit A presents the principal streets within the Project Area. These include: US Highway 50, Folsom Boulevard, 65<sup>th</sup> Street, Power Inn Road, 14<sup>th</sup> Avenue, and Elvas Avenue. If a redevelopment plan is adopted for the Project Area, existing streets within the Project Area may be widened or otherwise modified and additional streets may only be created as necessary for proper pedestrian and/or vehicular circulation in a manner consistent with the General Plan.

The layout of principal streets and those that may be developed in the future shall conform to the General Plan as currently adopted or hereafter amended.

### **General Statement of Proposed Population Densities**

If the redevelopment plan is adopted, permitted densities within the Project Area will conform to the General Plan and Zoning Code, as currently adopted or as hereafter amended, and other applicable codes and ordinances. This Plan and the Project do not propose any changes to population densities, development densities, or land use designations.

### **General Statement of Proposed Building Intensities**

Building intensity shall be controlled by limits on the:

- Percentage of the building site covered by the building (land coverage);
- Size and location of the buildable area on the building site; and
- Height of the building.

The limits on building intensity shall be established in accordance with the provisions of the General Plan and Zoning Code, as they now exist or are hereafter amended. This Plan and the Project do not propose any changes to population densities, land use designations, or building intensities.

### **General Statement of Proposed Building Standards**

Building standards shall conform to the building requirements of applicable codes and ordinances.

### **Attainment of the Purposes of the Redevelopment Law**

The properties included in the proposed Project Area were selected because a preliminary review of these properties in the feasibility analysis preliminarily indicated the existence of blight, as defined by the Law. (These conditions will be more extensively evaluated and documented during the redevelopment plan adoption process.) Redevelopment of the Project Area would attain the purposes of the Law by alleviating blighting conditions that the private sector, acting alone, has not remedied.

The purposes of the Law would be attained by the proposed Project through the:

- Participation of owners and tenants in the revitalization of their properties;
- Replanning, redesign and development of undeveloped or underdeveloped areas which are stagnant or improperly utilized; and
- Encouragement of modern, integrated development with improved pedestrian and vehicular circulation.

### **Consistency with the General Plan of the City**

Because land uses, transportation, and other development standards proposed for the Project Area incorporate existing General Plan policies, this Plan is consistent with the General Plan. This Plan does not propose to institute additional land use policies not otherwise permitted by the General Plan, or other applicable codes and guidelines.

### **General Impact of the Proposed Project upon the Residents of the Project Area and Surrounding Neighborhoods**

Project impacts on residents within, and adjacent to, the proposed Project Area will generally be improved economic and physical conditions. Through the Project, the Agency desires to facilitate the redevelopment of existing uses to better suit surrounding areas.

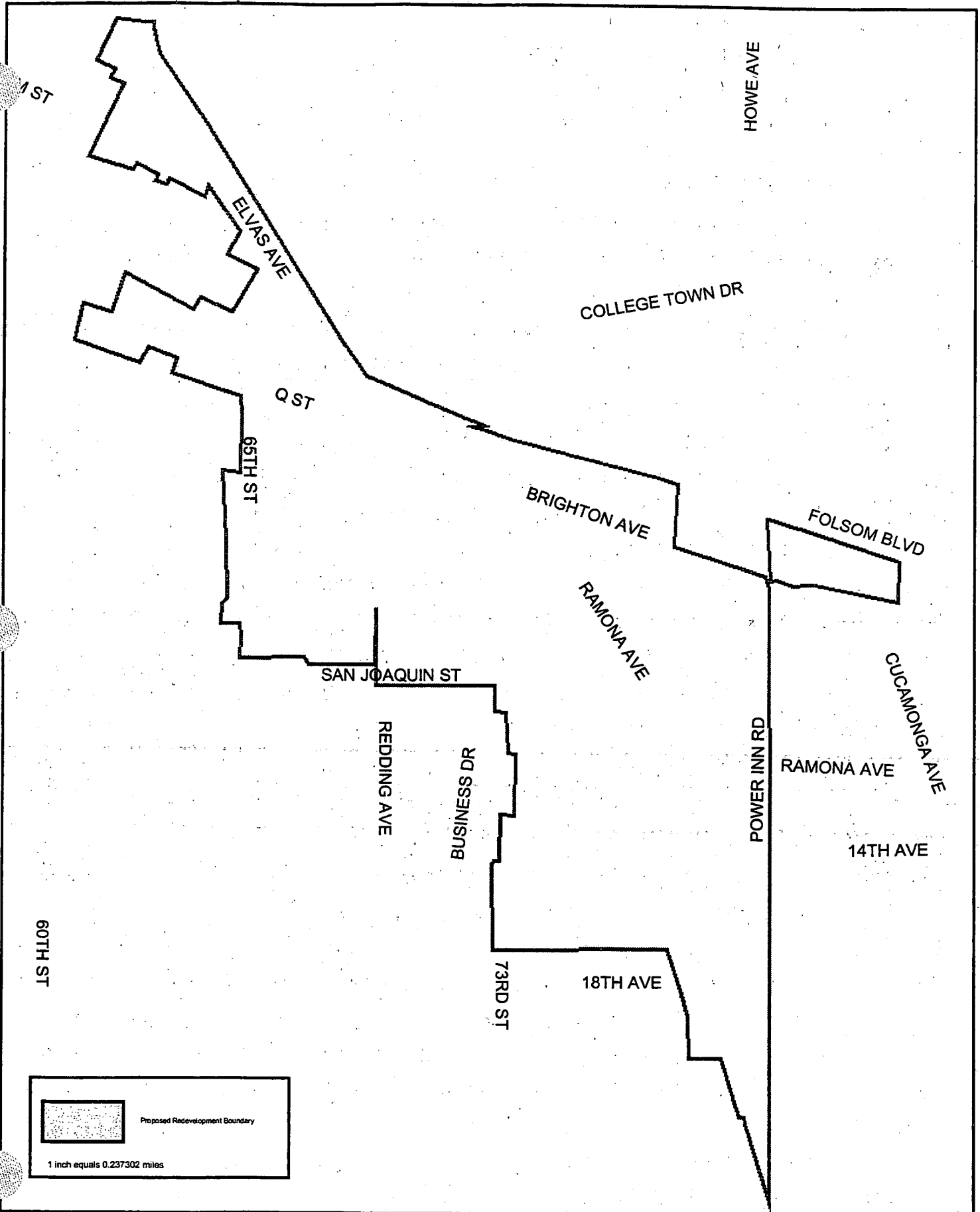
Project development and implementation will be subject to further review and approval by the City Council, Redevelopment Commission, Planning Commission, Redevelopment Agency of the City of Sacramento, and other non-City environmental and taxing agencies. Further, the Agency will conduct a community outreach process during the Project formation and implementation phases to gain the continued insight and perspectives of affected property owners, business owners, residents, and other interested parties.

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# **Preliminary Plan**

## **65<sup>th</sup> Street Redevelopment Project**

### **Exhibit A – Project Area Map and Legal Description**



**Proposed 65th Street Redevelopment Project Area Boundaries**

Created by Dwight Branscombe



05/15/2003



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

**RESOLUTION NO. \_\_\_\_\_**

**ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO**

ON DATE OF

**ACCEPTING THE PRELIMINARY PLAN FOR THE  
65TH STREET REDEVELOPMENT PROJECT AND  
AUTHORIZING FORMATION OF A REDEVELOPMENT ADVISORY COMMITTEE**

WHEREAS, by Resolution No. \_\_\_\_\_, adopted on September 11, 2003, the Sacramento City Planning Commission evaluated the proposed 65th Street Redevelopment Project (the "Project"), designated the boundaries of the 65<sup>th</sup> Street Project Area, approved the Preliminary Plan for the proposed Project (the "Preliminary Plan"), and submitted said Preliminary Plan to the Redevelopment Agency of the City of Sacramento (the "Agency").

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

Section 1. The Preliminary Plan for the 65th Street Redevelopment Project, as formulated and approved by the Planning Commission of the City of Sacramento, including designation of the 65<sup>th</sup> Street Project Area boundaries, is hereby accepted by the Agency, and the Agency hereby directs preparation of an official Redevelopment Plan for the Project.

Section 2. The Executive Director of the Agency is hereby authorized and directed to file the information required by Sections 33327 and 33328 of the Health and Safety Code with the appropriate taxing officials and the State Board of Equalization and to pay the applicable filing fees.

Section 3. The Executive Director of the Agency is hereby authorized to recruit, form and convene a Redevelopment Advisory Committee for the 65<sup>th</sup> Street Redevelopment Project as described in the accompanying report.

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

To whom it may concern:

I am opposed to the redevelopment plan for the 65th Street--Elvas Avenue--Folsom Boulevard--Redding Avenue--Power Inn Road area. This plan would displace many successful area businesses and cause the loss of many jobs. This is very unfair to property and business owners. It will give the city the power to approach any property or business owner in the area to sell and that owner would be obligated to sell their property or face condemnation proceedings.


This redevelopment proposal would also bring so much traffic to an already congested area that it would seriously impede the movement of traffic through this major artery.

Furthermore, the area on Ramona Avenue should not be redeveloped, as it is an important natural open space which supports a large number of wildlife. It is a 26 acre field and seasonal wetland area bounded by Ramona Avenue and the Union Pacific tracks. It is also a natural drainage area. I have seen waterbirds such as herons, sandpipers, and various species of ducks, tree frogs, fairy shrimp, cottontail rabbits and jack-rabbits, various species of hawks, owls, snakes, lizards, and many wildflower and pond and field plants. During the SEAT (Southeast Area Transit) project proposal process, I submitted testimony and photographs of this natural area and it was acknowledged in the EIR as a seasonal wetland/natural field habitat. This area should be set aside as a permanent open space area. There are funds available for this purpose. Do not include it in a redevelopment area.

Additionally, the greenspace near J Street and the East End Restaurant should not be included in a redevelopment area as Councilmember Cohn designated it as permanent open space.

In conclusion I urge you not to approve the redevelopment plan at all. Thank you.

Sincerely,



Roxanne Fuentez  
1100 64th Street  
Sacramento, CA 95819  
(916)739-0226