



CITY OF SACRAMENTO

01-06-1987

DEPARTMENT OF PUBLIC WORKS

PARKING DIVISION

January 6, 1987

REF: 86-12-154

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

JAN 6 - 1987

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

SUBJECT: RECOMMENDATION TO ADOPT RESOLUTION OF NECESSITY FOR THE ACQUISITION OF REAL PROPERTY AS THE SITE FOR THE EAST END GARAGE AND/OR MUNICIPAL OFFICES

SUMMARY

This report is for the second continuance of the hearing of necessity (from November 18, 1986 and December 2, 1986) for the acquisition of the subject properties.

BACKGROUND

East End Parking Program

This project is in compliance with the East End Parking Program, adopted by Resolution 85-035 (Exhibit "A") on January 15, 1985, wherein the City Manager was directed to take "immediate steps ... to acquire property and build approximately 1,000 parking spaces on the half-block between 10th and 11th Streets on the south side of I Street." Council direction also stated, "Consideration should be given to incorporate the gasoline service station into the new garage." (Exhibit "B") To date, all of the foregoing directives have been carried out.

3000 Signatures
Submitted - REST
RETURNED.

9

Handwritten signature

DEC. 1986

TO: CITY COUNCIL, CITY OF SACRAMENTO

RE: CHEVRON STATION 10th and I St.

DEAR SIR, I USE CAPITOL CITY CHEVRON FOR GAS AND OIL. I WORK AND/OR LIVE IN THE DOWNTOWN AREA AND RELY ON THEM FOR A FULL SERV STATION THAT ALSO DOES REPAIR. I LIKE BEING ABLE TO DROP MY CAR OFF FOR SERVICE IN THE A.M., AND HAVE IT ALL READY WHEN I GET OFF WORK. THEY OFFER A RIDE TO WORK WHEN I TAKE MY CAR IN FOR AN OIL CHANGE, REPAIR, ETC. AND I AM GREATLY IN NEED OF THIS SERVICE.

IN THIS DAY AND AGE OF SELF-SERVE ONLY, IT'S A REAL PLEASURE TO FIND A CLEAN, HONEST STATION THAT TRULY EXISTS WITH SERVICE IN THEIR MINDS.

PLEASE CONSIDER A METHOD THAT ALLOWS THEIR CONTINUED OPERATION AT THEIR PRESENT LOCATION, THE LAST OF ITS KIND IN THE DOWNTOWN AREA!!!!

Signature of J. Bragg

WORK PHONE: 429-1910

DOWNTOWN LOCATION _____

1-6-1987

Two Issues

On November 2, 1986, and again on December 2, 1986, this matter was brought before the City Council for the hearings of necessity to acquire the property. Adoption of the Resolution of Necessity has been delayed on the basis of two issues, as follows:

1. Service Station Issue:

A request has been made by the lessee of the existing service station, for the City to make a commitment to include his service station operation in the design of the parking garage facility. If the City acquires the property, the lessee, under the terms of his lease with Chevron (owner of the property), will automatically lose his right to continue operation under his current lease. Also, if a service station is incorporated into the parking garage, it will be closed for at least eighteen months until a new facility can be constructed and re-opened under a lease with the City. It is doubtful that the employees of the service station could be retained by the current service station operator during that period while the service station is closed for construction of the parking garage.

2. Redevelopment Update Plan and Urban Design Plan:

The Downtown Sacramento Redevelopment Strategy Plan and Action Program, 1984-1991 (Sanger Associates, Inc.) and the draft Urban Design Plan (1986) do not designate a parking garage on the half-block designated for the East End Parking Garage.

The Sanger Report, however, was subject to the review and approval of the Redevelopment Update Advisory Committee, the Redevelopment Commission and the City Council. In the process of creating the redevelopment update strategy, the Redevelopment Advisory Committee and the Redevelopment Commission recommended the East End Parking Program, which was adopted by the City Council in 1985 as part of the Downtown Sacramento Redevelopment Strategy Plan and Action Program. The East End Parking Program is the basis for this project.

The Urban Design Plan is in final draft form and is in conflict with the East End Parking Program as adopted by the City Council. Contrary to staff directive in an urban design master plan workshop on August 27, 1986, Kaplan, McLaughlin Diaz (the consultants for the plan) have not included the East End Garage site as called for in the East End Parking Program. They are, instead,

1. The first part of the document is a letter from the author to the editor of the journal. The letter discusses the author's interest in the topic and the reasons for writing the paper. It also mentions the author's previous work in the field and expresses a hope that the paper will be of interest to the readers of the journal.

2. The second part of the document is the main body of the paper. It begins with an introduction that outlines the objectives of the study and the methods used. The introduction also provides a brief overview of the background of the research. The main body of the paper is divided into several sections, each dealing with a different aspect of the research. The first section discusses the theoretical framework of the study, while the second section describes the experimental design and the results of the experiments. The third section discusses the implications of the results and the conclusions of the study.

3. The third part of the document is the conclusion. It summarizes the main findings of the study and discusses the implications of these findings. The conclusion also mentions the limitations of the study and suggests directions for future research.

4. The fourth part of the document is the references. It lists the works cited in the paper, including books, journal articles, and other sources. The references are arranged in alphabetical order of the author's name.

5. The fifth part of the document is the appendix. It contains additional information that is not included in the main body of the paper, such as tables, figures, and supplementary data. The appendix is organized into several sections, each corresponding to a different part of the paper.

recommending a parking garage in the Library Expansion Project and a municipal government office building instead of a service station on the Chevron site.

Options

To date, the East End Garage Project has been in process as directed by the City Council pursuant to the 1985 resolution adopted for the East End Parking Program. At this point in time, parcel 002 in the subject half-block has been acquired by the City (refer to Exhibit "C"). Negotiations with the owners of the remaining four parcels have been unsuccessful in obtaining agreement from the property owners to sell at the prices determined by the City as just compensation. The two preliminary design options, showing alternatives with a service station and without a service station, were presented to the City Council on December 2, 1986 (Exhibit "D").

There are four options that can be considered at this juncture, as follows:

1. Proceed with acquisition of all four remaining parcels by eminent domain, and design the garage without a service station, for a new East End Parking Garage with 1,030 parking spaces.
2. Proceed with the property acquisition, excluding the existing Chevron service station site, for a smaller parking garage with approximately 700 parking spaces that would be constructed east of the existing service station.
3. Proceed with the acquisition of all four remaining parcels by eminent domain, and integrate a service station into the garage design for lease by the City, to a service station operator, providing approximately 1,000 parking spaces.
4. Abandon the East End Parking Garage called for in the East End Parking Program.

FINANCIAL DATA

The estimated costs of the East End Garage Project (including the remaining property acquisition), according to the first three options, are as follows:

Option 1	Property acquisition	\$ 1,837,253
	Design and construction	<u>12,000,000</u>
	Total	\$13,837,253

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Second main paragraph of text, continuing the faint, illegible content.

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Option 2	Property acquisition	\$ 751,670
	Design and construction	<u>7,400,000</u>
Total		\$ 8,151,670
Option 3	Property acquisition	\$ 1,837,253
	Design and construction	<u>13,000,000</u>
Total		\$14,837,253

For options 1, 2 and 3 the properties will be acquired with Parking Fund cash appropriations. For options 1 and 3 the cost of design and construction will range from \$12 million without a service station to \$13 million with a service station for which debt service financing will be required and an annual debt service payment from the City Parking Fund of \$1 million to \$1.1 million. For option 2, with a smaller project and less property to be acquired, debt service financing of approximately \$7,400,000 will result in debt service payments of approximately \$800,000 annually.

RECOMMENDATION

1. The Staff strongly recommends that the entire half-block be acquired for a 1,000+ space garage to be constructed with ground floor commercial space. This is due to the critical shortage of parking for retail and short term parkers in the downtown area. The City Council should be aware that an absolute requirement to retain a service station will:
 - a. Require that the station be closed for at least 18 months during demolition and construction.
 - b. Provide no guarantees for the existing operator and employees because the City would competitively bid a lease to a service station operator.
 - c. Cause the project to cost approximately \$1,000,000 more.

Should the Council decide that the service station must remain as an element, then it is recommended that the City acquire only the remainder of the block and construct a 700+ space garage with ground floor commercial. This would leave the station in place with no change.

Dear Sir,

I am writing to you regarding the matter of the...

The information provided to me indicates that the...

I am sure that you will find this information...

I have reviewed the documents and found that the data is consistent with the reports from the field. The discrepancies noted in the previous report have been resolved. The total amount reported is now accurate. I have attached a copy of the corrected report for your review. Please let me know if you have any questions or need further clarification. I will be happy to assist you in any way I can.

Yours faithfully,

I am sure that you will find this information useful. The data has been carefully checked and is accurate. I have also included a summary of the findings for your reference. Please do not hesitate to contact me if you have any queries. I will respond to you as soon as possible.

I am sure that you will find this information useful. The data has been carefully checked and is accurate. I have also included a summary of the findings for your reference. Please do not hesitate to contact me if you have any queries. I will respond to you as soon as possible.

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- 2. It is further recommended that the attached Resolution of Necessity be adopted, so the property can be acquired through the exercise of the power of eminent domain.

Respectfully submitted,

L.M. Fennell

FOR

J. Mark Morgan
Parking Division Manager

RECOMMENDATION APPROVED:

Solon Wickham Jr.

For:

Walter J. Slipe, City Manager

APPROVED:

L.M. Fennell

FOR

MELVIN H. JOHNSON
Director of Public Works

District 1
January 6, 1987

JMM/rh

Attachments

RESOLUTION NO. 87-002

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION OF NECESSITY: ACQUISITION OF
COUNTY PARCEL NOS. 006-0044-003, 004 AND 005
FOR THE FUTURE EAST END PARKING GARAGE AND/OR
MUNICIPAL OFFICES

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO,
TWO-THIRDS (2/3) OF ALL MEMBERS OF SAID COUNCIL VOTING IN FAVOR
THEREOF:

1. That the City of Sacramento intends to acquire through the exercise of the power of eminent domain the real property or interests in real property hereinafter described as County Parcel Nos. 006-0044-003, 004 and 005 (herein referred to as the "Subject Parcels").
2. That the City of Sacramento intends to acquire the Subject Parcels in fee simple absolute unless a lesser estate is expressly specified in the description of said parcels.
3. That the Subject Parcels are to be taken for public parking, known as the East End Parking Garage and/or municipal office purposes.
4. That the statute or statutes authorizing the City of Sacramento to acquire the Subject Parcels for the above-mentioned public purposes are as follows: Government Code, Section 37350.5.
5. That the Subject Parcels are generally located in the north one-half of the block bounded by 10th, 11th, I and J Streets.
6. That the City Council declares that it has found and determined each of the following:
 - a. The public interest and necessity requires that a public parking garage and/or municipal offices be constructed at this location.
 - b. The East End Parking Garage and/or municipal offices is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

- c. The Subject Parcels are necessary to provide additional public parking and/or municipal offices to serve the downtown area.
 - d. The offer required by Section 7267.2 of the Government Code has been made to the owner or owners of record.
7. That the City of Sacramento, a municipal corporation, its appropriate officers, employees and agents, are hereby authorized and empowered:
- a. To acquire in fee simple in the name of the City of Sacramento, a municipal corporation, the Subject Parcels by condemnation in accordance with the provisions of the Eminent Domain State of California;
 - b. To prepare, file and prosecute in the appropriate court, such proceedings in eminent domain as are necessary for the acquisition of the Subject Parcels; and,
 - c. To deposit the probable amount of compensation, as fixed by the City Council in accordance with law, with the Clerk of the appropriate court and to make application to said court for an order permitting the City of Sacramento to take immediate possession and use of the Subject Parcels.
8. The Subject Parcels, being the real property of interests therein, which the City is, by this resolution, authorized to acquire is situated in the City of Sacramento, State of California, and described as follows:

County Parcel No. 006-0044-003

The North one-half of Lot 4 in the block bounded by "I" and "J" Streets, 10th and 11th Streets of the City of Sacramento, according to the official plat thereof.

County Parcel No. 006-0044-004

The North one-half of the South one-half of Lot 4 in the block bounded by 10th and 11th Streets and "I" and "J" Streets of the City of Sacramento according to the official plat thereof.

County Parcel No. 006-0044-005

The South one-quarter of Lot 4 in the block bounded by "I" and "J" Streets, 10th and 11th Streets of the City of Sacramento, according to the official map or plan of said City.

MAYOR

ATTEST:

CITY CLERK

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION OF NECESSITY: ACQUISITION OF COUNTY PARCEL NOS. 006-0044-003, 004 AND 005 FOR THE FUTURE EAST END PARKING GARAGE AND/OR MUNICIPAL OFFICES

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO, TWO-THIRDS (2/3) OF ALL MEMBERS OF SAID COUNCIL VOTING IN FAVOR THEREOF:

1. That the City of Sacramento intends to acquire through the exercise of the power of eminent domain the real property or interests in real property hereinafter described as County Parcel Nos. 006-0044-003, 004 and 005 (herein referred to as the "Subject Parcels").
2. That the City of Sacramento intends to acquire the Subject Parcels in fee simple absolute unless a lesser estate is expressly specified in the description of said parcels.
3. That the Subject Parcels are to be taken for public parking, known as the East End Parking Garage and/or municipal office purposes.
4. That the statute or statutes authorizing the City of Sacramento to acquire the Subject Parcels for the above-mentioned public purposes are as follows: Government Code, Section 37350.5.
5. That the Subject Parcels are generally located in the north one-half of the block bounded by 10th, 11th, I and J Streets.
6. That the City Council declares that it has found and determined each of the following:
 - a. The public interest and necessity requires that a public parking garage and/or municipal offices be constructed at this location.
 - b. The East End Parking Garage and/or municipal offices is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

- c. The Subject Parcels are necessary to provide additional public parking and/or municipal offices to serve the downtown area.
 - d. The offer required by Section 7267.2 of the Government Code has been made to the owner or owners of record.
7. That the City of Sacramento, a municipal corporation, its appropriate officers, employees and agents, are hereby authorized and empowered:
- a. To acquire in fee simple in the name of the City of Sacramento, a municipal corporation, the Subject Parcels by condemnation in accordance with the provisions of the Eminent Domain State of California;
 - b. To prepare, file and prosecute in the appropriate court, such proceedings in eminent domain as are necessary for the acquisition of the Subject Parcels; and,
 - c. To deposit the probable amount of compensation, as fixed by the City Council in accordance with law, with the Clerk of the appropriate court and to make application to said court for an order permitting the City of Sacramento to take immediate possession and use of the Subject Parcels.
8. The Subject Parcels, being the real property of interests therein, which the City is, by this resolution, authorized to acquire is situated in the City of Sacramento, State of California, and described as follows:

County Parcel No. 006-0044-003

The North one-half of Lot 4 in the block bounded by "I" and "J" Streets, 10th and 11th Streets of the City of Sacramento, according to the official plat thereof.

County Parcel No. 006-0044-004

The North one-half of the South one-half of Lot 4 in the block bounded by 10th and 11th Streets and "I" and "J" Streets of the City of Sacramento according to the official plat thereof.

County Parcel No. 006-0044-005

The South one-quarter of Lot 4 in the block bounded by "I" and "J" Streets, 10th and 11th Streets of the City of Sacramento, according to the official map or plan of said City.

MAYOR

ATTEST:

CITY CLERK

RESOLUTION NO.

85-035

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

January 15, 1985

EAST END PARKING DEVELOPMENT PROGRAM

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

Section 1. The recommendations of the Downtown Redevelopment Citizen's Advisory Committee concerning parking development as described in the staff report on the date of this resolution, are approved.

Section 2. The City Manager is directed to take actions necessary to implement the parking program and construct parking facilities pursuant to the recommendations approved in Section 1, above.

ANNE BUDIN

MAYOR

ATTEST:

LORRAINE MAGANA

CITY CLERK

RECEIVED

DEC 22 1985

PUBLIC WORKS ADMINISTRATION

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

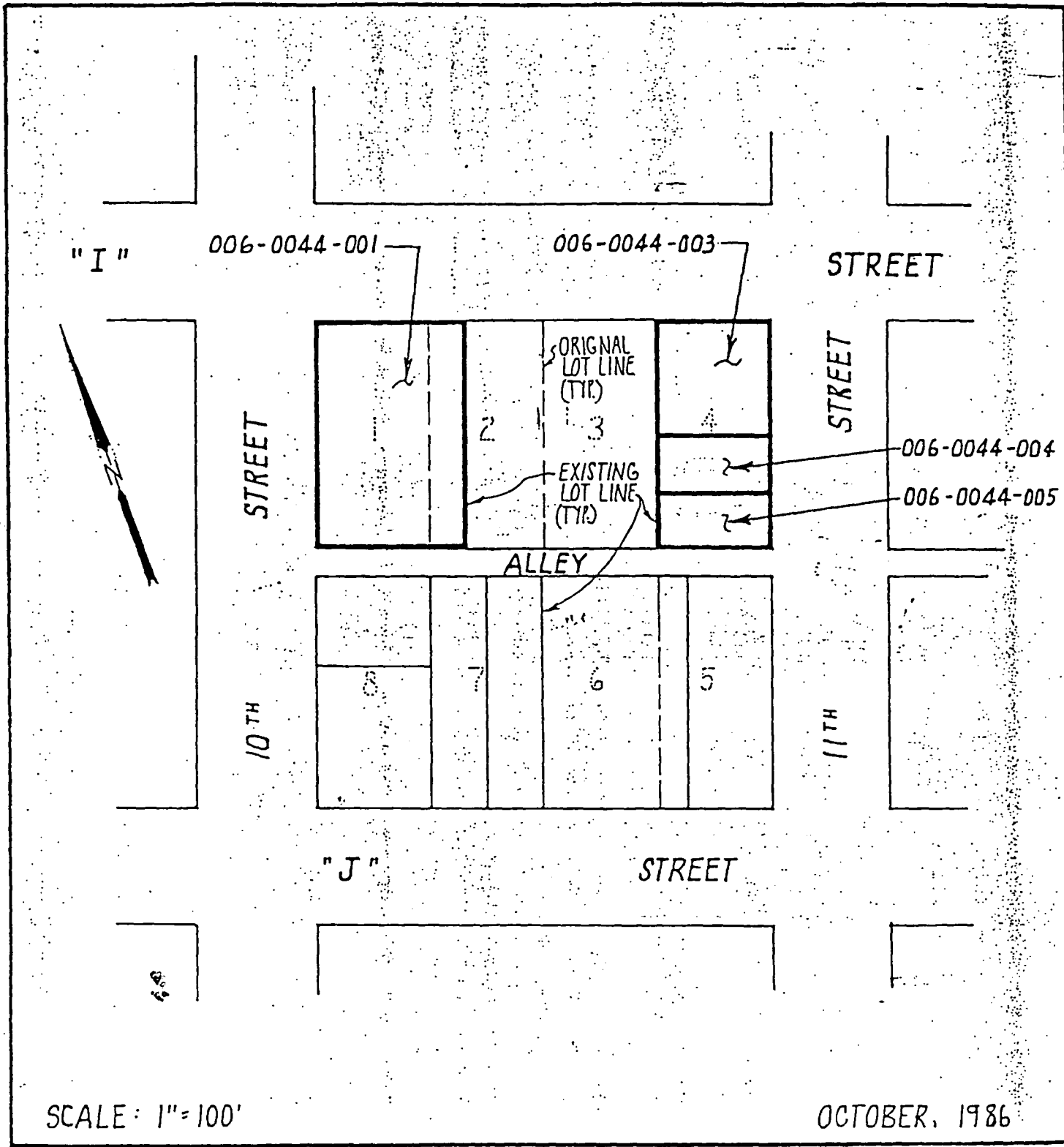
Sacramento City Council
January 2, 1985
Page Three

5. The addition of a structure on the surface lot at 14th and H Streets, which could provide approximately 800 spaces more than the existing 167; and
6. Minimum one-half block parcels aggregated from vacant or under-utilized low value parcels on which 1,000-space garages could be built. (There are actually few such half-blocks which could be cheaply aggregated.)

PARKING DEVELOPMENT PROPOSAL:

Based upon the information provided in this report by the City Parking Manager and the Downtown Redevelopment Consultant, the following parking development program is proposed:

1. The City should continue its program of trip reduction and "in-lieu" parking measures.
2. The Parking Manager should continue current policies of increasing rates for all-day parkers, in accordance with the Consultant's recommendation, making more core area spaces available for short-term parkers, and begin offering incentives to monthly parkers who will move from lots at the center of the core (enforcement).
3. As a part of the development of both parking and core area retail district, immediate steps should be taken to acquire property and build approximately 1000 parking spaces on the half-block between 10th and 11th Streets, on the south side of I Street. Consideration should be given to incorporating the gasoline service station into the new garage design.
4. New development opportunities for the existing 600-space Lot B, at 10th-11th/H-I Streets, should be investigated as part of the overall "Civic Center" and City facilities development around City Hall. Depending on the specific uses and orientation of such development, now long- and short-term spaces could be developed as part of the project.
5. The City, the Parking Authority, and the Redevelopment Agency should take steps to expand Lot E, at 13th and J Streets, by approximately 400 spaces. Incentives such as



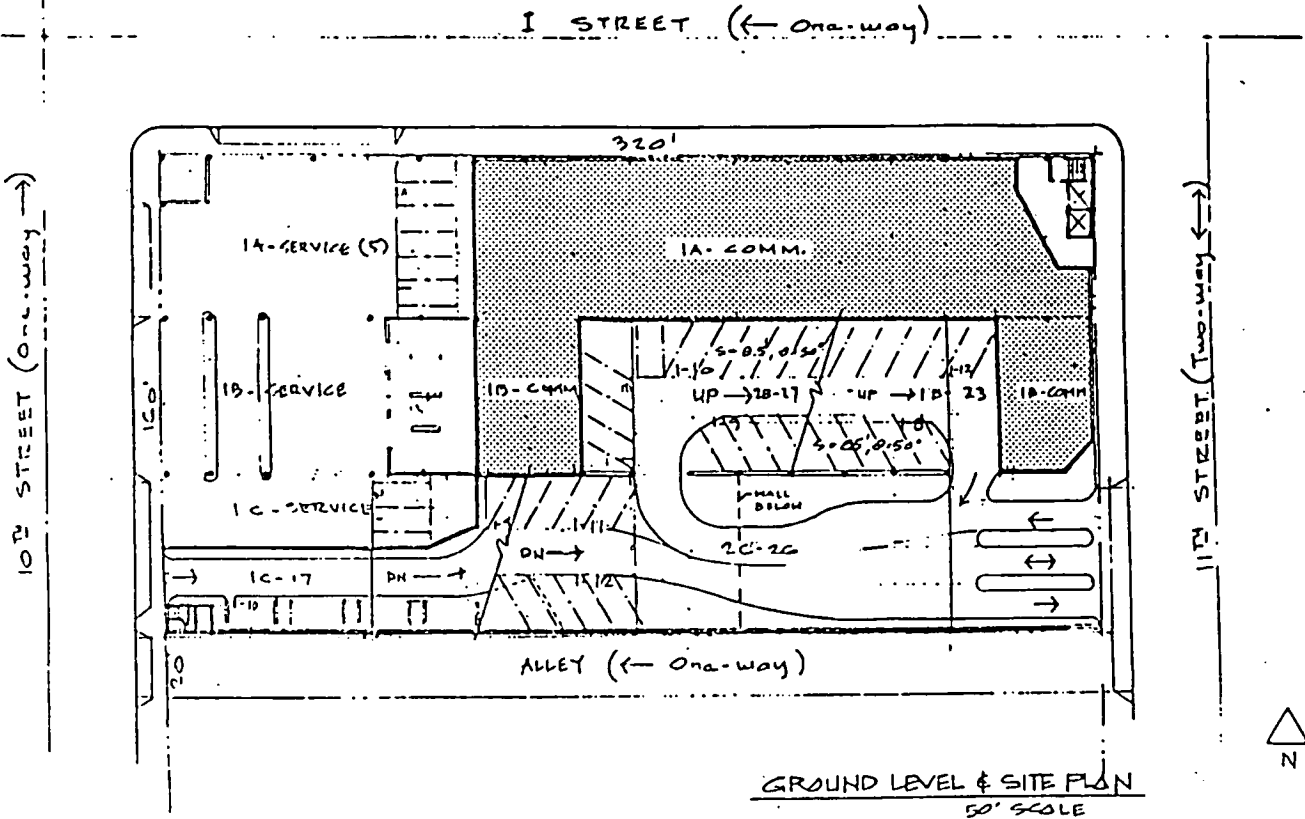
SCALE: 1" = 100'

OCTOBER, 1986

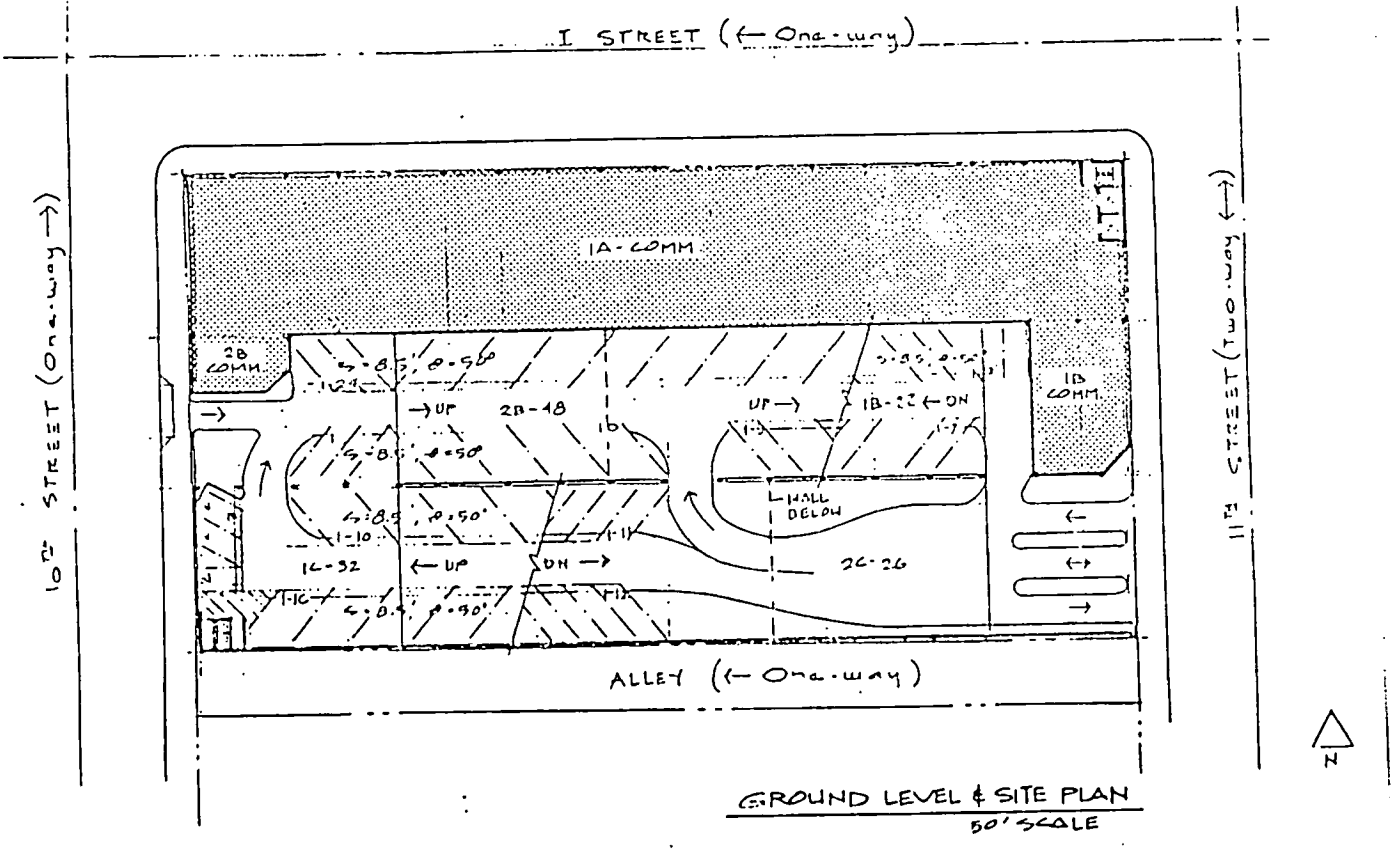
INDEX MAP

EAST END PARKING GARAGE

ASSESSOR'S PARCEL NO'S 006-0044-1, 3, 4 & 5



Site 3 (Lot "B-2")
Scheme "A"



Site 3 (Lot "B-2")
Scheme "B"

December 2, 1986

CITY COUNCIL OF THE CITY OF SACRAMENTO

In the Matter of Acquiring the Property)
 Necessary for the East End Parking : REVISED ENGINEER'S REPORT
 Garage and/or Municipal Offices)
 City Project No. 1339

A Public Hearing is scheduled for this date pertaining to the acquisition of real property necessary for the construction of the East End Parking Garage and/or municipal offices (north half of the block bounded by 10th, 11th, I and J Streets). This proposed project has been undertaken due to the following facts and will provide the following benefits:

1. That the Redevelopment Agency and City Council approved this location for the East End Parking Garage and/or municipal offices.
2. That the existing parking for the east end of the downtown area is inadequate to handle the needs of the public desiring to do business in the downtown area and additional municipal offices needed for municipal space needs.
3. That on July 22, 1985 the City Engineer recorded a Negative Declaration with the Recorder of Sacramento County and on August 20, 1985 the City Council approved the Notice of Determination for the proposed acquisition of the real property necessary for the East End Parking Garage and/or municipal offices.
4. That on July 25, 1985 the Notice of Opportunity for Public Review of Initial Study and Negative Declaration for Purchase of North One-half of Block Bounded by 10th, 11th, I and J Streets was published in the Sacramento Union.
5. That the real property to be acquired for the East End Parking Garage and/or municipal offices will amount to full takes and existing structures are being removed requiring the relocation of four existing business establishments.
6. That on October 14, 1986 the City Council adopted the Resolution Authorizing Giving of Notice of Intent to Adopt Condemnation Resolution to acquire said Parcels.
7. That on October 15, 1986 the City Clerk mailed, by certified mail, notices of a Hearing to be held on November 18, 1986, 1986 for the adoption of the Resolution Authorizing Acquisition of Property by Exercise of the Power of Eminent Domain to all the known owners of said Parcels.

MEMORANDUM FOR THE BOARD OF SUPERVISORS

DATE: 10/15/88

TO: THE BOARD OF SUPERVISORS (10/15/88)

A Public Hearing was held on the 10/15/88 for the acquisition of...
...necessary for the construction of the East Bay...
...half of the block bounded by...
...due to the following:

- 1. The Board of Supervisors (10/15/88) Council approved this location...
...and the East Bay...
- 2. The Board of Supervisors (10/15/88) Council approved this location...
...and the East Bay...
- 3. The Board of Supervisors (10/15/88) Council approved this location...
...and the East Bay...
- 4. The Board of Supervisors (10/15/88) Council approved this location...
...and the East Bay...
- 5. The Board of Supervisors (10/15/88) Council approved this location...
...and the East Bay...
- 6. The Board of Supervisors (10/15/88) Council approved this location...
...and the East Bay...
- 7. The Board of Supervisors (10/15/88) Council approved this location...
...and the East Bay...
- 8. The Board of Supervisors (10/15/88) Council approved this location...
...and the East Bay...

8. That the final day for receiving written request to appear and be heard by the Council was November 11 1986.
9. That a written request to appear before the Council was filed on November 5, 1985 with the City Clerk by Goldstein, Barcelow and Goldstein, attorneys who represent David S. Navi, one of the owners whose property is to be acquired.
10. That at the Hearing held on November 18, 1986, the owners of the properties and the Lessee of Chevron Service Station appeared before the City Council and expressed their objection to the acquisitions of the properties necessary for the Parking Garage, and requested the Council to consider locating the Parking Garage elsewhere, or provide commercial office or retail space within the parking structure.
11. That the Hearing was continued by the City Council to December 2, 1986, and staff was to prepare a report to be presented to the Council answering questions and concerns presented at the November 18, 1986 Hearing.

EXECUTED THIS 2ND DAY OF DECEMBER, 1986

R. M. Fennel
FOR MELVIN H. JOHNSON
City Engineer

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION OF NECESSITY: ACQUISITION OF COUNTY PARCEL NOS. 006-0044-001, 003, 004 AND 005 FOR THE FUTURE EAST END PARKING GARAGE AND/OR MUNICIPAL OFFICES

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO, TWO-THIRDS (2/3) OF ALL MEMBERS OF SAID COUNCIL VOTING IN FAVOR THEREOF:

1. That the City of Sacramento intends to acquire through the exercise of the power of eminent domain the real property or interests in real property hereinafter described as County Parcel Nos. 006-0044-001, 003, 004 and 005 (herein referred to as the "Subject Parcels").
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3. That the Subject Parcels are to be taken for public parking, known as the East End Parking Garage and/or municipal office purposes.
4. That the statute or statutes authorizing the City of Sacramento to acquire the Subject Parcels for the above-mentioned public purposes are as follows: Government Code, Section 37350.5.
5. That the Subject Parcels are generally located in the north one-half of the block bounded by 10th, 11th, I and J Streets.
6. That the City Council declares that it has found and determined each of the following:
 - a. The public interest and necessity requires that a public parking garage and/or municipal offices be constructed at this location.
 - b. The East End Parking Garage and/or municipal offices is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

- c. The Subject Parcels are necessary to provide additional public parking and/or municipal offices to serve the downtown area.
 - d. The offer required by Section 7267.2 of the Government Code has been made to the owner or owners of record.
7. That the City of Sacramento, a municipal corporation, its appropriate officers, employees and agents, are hereby authorized and empowered:
- a. To acquire in fee simple in the name of the City of Sacramento, a municipal corporation, the Subject Parcels by condemnation in accordance with the provisions of the Eminent Domain State of California;
 - b. To prepare, file and prosecute in the appropriate court, such proceedings in eminent domain as are necessary for the acquisition of the Subject Parcels; and,
 - c. To deposit the probable amount of compensation, as fixed by the City Council in accordance with law, with the Clerk of the appropriate court and to make application to said court for an order permitting the City of Sacramento to take immediate possession and use of the Subject Parcels.
8. The Subject Parcels, being the real property of interests therein, which the City is, by this resolution, authorized to acquire is situated in the City of Sacramento, State of California, and described as follows:

County Parcel No. 006-0044-001

Lot 1, and the West twenty-five (25) feet of Lot 2 in the block bounded by 10th and 11st Streets and "I" and "J" Streets of said City, as said Lots and Block are delineated on the official map thereof on file in the office of the County Recorder of said County.

County Parcel No. 006-0044-003

The North one-half of Lot 4 in the block bounded by "I" and "J" Streets, 10th and 11th Streets of the City of Sacramento, according to the official plat thereof.

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5780 SOUTH CAMPUS DRIVE
CHICAGO, ILLINOIS 60637

RECEIVED
JAN 15 1964

TO THE DIRECTOR
FROM THE DEPARTMENT OF CHEMISTRY

RE: [Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

County Parcel No. 006-0044-004

The North one-half of the South one-half of Lot 4 in the block bounded by 10th and 11th Streets and "I" and "J" Streets of the City of Sacramento according to the official plat thereof.

County Parcel No. 006-0044-005

The South one-quarter of Lot 4 in the block bounded by "I" and "J" Streets, 10th and 11th Streets of the City of Sacramento, according to the official map or plan of said City.

MAYOR

ATTEST:

CITY CLERK

1. The information contained in this document is classified as CONFIDENTIAL - SECURITY INFORMATION.

2. This information is intended for the use of authorized personnel only.

3. It is the policy of the Department of Defense to protect the security of the information contained in this document.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION OF NECESSITY: ACQUISITION OF COUNTY PARCEL NOS. 006-0044-001, 003, 004 AND 005 FOR THE FUTURE EAST END PARKING GARAGE AND/OR MUNICIPAL OFFICES

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO, TWO-THIRDS (2/3) OF ALL MEMBERS OF SAID COUNCIL VOTING IN FAVOR THEREOF:

1. That the City of Sacramento intends to acquire through the exercise of the power of eminent domain the real property or interests in real property hereinafter described as County Parcel Nos. 006-0044-001, 003, 004 and 005 (herein referred to as the "Subject Parcels").
2. That the City of Sacramento intends to acquire the Subject Parcels in fee simple absolute unless a lesser estate is expressly specified in the description of said parcels.
3. That the Subject Parcels are to be taken for public parking, known as the East End Parking Garage and/or municipal office purposes.
4. That the statute or statutes authorizing the City of Sacramento to acquire the Subject Parcels for the above-mentioned public purposes are as follows: Government Code, Section 37350.5.
5. That the Subject Parcels are generally located in the north one-half of the block bounded by 10th, 11th, I and J Streets.
6. That the City Council declares that it has found and determined each of the following:
 - a. The public interest and necessity requires that a public parking garage and/or municipal offices be constructed at this location.
 - b. The East End Parking Garage and/or municipal offices is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

- c. The Subject Parcels are necessary to provide additional public parking and/or municipal offices to serve the downtown area.
 - d. The offer required by Section 7267.2 of the Government Code has been made to the owner or owners of record.
7. That the City of Sacramento, a municipal corporation, its appropriate officers, employees and agents, are hereby authorized and empowered:
- a. To acquire in fee simple in the name of the City of Sacramento, a municipal corporation, the Subject Parcels by condemnation in accordance with the provisions of the Eminent Domain State of California;
 - b. To prepare, file and prosecute in the appropriate court, such proceedings in eminent domain as are necessary for the acquisition of the Subject Parcels; and,
 - c. To deposit the probable amount of compensation, as fixed by the City Council in accordance with law, with the Clerk of the appropriate court and to make application to said court for an order permitting the City of Sacramento to take immediate possession and use of the Subject Parcels.
8. The Subject Parcels, being the real property of interests therein, which the City is, by this resolution, authorized to acquire is situated in the City of Sacramento, State of California, and described as follows:

County Parcel No. 006-0044-001

Lot 1, and the West twenty-five (25) feet of Lot 2 in the block bounded by 10th and 11st Streets and "I" and "J" Streets of said City, as said Lots and Block are delineated on the official map thereof on file in the office of the County Recorder of said County.

County Parcel No. 006-0044-003

The North one-half of Lot 4 in the block bounded by "I" and "J" Streets, 10th and 11th Streets of the City of Sacramento, according to the official plat thereof.

9

County Parcel No. 006-0044-004

The North one-half of the South one-half of Lot 4 in the block bounded by 10th and 11th Streets and "I" and "J" Streets of the City of Sacramento according to the official plat thereof.

County Parcel No. 006-0044-005

The South one-quarter of Lot 4 in the block bounded by "I" and "J" Streets, 10th and 11th Streets of the City of Sacramento, according to the official map or plan of said City.

MAYOR

ATTEST:

CITY CLERK

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION OF NECESSITY: ACQUISITION OF COUNTY PARCEL NOS. 006-0044-001, 003, 004 AND 005 FOR THE FUTURE EAST END PARKING GARAGE AND/OR MUNICIPAL OFFICES

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 - b. To prepare, file and prosecute in the appropriate court, such proceedings in eminent domain as are necessary for the acquisition of the Subject Parcels; and,
 - c. To deposit the probable amount of compensation, as fixed by the City Council in accordance with law, with the Clerk of the appropriate court and to make application to said court for an order permitting the City of Sacramento to take immediate possession and use of the Subject Parcels.
8. The Subject Parcels, being the real property of interests therein, which the City is, by this resolution, authorized to acquire is situated in the City of Sacramento, State of California, and described as follows:

County Parcel No. 006-0044-001

Lot 1, and the West twenty-five (25) feet of Lot 2 in the block bounded by 10th and 11st Streets and "I" and "J" Streets of said City, as said Lots and Block are delineated on the official map thereof on file in the office of the County Recorder of said County.

County Parcel No. 006-0044-003

The North one-half of Lot 4 in the block bounded by "I" and "J" Streets, 10th and 11th Streets of the City of Sacramento, according to the official plat thereof.

County Parcel No. 006-0044-004

The North one-half of the South one-half of Lot 4 in the block bounded by 10th and 11th Streets and "I" and "J" Streets of the City of Sacramento according to the official plat thereof.

County Parcel No. 006-0044-005

The South one-quarter of Lot 4 in the block bounded by "I" and "J" Streets, 10th and 11th Streets of the City of Sacramento, according to the official map or plan of said City.

MAYOR

ATTEST:

CITY CLERK



CITY OF SACRAMENTO

DEPARTMENT OF PUBLIC WORKS

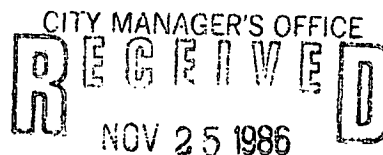
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PARKING DIVISION

REF: 86-11-96

December 2, 1986

City Council
Sacramento, California



Honorable Members in Session:

SUBJECT: RECOMMENDATION TO ADOPT RESOLUTION OF NECESSITY FOR
THE ACQUISITION OF REAL PROPERTY AS THE SITE FOR THE
EAST END GARAGE AND/OR MUNICIPAL OFFICES

SUMMARY

This report is for continuance of the hearing of necessity held on November 18, 1986 for acquisition of the subject properties, wherein the City Council directed staff to report back in two weeks with background information on the East End Garage project.

BACKGROUND

History

On August 31, 1982, representatives of the Downtown Merchants Association appeared before the Budget and Finance Committee to request additional parking facilities to meet increasing demand in the east end of the downtown area. In response, the City constructed a temporary surface parking lot at 13th and I Streets and prepared a study on downtown parking needs. This study illustrated the dynamic growth and change in City parking operations in the 10 years between 1972 and 1982.

The study concluded that, based on the supply and demand for parking in the east end, a new parking garage was needed. Based on these findings, the City Council made initial appropriations in the 1982-1983 Parking Capital Improvement Budget for design of the East End Parking Garage.

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City Council
December 2, 1986
Page 2

In April 1983, the Budget and Finance Committee approved the SHRA's staff recommendation to include the East End Garage Project in parking element of the Comprehensive Downtown Redevelopment Study (The Sanger Report).

On January 15, 1985, the City Council adopted a resolution for an East End Parking Program, as shown in Exhibit 1. The East End Parking Program recommended the following:

"As a part of the development of both parking and core area retail district, immediate steps should be taken to acquire property and build approximately 1,000 parking spaces on the half-block between 10th and 11th Streets, on the south side of I Street. Consideration should be given to incorporating the gasoline service station into the new garage design."

The resolution directed the City Manager to take action necessary to implement the East End Parking Program.

On December 26, 1985, Parcel Number 06-0044-002 of the East End Garage site was acquired through direct negotiations with the property owner. From January 1986 through July 1986, City staff attempted to acquire the remaining four parcels but the owners have refused to sell at the price determined by the City as just compensation.

The matter was heard by the City Council on August 14, 1986 wherein a resolution of necessity was adopted by an eight to one vote. On October 14, 1986, the Council rescinded its prior action and set a new hearing for November 18, 1986, in order to include all of the necessary findings.

On November 18, 1986, the City Council heard this item again and received testimony from several property owners. Staff was directed to investigate the feasibility of lower level retail designation in the East End Parking Garage design and report back in two weeks.

Project Options and Considerations

In a report prepared by International Parking Design, Inc. in August of 1985, two design options were studied which addressed the feasibility of lower level retail designation in the planned facility. Excerpts from the report are attached hereto as Exhibit 2. In Scheme "A", the second level has been raised to provide vertical clearance for a service station, causing

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parking area to be discarded for driving ramps. This increases the number of square feet per stall. The cost penalties are high cubage and a greater than normal amount of driving ramps to reach the second level. Cost estimates do not provide for special items such as gas tanks, clarifiers, or service station venting systems. In addition, the Fire Codes may require a fully sprinklered building which could add \$500,000, or \$498 per stall to the cost of the project. If the parking garage is to extend over the service station, it will be necessary to close the service station during construction. If there is to be a service station and the garage does not extend over it, the garage would have to be 11 stories high to obtain 1,000 spaces. This is a seven level, three bay parking ramp system containing 1,030 spaces.

Scheme "B" is the same structure without a service station, providing 1,058 spaces and more commercial, retail area in the same magnitude, but of simpler construction.

Other considerations that must be studied and analyzed relative to Scheme "A" are:

1. Traffic circulation impacts
2. Air quality
3. Public acceptance of the final design product
4. Plaza park frontage
5. Pedestrian access
6. Vehicular access

Initially, there will be an environmental impact study and report which is required by the California Environmental Quality Act. This legal requirement precludes any commitment to a specific design at this time. Furthermore, it is in the best interest of the City to forego any such prior commitments until the project options are thoroughly studied and analyzed in order to provide the City Council with adequate information to make a sound decision on this matter. Both options, with and without the service station, will be studied in the EIR process.

The EIR, design, and construction management of this project will be provided by the Facility Management Division of General Services. The project timetable is attached as Exhibit 3.

FINANCIAL DATA

The project currently is estimated in the total amount of \$12 million, excluding the costs of land and financing.

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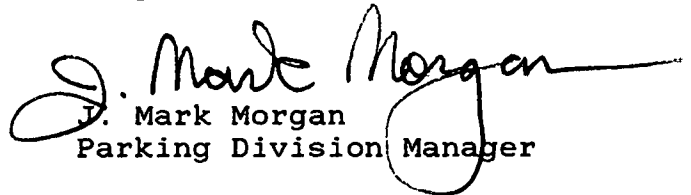
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RECOMMENDATION

The initial design stage of the project has yet to begin. At this point in time the objective is site acquisition, by eminent domain, whereby just compensation is assured. The resolution of necessity before the City Council at this time is to assure that the property owners and the City are fairly treated. The proper decision called for by law does not include any guarantee for ancillary design or land use designations. Such matters can and will be studied in the proper timeframe and brought before the City Council at a later date.

It is recommended that the hearing be closed and the attached resolution of necessity be adopted (two-thirds vote requires six ayes).

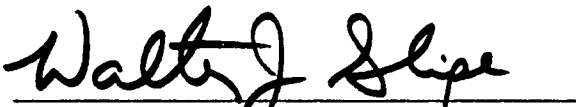
Respectfully submitted,


J. Mark Morgan
Parking Division Manager

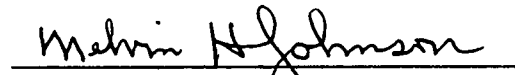
JMM/nd

Attachment

RECOMMENDATION APPROVED:


Walter J. Slope
City Manager

APPROVED:


MELVIN H. JOHNSON
Director of Public Works

District 1
December 2, 1986



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



January 2, 1985

City Council of the City
of Sacramento

CITY MANAGER'S OFFICE
RECEIVED
JAN 9 1985

Honorable Members in Session:

SUBJECT: East End Parking

APPROVED
BY THE CITY COUNCIL

JAN 15 1985

OFFICE OF THE
CITY CLERK

SUMMARY

This report addresses the demand for parking in the east end of the downtown, from 7th Street to the Community Center. Adoption of the attached resolution will authorize staff to begin steps to implement a program to expand the east end parking supply and core parking availability. The Downtown Redevelopment Citizen's Advisory Committee considered this item at their meeting of December 10, 1984.

BACKGROUND

In the Phase One Report, the downtown redevelopment Consultant has identified a number of issues related to downtown parking issues. These include: 1) the need for short-term parking to attract shoppers to the downtown; 2) the need for employee parking to support continued office development; 3) the need to constrain the amount and location of parking to prevent adverse traffic conditions; 4) identifying responsibilities for providing parking; and 5) the need to protect Central City residential areas from excessive overflow demand for parking by downtown employees.

The Downtown Redevelopment Phase One Report suggests ways of dealing with the parking situation downtown (see attached letter from Sanger), including reducing demand, shifting long-term parkers from the center to the edge of the core, and adding spaces at the core, at the edge of the core, or elsewhere. The Consultant affirms the City's Parking Reduction Ordinance, which is in place and being implemented. This report deals with specific locations and actions to add to the parking supply and to increase the availability of core parking spaces.

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

29
159

Sacramento City Council
January 2, 1985
Page Two

There is a particularly heavy demand for parking in the east end, including the area immediately adjacent to the Capitol. The largest part of parking demand comes from employees who, although accounting for less than half the number of cars parked on a typical weekday, occupy up to three-quarters of the parking spaces. (Monthly parkers with permits account for 55% of the spaces.)

Retail customers and other short-term parkers (although more numerous than employees) "turn over" spaces more often, and only occupy about one-quarter of the parking spaces at a given time on a any typical workday.

Within the "east end", there are approximately 4,000 parking places (Exhibit A). Sanger Associates indicate an 85% peak occupancy is typical in the public lots, and 65% peak occupancy is typical in the private, reserved lots. (Public lots and garages are generally more efficiently utilized than lots that are reserved for employees or customers of a single store. It is in the City's interest, therefore, to meet at least part of new parking demand with a public facility.) This translates into a surplus of 150 to 250 spaces in public lots. Special events at the Convention Center, however, can quickly fill this excess, just as special events or sales can absorb parking surpluses at Downtown Plaza.

With regard to future demand (Exhibit B), the Consultant projects the greatest growth in demand for the east end. With this projected demand in mind, it is appropriate to consider alternative locations for additional parking facilities. Sanger Associates suggested, among other options, the intensification of use of several parking facilities:

1. The 660-space garage at 10th and I Streets could be replaced with a 2,000-space garage or with a 1,000-space garage on one-half block and additional development on the other half;
2. Garage A at 7th and L Streets could be similarly expanded by up to 1,400 spaces;
3. Garage E at 13th and J Streets could be expanded horizontally by approximately 400 spaces;
4. The addition of a limited number of spaces over and above those required to be built at the Capitol Center Hotel project at 12th, 13th, K and L Streets;

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Sacramento City Council
January 2, 1985
Page Three

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5. The addition of a structure on the surface lot at 14th and H Streets, which could provide approximately 800 spaces more than the existing 167; and
6. Minimum one-half block parcels aggregated from vacant or under-utilized low value parcels on which 1,000-space garages could be built. (There are actually few such half-blocks which could be cheaply aggregated.)

PARKING DEVELOPMENT PROPOSAL:

Based upon the information provided in this report by the City Parking Manager and the Downtown Redevelopment Consultant, the following parking development program is proposed:

1. The City should continue its program of trip reduction and "in-lieu" parking measures.
2. The Parking Manager should continue current policies of increasing rates for all-day parkers, in accordance with the Consultant's recommendation, making more core area spaces available for short-term parkers, and begin offering incentives to monthly parkers who will move from lots at the center of the core (enforcement).
3. As a part of the development of both parking and core area retail district, immediate steps should be taken to acquire property and build approximately 1000 parking spaces on the half-block between 10th and 11th Streets, on the south side of I Street. Consideration should be given to incorporating the gasoline service station into the new garage design.
4. New development opportunities for the existing 600-space Lot B, at 10th-11th/H-I Streets, should be investigated as part of the overall "Civic Center" and City facilities development around City Hall. Depending on the specific uses and orientation of such development, now long- and short-term spaces could be developed as part of the project.
5. The City, the Parking Authority, and the Redevelopment Agency should take steps to expand Lot E, at 13th and J Streets, by approximately 400 spaces. Incentives such as

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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Sacramento City Council
January 2, 1985
Page Four

lower monthly rates should be provided, to encourage long-term parkers to relocate from the 10th and L Garage H and to free-up more spaces for hourly parkers.

6. Build approximately 300 spaces, in addition to those required by the Capitol Center Hotel development at 12th and L Streets. If a 600-room hotel and 60,000 square feet of additional space is built, approximately 400 spaces would be required by current code. A 1,000-space facility would provide for the newly required parking, replace the 290 existing spaces which will be removed, and net 310 new spaces.
7. Build a new parking facility associated with the expansion of exhibit space at the Community Convention Center, including additional long-term parking. A minimum half-block site should be acquired in the area of expanded community convention facilities.
8. In the long term, Lot C at 14th and H Streets should be considered for expansion, which would add approximately 800 spaces to serve long-term parking needs of the extreme east end (12th to 16th Street).
9. Encourage the State of California to more aggressively address its own parking needs, including State office workers and short-term State visitors.

FINANCIAL DATA

It is estimated that parking development will cost approximately \$6,000 to \$10,000 per space, depending upon the nature of construction (underground is more expensive) and whether land must be acquired. At \$10,00 per space, amortized over 30 years at approximately 10% bond rate, nearly \$90 per month per space in revenue, plus maintenance and garage operation, would be required. Reports from the City Parking Manager indicate that the average revenue in City lots is \$43; however, most lots without long-term debt are generating surpluses which should be used to support development of new facilities. Still, it is clear that parking rates must continue to be increased to support a parking construction program.

A report approved by the Budget and Finance Committee on August

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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Sacramento City Council
January 2, 1985
Page Five

31, 1982, reserved \$5,000,000 for garage construction over the next five years. Staff recommends that these funds be committed to the development of a 1,000-space garage on the half-block between 10th and 11th Streets, on the south side of I Street.

POLICY IMPLICATION

The action proposed in this staff report are consistent with previously approved policy and there are no policy changes being recommended.

RECOMMENDATION OF THE ADVISORY COMMITTEE

At its meeting of December 10, 1984, the Downtown Redevelopment Citizen's Advisory Committee approved the staff recommendation with the following exceptions: 1. The proposed site four (4) on the attached map at 10th and 11th Streets on the south side of "I" Street is the preferred new garage site; 2. The proposed garage at site four should be 1000 spaces; 3. The proposed new parking facility near the Community Convention Center should be on a minimum half-block site to be acquired "in the area of the expanded" facility; and, 4. Site 6 at 12th and "I" Streets should be deleted from consideration.

VOTE AND RECOMMENDATION OF THE COMMISSION

At its regular meeting of January 7, 1985, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The fotes were as follows:

- AYES: Amundson, Lopez, Luttrell, Moose, Ose, Pettit, Sanchez,
Walton, Angelides
NOES: None
ABSENT: Teramoto

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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Sacramento City Council
January 2, 1985
Page Six

RECOMMENDATION

The staff recommends adoption of the attached resolution which establishes a program for development of east end parking and allocates funds for the necessary initial actions.

Respectfully submitted,

Andrew J. Plescia
ANDREW J. PLESCIA
Acting Executive Director

Approved for Transmittal:

Walter J. Slipe
WALTER J. SLIPE, City Manager

Contact Person: Thomas V. Lee

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RESOLUTION NO.

85-085

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

January 15, 1985

EAST END PARKING DEVELOPMENT PROGRAM

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
SACRAMENTO:

Section 1. The recommendations of the Downtown
Redevelopment Citizen's Advisory Committee concerning parking
development as described in the staff report on the date of this
resolution, are approved.

Section 2. The City Manager is directed to take
actions necessary to implement the parking program and con-
struct parking facilities pursuant to the recommendations
approved in Section 1, above.

ANNE RUDIN

MAYOR

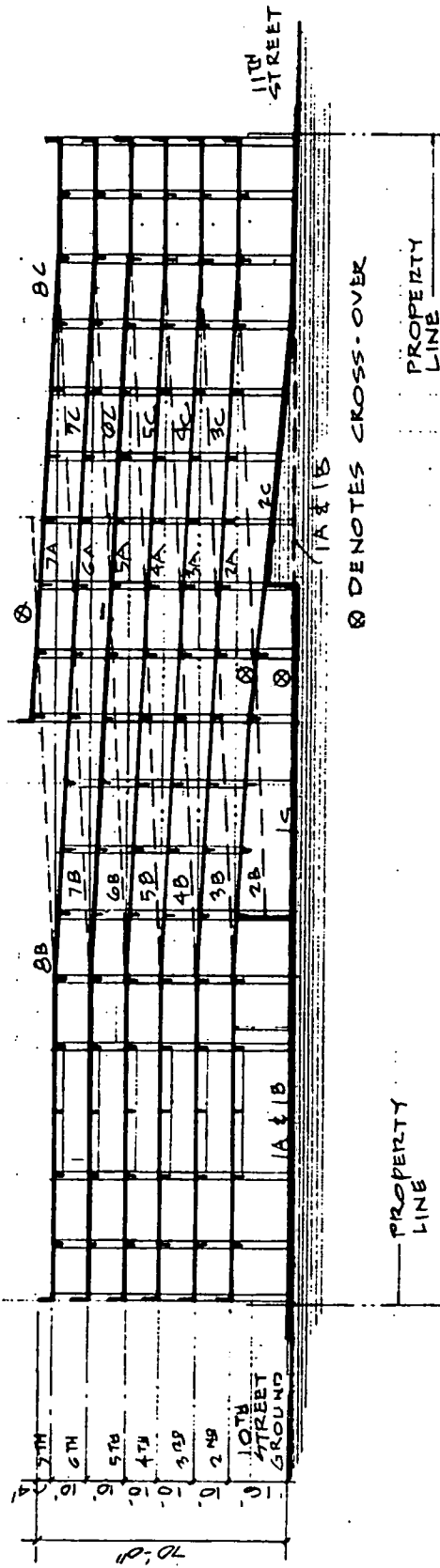
ATTEST:

LORRAINE MAGANA

CITY CLERK

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PROFILE - LOOKING NORTH

50' Scale

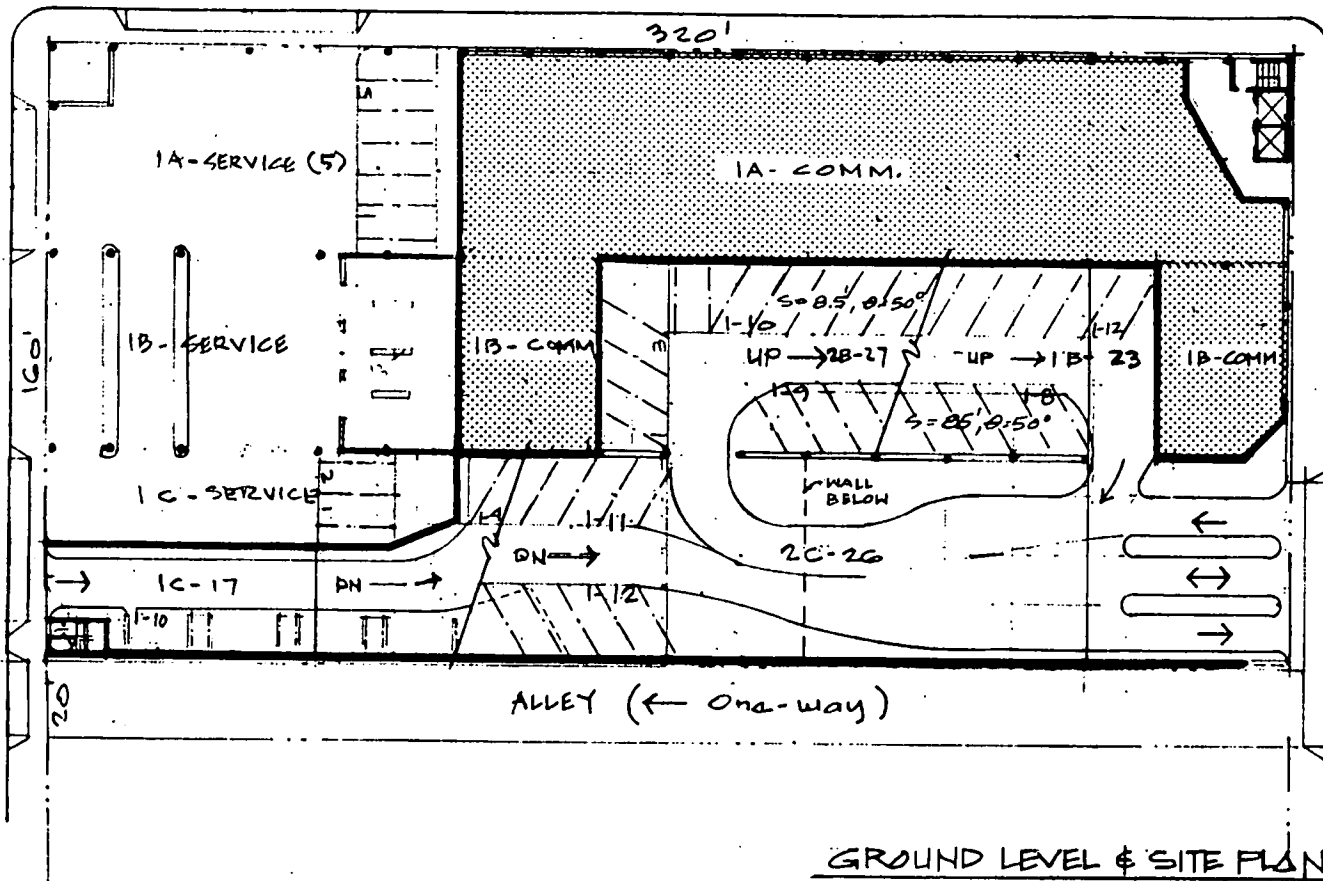
Scheme "A" & "B"

Site 3 (Lot "B-2")

10TH STREET (One-way →)

I STREET (← One-way)

11TH STREET (Two-way ↔)

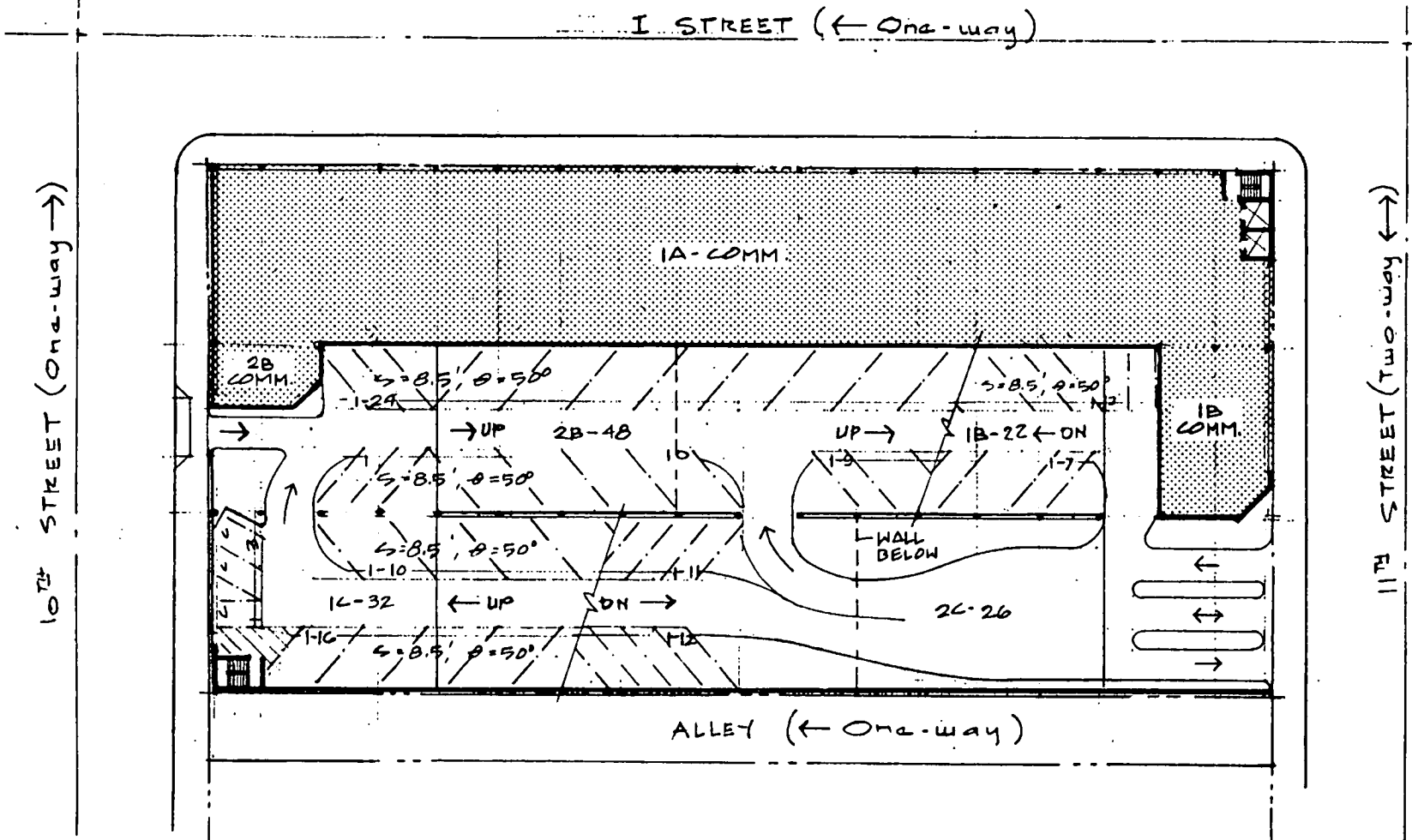


GROUND LEVEL & SITE PLAN
50' SCALE



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Site 3 (Lot "B-2")
Scheme "A"



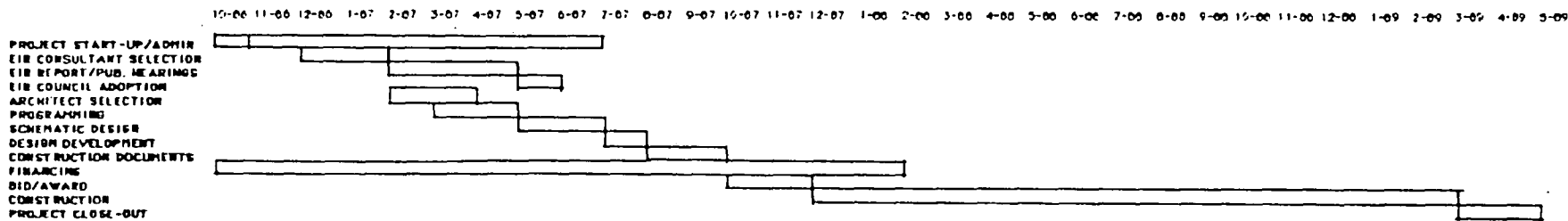
GROUND LEVEL & SITE PLAN
50' SCALE



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11/14/86 10:21AM

EAST EBD GARAGE
DETAILED SCHEDULE



9/17

December 2, 1986

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CITY COUNCIL OF THE CITY OF SACRAMENTO

In the Matter of Acquiring the Property)
Necessary for the East End Parking : REVISED ENGINEER'S REPORT
Garage and/or Municipal Offices)
City Project No. 1339

A Public Hearing is scheduled for this date pertaining to the acquisition of real property necessary for the construction of the East End Parking Garage and/or municipal offices (north half of the block bounded by 10th, 11th, I and J Streets). This proposed project has been undertaken due to the following facts and will provide the following benefits:

1. That the Redevelopment Agency and City Council approved this location for the East End Parking Garage and/or municipal offices.
2. That the existing parking for the east end of the downtown area is inadequate to handle the needs of the public desiring to do business in the downtown area and additional municipal offices needed for municipal space needs.
3. That on July 22, 1985 the City Engineer recorded a Negative Declaration with the Recorder of Sacramento County and on August 20, 1985 the City Council approved the Notice of Determination for the proposed acquisition of the real property necessary for the East End Parking Garage and/or municipal offices.
4. That on July 25, 1985 the Notice of Opportunity for Public Review of Initial Study and Negative Declaration for Purchase of North One-half of Block Bounded by 10th, 11th, I and J Streets was published in the Sacramento Union.
5. That the real property to be acquired for the East End Parking Garage and/or municipal offices will amount to full takes and existing structures are being removed requiring the relocation of four existing business establishments.
6. That on October 14, 1986 the City Council adopted the Resolution Authorizing Giving of Notice of Intent to Adopt Condemnation Resolution to acquire said Parcels.
7. That on October 15, 1986 the City Clerk mailed, by certified mail, notices of a Hearing to be held on November 18, 1986, 1986 for the adoption of the Resolution Authorizing Acquisition of Property by Exercise of the Power of Eminent Domain to all the known owners of said Parcels.


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8. That the final day for receiving written request to appear and be heard by the Council was November 11 1986.
9. That a written request to appear before the Council was filed on November 5, 1985 with the City Clerk by Goldstein, Barcelow and Goldstein, attorneys who represent David S. Navi, one of the owners whose property is to be acquired.
10. That at the Hearing held on November 18, 1986, the owners of the properties and the Lessee of Chevron Service Station appeared before the City Council and expressed their objection to the acquisitions of the properties necessary for the Parking Garage, and requested the Council to consider locating the Parking Garage elsewhere, or provide commercial office or retail space within the parking structure.
11. That the Hearing was continued by the City Council to December 2, 1986, and staff was to prepare a report to be presented to the Council answering questions and concerns presented at the November 18, 1986 Hearing.

EXECUTED THIS 2ND DAY OF DECEMBER, 1986


MELVIN H. JOHNSON
City Engineer

THE BOARD OF DIRECTORS OF THE COMPANY HAS APPROVED THE FOLLOWING RESOLUTIONS:

RESOLUTION NO. 1: THAT THE BOARD OF DIRECTORS AUTHORIZES THE OFFICERS OF THE COMPANY TO TAKE SUCH ACTION AS MAY BE NECESSARY TO CARRY OUT THE POLICIES AND OBJECTS OF THE COMPANY AS SET FORTH IN THE ARTICLES OF ASSOCIATION AND THE BY-LAWS OF THE COMPANY.

RESOLUTION NO. 2: THAT THE BOARD OF DIRECTORS AUTHORIZES THE OFFICERS OF THE COMPANY TO TAKE SUCH ACTION AS MAY BE NECESSARY TO CARRY OUT THE POLICIES AND OBJECTS OF THE COMPANY AS SET FORTH IN THE ARTICLES OF ASSOCIATION AND THE BY-LAWS OF THE COMPANY.

RESOLUTION NO. 3: THAT THE BOARD OF DIRECTORS AUTHORIZES THE OFFICERS OF THE COMPANY TO TAKE SUCH ACTION AS MAY BE NECESSARY TO CARRY OUT THE POLICIES AND OBJECTS OF THE COMPANY AS SET FORTH IN THE ARTICLES OF ASSOCIATION AND THE BY-LAWS OF THE COMPANY.

RESOLUTION NO. 4: THAT THE BOARD OF DIRECTORS AUTHORIZES THE OFFICERS OF THE COMPANY TO TAKE SUCH ACTION AS MAY BE NECESSARY TO CARRY OUT THE POLICIES AND OBJECTS OF THE COMPANY AS SET FORTH IN THE ARTICLES OF ASSOCIATION AND THE BY-LAWS OF THE COMPANY.

ATTEST:
SECRETARY

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RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION OF NECESSITY: ACQUISITION OF COUNTY
PARCEL NOS. 006-0044-001, 003, 004 AND 005
FOR THE FUTURE EAST END PARKING GARAGE AND/OR
MUNICIPAL OFFICES

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO, TWO-THIRDS (2/3) OF ALL MEMBERS OF SAID COUNCIL VOTING IN FAVOR THEREOF:

1. That the City of Sacramento intends to acquire through the exercise of the power of eminent domain the real property or interests in real property hereinafter described as County Parcel Nos. 006-0044-001, 003, 004 and 005 (herein referred to as the "Subject Parcels").
2. That the City of Sacramento intends to acquire the Subject Parcels in fee simple absolute unless a lesser estate is expressly specified in the description of said parcels.
3. That the Subject Parcels are to be taken for public parking, known as the East End Parking Garage and/or municipal office purposes.
4. That the statute or statutes authorizing the City of Sacramento to acquire the Subject Parcels for the above-mentioned public purposes are as follows: Government Code, Section 37350.5.
5. That the Subject Parcels are generally located in the north one-half of the block bounded by 10th, 11th, I and J Streets.
6. That the City Council declares that it has found and determined each of the following:
 - a. The public interest and necessity requires that a public parking garage and/or municipal offices be constructed at this location.
 - b. The East End Parking Garage and/or municipal offices is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
 - c. The subject parcels are necessary to provide additional public parking and/or municipal offices to serve the downtown area.
 - d. The offer required by Section 7267.2 of the Government Code has been made to the owner or owners of record.
7. That the City of Sacramento, a municipal corporation, its appropriate officers, employees and agents, are hereby authorized and empowered:
 - a. To acquire in fee simple in the name of the City of Sacramento, a municipal corporation, the Subject Parcels by condemnation in

RESOLUTION OF NECESSITY: ACQUISITION OF COUNTY
PARCEL NOS. 008-004-001, 003, 004 AND 005
FOR THE FUTURE EAST END PARKING GARAGE AND/OR
MUNICIPAL OFFICES

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO, TWO-THIRDS (2/3) OF
ALL MEMBERS OF SAID COUNCIL VOTING IN FAVOR THEREOF:

1. That the City of Sacramento intends to acquire through the exercise of the power of eminent domain the real property or interests in real property hereinafter described as County Parcel Nos. 008-004-001, 003, 004 and 005 (herein referred to as the "Subject Parcels").
2. That the City of Sacramento intends to acquire the Subject Parcels in fee simple absolute unless a lesser estate is expressly specified in the description of said parcels.
3. That the Subject Parcels are to be taken for public parking, known as the East End Parking Garage and/or municipal office purposes.
4. That the statute or statutes authorizing the City of Sacramento to acquire the Subject Parcels for the above-mentioned public purposes are as follows: Government Code, Section 37320.5.
5. That the Subject Parcels are generally located in the north one-half of the block bounded by 10th, 11th, I and J Streets.
6. That the City Council declares that it has found and determined each of the following:
 - a. The public interest and necessity requires that a public parking garage and/or municipal offices be constructed at this location.
 - b. The East End Parking Garage and/or municipal offices is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
 - c. The subject parcels are necessary to provide additional public parking and/or municipal offices to serve the downtown area.
 - d. The offer required by Section 7287.2 of the Government Code has been made to the owner or owners of record.
7. That the City of Sacramento, a municipal corporation, its appropriate officers, employees and agents, are hereby authorized and empowered:
 - a. To acquire in fee simple in the name of the City of Sacramento, a municipal corporation, the Subject Parcels by condemnation in

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accordance with the provisions of the Eminent Domain Law of the State of California;

- b. To prepare, file and prosecute in the appropriate court, such proceedings in eminent domain as are necessary for the acquisition of the Subject Parcels; and,
 - c. To deposit the probable amount of compensation, as fixed by the City Council in accordance with law, with the Clerk of the appropriate court and to make application to said court for an order permitting the City of Sacramento to take immediate possession and use of the Subject Parcels.
8. The Subject Parcels, being the real property or interests therein, which the City is, by this resolution, authorized to acquire is situated in the City of Sacramento, State of California, and described as follows:

County Parcel No. 006-0044-001

Lot 1, and the West twenty-five (25) feet of Lot 2 in the block bounded by 10th and 11th Streets and "I" and "J" Streets of said City, as said Lots and Block are delineated on the official map thereof on file in the office of the County Recorder of said County.

County Parcel No. 006-0044-003

The North one-half of Lot 4 in the block bounded by "I" and "J" Streets, 10th and 11th Streets of the City of Sacramento, according to the official plat thereof.

County Parcel No. 006-0044-004

The North one-half of the South one-half of Lot 4 in the block bounded by 10th and 11th Streets and "I" and "J" Streets of the City of Sacramento according to the official plat thereof.

County Parcel No. 006-0044-005

The South one-quarter of Lot 4 in the block bounded by "I" and "J" Streets, 10th and 11th Streets of the City of Sacramento, according to the official map or plan of said City.

MAYOR

ATTEST:

CITY CLERK



9 11 28

CONTINUED
TO 12-2-86

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 300
915 I STREET
SACRAMENTO, CA
95814-2608

ENGINEERING DIVISION

916-449-5307

THOMAS M. FINLEY
ENGINEERING DIVISION
MANAGER

CITY MANAGER'S OFFICE
RECEIVED
NOV 13 1986

November 18, 1986

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Hearing on Resolution of Necessity: Acquisition of Four (4) Parcels
Necessary to Construct the East End Parking Garage (PN:1339)

SUMMARY

It is requested that the City Council adopt the attached Resolution of Necessity to acquire four (4) parcels of property for the construction of the East End Parking Garage.

BACKGROUND

This item was heard once before by the City Council on August 19, 1986 and a Resolution of Necessity was adopted by the Council by an eight to one vote. On October 14, 1986 the Council rescinded its prior action and set a new hearing on this matter for this date. The reason for the additional hearing is the original Resolution of Necessity did not contain all of the necessary findings. The City Clerk has received a letter from the law firm of Goldstein, Barceloux and Goldstein, attorney for David S. Navi, requesting the opportunity to appear before the Council and be heard.

For additional background information, see the attached letter that was presented to Council on August 14, 1986, and the Engineer's Report, also attached.

November 18, 1933

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Hearing on Resolution of Necessity: Acquisition of Four (4) Parcels
Necessary to Construct the East End Parking Garage (PX:1333)

SUMMARY

It is requested that the City Council adopt the attached Resolution of
Necessity to acquire four (4) parcels of property for the construction of the
East End Parking Garage.

BACKGROUND

This item was heard once before by the City Council on August 10, 1933 and a
Resolution of Necessity was adopted by the Council by an eight to one vote. On
October 10, 1933 the Council rescinded its prior action and set a new hearing
on this matter for this date. The reason for the additional hearing is the
original Resolution of Necessity did not contain all of the necessary findings.
The City Clerk has received a letter from the law firm of Goldstein, Barshofsky
and Goldstein, attorney for David S. Levi, requesting the opportunity to appear
before the Council and be heard.

For additional background information, see the attached letter that was
presented to Council on August 14, 1933, and the Engineer's Report, also
attached.

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City Council
Hearing on Resolution of Necessity:
Acquisition of Four Parcels
November 18, 1986

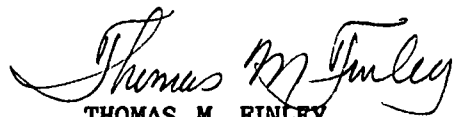
FINANCIAL

The estimated cost to acquire the remaining four (4) parcels is \$1,479,000, which has been appropriated in the 1985-86 budget from Parking Funds.

RECOMMENDATION

It is recommended that the hearing be closed and the attached Resolution of Necessity be adopted (two-thirds vote requires six ayes).

Respectfully submitted,



THOMAS M. FINLEY
Engineering Division Manager

Recommendation Approved:



WALTER J. SLIPS
City Manager

Approved:



MELVIN H. JOHNSON
Director of Public Works

IEM:vr
RE2-23.B
11.1086

November 18, 1986
District No. 1

Attachment

City Council
Meeting on Resolution of Recognition
Adoption of Four Points
November 10, 1960

MEMORANDUM

It is requested that the Commission on the Status of the Negro be authorized to accept the donation of \$10,000.00 which has been appropriated in the 1960-61 budget from the City funds.

RECOMMENDATION

It is recommended that the Board be authorized to accept the donation of \$10,000.00 from the City funds for the Commission on the Status of the Negro.

Respectfully submitted,

WALTER J. GIBBS
Engineering Division Manager

Approved:

Commissioner Approved:

WALTER J. GIBBS
Director of Public Works

WALTER J. GIBBS
City Manager

November 10, 1960
District No. 1

11-10-60
WJG:SMG

Attachment

9 17 26

November 18, 1986

CITY COUNCIL OF THE CITY OF SACRAMENTO

In the Matter of Acquiring the Property)	
Necessary for the East End Parking	:	ENGINEER'S REPORT
Garage, City Project No. 1339)	

A Public Hearing is scheduled for this date pertaining to the acquisition of real property necessary for the construction of the East End Parking Garage (north half of the block bounded by 10th, 11th, I and J Streets). This proposed project has been undertaken due to the following facts and will provide the following benefits:

1. That the Redevelopment Agency and City Council approved this location for the East End Parking Garage.
2. That the existing parking for the east end of the downtown area is inadequate to handle the needs of the public desiring to do business in the downtown area.
3. That on July 22, 1985 the City Engineer recorded a Negative Declaration with the Recorder of Sacramento County and on August 20, 1985 the City Council approved the Notice of Determination for the proposed acquisition of the real property necessary for the East End Parking Garage.
4. That on July 25, 1985 the Notice of Opportunity for Public Review of Initial Study and Negative Declaration for Purchase of North One-half of Block Bounded by 10th, 11th, I and J Streets was published in the Sacramento Union.
5. That the real property to be acquired for the East End Parking Garage will amount to full takes and existing structures are being removed requiring the relocation of four existing business establishments.
6. That on October 14, 1986 the City Council adopted the Resolution Authorizing Giving of Notice of Intent to Adopt Condemnation Resolution to acquire said Parcels.
7. That on October 15, 1986 the City Clerk mailed, by certified mail, notices of a Hearing to be held on November 18, 1986, 1986 for the adoption of the Resolution Authorizing Acquisition of Property by Exercise of the Power of Eminent Domain to all the known owners of said Parcels.

November 18, 1933

CITY COMMISSIONERS OF THE CITY OF BOSTON

IN THE MATTER OF ACQUIRING THE PROPERTY
NECESSARY FOR THE EAST END PARKING GARAGE, CITY PROJECT NO. 4230
:
: ENGINEERING REPORT
:

A Public Hearing is scheduled for this date regarding to the acquisition of
real property necessary for the construction of the East End Parking Garage
located at the corner of North Street and State Street. This
proposed project has been undertaken due to the following facts and will
afford the following benefits:

1. That the Development Agency and City Council approved this location for the East End Parking Garage.
2. That the existing parking for the east end of the downtown area is inadequate to handle the needs of the public coming to do business in the downtown area.
3. That on July 22, 1933 the City Engineer executed a Negative Declaration with the Board of Assessors' Office and on August 29, 1933 the City Council approved the Notice of Determination for the proposed acquisition of the real property necessary for the East End Parking Garage.
4. That on July 22, 1933 the Notice of Opportunity for Public Review of Initial Study and Negative Declaration for Purchase of North (one half) of Block bounded by North Street, State Street and North Street was published in the Commonwealth Register.
5. That the real property to be acquired for the East End Parking Garage will amount to full value and existing structures are being removed requiring the relocation of four existing business establishments.
6. That on October 10, 1933 the City Council adopted the Resolution Authorizing Giving of Notice of Intent to Acquire Certain Real Estate to acquire said parcels.
7. That on October 10, 1933 the City Clerk mailed by certified mail notices of a hearing to be held on November 10, 1933, 1933 for the action of the Resolution Authorizing Acquisition of Property by Exercise of the Power of Eminent Domain to all the known owners of said parcels.

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8. That the final day for receiving written request to appear and be heard by the Council was November 11 1986.
9. That a written request to appear before the Council was filed on November 5, 1985 with the City Clerk by Goldstein, Barcelow and Goldstein, attorneys who represent David S. Navi, one of the owners whose property is to be acquired.

EXECUTED THIS 19TH DAY OF NOVEMBER, 1986

MELVIN H. JOHNSON
City Engineer

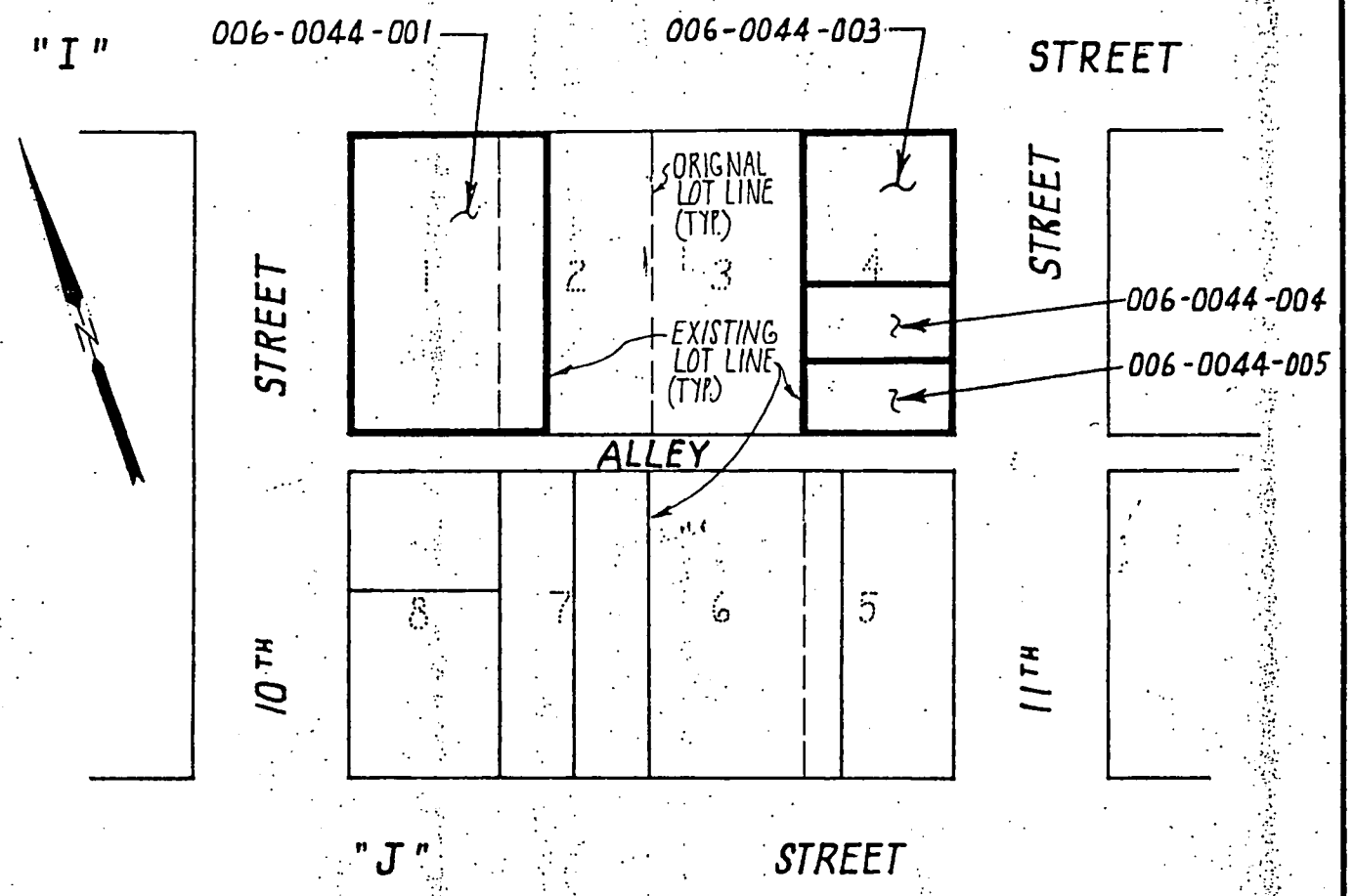
8. That the final day for receiving written request to appear and be heard by the Council was November 11 1933.

9. That a written request to appear before the Council was filed on November 5, 1933 with the City Clerk by Goldstein, Barcelona and Goldstein attorneys who represent David S. Nave, one of the owners whose property is to be acquired.

EXECUTED THIS TENTH DAY OF NOVEMBER, 1933

LEWIS H. JOHNSON
City Engineer

9/26



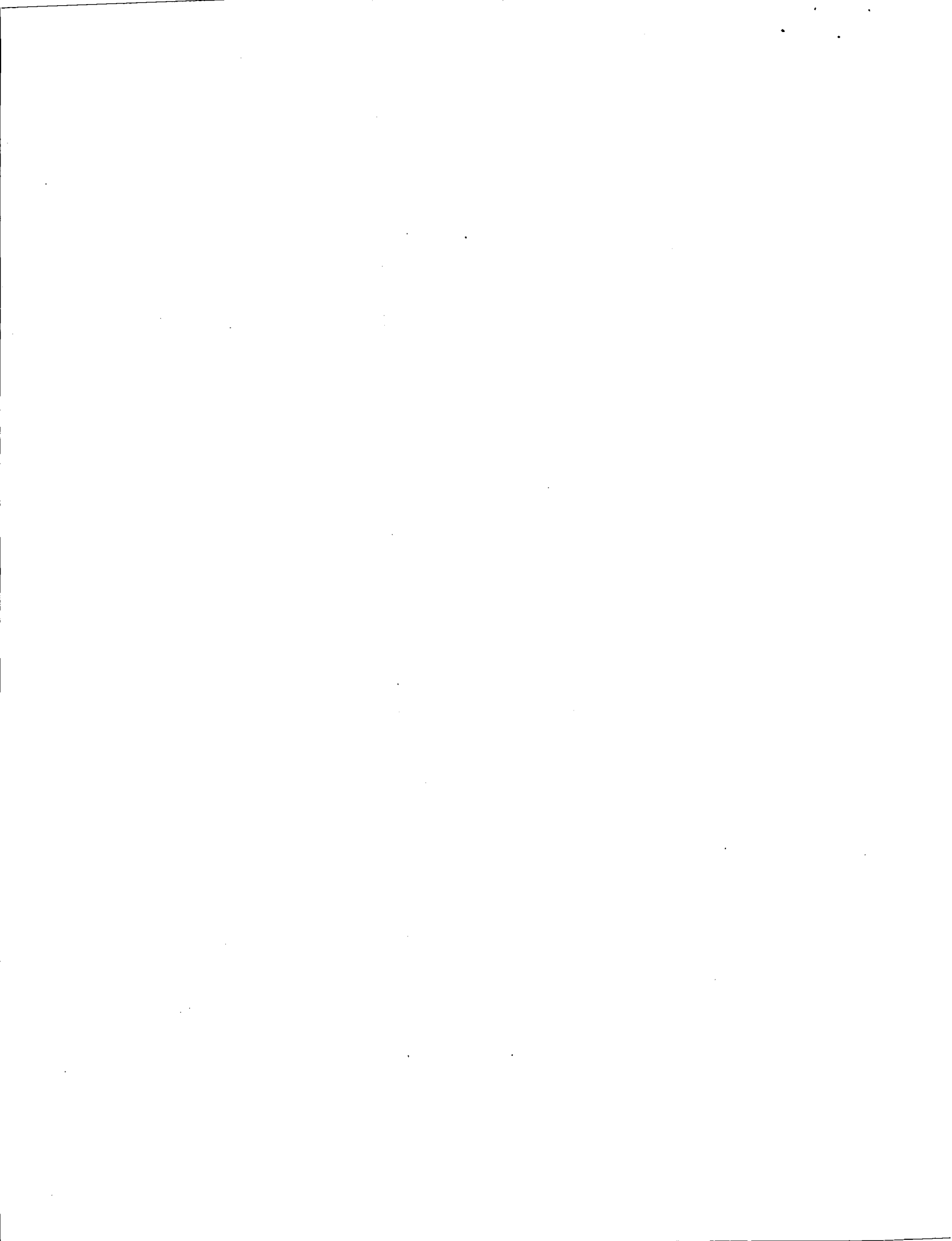
SCALE: 1"=100'

OCTOBER, 1986

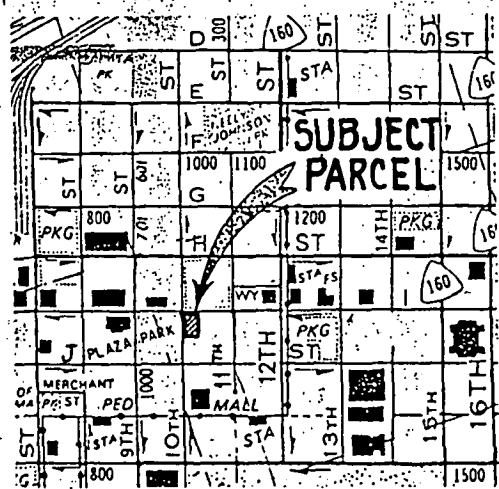
INDEX MAP

EAST END PARKING GARAGE

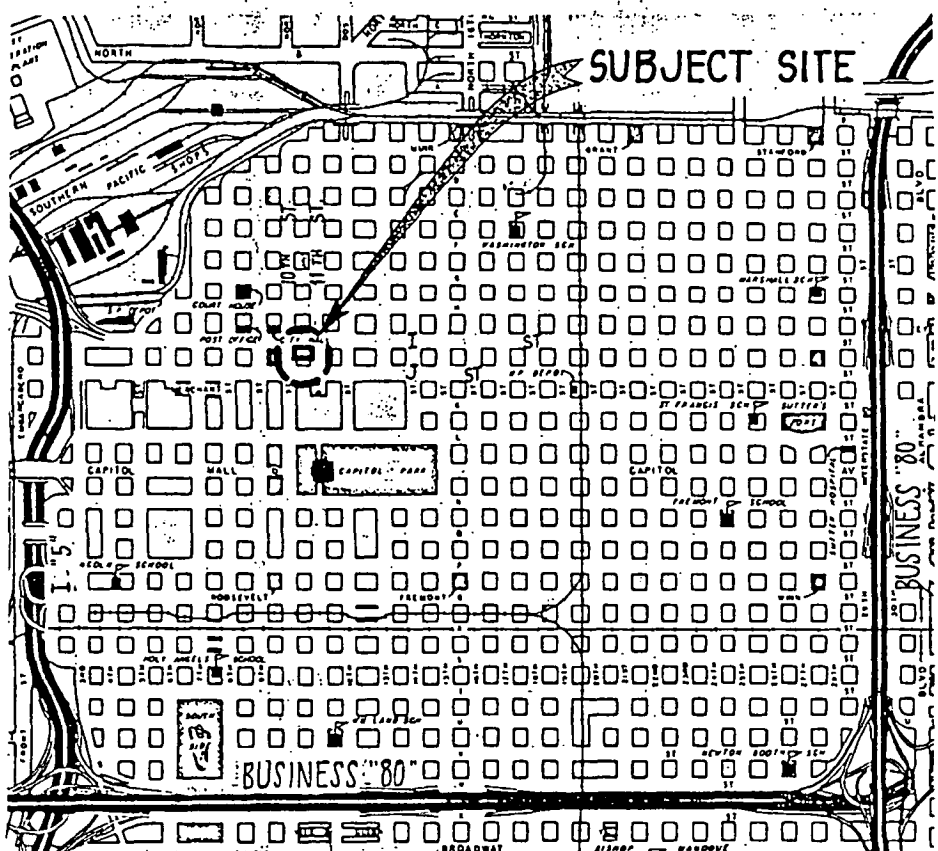
ASSESSOR'S PARCEL NO'S 006-0044-1,3,4 & 5



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VICINITY MAP



SCALE: NTS

OCTOBER, 1986

LOCATION MAP

EAST END PARKING GARAGE

ASSESSOR'S PARCEL NO'S 006-0044-1, 3, 4 & 5

CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS





CITY OF SACRAMENTO

DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION

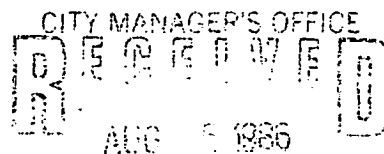
APPROVED
BY THE CITY COUNCIL

THOMAS M. FINLEY
Engineering Division Manager

August 14, 1986

AUG 19 1986

OFFICE OF THE
CITY CLERK



City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Hearing on Resolution of Necessity: Acquisition of Four (4) Parcels
Necessary to Construct the East End Parking Garage (PN:1339)

SUMMARY

It is requested that the City Council adopt the attached Resolution of Necessity to acquire four (4) parcels of property for the construction of the East End Parking Garage.

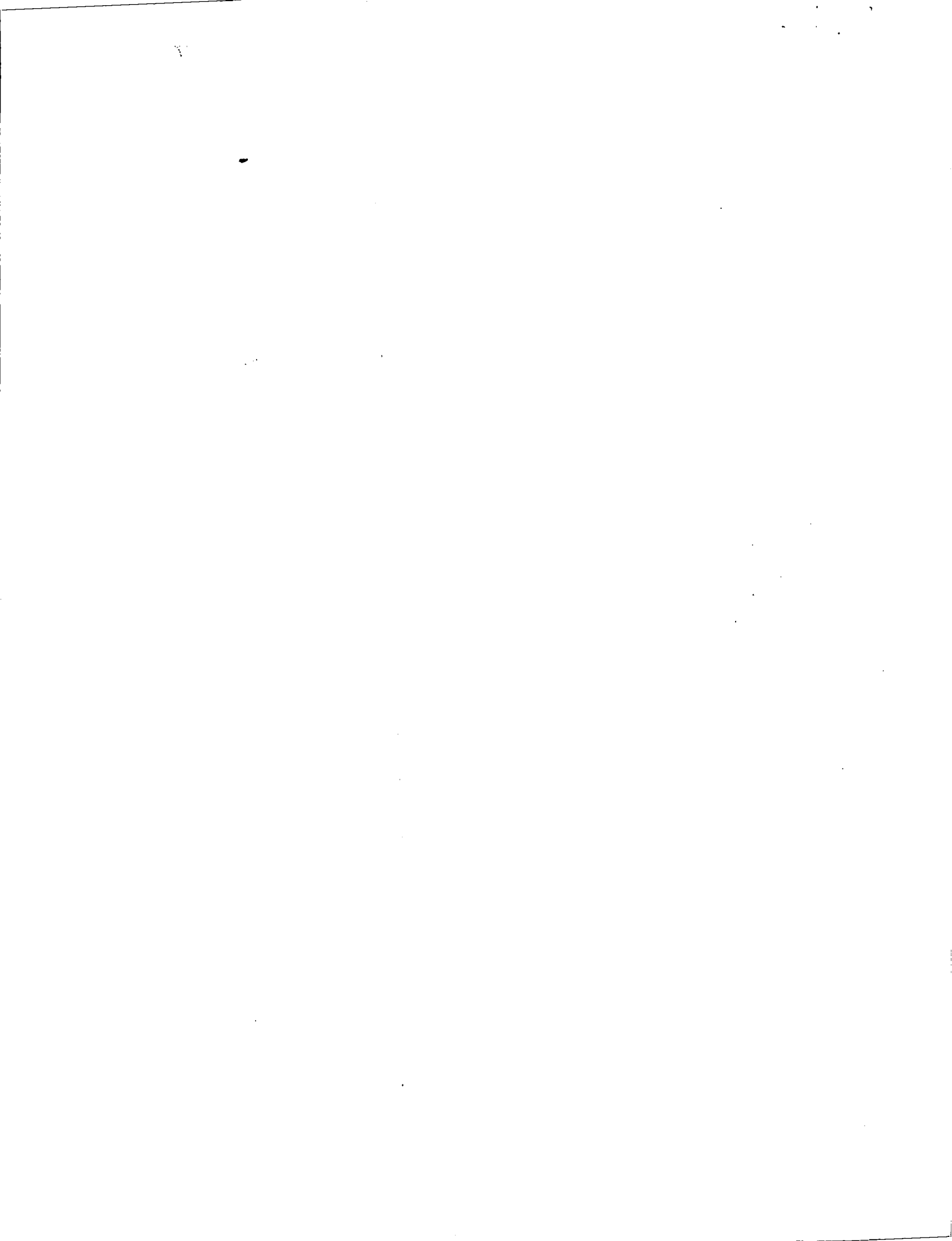
BACKGROUND

In mid 1982 the downtown merchants made a presentation to the Budget and Finance Committee to include financing for a major parking garage in the east end of the downtown area. Staff reported to the Committee later in 1982 that additional parking was needed to serve the east end of the downtown area.

In December of 1984 the Downtown Redevelopment Citizens' Advisory Committee selected the north half block between I, J, 10th and 11th Streets as the preferred site for the East End Parking Garage. The Sacramento Housing and Redevelopment Agency approved this location for the project on January 7, 1985, and a City Council resolution directing the City Manager to take action on this project was adopted January 15, 1985.

There are five (5) separate parcels within the half block that have been appraised by a private independent appraiser who established a combined value of \$2,384,000. Two (2) of these parcels are currently vacant and are being used as parking lots. The other three (3) parcels house a gas station, print shop and a bar.

Since January of this year City staff has attempted to acquire the parcels and as of this date, only one property owner has agreed to sell at a price that is acceptable to the City. The other four (4) parcel owners have refused to sell at the price offered by the City and are either asking for a price that is unacceptable to the City or have made no counter offer. It appears that we are at an impasse and that the only way this project can proceed is for the City to acquire the properties by exercising its power of eminent domain.



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City Council
Hearing on Resolution of Necessity:
Acquisition of Four Parcels
August 14, 1986

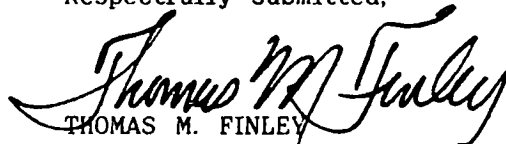
FINANCIAL

The estimated cost to acquire the remaining four (4) parcels is \$1,479,000, which has been appropriated in the 1985-86 budget from Parking Funds.

RECOMMENDATION

It is recommended that the hearing be closed and the attached Resolution of Necessity be adopted (two-thirds vote requires six ayes).

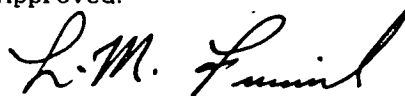
Respectfully submitted,


THOMAS M. FINLEY
Engineering Division Manager

Recommendation Approved:


WALTER J. SLIPE
City Manager

Approved:


FOR MELVIN H. JOHNSON
Director of Public Works

IEM:vr
RE2-06.wp1
07.3086

August 14, 1986
District No. 1

Attachment





9
1-10-1987

1030 Eye Street
Sacramento, CA 95814
443-2591

Nov 10
~~August 5, 1986~~

City Clerk
City of Sacramento
915 I Street, Room 203
Sacramento, CA 95814

Re: Condemnation hearing
~~August 12, 1986~~

Nov 18
Gentlemen:

As owner of one of the properties involved (1030 I Street) .
I or my representative would appreciate the opportunity
to speak at the hearing.

Very truly yours,

Mac MacKenzie
Mac MacKenzie

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
NOV 10 2 34 PM '86



November 18, 1986

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CITY COUNCIL OF THE CITY OF SACRAMENTO

In the Matter of Acquiring the Property)
Necessary for the East End Parking)
Garage, City Project No. 1339)

ENGINEER'S REPORT

and/or municipal offices

A Public Hearing is scheduled for this date pertaining to the acquisition of real property necessary for the construction of the East End Parking Garage (north half of the block bounded by 10th, 11th, I and J Streets). This proposed project has been undertaken due to the following facts and will provide the following benefits:

1. That the Redevelopment Agency and City Council approved this location for the East End Parking Garage *and/or municipal offices.*
2. That the existing parking for the east end of the downtown area is inadequate to handle the needs of the public desiring to do business in the downtown area. *and additional municipal offices are needed for the City to eliminate existing rental of*
3. That on July 22, 1985 the City Engineer recorded a Negative Declaration with the Recorder of Sacramento County and on August 20, 1985 the City Council approved the Notice of Determination for the proposed acquisition of the real property necessary for the East End Parking Garage *and/or municipal offices,*
4. That on July 25, 1985 the Notice of Opportunity for Public Review of Initial Study and Negative Declaration for Purchase of North One-half of Block Bounded by 10th, 11th, I and J Streets was published in the Sacramento Union.
5. That the real property to be acquired for the East End Parking Garage will amount to full takes and existing structures are being removed requiring the relocation of four existing business establishments. *and/or municipal offices*
6. That on October 14, 1986 the City Council adopted the Resolution Authorizing Giving of Notice of Intent to Adopt Condemnation Resolution to acquire said Parcels.
7. That on October 15, 1986 the City Clerk mailed, by certified mail, notices of a Hearing to be held on November 18, 1986, 1986 for the adoption of the Resolution Authorizing Acquisition of Property by Exercise of the Power of Eminent Domain to all the known owners of said Parcels.

to meet municipal space needs

City office space.

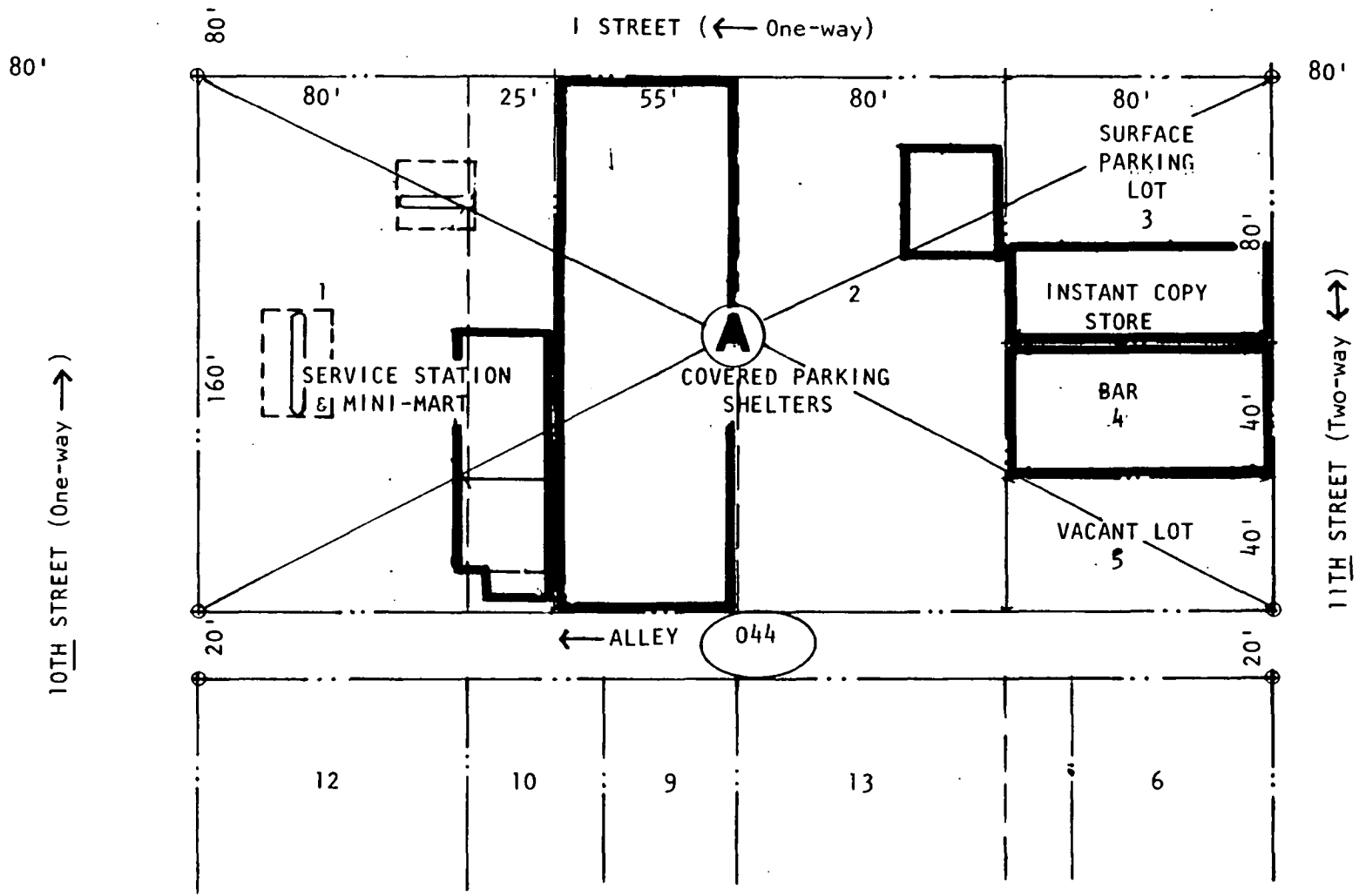
and/or municipal offices

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1687

SITE 3 - LOT "B.2"
Schemes A & B

26

LOT B - PARKING STRUCTURE



SITE PLAN
50' Scale

International Parking Design, Inc.

PRELIMINARY COST ESTIMATE

SITE 3(B-2) PARKING STRUCTURE

Scheme "A" (1,030 Spaces)

1. Scope of Work: 7.0+ levels, 3-bay parking ramp design with ground level commercial and service station

2. Areas:	Elevated slab	312,922 s.f.
3.	On-grade slab	<u>51,200 s.f.</u>
4.	Total	364,122 s.f.

5. Estimated Construction Cost		<u>1985</u>	<u>1987*</u>
6.	Elevated slab	6,102,000	
7.	On-Grade slab	409,600	
8.	Special Conditions		
9.	Pile Foundations	547,600	
10.	Exterior Facade	91,200	
11.	Parking Equipment	130,000	
12.	Demolition	<u>35,000</u>	
13.	Estimated Construction Cost	7,315,400	7,973,800
14.	Construction Indirects (10%)**	<u>731,500</u>	<u>724,200</u>
15.	Estimated Project Cost	8,046,900	8,771,100
16.	Less Commercial Area -	[480,600]	[523,800]
17.	Parking Area Cost - Project	7,566,300	8,247,300
18.	Parking Area Cost - Construction	6,809,700	7,422,600
19.	Cost/Stall - Construction (line 18)	6,611	7,206
20.	Cost/Stall - Project (line 17)	7,345	8,007
21.	Cost/S.F. - Construction (line 13)	20.09	21.90
22.	Number of Spaces - Total Structure	1,030	
23.	Number of Spaces - Typical Level	162	

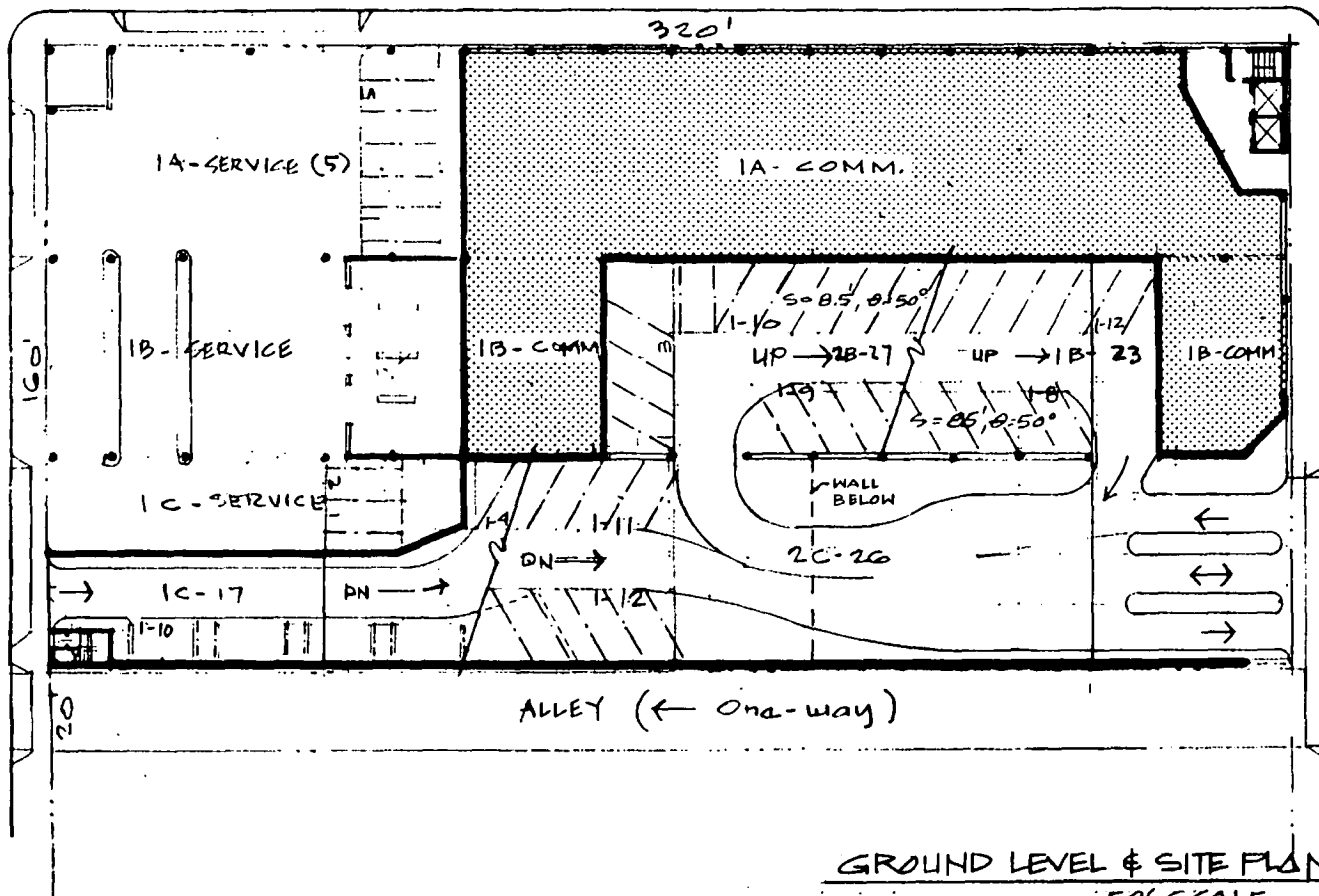
24. *Inflation projected at nine percent (9%) for the two-year period (1985-87)

25. **Construction indirects consist of soil tests, survey, tests and inspections, A & E and Consultant fees, plan check and permits, and blueprints for construction

I STREET (← One-way)

10TH STREET (One-way →)

11TH STREET (Two-way ←→)



International Parking Design, Inc.

PRELIMINARY COST ESTIMATE

SITE 3(B-2)- PARKING STRUCTURE

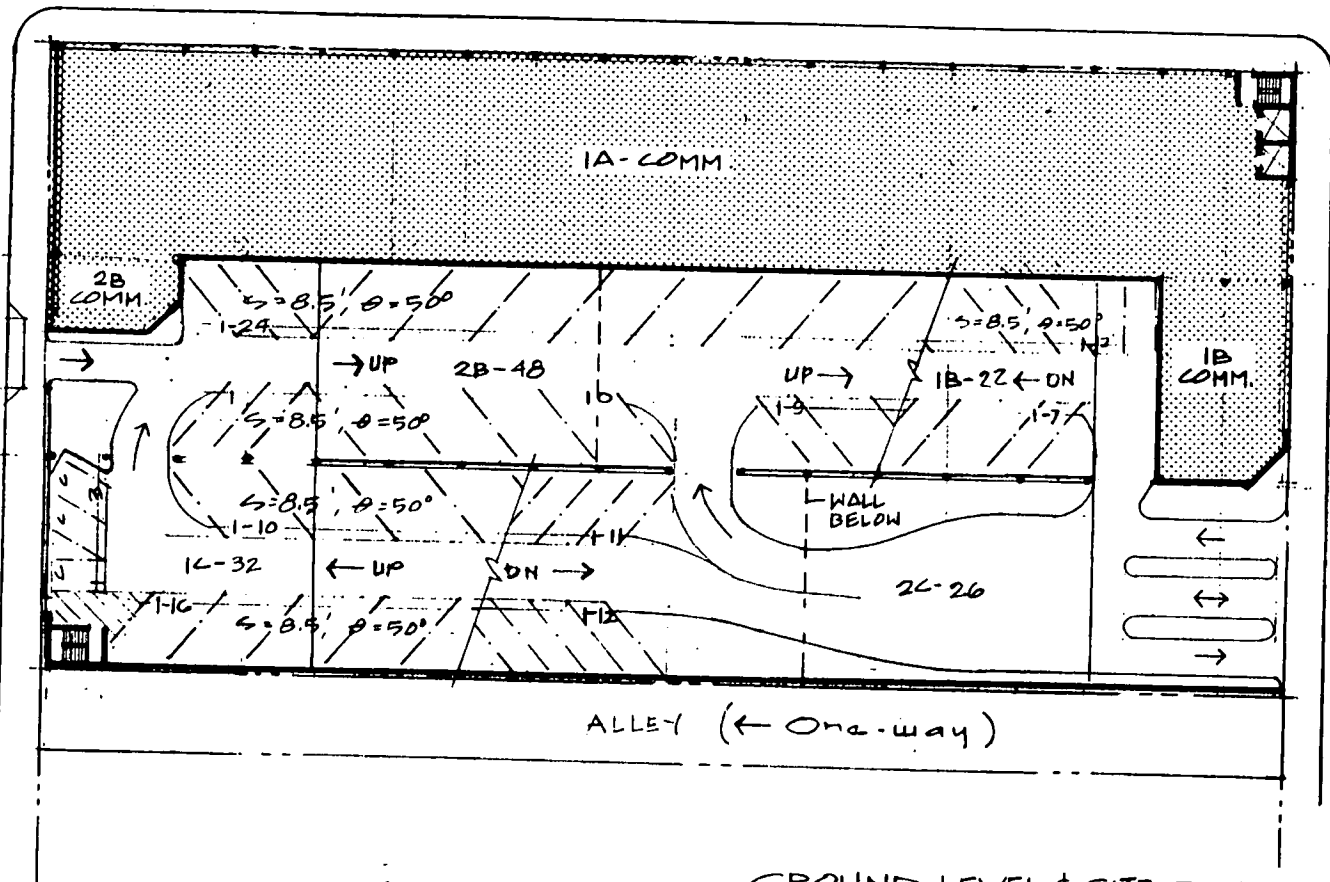
Scheme "B" (1,058 Spaces)

- | | | | |
|-----|---|---|--------------------|
| 1. | Scope of Work: | 7.0+ levels, 3-bay parking ramp design with ground level commercial and without service station | |
| 2. | Areas: | Elevated slab | 312,922 s.f. |
| 3. | | On-grade slab | <u>51,200 s.f.</u> |
| 4. | | Total | 364,122 s.f. |
| 5. | Estimated Construction Cost | <u>1985</u> | <u>1987*</u> |
| 6. | Elevated slab | 6,102,000 | |
| 7. | On-Grade slab | 409,600 | |
| 8. | Special Conditions | | |
| 9. | Pile Foundations | 547,600 | |
| 10. | Exterior Facade | 91,200 | |
| 11. | Parking Equipment | 130,000 | |
| 12. | Demolition | <u>35,000</u> | |
| 13. | Estimated Construction Cost | 7,315,400 | 7,973,400 |
| 14. | Construction Indirects (10%)** | <u>731,500</u> | <u>797,700</u> |
| 15. | Estimated Project Cost | 8,046,900 | 8,771,100 |
| 16. | Less Commercial Area - | [<u>497,700</u>] | [<u>542,500</u>] |
| 17. | Parking Area Cost - Project | 7,549,200 | 8,228,600 |
| 18. | Parking Area Cost - Construction | 6,794,300 | 7,405,700 |
| 19. | Cost/Stall - Construction (line 18) | 6,422 | 7,000 |
| 20. | Cost/Stall - Project (line 17) | 7,135 | 7,777 |
| 21. | Cost/S.F. - Construction (line 18) | 20.09 | 21.90 |
| 22. | Number of Spaces - Total Structure | 1,058 | |
| 23. | Number of Spaces - Typical Level | 162 | |
| 24. | *Inflation projected at nine percent (9%) for the two-year period (1985-87) | | |
| 25. | **Construction indirects consist of soil tests, survey, tests and inspections, A & E and Consultant fees, plan check and permits, and blueprints for construction | | |

10TH STREET (One-way →)

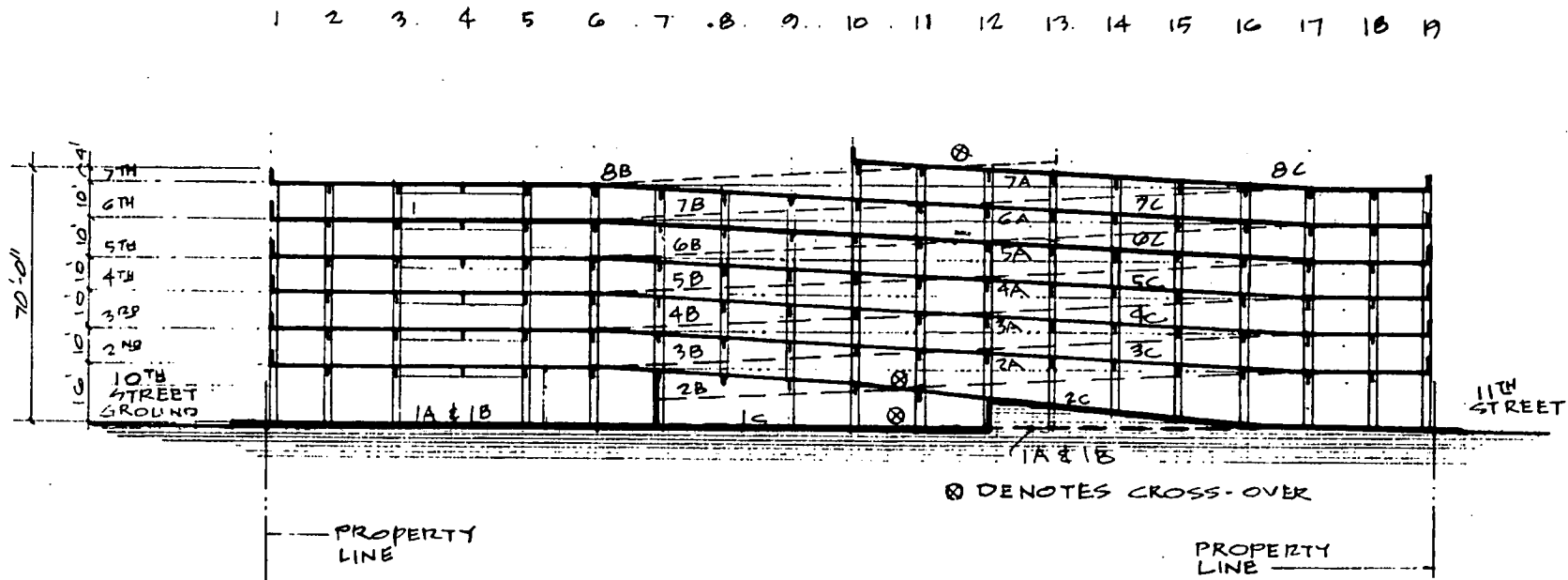
I STREET (← One-way)

11TH STREET (Two-way ←→)



GROUND LEVEL & SITE PLAN
50' SCALE

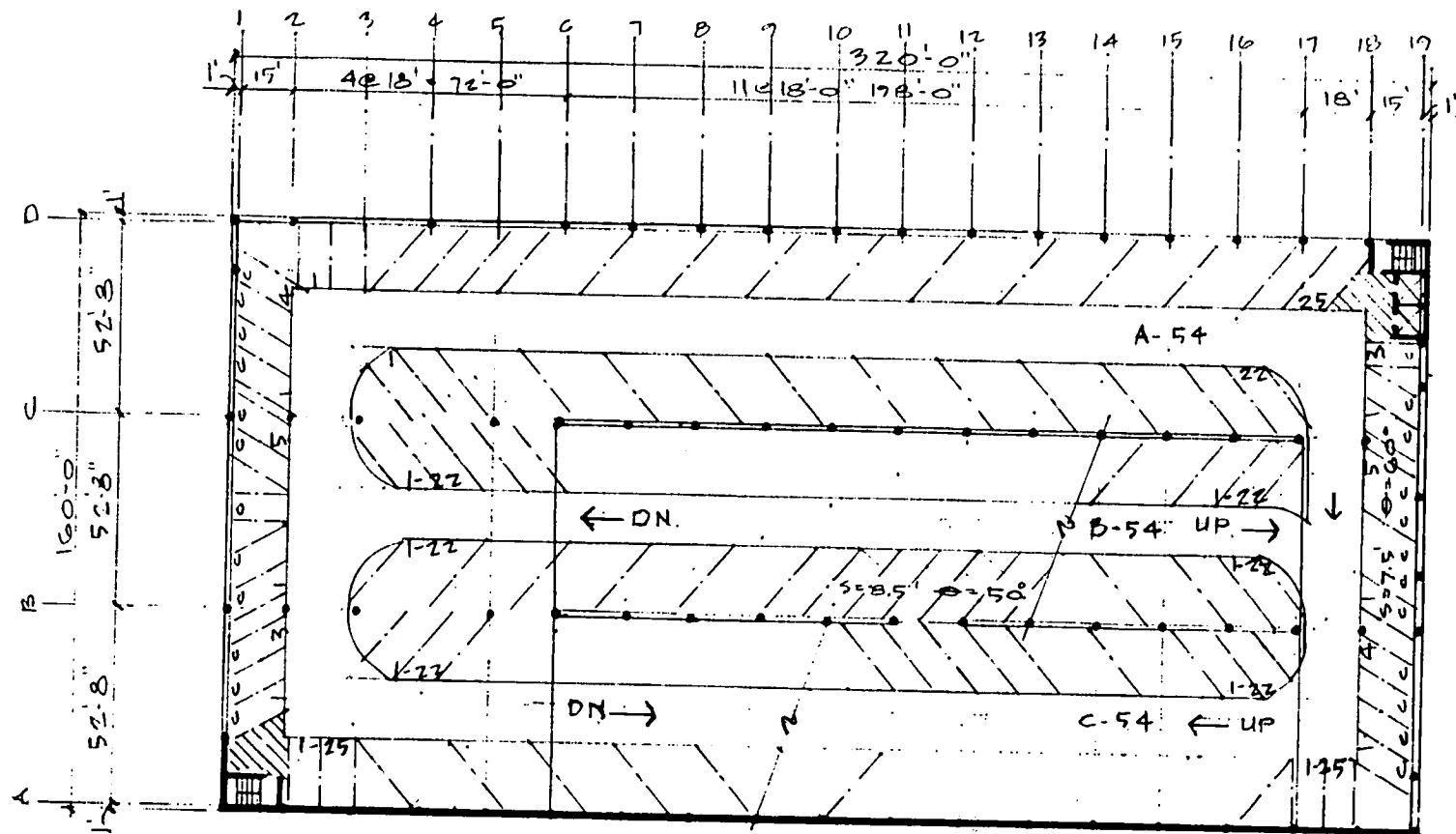




PROFILE - LOOKING NORTH
50' scale

Scheme "A" & "B"

Site 3 (Lot "B-2")



TYPICAL LEVEL PLAN
50' scale

LAW OFFICES OF
GOLDSTEIN, BARCELOUX & GOLDSTEIN

THE HARTFORD BUILDING - 33RD FLOOR
650 CALIFORNIA STREET
SAN FRANCISCO, CALIFORNIA 94108

J. OSCAR GOLDSTEIN (1887-1955)
BURTON J. GOLDSTEIN
JOHN J. DACEY
JOSEPH EHRLICH
JEFFREY A. BARUH
JANET A. ECONOME
DAVID COLLINS
JAMES M. SITKIN
ANDREW L. FAGAN

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11-87
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CITY OF SACRAMENTO

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TELEPHONE (916) 433-3000
EDGAR J. BRAUN
OF COUNSEL

November 4, 1986

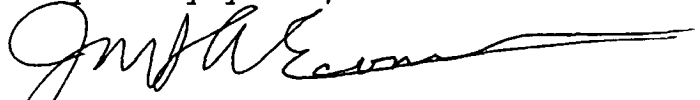
City Clerk
City Hall, Room 203
915 I Street
Sacramento, CA 95814

Dear City Clerk:

Please be notified by this letter that Goldstein, Barceloux & Goldstein, attorneys for David S. Navi, requests an opportunity to appear and be heard at the November 18, 1986 City Council Meeting to consider the adoption of certain resolutions authorizing the City of Sacramento to acquire by eminent domain real property in which Mr. Navi has an interest (i.e., County Parcel No. 006-0044-005). Mr. Navi will be unable to attend the meeting.

Thank you.

Very truly yours,



JANET A. ECONOME

JAE/jv

cc: Mr. David S. Navi
4926 Kipling Drive
Carmichael, CA 95608

9

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION OF NECESSITY: ACQUISITION OF COUNTY
PARCEL NOS. 006-0044-001, 003, 004 AND 005
FOR THE FUTURE EAST END PARKING GARAGE AND/OR
MUNICIPAL OFFICES

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO, TWO-THIRDS (2/3) OF
ALL MEMBERS OF SAID COUNCIL VOTING IN FAVOR THEREOF:

1. That the City of Sacramento intends to acquire through the exercise of the power of eminent domain the real property or interests in real property hereinafter described as County Parcel Nos. 006-0044-001, 003, 004 and 005 (herein referred to as the "Subject Parcels").
2. That the City of Sacramento intends to acquire the Subject Parcels in fee simple absolute unless a lesser estate is expressly specified in the description of said parcels.
3. That the Subject Parcels are to be taken for public parking, known as the East End Parking Garage and/or municipal office purposes.
4. That the statute or statutes authorizing the City of Sacramento to acquire the Subject Parcels for the above-mentioned public purposes are as follows: Government Code, Section 37350.5.
5. That the Subject Parcels are generally located in the north one-half of the block bounded by 10th, 11th, I and J Streets.
6. That the City Council declares that it has found and determined each of the following:
 - a. The public interest and necessity requires that a public parking garage and/or municipal offices be constructed at this location.
 - b. The East End Parking Garage and/or municipal offices is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
 - c. The subject parcels are necessary to provide additional public parking and/or municipal offices to serve the downtown area.
 - d. The offer required by Section 7267.2 of the Government Code has been made to the owner or owners of record.
7. That the City of Sacramento, a municipal corporation, its appropriate officers, employees and agents, are hereby authorized and empowered:
 - a. To acquire in fee simple in the name of the City of Sacramento, a municipal corporation, the Subject Parcels by condemnation in

accordance with the provisions of the Eminent Domain Law of the State of California;

- b. To prepare, file and prosecute in the appropriate court, such proceedings in eminent domain as are necessary for the acquisition of the Subject Parcels; and,
- c. To deposit the probable amount of compensation, as fixed by the City Council in accordance with law, with the Clerk of the appropriate court and to make application to said court for an order permitting the City of Sacramento to take immediate possession and use of the Subject Parcels.

8. The Subject Parcels, being the real property or interests therein, which the City is, by this resolution, authorized to acquire is situated in the City of Sacramento, State of California, and described as follows:

County Parcel No. 006-0044-001

Lot 1, and the West twenty-five (25) feet of Lot 2 in the block bounded by 10th and 11th Streets and "I" and "J" Streets of said City, as said Lots and Block are delineated on the official map thereof on file in the office of the County Recorder of said County.

County Parcel No. 006-0044-003

The North one-half of Lot 4 in the block bounded by "I" and "J" Streets, 10th and 11th Streets of the City of Sacramento, according to the official plat thereof.

County Parcel No. 006-0044-004

The North one-half of the South one-half of Lot 4 in the block bounded by 10th and 11th Streets and "I" and "J" Streets of the City of Sacramento according to the official plat thereof.

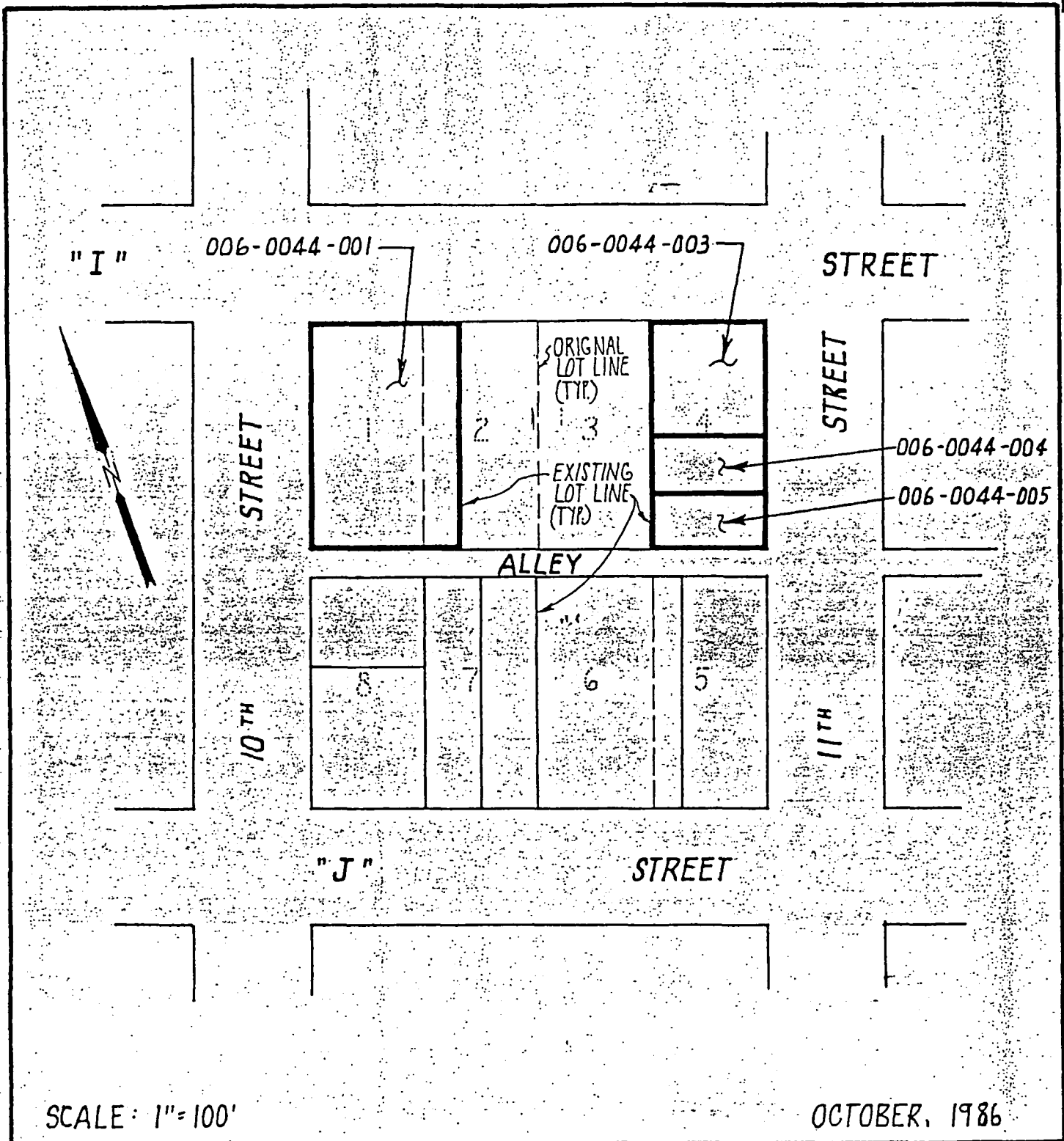
County Parcel No. 006-0044-005

The South one-quarter of Lot 4 in the block bounded by "I" and "J" Streets, 10th and 11th Streets of the City of Sacramento, according to the official map or plan of said City.

MAYOR

ATTEST:

CITY CLERK



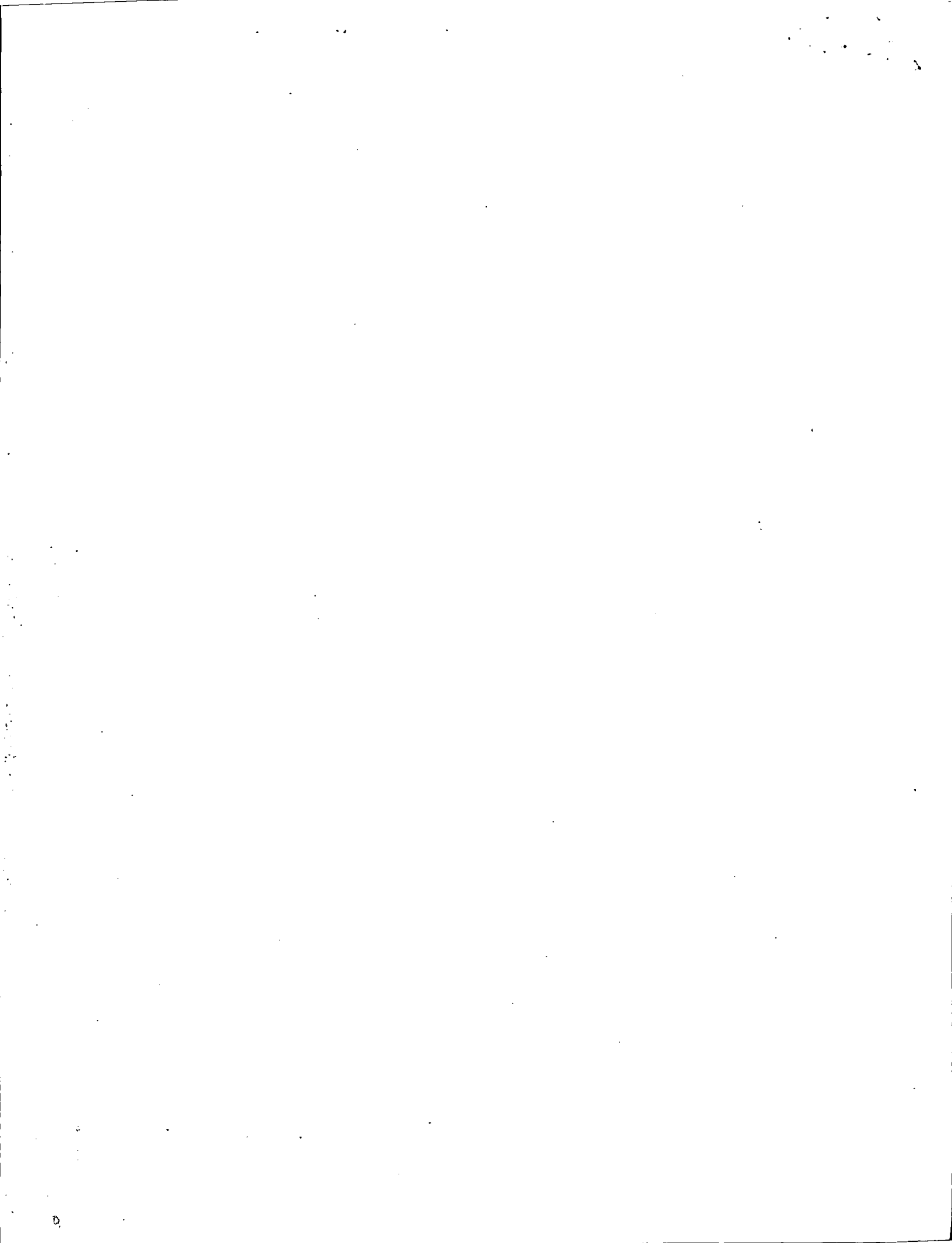
SCALE: 1" = 100'

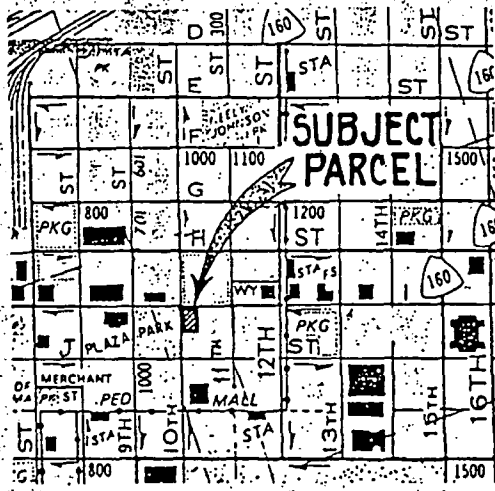
OCTOBER, 1986

INDEX MAP

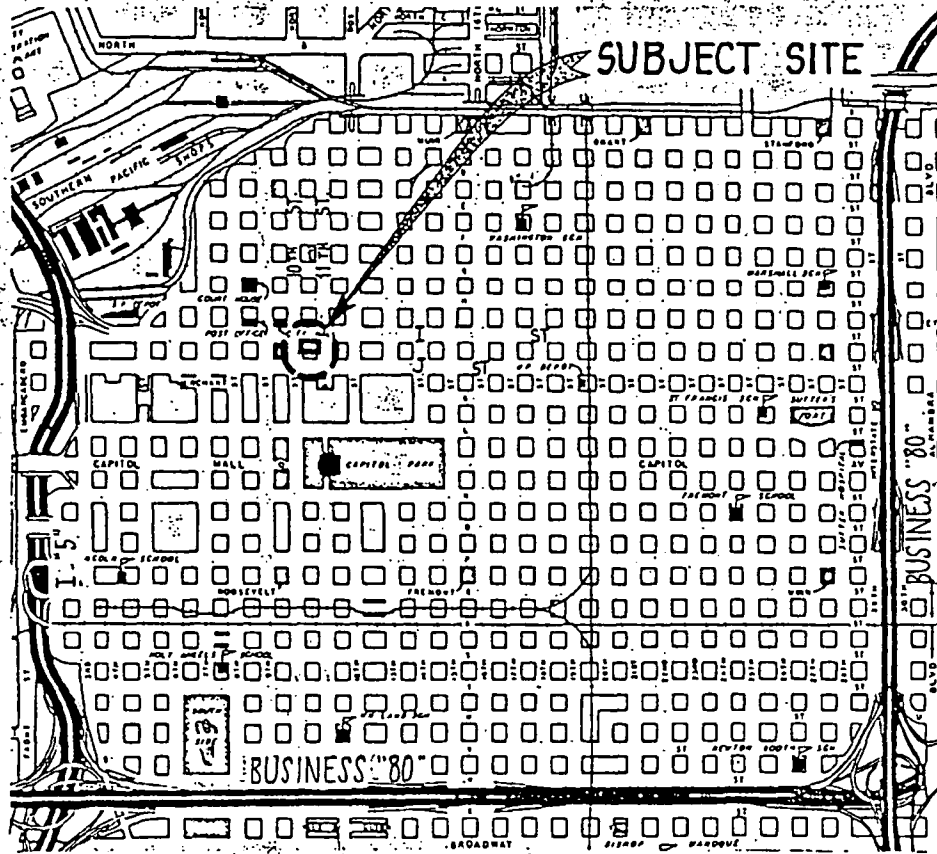
EAST END PARKING GARAGE

ASSESSOR'S PARCEL NO'S 006-0044-1, 3, 4 & 5





VICINITY MAP



SCALE: NTS

OCTOBER, 1986

LOCATION MAP

EAST END PARKING GARAGE

ASSESSOR'S PARCEL NO'S 006-0044-1, 3, 4 & 5

CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS

219

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION OF NECESSITY: ACQUISITION OF COUNTY
PARCEL NOS. 006-0044-001, 003, 004 AND 005
FOR THE FUTURE EAST END PARKING GARAGE AND/OR
MUNICIPAL OFFICES

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO, TWO-THIRDS (2/3) OF ALL MEMBERS OF SAID COUNCIL VOTING IN FAVOR THEREOF:

1. That the City of Sacramento intends to acquire through the exercise of the power of eminent domain the real property or interests in real property hereinafter described as County Parcel Nos. 006-0044-001, 003, 004 and 005 (herein referred to as the "Subject Parcels").
2. That the City of Sacramento intends to acquire the Subject Parcels in fee simple absolute unless a lesser estate is expressly specified in the description of said parcels.
3. That the Subject Parcels are to be taken for public parking, known as the East End Parking Garage and/or municipal office purposes.
4. That the statute or statutes authorizing the City of Sacramento to acquire the Subject Parcels for the above-mentioned public purposes are as follows: Government Code, Section 37350.5.
5. That the Subject Parcels are generally located in the north one-half of the block bounded by 10th, 11th, I and J Streets.
6. That the City Council declares that it has found and determined each of the following:
 - a. The public interest and necessity requires that a public parking garage and/or municipal offices be constructed at this location.
 - b. The East End Parking Garage and/or municipal offices is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
 - c. The subject parcels are necessary to provide additional public parking and/or municipal offices to serve the downtown area.
 - d. The offer required by Section 7267.2 of the Government Code has been made to the owner or owners of record.
7. That the City of Sacramento, a municipal corporation, its appropriate officers, employees and agents, are hereby authorized and empowered:
 - a. To acquire in fee simple in the name of the City of Sacramento, a municipal corporation, the Subject Parcels by condemnation in

accordance with the provisions of the Eminent Domain Law of the State of California;

- b. To prepare, file and prosecute in the appropriate court, such proceedings in eminent domain as are necessary for the acquisition of the Subject Parcels; and,
- c. To deposit the probable amount of compensation, as fixed by the City Council in accordance with law, with the Clerk of the appropriate court and to make application to said court for an order permitting the City of Sacramento to take immediate possession and use of the Subject Parcels.

8. The Subject Parcels, being the real property or interests therein, which the City is, by this resolution, authorized to acquire is situated in the City of Sacramento, State of California, and described as follows:

County Parcel No. 006-0044-001

Lot 1, and the West twenty-five (25) feet of Lot 2 in the block bounded by 10th and 11th Streets and "I" and "J" Streets of said City, as said Lots and Block are delineated on the official map thereof on file in the office of the County Recorder of said County.

County Parcel No. 006-0044-003

The North one-half of Lot 4 in the block bounded by "I" and "J" Streets, 10th and 11th Streets of the City of Sacramento, according to the official plat thereof.

County Parcel No. 006-0044-004

The North one-half of the South one-half of Lot 4 in the block bounded by 10th and 11th Streets and "I" and "J" Streets of the City of Sacramento according to the official plat thereof.

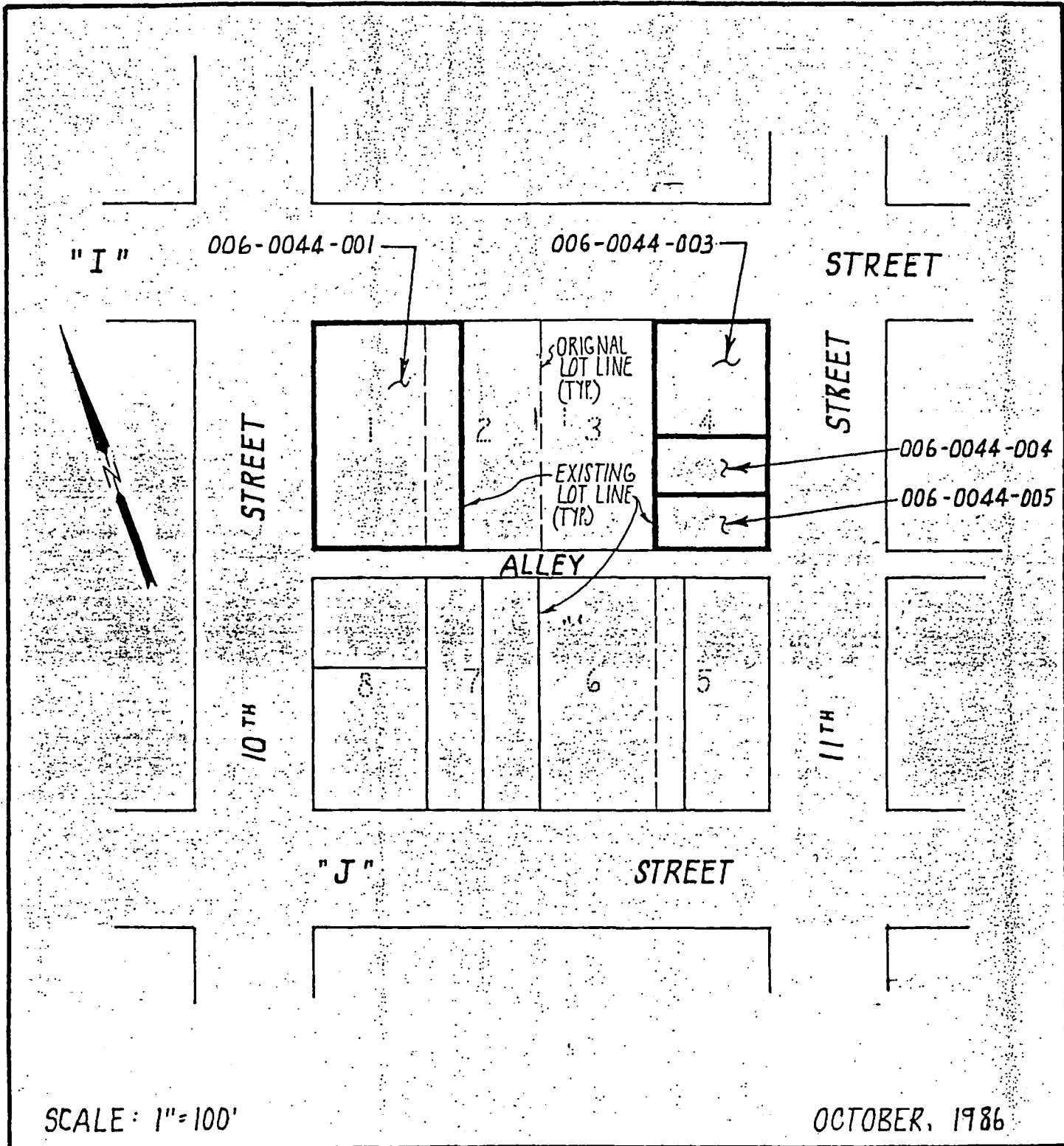
County Parcel No. 006-0044-005

The South one-quarter of Lot 4 in the block bounded by "I" and "J" Streets, 10th and 11th Streets of the City of Sacramento, according to the official map or plan of said City.

MAYOR

ATTEST:

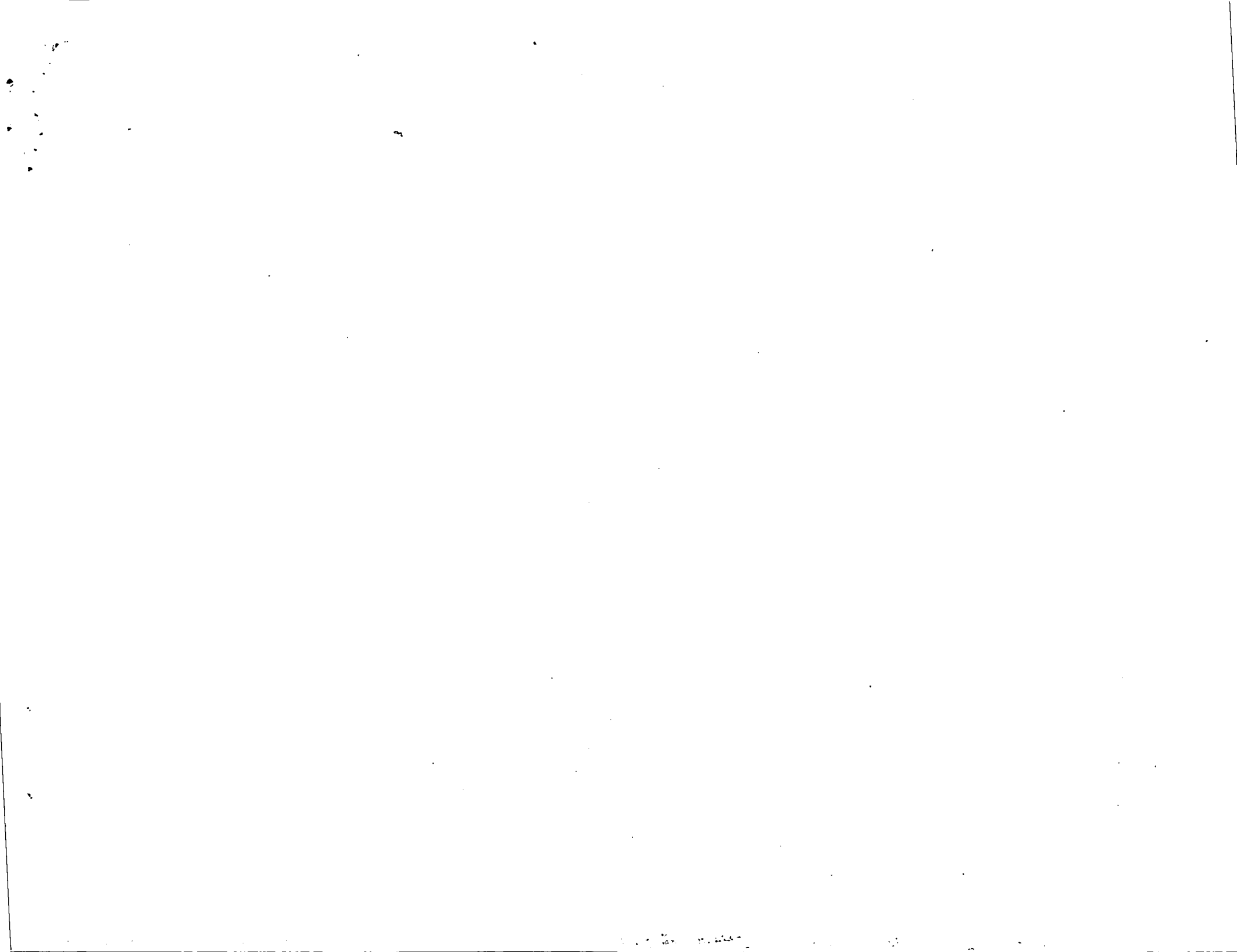
CITY CLERK

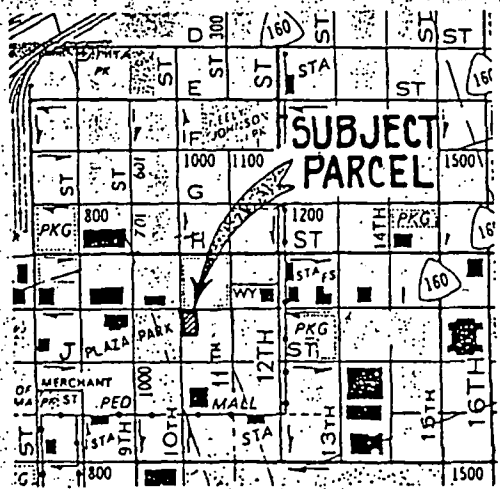


INDEX MAP

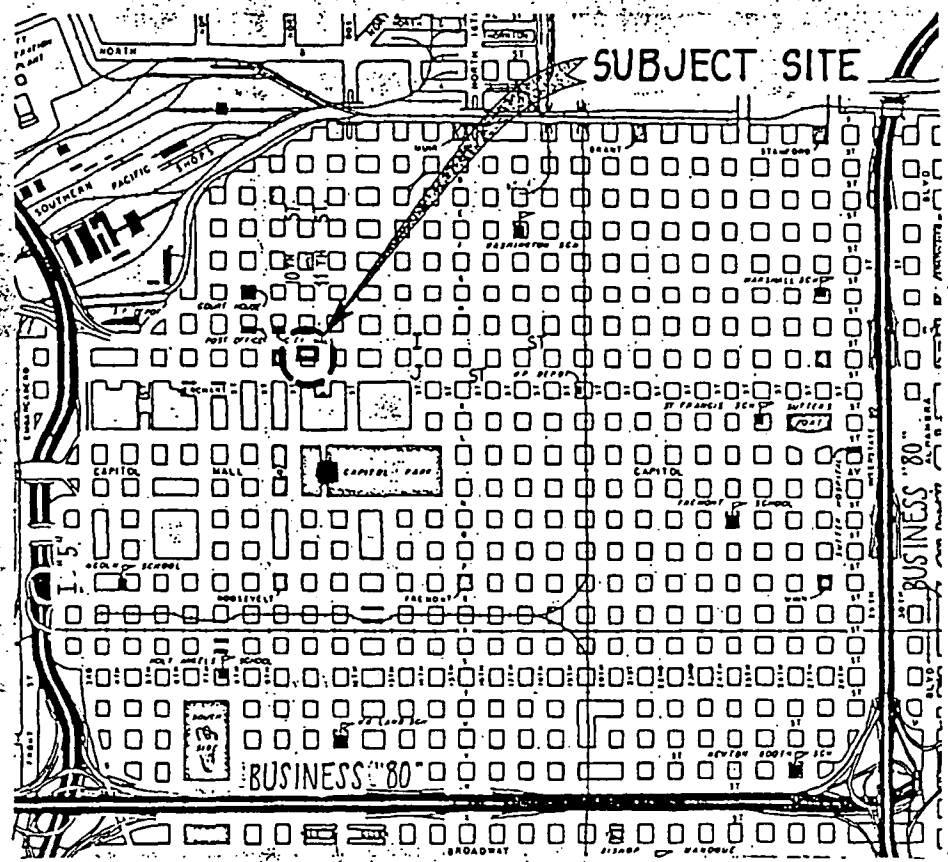
EAST END PARKING GARAGE

ASSESSOR'S PARCEL NO.'S 006-0044-1, 3, 4 & 5





VICINITY MAP



SCALE: NTS

OCTOBER, 1986

LOCATION MAP

EAST END PARKING GARAGE

ASSESSOR'S PARCEL NO'S 006-0044-1, 3, 4 & 5

CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS



179

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION OF NECESSITY: ACQUISITION OF
COUNTY PARCEL NOS. 006-0044-001, 003, 004 AND 005
FOR THE FUTURE EAST END PARKING GARAGE

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO, TWO-THIRDS OF ALL MEMBERS OF SAID COUNCIL VOTING IN FAVOR THEREOF:

1. That the City of Sacramento intends to acquire, through the exercise of the power of eminent domain, the real property or interests in real property hereinafter described as County Parcel Nos. 006-0044-001, 003, 004 and 005, (herein referred to as the "Subject Parcels").
2. That the City of Sacramento intends to acquire the Subject Parcels in fee simple absolute unless estate is expressly specified in the description of said parcels.
3. That the Subject Parcels are to be taken for a public parking garage known as the East End Parking Garage.
4. That the statute or statutes authorizing the City of Sacramento to acquire the Subject Parcels for the above-mentioned public purposes area as follows: Government Code, Section 37350.5.
5. That the Subject Parcels are generally located in the north one-half of the block bounded by 10th, 11th I and J Streets.
6. That the City Council declares that it has found and determined each of the following:
 - a. The public interest and necessity requires that a public parking garage be constructed at this location.
 - b. The East End Parking Garage is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
 - c. The Subject Parcels are necessary to provide additional public parking to serve the downtown area.
7. That the City of Sacramento, a municipal corporation, its appropriate officers, employees and agents, are hereby authorized and empowered:
 - a. To acquire in fee simple in the name of the City of Sacramento,

1. The Commission has received information that the following persons have been identified as having been involved in the activities of the Communist Party, U.S.A., in the State of New York, during the period from 1945 to 1954:

(a) [Name], [Address], [City], [State], [Zip];
[Name], [Address], [City], [State], [Zip];
[Name], [Address], [City], [State], [Zip];

(b) [Name], [Address], [City], [State], [Zip];
[Name], [Address], [City], [State], [Zip];

(c) [Name], [Address], [City], [State], [Zip];
[Name], [Address], [City], [State], [Zip];
[Name], [Address], [City], [State], [Zip];

(d) [Name], [Address], [City], [State], [Zip];
[Name], [Address], [City], [State], [Zip];

(e) [Name], [Address], [City], [State], [Zip];
[Name], [Address], [City], [State], [Zip];

(f) [Name], [Address], [City], [State], [Zip];
[Name], [Address], [City], [State], [Zip];

(g) [Name], [Address], [City], [State], [Zip];
[Name], [Address], [City], [State], [Zip];
[Name], [Address], [City], [State], [Zip];

(h) [Name], [Address], [City], [State], [Zip];
[Name], [Address], [City], [State], [Zip];

(i) [Name], [Address], [City], [State], [Zip];
[Name], [Address], [City], [State], [Zip];
[Name], [Address], [City], [State], [Zip];

(j) [Name], [Address], [City], [State], [Zip];
[Name], [Address], [City], [State], [Zip];
[Name], [Address], [City], [State], [Zip];
[Name], [Address], [City], [State], [Zip];

2. The Commission has also received information that the following persons have been identified as having been involved in the activities of the Communist Party, U.S.A., in the State of New York, during the period from 1955 to 1964:

[Name], [Address], [City], [State], [Zip];
[Name], [Address], [City], [State], [Zip];
[Name], [Address], [City], [State], [Zip];

[Name], [Address], [City], [State], [Zip];
[Name], [Address], [City], [State], [Zip];

17 9
a municipal corporation, the Subject Parcels by condemnation in accordance with the provisions of the Eminent Domain Law of the State of California;

- b. To prepare, file and prosecute in the appropriate court, such proceedings in eminent domain as are necessary for the acquisition of the Subject Parcels; and
 - c. To deposit the probable amount of compensation, as fixed by the City Council in accordance with law, with the Clerk of the appropriate court and to make application to said court for an order permitting the City of Sacramento to take immediate possession and use of the Subject Parcels.
8. The Subject Parcels, being the real property or interests therein which the City is by this resolution authorized to acquire is situated in the City of Sacramento, State of California, and described as follows:

County Parcel No. 006-0044-001

Lot 1, and the West twenty-five (25) feet of Lot 2 in the block bounded by 10th and 11th Streets and "I" and "J" Streets of said City, as said Lots and Block are delineated on the official map thereof, on file in the office of the County Recorder of said County.

County Parcel No. 006-0044-003

The North one-half (1/2) of Lot 4 in the block bounded by "I" and "J", 10th and 11th Streets of the City of Sacramento, according to the official plat thereof.

County Parcel No. 006-0044-004

The North one-half (1/2) of the South one-half (1/2) of Lot 4 in the block bounded by 10th and 11th Streets and "I" and "J" Streets of the City of Sacramento according to the official plat thereof.

County Parcel No. 006-0044-005

The South one-quarter (1/4) of Lot 4 in the block bounded by "I" and "J" Streets, 10th and 11th Streets of the City of Sacramento, according to the official map or plan of said City.

ATTEST:

MAYOR

CITY CLERK

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OFFICE OF THE
CITY MANAGER

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 109
915 I STREET
SACRAMENTO, CA
95814-2684

December 11, 1986

916-449-5704

12-30-86 Agenda
Cont. to 1-6-87

MEMORANDUM

TO: Lorraine Magana, City Clerk

SUBJECT: EAST END PARKING GARAGE

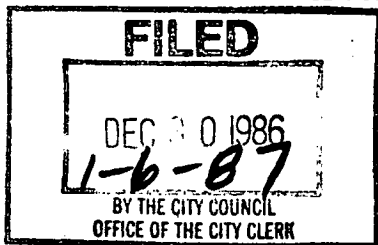
This staff report is scheduled to be heard by Council at the last meeting in December. Mayor Rudin will not be present at that time and is requesting that the item be carried over to January 6, 1987.

Walter J. Slipe

WALTER J. SLIPE
City Manager

cc: Mayor Anne Rudin
Solon Wisham, Jr., Assistant City Manager
Mel Johnson, Director of Public Works

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on original
by date*



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