

**DEPARTMENT OF PARKS  
AND COMMUNITY SERVICES**

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**CITY OF SACRAMENTO**  
CALIFORNIA

July 23, 1991

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SACRAMENTO ZOO  
PARKS AND RECREATION  
• NORTH  
• SOUTH  
• CITY-WIDE

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: Status of Williams House (Mory's Place) Project**

**SUMMARY**

This report provides an update on the proposed relocation of the historic Williams House to the city-owned site known as J. Neely Johnson Park. This report is for information only.

**BACKGROUND**

In June 1990, the City Council heard a report providing information about the American Youth Hostel's (AYH) plans for the relocation of the Williams House to a site they own on 14th and F Streets. At that time, AYH had funding available to relocate and rejoin the building, but not enough to rehabilitate it to building code to operate as a hostel. At the same meeting, Council directed staff to report back on a possible business arrangement for the relocation of the Williams House by AYH to J. Neely Johnson Park.

A task force with representatives from Planning and Development, Public Works, Sacramento Housing and Redevelopment Agency, and Parks and Community Services have met to discuss various issues involved in the relocation and the concerns of each Department. The task force has drafted a timeline for the approval process of the project (Exhibit A).

Staff from the Department of Parks and Community Services have prepared a draft lease agreement for operation of the hostel in Johnson Park by AYH. The draft agreement has been reviewed by AYH and their legal counsel. Some of the key business terms include:

- \* AYH shall use the leased premises only as a hostel facility.
- \* The initial term of the lease is for 30 years (\$1 per year) with two ten year options.

- \* Title and ownership of the building will remain with AYH until termination of the lease.
- \* AYH shall provide reasonable evidence of adequate allocated funding to complete the relocation, rehabilitation, and improvements to begin operation of the hostel.
- \* AYH is responsible for all costs associated with the relocation of the Williams House and its rehabilitation/renovation.
- \* AYH is responsible for all maintenance costs of the leased premises.

Some of the issues that remain to be resolved are:

- 1) Is it legal to allow AYH to use the leased premises for hostel programming and other than hostel uses given the current zoning and conflicts with the community and redevelopment plans for that area?
- 2) How will the loss of parkland be mitigated as required by CEQA?
- 3) What are reasonable timelines for AYH to obtain funding, relocate the building, rehabilitate/renovate to meet building code, and commence operation of the hostel facility?
- 4) What kind of assurances can be offered the City that these contractual and financial obligations will be met and the City not be approached for funding assistance in the future in order to finish the project?

AYH has submitted an application to the Planning Department to relocate the Williams House to Johnson Park. A public workshop on AYH's proposal to move the Williams House to J. Neely Johnson Park is scheduled for August 14, 1991, at 6:30 p.m. at the Williams House current location of 9th and H. The workshop will be sponsored jointly by the City and AYH. Notices have been sent to the surrounding community and the general public is welcome to attend and participate.

Based on the input from this workshop a draft agreement will be finalized and presented for a series of reviews and approvals as shown in Exhibit A prior to final Council action.

#### FINANCIAL DATA

There are no City funds proposed for this project. The City's contribution would consist of providing land at a lease rate far below market value. The proposed lease rate would be \$1.00 per year for the initial 30-year lease term.

#### POLICY CONSIDERATIONS

Identifying parkland as a solution to land availability problems sets a dangerous precedent towards the protection of open space for future generations. In an area that already has a deficit in parkland and open space areas, loss of fifty percent or more of an existing park represents a significant loss to the surrounding community that is difficult to replace.

While the opportunity to save the Williams House is an important one, that must be balanced with the need to preserve and protect parks from inconsistent and inappropriate uses.

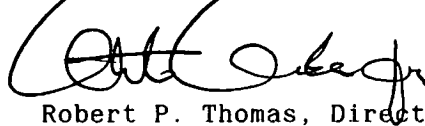
MBE/WBE EFFORTS

None.

RECOMMENDATION

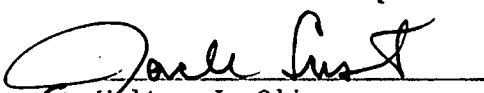
This report is for information only.

Respectfully submitted,



Robert P. Thomas, Director  
Parks and Community Services

Approved for Information:

  
for Walter J. Slipe  
City Manager

Contact Person: Patricia Bisharat, Administrative Services Officer - 449-5375

K:Council/MNRMory2

District 1  
July 23, 1991

MN:ja

City of Sacramento  
Department of Parks and Community Services

**TIMELINE FOR MORY'S RELOCATION**

Draft Lease sent to AYH	January 15, 1991
Informational Memo to Council	March 1, 1991
AYH comments to draft lease	March 26, 1991
Task Force Meeting #1 (Discussion of AYH comments)	April 11, 1991
Lease discussion with AYH	April 22, 1991
AHY Submits application to planning for relocation to park	April 24, 1991
Task Force Meeting #2 (develop tentative project timeline/plan community meeting)	May 1, 1991
Task Force Meeting #3 (finalize planning for community meeting)	July 16, 1991
Informational report to Council	July 23, 1991
Public Workshop #1 (joint w/SHRA PAC and AYH)	August 14, 1991
Finalize Proposed Lease/ AYH	Fall/Winter '91
Task Force Meeting #4	"
Public Workshop #2 (if necessary)	"
Completion of Environmental Review (Negative Declaration)	"
PAC Hearing	"
Redevelopment Commission Hearing	"
History and Science Commission Hearing	"
Planning Commission Hearing (AYH application/special permit)	"
Council Hearing (Lease Agreement)	"
AYH submits funding application to SHRA	"
SHRA's funding decision	Spring 1992