



Sacramento Heritage, Inc.

630 I Street, Sacramento, California 95814 (916) 444-9210

December 23, 1981

City Council of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Sacramento Heritage Repayment of CDBG Loan

At its Special Meeting of December 22, 1981 the Board of Sacramento Heritage, Inc. voted to rescind their previous action to commit \$50,000 to the City for the purchase of the Diepenbrock Mansion. In place of this commitment, the Board determined that the outstanding CDBG loan of \$60,000, which had been transferred to Sacramento Heritage by the Preservation Board in 1979, would now be repaid to the Preservation Board.

Sacramento Heritage, Inc. would like to take this opportunity to reiterate that, should the City acquire the Diepenbrock property, Heritage will, upon the request of the City, administer the resale of the property for preservation purposes.

Respectfully yours,

Lanny Tobe
Vice Chairperson

cc: Preservation Board
c/o Dick Hastings
Bill Edgar
Bob Smith
Sacramento Heritage
Board Members
Joan Roberts
Carol Branan
Leo Goto
Roy Tjen

APPROVED
BY THE CITY COUNCIL

DEC 29 1981

OFFICE OF THE
CITY CLERK



CITY OF SACRAMENTO

CITY PRESERVATION BOARD

~~XXXXXXXXXX~~ 927-10th
~~XXXXXXXXXXXX~~

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

December 29, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Vote of Preservation Board approving source of funds for acquisition of 2315 Capitol Avenue

BACKGROUND INFORMATION

The Preservation Board at a special meeting on December 28, 1981 voted on the following motion: To use the \$60,000 returned to the Board by Sacramento Heritage, Inc. to assist in the purchase of the Diepenbrock Mansion if necessary. If not necessary for purchase of the Diepenbrock, then the money to be maintained as a Preservation Board fund.

If used to assist in the purchase of the Diepenbrock, then the money to be returned to the Preservation Board fund after sale of the Diepenbrock.

VOTE OF BOARD

Seven ayes; one absent

Respectfully submitted,
Richard B. Hastings
Richard B. Hastings
Preservation Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

RBH:bw

December 29, 1981
District No. 4



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
827 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

December 23, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Amendment to Item 21 Regarding Source
of Funding for Proposed Land and Improve-
ment Acquisition, 2315 Capitol Avenue

BACKGROUND INFORMATION

On Monday, December 21, Sacramento Heritage, Inc., voted 3 ayes, 0 noes, 2 absent, to modify their previous motion authorizing \$50,000 to be transferred to the City to assist in the purchase of 2315 Capitol Avenue. Rather than transferring \$50,000 to the City, they voted to reimburse \$60,000 to the Preservation Board. This amount had been loaned to Sacramento Heritage, Inc., by the Board for the purchase of 1010 "F" Street.

In order to make the \$60,000 available, Preservation staff has called a Special Meeting of the Preservation Board on Monday, December 28, to consider a motion releasing the funds to assist in the purchase of 2315 Capitol Avenue. Staff will present the Preservation Board's motion to the Council on the evening of Tuesday, December 29.

Staff recommends that the Council approve the revised funding sources for the purchase and adopt the amended Resolution.

FINANCIAL DATA

Market Value "as is":	\$162,500
Miscellaneous Cost :	1,000
Total:	<u>163,500</u>
Source of Funds -	
CDBG:	103,500
Preservation Board:	60,000
Total:	<u>163,500</u>

RECOMMENDATION

Staff recommends that the Council approve the release of CDBG funds and Preservation Board funds to the City for the purchase of 2315 Capitol Avenue. Staff also recommends that the Council adopt the attached Resolution authorizing expenditures of funds for land and improvement acquisition for the purchase of 2315 Capitol Avenue.

Respectfully submitted,

Richard B. Hastings

Richard B. Hastings,
Design Review/Preservation
Director

RBH:mm
Attachments
M-637

December 29, 1981
District No.4

AMENDED

81-952

RESOLUTION No.

Adopted by The Sacramento City Council on date of

December 29, 1981

AUTHORIZING EXPENDITURE OF FUNDS, LAND
AND IMPROVEMENT ACQUISITION FOR THE
PURCHASE OF 2315 CAPITOL AVENUE (M-637)

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

That the City Manager is hereby authorized and directed to expend the sume of \$103,500 out of CDBG funds and the sum of \$60,000 from Preservation Board funds for the acquisition of 2315 Capitol Avenue.

<u>Parcel No.</u>	<u>Amount</u>
007-155-13	\$162,500
Misc.Expenses:	<u>1,000</u>
Total:	163,500

Pursuant to Section 7267.2 of the Government Code of the State of California, this Council does hereby find and determine that the amounts set forth herein for acquisition of real property are the amounts which this Council believes to be just compensation for the parcels to be acquired with said sums.

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

DEC 29 1981

OFFICE OF THE
CITY CLERK

M-637

21



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

December 21, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Adopt Resolution Authorizing Expenditures of Funds for Land and Improvement Acquisition for 2315 Capitol Avenue and Approve the Transfer of CDBG Funds and Sacramento Heritage Funds for Purchase of the Property. (M-637)

SUMMARY

The Council adopted Resolution No. 81-511 dated July 7, 1981 indicating its intention to acquire 2315 Capitol Avenue through the power of eminent domain. The present owner of the building has applied for a permit to demolish the structure. The building is an Essential structure on the Official Register. Staff has established the purchase price of the building and parcel and miscellaneous cost to be \$163,500. Staff proposes that CDBG funds and Sacramento Heritage funds be used to purchase the building. After the City has taken possession of the property, staff proposes that it be rehabilitated on site. Staff recommends the Council adopt the attached resolution authorizing expenditures of funds for land and improvement acquisition for 2315 Capitol Avenue, County Parcel No. 007-155-13, and approve the transfer of CDBG funds and Sacramento Heritage funds for purchase of the property.

BACKGROUND INFORMATION

On July 7, 1981 at the request of the Preservation Board and the City Planning Commission, the Council voted to adopt a Resolution of Necessity to acquire the parcel located at 2315 Capitol Avenue, County Parcel No. 007-155-13, (Resolution No. 81-511). For further background leading up to this action, please see Attachment No. 1.

The building is now owned by the First Baptist Church which has applied for its demolition. The building is listed on the City's "Official Register" as an Essential structure.

Mr. Howard A. Pearson, MAI, of Clark-Robbins Company has prepared an appraisal of the property. His appraised market value of the property "as is" is \$162,500.

Sacramento Heritage, Inc. voted at their regular meeting of December 10, 1981 to transfer \$50,000 to the City for partial funding to purchase 2315 Capitol Avenue. Vote: three ayes, no noes and two absences. The remainder of the money would come from CDBG funds. The CDBG funds will be returned to the City as part of the rehabilitation project. Any additional funds would be returned to Sacramento Heritage, Inc. After the City has possession of the property, it will be auctioned for rehabilitation on-site.

FINANCIAL DATA

Market Value "as is":	\$162,500
Miscellaneous Cost:	<u>1,000</u>
	\$163,500
Source of Funds CDBG:	\$113,500
Sacramento Heritage Inc:	<u>50,000</u>
Total	\$163,500

RECOMMENDATION

Staff recommends that the Council approve and release CDBG funds and accept the transfer of the funds from Sacramento Heritage, Inc. to the City for the purchase of 2315 Capitol Avenue. Staff also recommends that the Council adopt the attached resolution authorizing expenditures of funds for land and improvement acquisition for the purchase of 2315 Capitol Avenue.

Respectfully submitted,

Richard B. Hastings

Richard B. Hastings,
Design Review/Preservation
Director

RECOMMENDATION APPROVED:

Walter J. Slipe

Walter J. Slipe, City Manager

RBH:bw
Attachments

P-9351 - M-637

December 22, 1981
District No. 4

EXTRACT OF BACKGROUND INFORMATION
FROM MAY 27, 1981 PRESERVATION
BOARD TRANSMITTAL TO COUNCIL

BACKGROUND

In December 1980, the City Council passed a resolution extending the demolition suspension on 2315 Capitol Avenue for 180 days. (Resolution No. 80-799.) The Council based its decision on the vote and recommendations of the Planning Commission and the Preservation Board. The Commission and Board were in favor of an extension of the demolition suspension in order for the City and the church to work out mitigation measures which would allow the church to expand their parking facilities and the City to retain the Diepenbrock Mansion, which is an Essential structure on the City's Official Register. The Commission had requested that the Baptist Church, during the 180 day suspension period, develop an overall master plan for all church property. The church was then to return to the Planning Commission with the master plan and any request for special permits needed. The Planning Department received revised master plan drawings for the church facilities on March 6, 1981. The Environmental Section is now reviewing the church master plan and the additional information to determine whether an EIR will be required for the scope of work proposed. In any case, the Planning Commission will not review the church's master plan until after the demolition suspension on the Diepenbrock building has expired.

During the last 180 days, City staff has met with the church and other interested groups concerning the building. All inquiries by developers or interested persons have been forwarded to the church. Unfortunately, no final agreement was made between any of the developers and the church. Therefore, as potential demolition draws closer, no viable proposal for the building's rehabilitation is pending. This situation has left the Preservation Board no alternative but to vote to request that the Council, through eminent domain, acquire the Diepenbrock structure.

The Preservation Board on April 27, voted "to recommend to City Council that the City use the power of eminent domain to acquire the Diepenbrock Mansion for the purpose of placing it under the control of Sacramento Heritage, Inc. to solicit proposals from the private sector for the restoration of the building on site and/or to consider acquisition of the adjacent vacant parcel to the west for relocation of the Diepenbrock Building."

Sacramento Heritage, Inc., at their meeting of May 21, passed a motion unanimously by those present to accept the Diepenbrock building should the City Council choose to acquire the structure and property. Once the City has acquired the property and building then it could be turned over to Sacramento Heritage, Inc.

Sacramento Heritage, Inc. would hold an auction as soon as possible after the City had acquired the property and building. The sale of the property would be conducted in a manner similar to those for 1010 "F" Street, 517-8th Street and 925 "G" Street, with the City retaining a historic facade easement. The money returning to the City from the sale would then be dispersed back to Sacramento Heritage, Inc. and the Preservation Board to be used for other Preservation needs. If other CDBG funds were needed, they would be reimbursed at this time.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

December 29, 1981

AUTHORIZING EXPENDITURE OF FUNDS, LAND AND
IMPROVEMENT ACQUISITION FOR THE PURCHASE
OF 2315 CAPITOL AVENUE (M-637)

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

That the City Manager is hereby authorized and directed to expend the sum of \$113,500 out of CDBG funds and the sum of \$50,000 from funds released by Sacramento Heritage, Inc. for the acquisition of 2315 Capitol Avenue.

<u>Parcel No.</u>	<u>Amount</u>
007-155-13	\$162,500
Misc. Expenses	<u>1,000</u>
Total:	\$163,500

Pursuant to Section 7267.2 of the Government Code of the State of California, this Council does hereby find and determine that the amounts set forth herein for acquisition of real property are the amounts which this Council believes to be just compensation for the parcels to be acquired with said sums.

MAYOR

ATTEST:

CITY CLERK

M-637