



Agency Rpt
28

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

September 20, 1982

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED
SEP 22 1982

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session: **SEP 28 1982**

SUBJECT: Approval of Preliminary Plans, Empire House/Ebner Hotel,
Old Sacramento Parcels Nos. 83-84.

SUMMARY

On April 13, 1982 the Agency adopted Resolution No. 82-023 approving a time extension for the submission of preliminary plans for the redevelopment of Empire House/Ebner Hotel by California Historic Properties-80, the Redeveloper. Preliminary plans have been submitted for approval.

BACKGROUND

When California Historic Properties-80, the Redeveloper for the Empire House/Ebner Hotel, Old Sacramento Parcels Nos. 82-83, entered into an assignment for this project, it was on the basis that the final plans acquired from the previous Redeveloper would be revised and resubmitted. There was no requirement or provision for the submittal of preliminary plans. Subsequently, the Redeveloper requested an amendment to the Schedule of Performance which would allow for the submittal of preliminary plans which would afford them the opportunity to redesign the interior of the building and formally submit the new design for approval before committing to a building use and the expenditure of funds to produce final plans. On April 13, 1982 the Agency adopted Resolution No. 82-023 approving the addition of a provision for the submittal and approval of preliminary plans and amending the Schedule of Performance extending the time for performance.

The originally proposed use of the building by the previous Redeveloper was for commercial/retail use of a portion of the street and lower level with a hotel use on the upper floors. The assignment to California Historic Properties-80 permitted a mixed use of commercial/retail office and/or hotel use. California Historic Properties-80 preliminary plans indicate a commercial/retail use of the lower two (2) levels and a hotel use on the upper two(2) floors.

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The internal planning has been revised for a more marketable, efficient and flexible use of the space.

The preliminary plans as submitted are consistent with the prior stated and approved uses and satisfy the intent of the Contract and comply with the Redevelopment Plan. Preliminary and final plans for Old Sacramento projects normally have not come to the Commission or Agency for approval. The Commission has expressed its interest and concern over uses and design remaining consistent with the original proposal and Redeveloper selection. The approval of these plan submittals will afford the opportunity to be appraised and assured of the Redeveloper's continued progress and adherence to the selected proposal.

FINANCIAL DATA

The approval of the preliminary plans will have no adverse financial impact upon the Agency.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of September 20, 1982, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Angelides, Dickinson, Kneprath, A. Miller, Walton


NOES: None

ABSENT: Fisher, Luevano, B. Miller, Teramoto

RECOMMENDATION

The staff recommends adoption of the attached resolution formally approving the preliminary plans for the redevelopment of Empire House/Ebner Hotel.

Respectfully submitted,

William H. Edgar 
WILLIAM H. EDGAR
Executive Director

TRANSMITTED TO COUNCIL


WALTER J. SLIPE
City Manager

Contact Person: Theodore R. Leonard

RESOLUTION NO. 82-072

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
ON DATE OF

September 28, 1982

APPROVING PRELIMINARY PLANS
EMPIRE HOUSE/EBNER HOTEL
OLD SACRAMENTO PARCELS NOS. 83-84

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

Section 1. The Preliminary Plans for the redevelop-
ment of the Empire House/Ebner Hotel, Old Sacramento Par-
cels 83-84, are hereby approved.

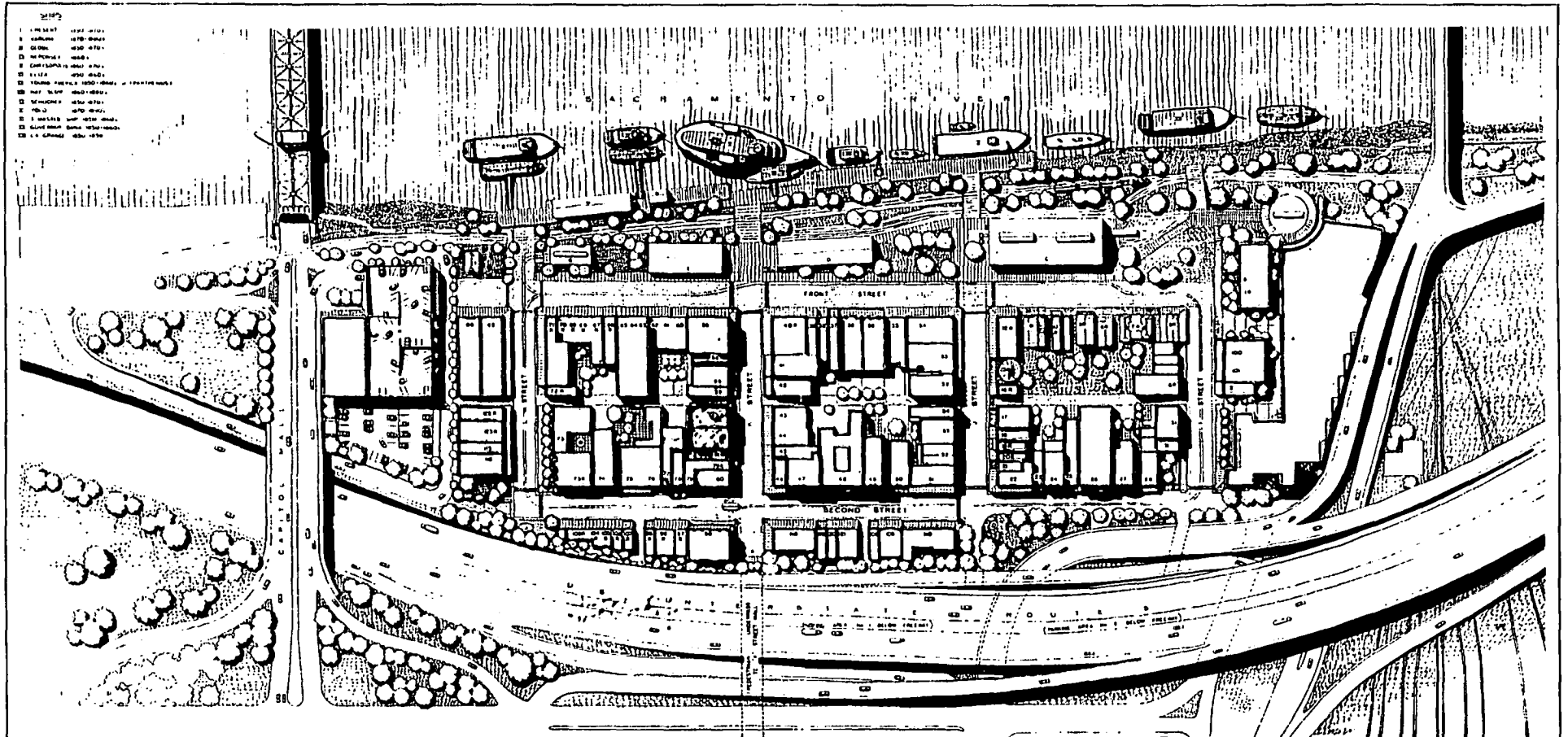
CHAIRMAN

ATTEST:

SECRETARY

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

SEP 28 1982



Key to Building Numbers

1 CITY HALL & WATER WORKS	10 LAMAR BLDG	20 MARYLAND BLDG	30 GREGORY BLDG	40 STROUSE & CO	50 EMMETT HOTEL	60 SOUTH BLDG
2 DONKEY W/PLE WHI	20 LOMB RESTAURANT	30 STANLEY ALE HOUSE	35 PLAZA HALL AND BALCONY	45 EAGLE W/BL	55 STAMPAK BROTHERS BAKERY	65 HEWARD BLDG
3	30 LEWIS BLDG	40 LIMITED STATES HOTEL	50 CITY MARKET	60 ADAMS W/BL & CO	70 CANTY BLDG	80
4	40 SACRAME BLDG & BLUE OYER SALOON	50 NEW YORK DRUG STORE	60 SMALL CHINA HOUSE	70 ADAMS W/BL & CO	80 LAYTON BLDG	90
5	50 NEWBY-READING R CO	60 BIRD & BAY	70 SMOKE BARNDOL & CO	80 W F BROWN HOTEL	90 COMMERS BLDG	100 S F FISH
6	60 BAKER-HARRISON BLDG	70 HONOLULU HOUSE	80	90 CLARKSON HOTEL	100 FREEY BLDG	110
7	70 PEOPLES MARKET	80 LADY HEAVY RICE BLDG	90 NATIONAL HOTEL	100 MADRA STABLES	110 FREEY BLDG	120
8	80 HOTEL DE FRANCE	90 HALL, LUTHE AND CO	100 STEWIS GALLERY	110 DRAPER BLDG	120 BOY "A" BLDG	130
9	90 CITY HOTEL	100 SCHWARTZ BLDG	110 STEWIS, CHEWEL & CO	120 BRASSER BLDG	130 BOY "C" BLDG	140
10	100 W MC DONNELL & CO	110 FOSTER BLDG	120 UNION HOTEL	130 THOMPSON LUMBER CO W/1	140	150
11	110 LAMAR LIGHTING	120 HENNING'S LILLAGARD	130 BARRY EXCHANGE BLDG	140 ROBERTS' CANNERY SHED	150 JELSON BLDG	160
12	120 TAYLOR BLDG	130 VERNON-BRANDMAN HOUSE	140 SACRAME TO CALIFIA CO	150 BREWSTER-FULLER BLDG	160 AMERICA BLDG	170
13	130 HANLEY TENT	140 BRUNSON BLDG	150 SACRAME TO CANADA CO	160 DEWING'S STATE JOURNAL	170 FARMER'S BLDG	180
14	140 HANLEY'S SEW STORE	150 BRUNSON BLDG	160 SACRAME TO CANADA CO	170 PENNEBENT STONE	180 DEWING'S BLDG	190
15	150 HANLEY'S MARINE HALL	160 SOUTH BLDG	170 AMALAS HOTEL	180	190 STALL, CONE & CO	200
16	160 SACRAME TO LUMBER	170 SOUTH BLDG	180 CLINE & CO	190	200 POMERAY TELEGRAPH BLDG	



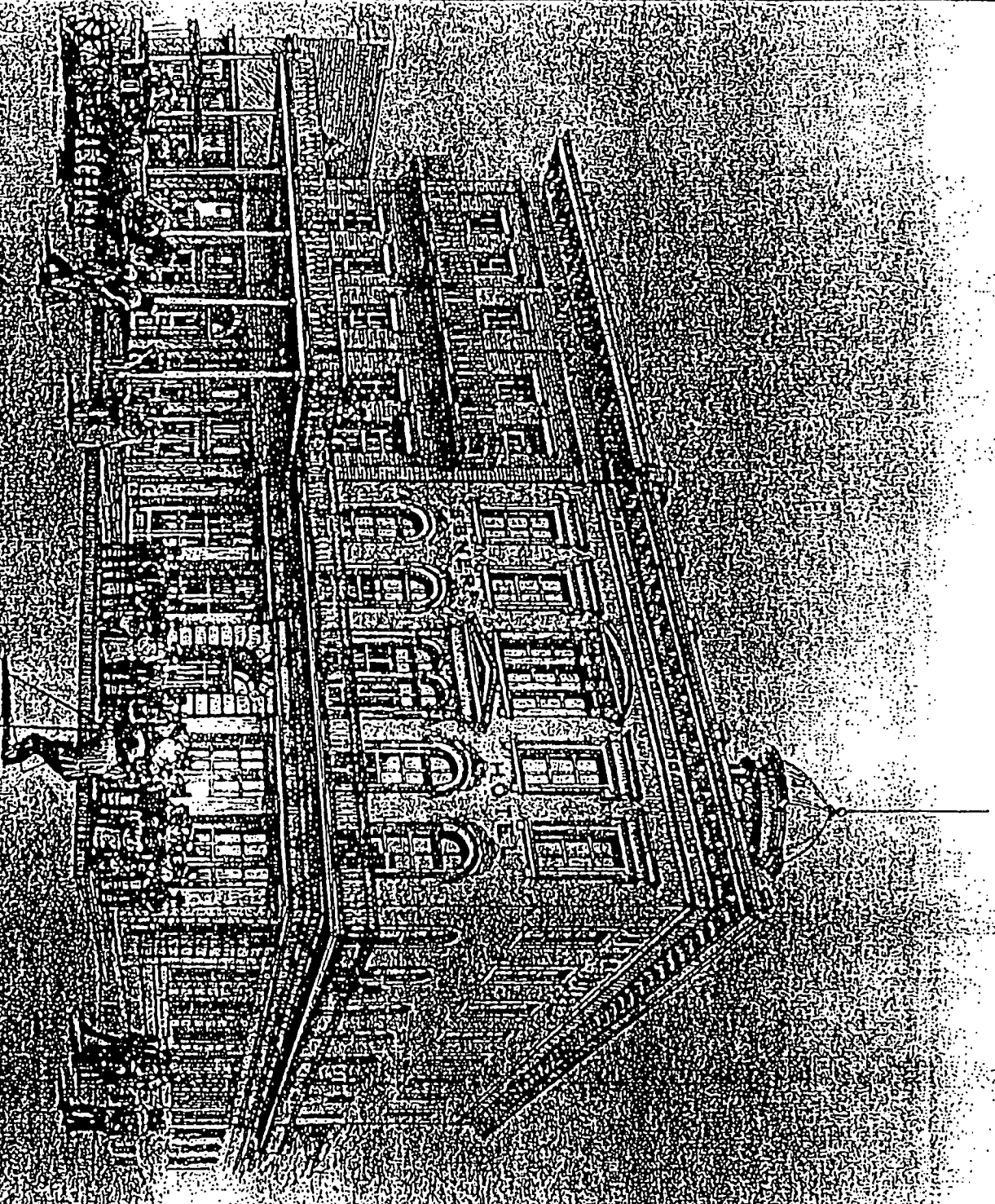
OLD SACRAMENTO

A REGISTERED NATIONAL HISTORIC LANDMARK

- CALIFORNIA STATE AND NATIONAL HISTORIC BUILDINGS
- CITY, COUNTY HISTORICAL MARKER
- C CARP GARAGE, MASSERIA STATION MARKET
- CENTRAL PACIFIC FREIGHT DEPOT
- STEAM HARBOR BUILDING
- HISTORIC STREET CAR CAR
- SOUTH YARD GARAGE
- HISTORIC SCHOOL HOUSE
- PEDESTRIAN UNDERPASS TO BOWTOWN PLAZA AND W F ST HALL
- NORTH CONDUIT FOOT EXPRESS HOUSE AND PLAZA
- CASCADIA WORKSHOP - WAREHOUSE
- CASCADIA STEAMBOAT OFFICE

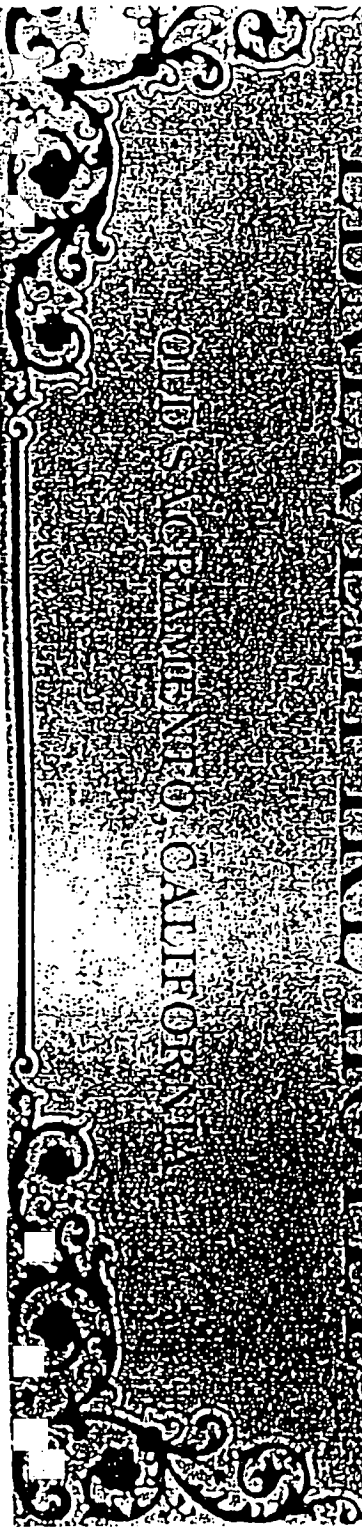


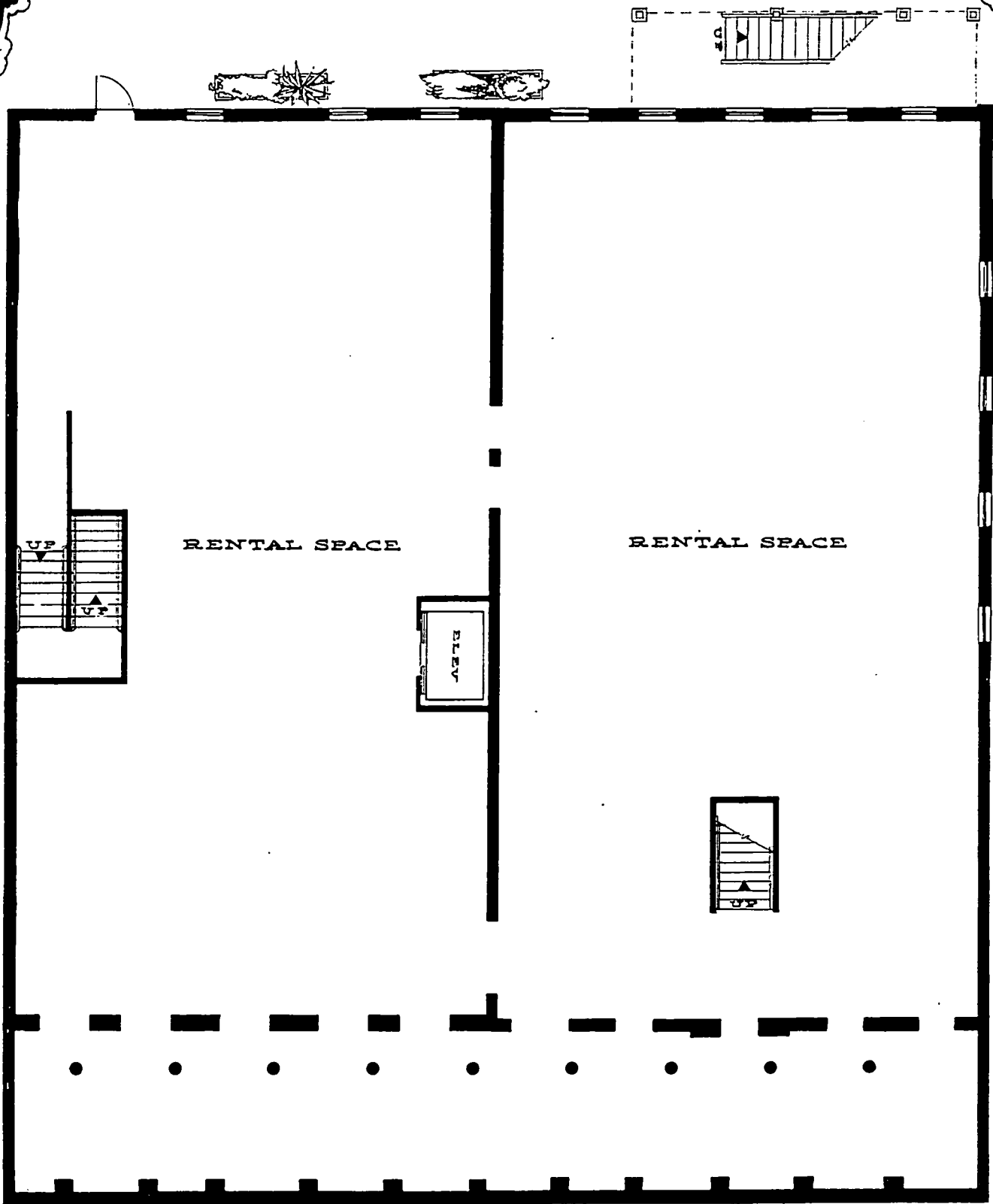
PICTORIAL PLAN
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



BRUNNEN-AMPERIUM

CHIESA SACERDOTE, CANTON VARESE





RENTAL SPACE

RENTAL SPACE

ELEV

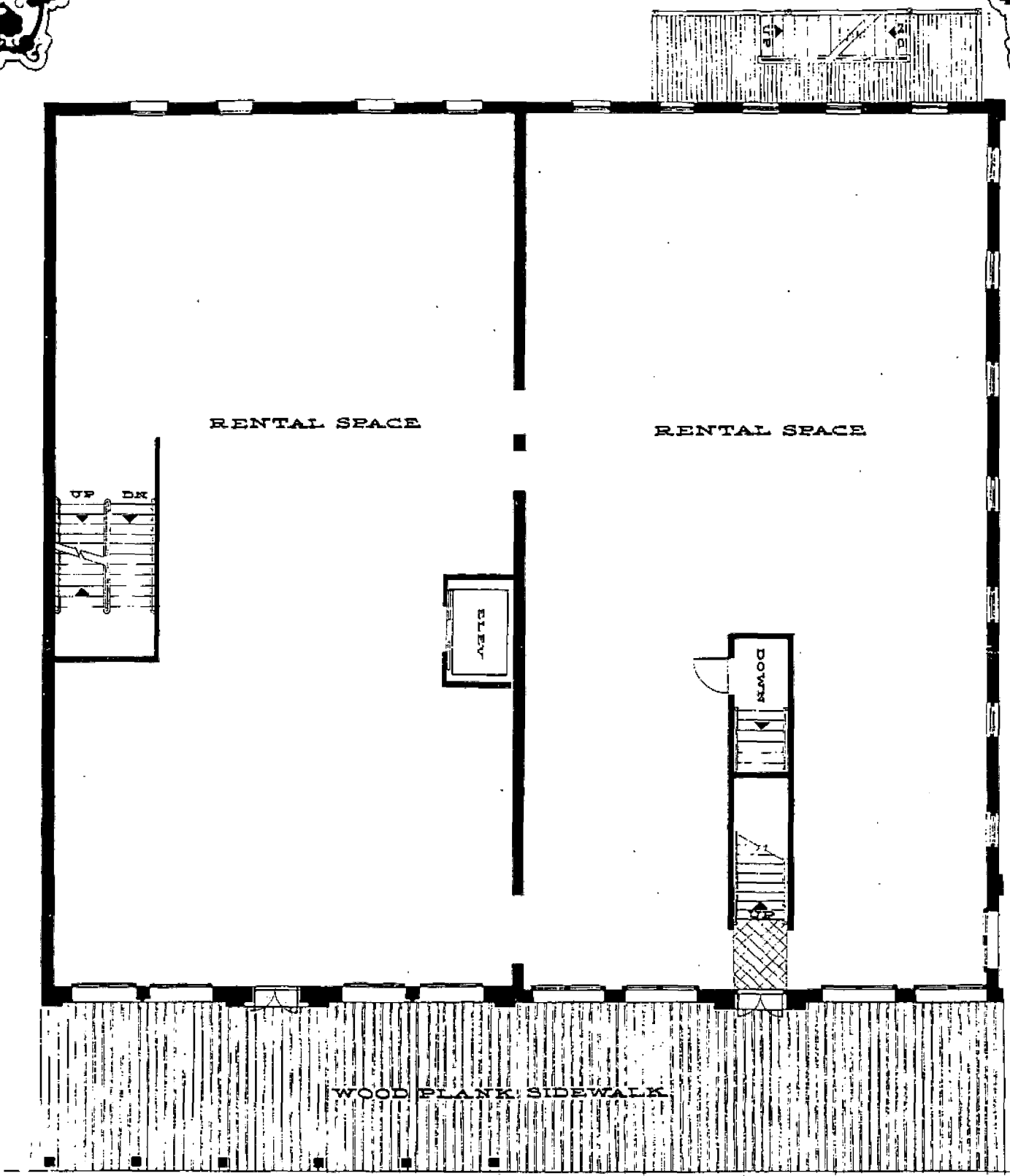
UP

DOWN

COURTYARD FLOOR

EBNER/EMPIRE HOTEL

OLD SACRAMENTO, CALIFORNIA



RENTAL SPACE

RENTAL SPACE

UP DN

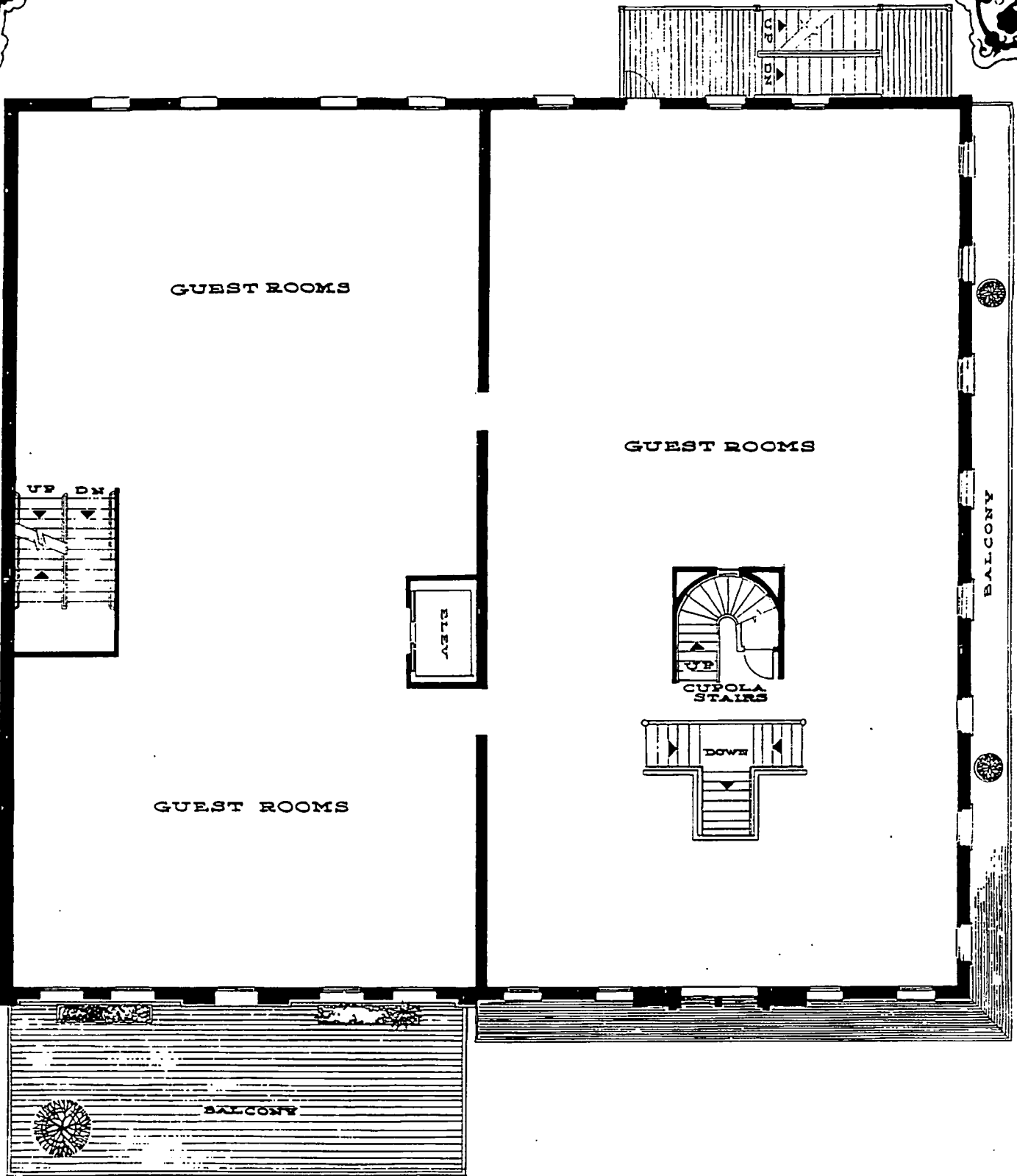
ELEV

DOWN

WOOD PLANK SIDEWALK

FIRST FLOOR

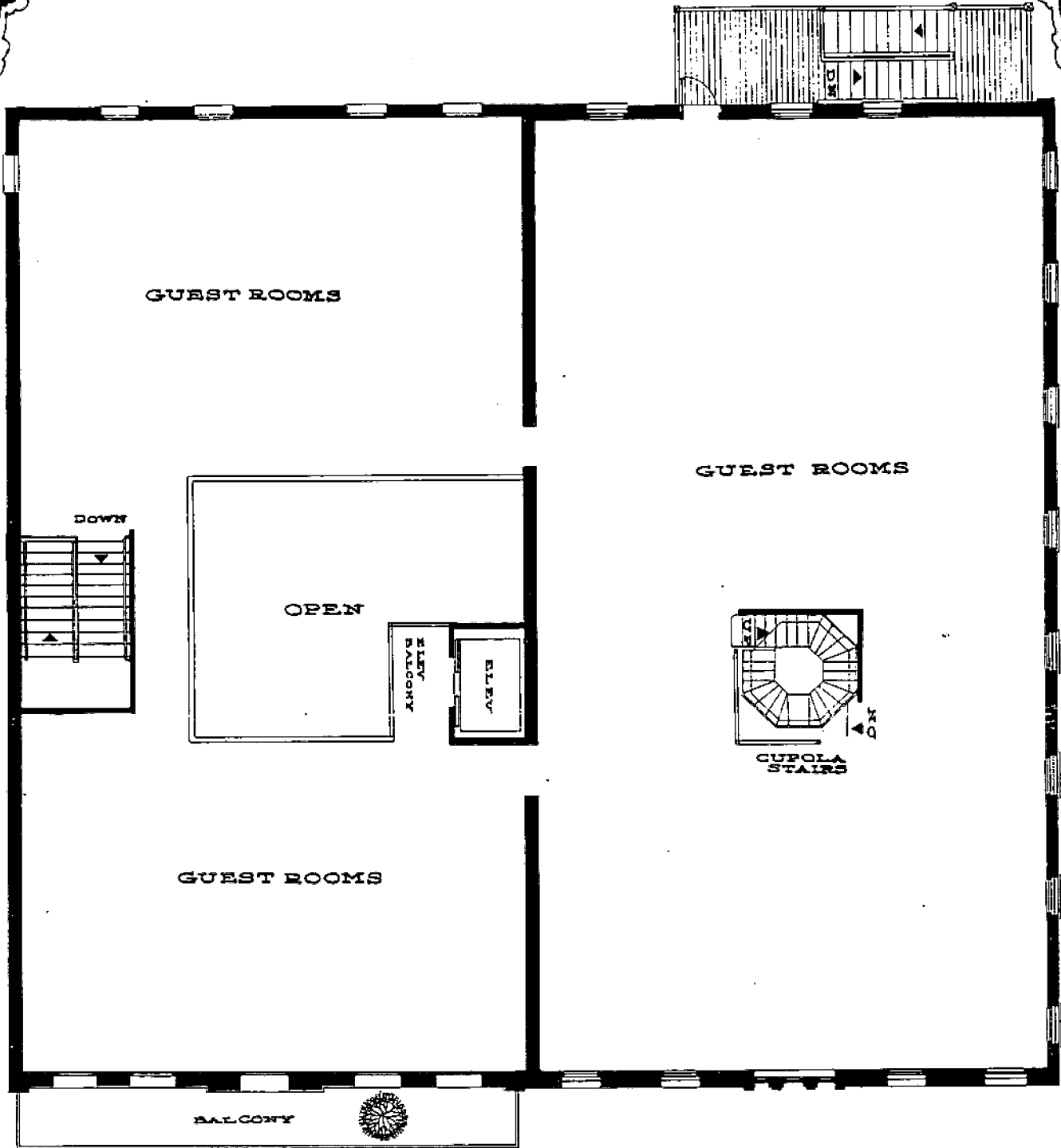
EBNER/EMPIRE HOTEL
 OLD SACRAMENTO, CALIFORNIA



SECOND FLOOR

EBNER/EMPIRE HOTEL

OLD SACRAMENTO, CALIFORNIA



THIRD FLOOR

EBNER/EMPIRE HOTEL

OLD SACRAMENTO, CALIFORNIA