



**Sacramento  
Housing &  
Redevelopment  
Agency**

**REPORT TO REDEVELOPMENT AGENCY**  
**City of Sacramento**  
 915 I Street, Sacramento, CA 95814-2671  
[www.CityofSacramento.org](http://www.CityofSacramento.org)

Consent  
**October 28, 2008**

**Honorable Chair and Members of the Redevelopment Agency**

**Title: Acquisition of 1737 Kathleen Avenue**

**Location/Council District:** 1737 Kathleen Avenue, North Sacramento Redevelopment Area, District 3

**Recommendation:** Adopt a **Redevelopment Agency Resolution** 1) authorizing the purchase of 1737 Kathleen Avenue for just compensation, which is Fair Market Value as determined by an independent appraisal; and 2) amending the 2008 Sacramento Housing and Redevelopment Agency (SHRA) budget to transfer \$300,000 from a Bank of America Line of Credit Housing Funds to the project to fund all actions necessary to purchase this property.

**Contact:** Lisa Bates, Deputy Executive Director, 440-1316; Sarah Hansen, Redevelopment Manager, Community Development, 440-1399, ext. 1415

**Presenters:** None

**Department:** Sacramento Housing and Redevelopment Agency

**Description/Analysis**

**Issue:** The property at 1737 Kathleen Avenue is being offered to the Redevelopment Agency for voluntary sale by the property owner. This undeveloped parcel is located at Kathleen Avenue and Academy Way across the street from the Marconi/Arcade light rail station and parking lot to the east (Attachment 2). This opportunity site is 0.69 net acres in size and is zoned Multi-Family (R-2A, 11-21 dwelling units/acre).

**Policy Considerations:** The acquisition of the identified property is consistent with the City's Light Rail Station Ordinance and with the goals and strategies of the North Sacramento Five-Year Implementation Plan to eliminate blight through the development of vacant parcels, "Eliminate Barriers to Redevelopment" and increase the area's housing stock by encouraging a mix of housing types and densities available to a range of households. Securing control of the property ensures the Agency's ability to assist in promoting and expanding high density



Acquisition of 1737 Kathleen Avenue

residential or mixed-use development adjacent to light rail stations with opportunity to create a walkable community and easy access to public transit.

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** Acquisition of the properties does not commit the Agency to proceed with a development project. California Environmental Quality Act ("CEQA") Guidelines Section 15004(b)(2)(A) allows for land acquisition where the Agency will conduct CEQA review once the proposed project has been defined when the acquisition does not limit the choice of alternatives or mitigation measures, and future development of the land is subject to CEQA compliance. Once the scope of development of the property has been defined, environmental review of the proposed project will be conducted. Therefore, this action is exempt from environmental review.

**Sustainability Considerations:** The acquisition of 1737 Kathleen Avenue has been reviewed for consistency with the goals, policies and targets of the Sustainability Master Plan and the 2030 General Plan. If approved, the contents of this report will advance the City's goal to provide efficient and accessible public transit and transit supportive land uses (*Urban Design, Land Use, Green Building and Transportation*).

**Other:** The National Environmental Policy Act does not apply. The Agency has completed an Environmental Site Assessment (ESA) of the property which indicates that the site is clear of any environmental contamination issues.

**Committee/Commission Action:** At its meeting on October 8, 2008, the Sacramento Housing and Redevelopment Commission considered this item. The votes were as follows:

AYES: Burruss, Chan, Dean, Fowler, Gore, Mohr, Morgan, Otto, Shah, Stivers

NOES: None

ABSENT: Coriano

**Rationale for Recommendation:** The acquisition of 1737 Kathleen Avenue will assist in the elimination of blight and achieve redevelopment objectives including increasing the area's housing stock by encouraging a mix of housing types and densities available to a range of households. It will allow the Agency to gain control of an opportunity site to ensure that future development capitalizes upon the site's close proximity to the Marconi/Arcade light rail station.

Acquisition of 1737 Kathleen Avenue

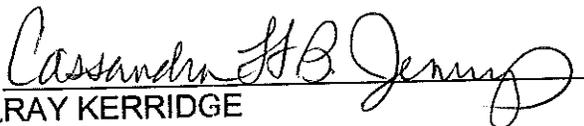
As this parcel is located within a quarter-mile of the light rail station, future development at the site will benefit from easy access to public transit, as well as further community and city goals by creating a walkable community that is consistent with Smart Growth principles. Furthermore, the housing units developed at this location will be sold to low and/or moderate income households, increasing the supply of affordable housing in the community. The acquisition of 1737 Kathleen Avenue is consistent with the goals of and activities to assemble land near light rail stations. The Agency will continue to look for opportunities to assemble key development sites and evaluate development options. This goal and activity is consistent with the North Sacramento Five-Year Implementation Plan.

**Financial Considerations:** This report recommends the allocation of \$300,000 from a Bank of America Line of Credit Housing Funds to acquire 1737 Kathleen Avenue.

**M/WBE Considerations:** The items in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

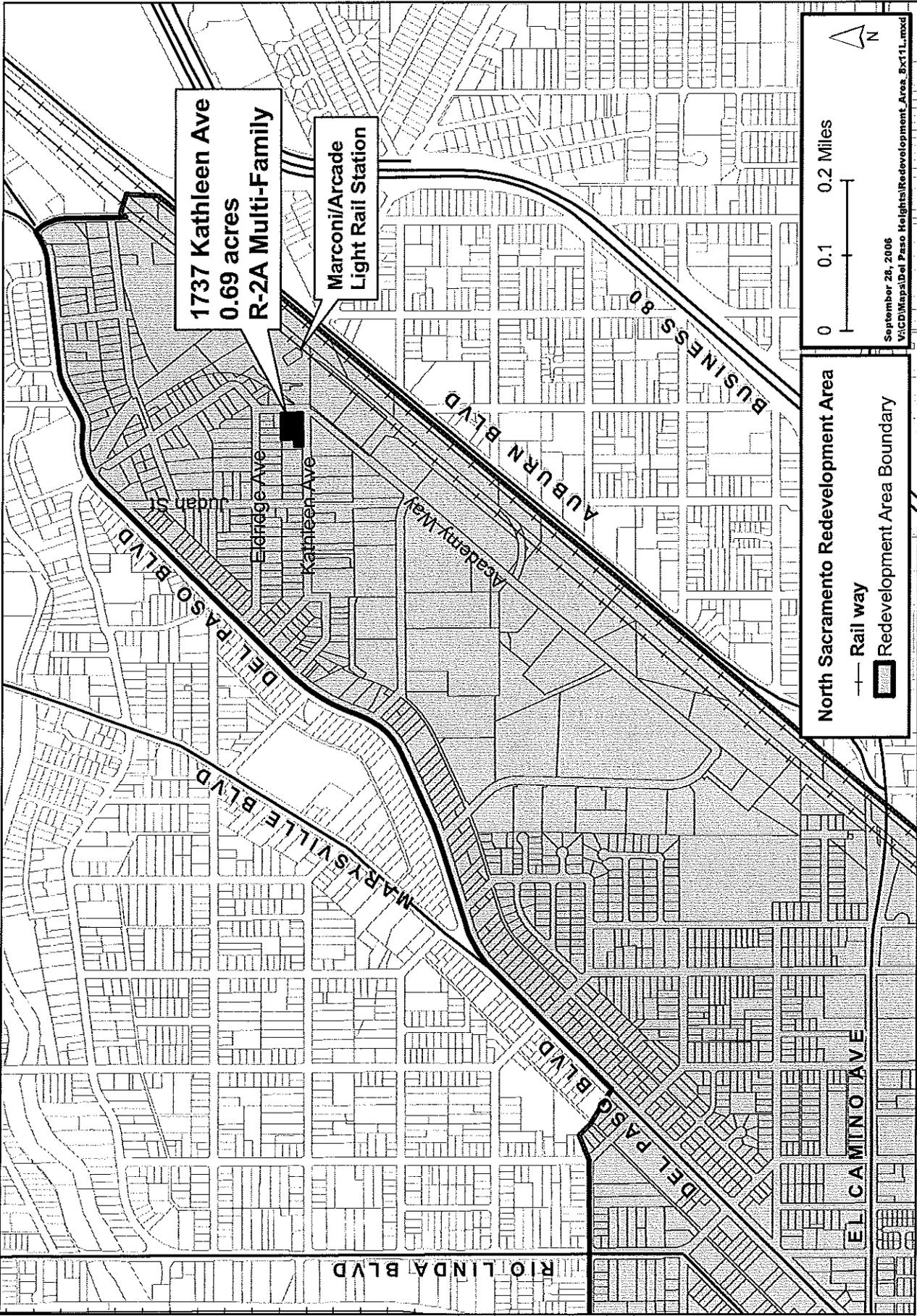
Respectfully Submitted by:   
LA SHELLE DOZIER  
Interim Executive Director

Recommendation Approved:

  
RAY KERRIDGE  
City Manager

|                          |       |
|--------------------------|-------|
| <b>Table of Contents</b> |       |
| Report                   | pg.1  |
| <b>Attachments</b>       |       |
| 1 Map                    | pg. 4 |
| 2 Resolution             | pg. 5 |

# North Sacramento Redevelopment Area



**1737 Kathleen Ave**  
**0.69 acres**  
**R-2A Multi-Family**

**Marconi/Arcade**  
**Light Rail Station**

**North Sacramento Redevelopment Area**

—+— Rail way  
 [ ] Redevelopment Area Boundary

0 0.1 0.2 Miles

September 28, 2006  
 V:\CD\Wspal\Del Paso Heights\Redevelopment\_Area\_5x11.mxd

## **RESOLUTION NO. 2008 -**

**Adopted by the Redevelopment Agency of the City of Sacramento**

on date of

### **AUTHORIZING ACQUISITION OF PROPERTY LOCATED AT 1737 KATHLEEN AVENUE**

#### **BACKGROUND**

- A. The property which is the subject of this resolution consists of one parcel totaling 0.69 acres located at 1737 Kathleen Avenue in the City of Sacramento (APN 265-0373-028) ("Property") and is zoned R-2A, Multi Family Residential. The Property is located within the Transit-Oriented Development (TOD) quarter-mile radius of the Marconi/Arcade Light Rail Station.
- B. Acquisition and development of this vacant and underutilized site will eliminate blighting conditions and promote revitalization and private investment within the Project Area.
- C. Acquisition of the Property does not commit the Agency to proceed with a development project. California Environmental Quality Act ("CEQA") Guidelines Section 15004(b)(2)(A) allows for land acquisition where the Agency will conduct CEQA review once the proposed project has been defined when the acquisition does not limit the choice of alternatives or mitigation measures, and future development of the land is subject to CEQA compliance. Once the scope of development of the property has been defined, environmental review of the proposed project will be conducted. Therefore, this action is exempt from environmental review. No federal funds are allocated to the proposed project, and therefore, the National Environmental Policy Act does not apply.

#### **BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:**

- Section 1. All of the evidence presented having been duly considered, the findings, including the environmental findings, as stated above, are deemed to be true and correct and are approved and adopted.
- Section 2. The Executive Director, or designee, is authorized to take all actions as may be reasonably necessary to purchase the Property, for not substantially more than just compensation.
- Section 3. The Executive Director, or designee, is authorized to transfer \$300,000 from a Bank of America Line of Credit Housing Fund to the 1737 Kathleen Avenue Project, and to purchase the Property and carry out all related activities.