

**65th STREET
REDEVELOPMENT ADVISORY COMMITTEE**

Draft Minutes



I. CALL TO ORDER

The meeting was called to order at approximately 6:10 p.m. by Chairperson J.D. Stack.

II. ROLL CALL

RAC Members Present: Robbie Abelon, Matthew Altier, Chandra Clady, Steven R. Jones, Betty Lopez, Marcia Maleske, Maggie O'Mara, , J.D. Stack, Christopher Wilson

RAC Members Absent: Fred Arnold, Mel Billingsley, Gary A. Little, David O'Toole, Dave Sikich

Staff Present: Timothy Padden, Chris Pahule, Gregory Ptucha, Celia Yniguez, SHRA

III. INTRODUCTIONS

RAC members introduced themselves and audience members did likewise.

IV. INTRODUCTION OF PROGRAM MANAGER

Chris Pahule, SHRA's Assistant Director of Community Development, described a recent reorganization of the Agency that was designed to improve the conceptualization and implementation of projects. Redevelopment planning is now organized into three geographic units, each supervised by a Program Manager (65th Street RDA is in the "East" area, along with Army Depot RDA). Staff realignments have occurred to reflect the reorganization, with the result being that 65th Street and Army Depot will now each have the benefit of a full-time planner. This is intended to organize projects that can utilize proceeds from bonds issued by the City in mid-2006.

V. APPROVAL OF RAC MEETING MINUTES

The minutes of the June 1, 2006 meeting were unanimously approved as submitted on a motion made by Mr. Abelon that was seconded by Ms. O'Mara.

VI. REDEVELOPMENT ITEMS

A. 65th Street Circulation Plan Study Update

Tara Goddard with the City's Department of Planning offered a Power Point update of the pending Circulation Plan Study (Note: a print out of the slides were distributed to the RAC and to audience members). She described the intent of the 2002 65th Street/University Transit Village Plan (Plan) and the environmental document as was adopted at that time.

This included a variety of mitigation measures—some of which pre-date the Plan—and which were intended to mitigate impacts of projects, such as Granite Park, that are located outside the Plan area boundaries.

City Planning staff and Department of Transportation staff concur that these mitigations, if implemented, might impede achievement of Transit Village Plan goals. In July, the City Council directed City staff to prepare a Supplemental Environmental Impact Report (SEIR) that would examine the impacts of delaying the mitigations to allow examination of new circumstances and of alternative mitigation measures that would better serve the purposes of the Transit Village Plan. The Council acted after the City was awarded \$885,000 by the Sacramento Area Council of Governments (SACOG) for a new circulation plan study and environmental assessment. The SHRA Commission and the City Council will soon be asked to allocate \$114,700 of 65th Street tax increment to serve as the requisite local match for the SACOG monies. (Note: the RAC previously recommended use of tax increment for this purpose at its January 5, 2006 meeting.)

Ms. Goddard described how the geographic scope of the circulation plan study was originally to be limited to the 2002 Transit Village Plan area, but that tentative plans call for study of an expanded area to the east (Power Inn Road), south (14th Avenue), north (Elvas) and west (59th Street). The scope of the analysis would include infrastructure needs south of Highway 50 and development of a financing strategy to update and augment the one created in 2005 for the Transit Village infrastructure needs north of Highway 50. In addition to studying impacts of delayed implementation of mitigations, the study would consider new circumstances that were not considered in the 2002 Plan. These include the proposed Sacramento State University tram that would connect the campus with both light rail and with a new “university village” planned on the former California Youth Authority site. A possible 65th Street entry into the university campus is another new factor to analyze, as well as impacts of the proposed Target store.

Mr. Jones inquired about “deliverables” resulting from the study and how they would be presented to the RAC and to stakeholders. Ms. Goddard emphasized how the community would be engaged during the circulation study process and lead to creation of a full “Subsequent Environmental Impact Report” to allow adoption of alternative mitigations. In response to questions, she described a tentative schedule for refining a scope of work to be included in a request for proposals from qualified consultants. Ms. Goddard said the RAC would be consulted on appropriate methods and means of community outreach during the study. Mr. Jones recommended that deliverables be formatted in a way that lay people can easily understand. The schedule calls for completion of a “preferred alternative” in late 2007, with the environmental review complete in late 2008 and project completion in early 2009.

Chris Pahule suggested that the study would likely examine three scenarios: modest change, moderate change, significant change. He predicted a community meeting early in the process, after “base-line” information is organized. Mr. Stack inquired about what existing projects would be included. The response identified the SEATS Study (Southeast Area Transportation Study), Granite Park development, St. Francis High School expansion and the City DOT study to improve bicycle and pedestrian transportation options near 65th Street and Highway 50. Ms. Clady expressed concerns about how the RFP would treat the “Main Street” concept for 65th Street south of Highway 50.

Ms. Goddard was thanked for her presentation.

B. Redevelopment Area Update

Celia Yniguez and Greg Ptucha reported on the following:

University Garage: City Code Enforcement states that 18 cars have been towed from public property adjacent to the garage. There has been no resolution of the issues with the property/garage owner, who is reported to be exploring his legal options. A third party auto dealer who was also storing cars on the property is being impacted by the code enforcement procedure.

Proposed construction at 6409-15 Elvas Avenue: this application by Design Annex (previously reviewed by the RAC) is scheduled for an October 5th hearing by the City Zoning Administrator.

Barn Site: No change. The developer was recently promoting a mixed-use office/hotel development concept.

13.5-acre Site (former driving range): Owners JPI were contacted at their Texas offices, but no update was available.

Cookson Halfplex Proposal: The property owner recently met with District 6 Council member Kevin McCarty to discuss options for the property.

Target Site: A June 2006 design “charrette” occurred with Target representatives and City/SHRA staff, but an application has yet to be submitted to the City. Discussions about the 65th Street/4th Avenue site have been consolidated with discussion about other current/future Target sites in the city limits, including Broadway/Riverside, Natomas and Downtown Plaza. Ms. O’Mara noted that Tahoe Park residents have specific concerns and ideas relative to the 65th Street site. She urged that community involvement not be delayed.

Redding Avenue Bicycle/Pedestrian Improvements: The SHRA Commission and the City Council will soon be asked to allocate the required local match for a second SACOG grant to fund planning, environmental clearance and right-of-way (ROW) acquisition for planned Redding Avenue improvements between Q Street and 4th Avenue. Ms. Yniguez summarized the schedule:

- RFP issued.....March 2007
- Technical Studies.....Begin late March 2007
- Prelim. Engineering &
Environmental.....Complete March 2008
- ROW acquisition..... Begin December 2008
- Design specifications..... Complete February 2009
- Implementation.....2009

Mr. Jones inquired about when SACOG funds would be released. Mr. Pahule said the tentative schedule calls for availability by year-end, after a memorandum of understanding is executed between SACOG and the City.

Detention Basin: Property acquisition by the City using eminent domain authority continues.

Sacramento State Tram: RAC member Matt Altier updated those present on status. A RFP for preliminary design work was issued, and a contract will be awarded very soon. The timeframe is 10 – 12 months to complete the scope of work (preliminary design). The consultant will be coordinating with the City regarding community outreach.

C. **Proposed Cancellation Policy When No Quorum is Established**

Staff Greg Ptucha referred RAC members to Attachment 2 of their meeting packets, which describes Sacramento City Clerk recommendations to disband when a quorum has not been attained for a regularly scheduled meeting. The Clerk's concern relates to the Brown Act for open public meetings and the need to avoid sharing information informally on proposals that may come before the RAC for action in the future. The Clerk recommends establishing a specified time period to wait to see if a quorum can be established. Once that time has passed, the meeting would be canceled for lack of a quorum.

Mr. Jones urged all RAC members to alert staff when they cannot attend meetings, so they can be cancelled with advance warning when it is clear that no quorum will be attained. Waiting periods ranging from fifteen to thirty minutes were discussed.

Mr. Jones made a motion that received a friendly amendment and was then seconded by Mr. Abelon. The motion established a thirty (30) minute wait period after the official "start" time of the meeting to determine if a quorum could be established. The motion included a recommendation that RAC members notify staff no sooner than (72) hours before a planned meeting if they cannot attend a scheduled meeting. The motion was adopted 8:1:0, with Ms. Clady voting in opposition.

VI. **COMMUNICATION FROM RAC MEMBERS AND PUBLIC ON ITEMS NOT ON THE AGENDA**

1. Ms. Clady suggested that an appropriate City Planning Dept. be asked to provide needed technical assistance during any future RAC meeting where the Cookson Halfplex proposal is considered.
2. Mr. Wilson suggested that the RAC consider adopting environmental sustainability guidelines for project review. The purpose would be to encourage environmentally-friendly project design by treating those projects more favorably. As a model, he pointed to the "LEED" certification (*Leadership in Energy and Environmental Design*) Green Building Rating System ® currently being used in an increasing number of projects. Ms. Yniguez noted that the City of Sacramento has completed preliminary work of such policies. Mr. Stack and others suggested that the scope of building sustainability includes energy use; "deconstruction" and recycling of building materials; adaptive re-use of older structures; increased land use densities; and, transit-friendly design. Current legislative initiatives related to Greenhouse Gas emission control (Senate Bill 32, in particular) were noted. Mr. Pahule offered to report-back to the RAC on Agency policies relating to this topic.
3. Ms. O'Mara addressed the following issues:
 - a.) Remind City Parks/Recreation management of the need to discuss park planning issues with the RAC.
 - b.) Need for regular updates on planning for redevelopment of the former CA Youth Authority site into a "university village." Her concerns related to sustainable design and early input from the City and from nearby neighborhood residents on this university-sponsored project.
 - c.) The possibility of the City Council adopting a pilot program for one or more redevelopment areas to use "form-based" zoning codes to guide new construction. She suggested that a presentation on the concept be scheduled.
 - d.) Request a presentation about bicycle circulation planning for the Sacramento State University campus.
4. Mr. Altier provided an update on university activities:
 - a.) Just over 28,000 students are enrolled in the current academic term.

- b.) Construction of a new bookstore containing over 100,000 square feet of space has removed 300 parking spaces from their inventory.
 - c.) Parking structure #3 will be completed during spring 2007. This will add 3,000 parking spaces.
 - d.) The university is investigating funding options to implement the proposed tram so that use of light rail can be made more convenient for students and staff.
 - e.) The university's bicycle master plan (developed using SACOG funding) is being implemented.
 - f.) There was a recent ground-breaking for a new field house. Once completed, a student health and recreation center will be constructed on the site of the current field house.
 - g.) A new university arena and football stadium are being planned.
 - h.) Up to 600 new student apartments are being planned for "infill" development where existing dormitories area located at the north end of the campus. Construction costs have risen to the point where the existing dormitories are no longer planned for demolition. Instead, they will be rehabilitated in the future.
 - i.) A new full-time project manager, Mr. Tim Bean, has been assigned to the university village project (i.e., former CYA site). The university hopes to "fast-track" the project and will solicit community input.
5. In response, Ms. O'Mara suggested a future presentation to the RAC on university transportation policies and plans for faculty and staff to arrive at, and circulate upon, the campus. Mr. Pahule noted that these issues would be included within the scope of the pending Circulation Plan Study described earlier this evening.

VII. ADJOURNMENT

At approximately 7:50 pm, the meeting adjourned upon unanimous vote on a motion by Mr. Jones and a second by Ms. Lopez.