

ALKALI FLAT PROJECT AREA COMMITTEE

Meeting Minutes

WEDNESDAY, MAY 19, 2004 – 6:00 PM

ALKALI FLAT NEIGHBORHOOD CENTER/
BRANCH BOYS AND GIRLS CLUB
COMMUNITY ROOM
1117 G STREET
SACRAMENTO, CALIFORNIA

Item 1 Catherine Camacho called the meeting to order.

Roll call was conducted:

Present: Sofia Parra, Catherine Camacho, Charlotte Delgado, Marylyn Prosser, Laura Lough, Peter Martinez, Dan Frankfield, Sean Wright, Randy Owen, Rudy Cuellar.

Item 2 *Approve April Minutes*

Item was moved to the end of the meeting to accommodate guest speaker. Ms. Delgado brought the motion to accept the minutes; it was seconded and accepted by all.

Item 3 *SB 637 (Chris Erias, SHRA)*

Item was moved to accommodate guest speaker. Mr. Erias gave presentation on inclusionary and proportionality housing requirements per SB 637. Mr. Erias also presented the idea of aggregation. Local housing officials and SHRA have been strategizing a regional approach to affordable housing. Part of this strategy includes the potential to aggregate small portions of RDA funds in order to facilitate the development of affordable housing both inside and outside of the RDA. Mr. Erias also mentioned that this issue might be an action item at the next meeting.

Item 4 *Jalisco Taqueria, (Daniel Flores, Jalisco Taqueria)*

Mr. Wright introduced Daniel Flores the owner of the Jalisco Taqueria located on 16th Street. Mr. Flores stated that he has been operating the restaurant for 12 years at this location. He was now seeking to add a beer and wine license to the restaurant. Although his restaurant is not in Alkali, Mr. Flores was seeking to inform the group of his plans. He also wanted to get feedback from the group. He then stated an interest in the Torpedo Restaurant.

Many in the group had concerns about alcohol being served in a mostly outdoor restaurant. It was felt that there was no protection against someone buying the beer and walking away. Mr. Flores did mention that customers must buy food to get the alcohol. Another concern of the PAC was the container of the beverage. Most felt that the beverages should be served from a non-glass container.

Item 5

La Valentina RFP, (Chris Erias, SHRA)

Item was moved to the front of the meeting to accommodate guests. Mr. Erias presented a draft RFP that SHRA has prepared for the La Valentina Station area. The RFP is seeking proposals to develop the land behind the light rail station. It also includes properties across the street. Mr. Erias sought feedback on the RFP.

Ms. Camacho voiced concerns over the RFP. The concerns centered on the timing of the RFP. She thought the PAC may need to formally end the 12th Street Collaborative's plan to build a pre-school. She also felt that the proposed TOD development did not represent what the group had envisioned for 12th Street. In addition, she stated that the Agency needed to increase its outreach to the community for the RFP.

Mr. Erias responded by clarifying some points in the RFP. Mr. Erias further stated that the Agency has been hopeful that there would be some site development by the Collaborative. However, due to the delays in the current project the Agency felt it should be ready with a plan in the event that the 12th Street Collaborative project did not move forward. Mr. Erias stated that the PAC was the only outside group to view the RFP and that the community process started with showing the PAC the RFP.

Mr. Wright voiced support for the RFP but felt that it should include projects outside the Alkali Flat RDA. He shared information about the North End Loft project at 14th and C Streets.

Ms. Lough supported Ms. Comacho's concern regarding the PAC's vision for 12th Street. She stated that the group worked on a master plan for 12th Street some time ago but has not seen any action regarding this effort. Some of the issues addressed in the plan included slowing of traffic and adding neighborhood-serving businesses. Ms. Lough also stated that she felt the Agency was not able to work with the 12th Street Collaborative developers and faults the Agency for this.

Mr. Frankfield also voiced a concern about the community process. He stated that the wishes of those living around the development have been not been considered.

Mr. Owen stated a concern over how long the property has been vacant. He voiced his support for the RFP but concern about the Agency process. He brought up the idea of the 12th Street Collaborative buying the Sacramento Montessori School in the Maria Hastings building. Others in the group agreed. It was mentioned that representatives of the 12th Street Collaborative have been talking with SHRA about this possibility.

Ms. Delgado added that she couldn't believe that Alkali Flat has one Montessori school trying to leave and one trying to get in but yet they do not work together. She stated that it would be best for the area if the two groups worked together to solve their problems and to help themselves.

Ms. Camacho ended the discussion by stating she feels that the loop between the Agency and the 12th Street Collaborative must be closed before the RFP goes public. She believes that the PAC should take action to end the current project before the new goes forward.

Item 6 Redevelopment Updates

Mr. Erias gave updates on the Boys and Girls Club and 524 project. Authorization for purchase of Boys and Girls Club properties goes to Commission on the 6/2 and Council on 6/15. Mr. Erias also mentioned that any use issues between the PAC and Club would need to be worked on by the two groups. Mr. Erias mentioned that the 524 project was proceeding. Commission and Council gave the Agency authority to make purchase offers for the properties.

The alley issue will be discussed at the next meeting.

Item 7 General Comments

Clyde Rainwater attended the meeting to address the group regarding the La Valentina RFP. The item was moved to the front to accommodate the guest. Mr. Rainwater stated that Agency was not acting in good faith regarding the 12th Street Collaborative's attempt to build a school on the site. He said his group was meeting again with Councilpersons Cohn and Tretheway 6/11 in an attempt to look for alternatives. He respectfully asked the group to deny any approval of this RFP pending the outcome of the 6/11 meeting.

Item 8 Adjournment

Ms. Comacho adjourned the meeting