



REGULAR MEETING OF THE ALKALI FLAT REDEVELOPMENT ADVISORY COMMITTEE (RAC)

Boys & Girls Club
1117 G Street

Thursday, February 2, 2006
6:00 PM

MINUTES

I. Call to Order & Roll Call—6:12 PM

Present: Chair Williams, Vice-Chair Miller, RAC Members Camacho, Delgado, Rosenblum, Valle and Vierra

Absent: RAC Recorder Prosser, RAC Members Kivela, Montgomery, and Nagle

II. Public Comment

Randy Owen, Neighborhood Resident: Explained to the RAC that 318 12th Street (Jalisco Market) has been a boarded up and vacant building for some time, has recently come onto the market, and is for sale. After providing a brief history of the property, Mr. Owen urged the RAC to direct staff to look into the possibility of SHRA purchasing the building and developing the property. The asking price of the property is currently \$435,000. Although this was not an action item, the RAC generally agreed that staff should look at options to acquire and develop the property. RAC Chair Williams and Member Camacho requested that this property be included in the inventory of opportunity sites for development in the Alkali Flat Project Area. RAC Member Delgado requested that a discussion of 318 12th Street (Jalisco Market) be included as an action item on the next agenda. She also requested that staff provide more information about the property including its current condition, whether it is affected by any preservation guidelines, and any other relevant information that would help the RAC determine a course of action.

John Foley, Sacramento Self-Help: Mr. Foley informed the RAC that Sacramento Self-Help is planning to rent a house from Loaves and Fishes on 12th Street in order to house five homeless residents who are infected with Tuberculosis.

III. Approve January 5, 2006 Minutes

Motion (Delgado, Miller): To approve the minutes.

Vote 5-0-2-4: Miller, Camacho, Delgado, Rosenblum, and Valle— Williams and Vierra—Prosser, Kivela, Montgomery, and Nagle.

IV. Action Items

a. *Workreation, Cheryl Rose, City of Sacramento*

Staff Brown introduced this agenda item and explained why it was on the agenda. Cheryl Rose, from the City of Sacramento, explained the Workreation program and how applicants are solicited and how participants are selected. Workreation participants are involved in a variety of projects including landscaping and lighting projects. Some times the work projects come from the community. This year's applications will be available in March and the deadline for submission will be the last Friday in April.

The RAC inquired about past projects and whether the Workreation participants are actually from the Alkali Flat Redevelopment Area. RAC Members requested to review Workreation applications from past years and to verify whether the participants lived in the Project Area.

Motion (Delgado, Miller): To recommend approval of tax increment funds up to \$26,000 and in the amount to cover the federal short fall. This recommendation is contingent upon the following:

1. The RAC is provided with the applications and evidence that past Workreation participants lived in the Alkali Flat Redevelopment Area; and
2. one RAC Member will be appointed (by the RAC) to the interview board for the 2006 Alkali Flat Workreation Program.

Vote 7-0-0-4: Williams, Miller, Camacho, Delgado, Rosenblum, Valle and Vierra—Prosser, Kivela, Montgomery, and Nagle.

b. *Election of RAC Member to Form Based Codes Committee*

After some discussion and a request for volunteers, RAC Member Camacho nominated RAC Recorder Marilyn Prosser to be appointed to the Form Based Codes Committee.

Motion (Camacho, Delgado): To appoint RAC Member Prosser to the Form Based Codes Subcommittee.

Vote 7-0-0-4: Williams, Miller, Camacho, Delgado, Rosenblum, Valle and Vierra—Prosser, Kivela, Montgomery, and Nagle.

c. *8th Street Project (between E and F Streets) [Moved from an Information Item to an Action Item]*

SHRA staff explained that City staff and the developer were invited back to the RAC meeting to address the issues that were raised at the last meeting including massing, footprint, land use, and lack of architectural and design compatibility with the rest of the neighborhood. Lindsey Alagozian, City Planner assigned to the project, provided a brief introduction and overview of the project.

RAC Member Delgado asked whether the developer had addressed City staff's concerns (as outlined in the RAC packet). City staff stated that they are working out these and other issues in the City staff report, and continue to analyze traffic circulation/flow and other design issues.

RAC Member Camacho requested that Bruce Monighan, the developer, address each of the items listed in the City staff's recommendations (included in the RAC packet). Bruce Monighan provided overview of project and went through each item with RAC Members. Many of the issues continue to be negotiated with the City and the developer does not agree with several of the City staff's comments. Chair Williams commented that the large windows were not desirable for this project.

RAC Chair Williams inquired as to whether this item could be acted upon even though it was an informational item; and could the RAC make a motion to give input to the Planning Commission. SHRA staff advised that the item could be moved from an information item to an action item and then the RAC could take action. However, the RAC is not an advisory body to the Planning Commission and, therefore, cannot make a motion and recommendations directly to the Planning Commission.

City staff suggested that the this project be sent to the Design Review Board for discussion and comment and the RAC could be invited to this meeting.

RAC Chair Williams also inquired with city staff about what it would take to stop this and other projects in the Alkali Flat Redevelopment Area while the neighborhood looks at these issues of massing, footprint, and design. The community needs to make some decisions about how and what type of development should occur in the Project Area. Could there be a moratorium on building while the community looks at these issues? City staff responded that it would take City Council approval to establish a building moratorium.

RAC Members inquired with city staff for the timeline for this project. City staff responded that the required traffic study will not be complete for an additional 8-10 weeks. It will be a number of months before the project is approved and able to move forward. The project will go to the Design Review Board for comment and discussion on either the first or third Wednesday in March. If the RAC has comments, they should direct them to the Design Review Board.

Motion (Camacho, Delgado): To move this informational item to an action item.

Vote 7-0-0-4: Chair Williams, Miller, Camacho, Delgado, Rosenblum, Valle and Vierra—Prosser, Kivela, Montgomery, and Nagle.

Motion (Camacho, Delgado): To establish a RAC Subcommittee to draft a letter to the City's Design Review and Preservation Board stating the RAC's concerns, as identified during this RAC meeting, with this project; and recommending a building moratorium on the Alkali Flat Redevelopment Area until the community identifies the types of projects and designs that it would like to have in the Alkali Flat Redevelopment Area.

Vote 7-0-0-4: Chair Williams, Miller, Camacho, Delgado, Rosenblum, Valle and Vierra—Prosser, Kivela, Montgomery, and Nagle.

Motion (Camacho, Delgado): The RAC subcommittee that will draft this letter to consist of Chair Williams, and RAC Members Camacho and Prosser.

Vote 7-0-0-4: Chair Williams, Miller, Camacho, Delgado, Rosenblum, Valle and Vierra—Prosser, Kivela, Montgomery, and Nagle.

V. Information Items

d. Revisiting RAC Responsibilities and By-Laws

Staff presented an overview of the memo included with the RAC packet and requested that the RAC choose between the more restrictive guidelines for RAC purview and project review as outlined in the RAC Operating Guidelines and a slightly broader definition that would include review of non-redevelopment projects in the Alkali Flat Redevelopment Area and proposed development projects that are outside the Redevelopment Area but share a boundary with the Redevelopment Area. RAC Member Camacho requested that it be left open. If a project comes up that is outside the Redevelopment Area and the RAC considers it to be relevant and of considerable impact on the Alkali Flat Redevelopment Area, the RAC would maintain the purview to look at such a project and have it included on the RAC agenda. The discussion was concluded by staff agreeing to follow up with SHRA executive staff and notifying the RAC at the March meeting of the Agency's final decision.

e. Team Building

The RAC discussed trying to meet on another Saturday. However, RAC Members generally agreed that Saturdays are a difficult time to meet and the group proposed that there be one or two weekday evening team building meetings instead. The RAC agreed in principle that one or two team building meetings could be extended to three hours and they could either occur during a regularly scheduled RAC meeting and/or a special RAC meeting could be scheduled.

f. Other Redevelopment Updates

Chair Williams requested that the Strategic Neighborhood Action Plan (SNAP) be placed on the next RAC agenda as an action item to discuss how the RAC can play a role in implementing the SNAP. The Chair stated that she'd like to see more coordination with the Neighborhood Association. Staff could report on what's happening with the implementation.

VI. Adjournment—8:35 PM

Motion (Delgado, Miller): To adjourn.

Vote 7-0-0-4: Williams, Miller, Camacho, Delgado, Rosenblum, Valle and Vierra—Prosser, Kivela, Montgomery, and Nagle.