



**ARMY DEPOT
REDEVELOPMENT ADVISORY COMMITTEE**

Meeting Minutes
Thursday, July 20, 2006
George Sim Community Center, 6207 Logan Street
Sacramento, CA 95824

1. Call to Order and Roll Call

Chairman Timothy Lien called the meeting to order at 5:35pm. Roll Call was conducted.

RAC Members Present: Jose G. Chacon, Joseph Hensler, Bernardo Hubbard, Burnie D. Lenau, Tim Lien, Constance Slider, Steve Vourakis

RAC Members Absent: Don Colquitt, John Healey

Staff Present: Gregory Ptucha, SHRA

2. Approval of Minutes

The minutes of the May 18, 2006 RAC meeting were approved by unanimous vote on a motion by Mr. Lenau that was seconded by Mr. Vourakis.

3. General Comments

- Mr. Hamid Shojaei introduced himself as the contract buyer of a 1.2 acre parcel fronting Elder Creek Road just west of Power Inn Road. He described the parcel and two adjacent “fast food” businesses. Mr. Shojaei described a joint access easement and displayed a conceptual layout for a small commercial/retail center comprised of two buildings. He is seeking community input about what type of retail, services or other uses are desired by community members. Mr. Shojaei was referred to neighborhood residents Dorothy Medley, Constance Slider and Germain Gill.
- Chairman Tim Lien mentioned that Mr. Mario Affinito was going to present his plans for the development of a 27-acre site he owns at the southeast side corner of Power Inn Road and Elder Creek Road at the next (August) RAC meeting.
- Mr. Vourakis inquired about why the RAC was not presented with information about the new residential development being constructed at the southeast corner of 65th Street and Fruitridge Road. There was speculation that the property may have received its entitlements prior to the June 2004 amendment that expanded the Army Depot Redevelopment Area to include the subject site.
- Ms. Susan Hopkins introduced herself as the replacement at Sacramento Mutual Housing Association for community organizer Dahlia Ward.
- It was reported that the proposed “Property and Business Improvement District” (PBID) for the area was approved 76% to 24% in balloting.
- Later in the meeting, Tim Lien re-opened “General Comments” and RAC member Constance Slider described the July 16 arson that destroyed the 10-year old play structure at Max Baer Park. According to Ms. Slider, replacement of the structure may cost up to \$150,000, and it is estimated that the City may recoup only \$50,000 on an insurance claim. Ms. Slider explained the need to expedite replacement of the structure, which is used in a program that benefits young children. RAC members discussed the need to

confirm if the City is self-insured and how the claim would be processed. Alternative means to fill any funding gap can be researched, with the possibility of the RAC recommendation of use of tax increment monies to either fill a gap or provide an advance to facilitate early replacement. There were comments about the RAC being supportive of replacement and improvement of the play structure.

4. Proposed Subdivision: Cottonwood Estates, 5880 – 71st Street

In the absence of the applicant, RAC staff Greg Ptucha summarized how owner Ernest Valesquez is seeking entitlements to subdivide a 0.99 acre parcel into five lots. A written summary of the proposal was distributed.

The subject site is located in an area that contains usually deep lots. The rear 270 feet of the subject lot is unimproved. Each of the four new lots would be developed as single-family detached homes. The residual fifth lot is currently improved with one single-family home and one duplex. Each new home would have approximately 1,000 square feet of livable space, and each would have a stucco facade.

The four new lots would front onto Bosco Way, which would be extended south through the property to provide access. Other than the extended street, all infrastructure is reportedly in-place. Six existing trees would remain.

The site is adjacent to a 21-parcel single family development on the north, called “71st Street Estates” which is nearing completion. Representative photographs were circulated.

The application requires approval by the Sacramento Planning Commission for the Tentative Map and a Subdivision Modification. Due to the width of the existing lot (98.75-foot), a subdivision modification is being requested to allow frontages that are below City standards. However, all lots would achieve the minimum 5,200 square feet required.

Mr. Ptucha summarized a number of unresolved issues that have been raised by City of Sacramento Planning staff. He also noted that the RAC can choose to comment or not with regards to whether the application appears to be consistent with the redevelopment objectives of the Army Depot area. Mr. Hensler acknowledged his familiarity with the applicant’s agent, Mr. Steve Norman of CNA Engineering. Mr. Hensler then compared the proposal to the type of urban “infill” projects that can help limit sprawl development.

Mr. Lenau recounted how he sits on the Power Inn Business and Transportation Association (BTA). The BTA’s Planning and Zoning Advisory Committee (PZAC) had considered the proposal. The PZAC voted to endorse the proposal and it was then endorsed by the full BTA board of directors at their meeting of July 11, 2006.

The sponsor had not yet approached neighboring property owners, residents or community groups. There was discussion about the virtues of inviting the sponsor to make a presentation to the RAC before taking action. Concerns were expressed about whether doing so would unduly delay the project.

A motion was made by Mr. Hensler, and seconded by Mr. Lenau, to endorse the proposal as submitted, but to invite the sponsor to make a presentation at the RAC’s August 17, 2006 meeting. The motion passed 5:0:1, with Mr. Hensler abstaining.

5. Affordable Housing Report

Staff Greg Ptucha circulated a memorandum about housing production in the Army Depot Redevelopment Area (ADRDA) during 2005. He explained that this was intended to follow-up the presentations made at RAC’s May meeting.

A summary of production of new housing units (those that received a certificate of occupancy from local officials) is sent to the California Housing and Community Development Department (HCD) at mid-year. This is one of three different ways to measure the Agency’s obligations to develop affordable housing in its redevelopment areas. In 2005, 54 new housing units were created in ADRDA. This results in affordable (“inclusionary”)

obligation of 8 units that SHRA will be obligated to develop as part of the Implementation Plan for the Area. The eight units would be comprised of 3 Very-low (“VL” rounded 40% of total) and 5 Low/Moderate-income units (“L/M”). This relates to the CA Redevelopment Law requirement that the agency spend certain percentages of tax increment revenues for specific housing types or eligible programs over a ten-year implementation plan timeframe. For ADRDA, the timeframe began as of the June 29, 2004 plan amendment, which added residential units to the project area.

Another way to measure affordable housing production is California law AB 637, enacted in 2002, that created a method for tracking expenditures using a “proportionality” formula created by the Sacramento Area Council of Governments (SACOG) that determines how many VL or L/M regulated units must be created as a result. Within the City of Sacramento, 9% of funds need to target production of VL units, 34% for L units and 57% for M units.

A third measure of affordable housing development is the policy adopted by the Sacramento City Council that sets a minimum target of 25% of annual RDA spending for affordable housing production.

There was discussion about whether affordable VL and L/M units are “double-counted,” i.e., counted in the total unit production that drives the future obligation for production of more VL and L/M units. Greg Ptucha will research this question.

6. RAC Member Project Status Reports

Affordable Housing: With Dahlia Ward’s recent departure from the RAC, a replacement “champion” is needed.

Landscaping (Hubbard)

Staff Greg Ptucha summarized a meeting earlier that day with City Department of Transportation (DOT) staff persons Tim Mar, Saed Hasan and Ryan Moore. One topic was landscaping at the UPRR crossing on Power Inn Road. DOT recommends that plans for landscaping be focused on the median strip between 21st Avenue and Fruitridge Road. In addition, the City’s detention basin, the City-owned frontage at 21st Avenue and the Central CA Traction RR frontage have the best potential for landscaping improvements. DOT recommended against most areas at curbside in this area, since they suspect UPRR would not cooperate, and since there is a future road widening planned for this portion of Power Inn Road (from four lanes to six).

There was discussion about DOT’s recommendations. Long-term maintenance obligations were unclear. Mr. Hensler recalled how the Power Inn BTA at one point was going to accept leasehold rights to landscape the area, but that a large liability insurance requirement by UPRR was a stumbling block. Mr. Hubbard and Mr. Ptucha were asked to follow-up with DOT staff.

Bicycle Facilities (Hensler)

At the same DOT meeting (described above), the scope and cost of a feasibility study for bicycle commuting facilities was discussed. DOT’s preliminary estimate is that the cost for a consultant to complete a study would be \$100,000 to \$200,000. The scope would include a demand study, ways to create a north/south and east/west network that would link the following areas with the Army Depot industrial area:

- American River bike path, CSUS and the 65th Street light rail stop;
- Residential areas west of Power Inn Road;
- Florin-Perkins light rail stop; and,
- The planned CA Central RR rails-to-trails path leading to Lodi.

Mr. Hensler stated that there are approximately 36,000 persons who work in the Army Depot industrial area. There was discussion about the high cost to complete such a study and the need for other stakeholders to participate in the cost. State funds and funds from a new Sacramento Area Council of Governments (SACOG) program were possibilities. Discussion included the need to design a study with milestones with go/no-go decision points as part of the scope of work.

Code Enforcement (Chacon)

Mr. Chacon noted that circumstances in the area of Caina Court were deteriorating. Ms. Slider offered the name of a code enforcement staffperson who might be able to help. There were questions about whether the developer had deeded the landscape strips to the City.

Traffic Calming: With Dahlia Ward's recent departure from the RAC, a replacement "champion" is needed.

Bus Stops & Amenities (Colquitt)

No new information in Mr. Colquitt's absence.

Grocery Store (Healey)

No new information in Mr. Healey's absence.

Power Line "Undergrounding" (new)

Ms. Slider pointed to a recent newspaper article about a planned local undergrounding project that might offer lessons for similar efforts in the ADRDA.

7. Funded Projects Status Summary

Sim Center Expansion Project (\$350,000)

Staff Greg Ptucha described recent efforts by the City's Department of General Services (DGS) to investigate existing conditions at the property. Council member McCarty was convening status meetings, and DGS is reportedly preparing a design/build request for proposals, which DGS hopes to present to City Council for approval in no more than three months. DGS has asked for a meeting to be organized with Mr. Lien and Mr. Hensler.

Commercial Exterior Rebate Program (\$200,000)

Staff Greg Ptucha described how a database of commercial properties in the target area was created. Letters were sent to owners-of-record and to commercial tenants. Five owners have responded to the letters, with meetings organized at the properties. These five parcels contain a total of 13 storefronts.

8. Redevelopment Updates

- Staff Greg Ptucha has been asked to draft a response to the letter received from parents at the Will C. Wood school concerning eligible uses of redevelopment monies and their proposal to fund crossing guards.
- It was reported that all agreements have been finalized to allow replacement of window frames/glazing at four Depot Park buildings. Work will total approximately \$546,000.

9. Proposed Cancellation Policy When No Quorum is Established

Staff Greg Ptucha described how the Sacramento City Clerk's office interprets the Brown Act to require that, when no quorum is established, that the meeting is immediately cancelled and those present disband. It was further recommended that the RAC establish a policy of

waiting for a consistent, reasonable period of time after the posted “start” time of the meeting to determine if a quorum is established. Mr. Lien proposed a ten-minute waiting period. Mr. Hubbard suggested fifteen minutes. By consensus, those present endorsed Mr. Hubbard’s proposal for a fifteen-minute waiting period.

10. Adjournment

The meeting was adjourned at 7:15 PM after approval of a motion by Mr. Lenau and a second by Mr. Hensler.

(Note: no arrangements were made for food/beverages for the August 17 meeting.)