

**NORTH SACRAMENTO  
REDEVELOPMENT ADVISORY  
COMMITTEE (RAC)  
Meeting Minutes  
Thursday, September 28, 2005 – 6:00 PM  
North Sacramento School District Building  
670 Dixie Avenue  
Sacramento, California**

**1. Call to Order and Welcoming Remarks**

Dr. Ollie Mack called the meeting to order at 6:05 P.M.

**2. Roll Call**

RAC Members in Attendance: Bergstrom, Harlan, Mack, E. McCleary, J. McCleary, C. Mulligan, M. Mulligan, Ogden, Roberts, Scoggins

RAC Members Absent: Ash, Funner, Marcus

Staff and Guests in Attendance: Councilmember Sandy Sheedy, Vickie Smith, SHRA, Katherine Klein, SHRA, Ya-Yin Chiang, SHRA, Tim Mar, City of Sacramento Dept. of Transportation, Eric Yap, City of Sacramento Dept. of Transportation., Mr. Ryan McNeal, The Veritas Group, Mr. Doug Austin, local business owner

**3. Approval of August 18, 2005 RAC Meeting Minutes**

Elmer McCleary pointed out that his and Jan's last name was misspelled in minutes. Minutes approved and seconded with change to correct spelling.

Motion/Second: Minutes Approved (Bergstrom/M. Mulligan)

Vote: Unanimous in favor.

**4. Councilmember Update**

Councilmember Sheedy gave the following updates:

- Del Paso Boulevard Streetscape Phase I medians should be complete by mid December 2005.
- There will be a Holiday on the Boulevard celebration on December 10, 2005. Activities to include lighting up the Boulevard, a holiday tree and merchant participation to decorate their businesses. Volunteers will be needed. Dept. of Transportation will decide where to place the holiday tree.
- Check Ceremony for the \$4.2 million dollar iBank loan to be held at New Faze on October 25, 2005 at 10:00. Treasurer Phil Angelides will be in attendance.
- Dean's Auto Sales will be back at City Council on October 6, 2005 at 7:00 P.M. and local residents are encouraged to attend to express their viewpoints on this business. This case has been in the court system for two and a half years and permits have been denied. Residents on the street behind this business are trying to clean up area and have asked for help in removing this business.

**5A. Introduction of new SHRA Planner, Katherine Klein.**

Ya-yin Chiang will be leaving on maternity leave in October 2005 and introduced her replacement, Katherine Klein who will be taking Ya-yin's place permanently. Katherine has extensive experience in real estate development and financing. She is a former President of the Tahoe Park Neighborhood Association and a former member and Chair of the 65<sup>th</sup> Street Redevelopment Advisory Committee. Katherine can be reached at (916) 440-1399 ext. 1441 or e-mail kklein@shra.org. Ya-yin Chiang was thanked for all of her hard work.

**5B. Del Paso Boulevard Angled Parking Project – Action Item**

Background information on the Angled Parking Project was provided in the 9-28-05 RAC Agenda packet. Ya-Yin Chiang made a presentation which included the history of the project. Angled parking was included in the Del Paso Boulevard Streetscape Master Plan approved in 2002 and was discussed at the August 2004 and January 2005 RAC meetings. At the January 2005 meeting, RAC members saw a presentation and slide show explaining the proposed plan for Angled Parking on Del Paso Boulevard. SHRA secured a loan for \$4.2 million from the California Infrastructure and Economic Development Bank. SHRA's recommendation is for \$1 million to go toward Del Paso Boulevard Streetscape Phase II project and the remaining funds to go towards Angled Parking. The remaining \$3.2 million should cover entire cost of project. Tim Mar from City Dept. of Transportation presented information on Angled Parking and gave members a fact sheet on the project.

Motion/Second: (Harlan/Bergstrom)

Vote: Unanimous in favor.

**Del Paso Boulevard Streetscape Update**

Copies of the Del Paso Boulevard Phase I Streetscape plans were included in the 9-28-05 Agenda packets per RAC members' request. Tim Mar from the Department of Transportation presented an update on Phase I of the Del Paso Boulevard Streetscape. Mr. Mar indicated that Phase I is currently 50% complete and anticipates 100% completion by mid December 2005. The update also included the following:

- Anticipated replacement of wall in front of Subway Trucking by May 2006. The City is working with owner of Subway to place a wall on their property in order to accommodate the sidewalk. Elmer McCleary brought up the point that if the wall is set too far back, wrecked cars can be dumped in front of the business, causing blight.

**Del Paso Blvd. Street lighting Update**

Eric Yap, Department of Transportation Electrical Division, gave a presentation on the street lighting component of Streetscape project. The transformer based mast arm streetlights between Globe Avenue and El Camino, are very old and it is not easy to find replacement parts. The plan is to remove the old mast arm streetlights and replace with new mast arm lights. Furthermore, 57 new additional ornamental lights will be added to light the Boulevard at the pedestrian level for increased safety. The roadway lighting will be high pressure sodium lights at 200 watts and the pedestrian lighting will be metal halogen at 100 watts. The project will begin in January 2006 and should be completed by April 2006. Jan McCleary questioned replacement in case of vandalism or breakage. Eric Yap assured the committee that the City would replace the bulbs and globes as needed. The globes are made of acrylic and shouldn't be too easy to break. Bulbs replacement is typically every 3-5 years.

Mr. Doug Austin spoke about the history of the lights on Del Paso Blvd explaining it used to be called the "Great White Way. The existing lights were installed in 1948.

**5C. New Commercial Development – 100 Arden Way – Informational Item**

Mr. Ryan McNeal of the Veritas Group who owns the vacant lot at 100 Arden Way gave a presentation regarding his plan to develop a small retail building on the site. The proposed building would be 6000 sf with a brick facade. The plans are in the conceptual stage of planning and nothing has been sent to the Planning Department. Owners have met with Design Review. Part of the plan is to build a six foot sound wall to reduce noise to surrounding residents. Parking requirements will be met. Patio space is being considered for a possible coffee shop. Jan McCleary asked what types of businesses the owner has in their Antelope project. Mr. McNeal said Juice it Up, a dental company, and AAA were current tenants and we could expect the same types of businesses at 100 Arden Way. Katherine Klein asked who would manage the property and Mr. McNeal said his company would handle the property management. Dr. Mack asked about development timeline. Mr. McNeal said he would like to present to the Planning Department in 3-4 months and hopefully being construction late spring to early summer 2006. Councilmember Sheedy pointed out that this project is privately funded and is using no redevelopment funds.

**5D. Redevelopment Area Update**

Ms. Chiang gave an update on the following items:

- Del Paso Boulevard Art Streetscape: Ya-yin Chiang passed out a flyer regarding the Del Paso Streetscape Request for Public Artists Qualifications due on November 10, 2005. There will be 3 RAC members on the art selection committee who include: Todd Harlan, Colleen Mulligan and Mike Mulligan. The art selection will be a public process and all RAC members are encouraged to attend the selection meeting when it is held.
- Arden Motel: Dan Friedlander, owner of Arden Motel is hosting a celebration at "The Greens" on 9/30/2005 at 6:00 P.M for The American Institute of Architects annual convention. All are welcome to attend.

**6. Communication from RAC Members and Public On Items Not on the Agenda**

None

**7. Adjournment**

Meeting was adjourned at 8:00 P.M.