



NORTH SACRAMENTO REDEVELOPMENT ADVISORY COMMITTEE (RAC)

MEETING MINUTES

Thursday, April 19, 2007 - 6:00 PM
North Sacramento School District Building
670 Dixie Avenue, Sacramento, CA 95815

I. Call to Order & Welcoming Remarks—6:03 PM

II. Roll Call

Present: RAC Chair Dr. Mack and RAC Members Adams, Charland, Clark, Curry, Harlan, Hubbs, Lukehart, Scott, and Veden

Absent: RAC Members Armstrong, Bergstrom, and Mulligan

III. Approval of March 15, 2007 RAC Meeting Minutes

Motion (Harlan, Veden): To approve the Minutes with the correction of adding RAC Member Veden's name to all the RAC motions made at the April 19th meeting.

Vote (5-0-5-3): RAC Chair Dr. Mack and RAC Members Clark, Curry, Harlan, and Veden—Adams, Charland, Hubbs, Lukehart, Scott—Armstrong, Bergstrom, and Mulligan. **Motion passed.**

IV. District 2 Update

Councilmember Sheedy gave an update on the activities in District 2.

V. Redevelopment Items

- a. *DR04-187 Expo Project, Corner of Canterbury Road and Expo Parkway*
Matthew Sites, Design Review Planner, introduced this project and provided an overview of the project modifications since the RAC last reviewed it in 2004.

Keith Watson of Westbury Development and the project applicant explained the original project and the proposed changes including moving and making the screens denser to create variation in height and provide interest, changing the potential use of the project, and creating more green space at the entry.

RAC Members inquired about the need to screen the solar panels. They also asked whether the landscape would change to create a pedestrian friendly space. Several RAC Members commented that the project was unattractive and boxy, and more interest could be added to the project by using art and enhancing the screens on the top of the building. Other RAC Members also commented that the Design Review process needs to be clarified, because it is not clear what the RAC is being asked to do.

Elmer McCleary, North Sacramento resident, stated no objections to the project itself, but agreed with the RAC that the project is too boxy and lacked architectural interest. He also suggested adding artistic interest to the building and/or art work to make it appear less angular. Mr. McCleary stated concerns that the applicant is suggesting the project will be a medical facility. However, there is considerable flexibility in the project design, which suggests that the buildings could be used for a number of other uses.

Louis Warfield, the project applicant for item V.b., explained that this type of commercial office building project is difficult to make architecturally interesting. He suggested that the applicant might add artwork to the screens on the top of the building and add photovoltaics in the parking lot.

Motion (Harlan, Veden): To continue this action item to the May meeting and bring the Design Review project back to the full RAC for review with 3-D artist renderings that improve the design.

Vote (10-0-0-3): RAC Chair Dr. Mack and RAC Members Adams, Charland, Clark, Curry, Harlan, Hubbs, Lukehart, Scott and Veden—Armstrong, Bergstrom, and Mulligan. **Motion passed.**

b. *2205 Del Paso Boulevard*

Matthew Sites, the Design Review Planner, provided an overview of the project and the new façade explaining that the rehabilitated building would maintain the same lines and architectural history as the original building.

RAC Member Clark inquired whether the building would be used for a commercial use. The Design Review Planner explained that the building is mixed use and that the owner is to occupy the rear of the

building with two office spaces in the front of the building and a loft on the second floor. The applicant and owner plan to include a “green” roof on the building and to tint the front windows to make the building more energy efficient.

Elmer McCleary, North Sacramento resident, expressed strong support for the project stating that it fits perfectly with the block and the idea of using brick is consistent with the building’s history.

Motion (Curry, Harlan): To accept the project as proposed.

Vote (10-0-0-3): RAC Chair Dr. Mack and RAC Members Adams, Charland, Clark, Curry, Harlan, Hubbs, Lukehart, Scott and Veden—Armstrong, Bergstrom, and Mulligan. **Motion passed.**

c. *1116/1120 Dixieanne, 2323 Selma and 2330/2334 Lexington*

Staff provided an overview of the proposed project to acquire the five parcels through a voluntary sale. The property is ideally situated 400 feet from the Swanston Light Rail Station.

Elmer McCleary, North Sacramento resident, supported the acquisition of the properties as a great opportunity to ensure the best use of the site and that its development is consistent with the Swanston Transit Village Plan that the City is in the process of finalizing.

Motion (Harlan, Adams): To accept staff’s recommendation to move forward with the acquisition of these properties.

Vote (10-0-0-3): RAC Chair Dr. Mack and RAC Members Adams, Charland, Clark, Curry, Harlan, Hubbs, Lukehart, Scott and Veden—Armstrong, Bergstrom, and Mulligan. **Motion passed.**

d. *North Sacramento Minor Infrastructure Fund*

Staff explained the history of this project and the RAC’s 2004 request to establish this fund to financially assist the residents of the North Sacramento Redevelopment Area with minor infrastructure projects. Staff also explained the process for setting up the fund and allocating funds for projects specifically for the proposed alley closures identified in the staff memo.

RAC Member Harlan commented that the alley closure on his block has made a dramatic and positive change in his life.

Motion (Adams, Veden): To establish the North Sacramento Minor Infrastructure Fund in the amount of \$20,000.

Vote (10-0-0-3): RAC Chair Dr. Mack and RAC Members Adams, Charland, Clark, Curry, Harlan, Hubbs, Lukehart, Scott and Veden—Armstrong, Bergstrom, and Mulligan. **Motion passed.**

Motion (Harlan, Charland): To allocate the necessary funds to match the City's Alley Abatement Program to pay for the four proposed alley closures identified in the staff memo to the RAC.

Vote (9-0-1-3): RAC Chair Dr. Mack and RAC Members Adams, Charland, Curry, Harlan, Hubbs, Lukehart, Scott and Veden—Clark—Armstrong, Bergstrom, and Mulligan. **Motion passed.**

VI. Public Comment Regarding Items Not on the Agenda

No public comment.

VII. Adjournment—7:42 PM

Motion (Harlan, Veden): To adjourn the meeting.

Vote (10-0-0-3): RAC Chair Dr. Mack and RAC Members Adams, Charland, Clark, Curry, Harlan, Hubbs, Lukehart, Scott and Veden—Armstrong, Bergstrom, and Mulligan. **Motion passed.**