



**Sacramento  
Housing &  
Redevelopment  
Agency**

# Minutes North Sacramento Redevelopment Advisory Committee

North Sacramento School District Building  
670 Dixie Avenue, Sacramento, CA 95815

## MINUTES

**October 18, 2007**

### Call to Order – 6:05 PM

### Roll Call

*Present:* Adams, Armstrong, Charland, Harlan, Hubbs, Lukehart, Dr. Mack (Chair), Mulligan, Scott, and Veden

*Absent:* Clark and Curry

### Discussion / Action Reports

1. **Approve September 20, 2007 Minutes**

**Motion (Harlan, Adams):** To approve the Minutes.

**Vote (10-0-0-2):** Adams, Armstrong, Charland, Harlan, Hubbs, Lukehart, Dr. Mack (Chair), Mulligan, Scott, and Veden—Clark and Curry. **Motion passed.**

2. **Update on District 2 Events, New and On-Going Projects, Business Activities and Community Initiatives**

Councilmember Sheedy provided an update on District 2 events.

3. **North Sacramento Bond Issuance Workshop**

Chris Pahule, Assistant Director of Community Development, presented information on the proposed bond issuance. He explained that the bond would be for a maximum amount of \$10 million, of which \$4 million would be used for low- and moderate-income housing projects. The Agency will work with the RAC to identify potential development projects for the 2008 calendar year. Future projects might include continuing to reinvigorate the boulevard, transit oriented development, removing barriers to development and infrastructure improvements. Other projects could also include rehabilitating the existing housing stock and taking advantage of the real estate market to acquire parcels near the light rail stations. Councilmember Sheedy also added that the Del Paso Boulevard improvements between Arden and El Camino need to extend south down the rest of the Boulevard.

RAC Member Adams requested that the RAC draft a letter to the city requesting appropriate action be taken regarding the former gas station at the corner of Arden Way and Del Paso Boulevard. The RAC agreed to include the proposed letter as an action item on the November RAC meeting agenda.

RAC Member Scott inquired whether there might be funds for future artwork incorporated into other redevelopment area projects. Chris Pahule responded by stating that two percent of the funds of any SHRA-funded commercial project is allocated to the Arts in Public Places Program. Mr. Pahule stated that he would attend the November meeting to discuss prioritizing 2008 redevelopment area projects.

#### **4. Surreal Estates Budget Augmentation**

Chris Pahule presented the proposed budget augmentation. As homeowners at Surreal Estates, RAC Members Scott and Charland recused themselves from this item. Staff distributed an informational memo to RAC Members that explained homeowners' drainage problems at the site after living in the new homes for the first winter. In order to resolve the drainage problem, an estimated \$80,000 is required. The Agency proposes that Mercy Housing fund \$30,000 and funds from the Agency's Low- and Moderate-Income Housing Fund pay for the remaining \$50,000.

**Motion (Harlan, Hubbs):** To approve staff recommendation and allocate \$50,000 of Agency funds to resolve the drainage problems at Surreal Estates.

**Vote (10-0-0-2):** Adams, Armstrong, Charland, Harlan, Hubbs, Lukehart, Dr. Mack (Chair), Mulligan, Scott, and Veden—Clark and Curry. **Motion passed.**

#### **5. El Camino Design Review**

Luis Sanchez and Blake Roberts, of the City's Design Review Department, provided an overview of the proposed Walgreen's project on El Camino Avenue between Empress and Beaumont. A copy of the proposed plans was distributed to RAC Members. The project would require a zoning change to the southern end of the parcel. Currently, the 1.25 acre site is zoned residential. In addition, the project proposes a drive through pharmacy and a brick and stucco building with a tower feature at the northwest corner. There would be landscaped islands at the entrance to the parking lot and the City's Department of Transportation will be working with the design team to resolve any truck delivery entering and exiting problems that may arise. Staff will update the RAC on the project's progress as it moves forward. The project is scheduled to be presented before the Planning Commission in January and then it would be submitted to City Council for approval.

#### **6. 1800-1802 Del Paso Blvd. - Exterior Rebate Project**

Staff distributed an informational flyer at the RAC meeting that listed the applicants requesting an exterior rebate grant. Staff explained that SHRA has planners and architects available to guide property owners through the Exterior Rebate Program. The Agency offers a matching grant up to a maximum of \$50,000 (a dollar for dollar match is required by the property owner). The Agency will continue to provide regular updates on the Exterior Rebate Program.

Brad Satterwhite, SHRA Redevelopment Analyst, provided an overview of the proposed changes at 1800-1802 Del Paso Boulevard (formerly Goldie's Video Store) and distributed a copy of the proposed façade changes to RAC Members. The property is owned by Gary Tang, Takla Investments LLC. Mr. Tang wants to renovate the property with plans to convert it into a restaurant or retail business. At this time, Mr. Tang did not have a final budget for the cost of renovation, but indicated that he could acquire the necessary funding, beyond SHRA's Exterior Rebate Program, to complete the renovations.

#### **7. Status of Approved Redevelopment Projects**

- SHRA and the city are working to acquire properties near the light rail stations.

- Three underground storage tanks were discovered and removed at 1212 Del Paso Boulevard (the former Noble’s car dealership). Soil sampling and testing of the site is currently being conducted.
- City Council approved the allocation of \$300,000 for toxic remediation at the El Monte Triangle site.

### **Public Comments-Items Not on the Agenda**

Bob Adams, Executive Director of the Del Paso Partnership, distributed information about the Mystery Dinner Theater scheduled for 6:00 PM on October 26 at 1219 Del Paso Boulevard. Tickets are \$30 each or a table of eight for \$200.

Councilmember Sandy Sheedy informed RAC Members that beat cops would be working on the boulevard soon.

The City is working with the court system to place the Dixieanne Apartments into receivership status. The court will appoint an administrator for the apartment building and the “Justice for Neighbors” team will work to resolve the current problems at the property.

Payday Loan Ordinance was presented to City Council and an emergency moratorium was passed, which allows the city only 45 days to work out details of the ordinance. No new payday loan businesses can open during this time.

Kim Scott announced an open studio at 2320 Cantalier on November 10.

### **Adjournment—7:25 PM**

**Motion (Adams, Harlan):** To adjourn.

**Vote (10-0-0-2):** Adams, Armstrong, Charland, Harlan, Hubbs, Lukehart, Dr. Mack (Chair), Mulligan, Scott, and Veden—Clark and Curry. **Motion passed.**