



# Minutes North Sacramento Redevelopment Advisory Committee

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

## MINUTES

**May 15, 2008**

### Call to Order – 6:03 PM

### Roll Call

Present: Charland, Clark, Curry, Harlan (Vice-Chair), Hubbs, Lukehart, Mack (Chair), Mulligan (Recorder), Scott, and Veden

Absent: Adams and Armstrong

### Discussion / Action Reports

- 1. Approval of March 20, 2008 Minutes**  
**Motion (Harlan, Veden):** To approve the Minutes.  
**Vote (10-0-2-0):** Charland, Clark, Curry, Harlan (Vice-Chair), Hubbs, Lukehart, Mack (Chair), Mulligan (Recorder), Scott, and Veden—Adams and Armstrong  
**Motion passed.**
- 2. Update on District 2 Events, New and On-Going Projects, Business Activities and Community Initiatives**  
Councilmember Sheedy provided a District 2 update.
- 3. Acquisition of 1400/1410/1414 Del Paso Blvd**  
Staff presented the project and explained that the parcels are being offered for voluntary sale by the owner. The opportunity site is approximately 30,000 square feet and is zoned General Commercial. It is situated near the Arden/Del Paso Light Rail Station. The staff memo recommended budget authority to encumber \$1.2 million of a line of credit from Bank of America to be issued in June 2008. Proposed development for the site would include a mixed use development that is consistent with the Five Year Implementation and North East Line Plans.  
**Motion (Hubbs, Scott):** To recommend approval of the project and budget authority to acquire the properties once the funds are available.  
**Vote (9-0-2-0):** Charland, Clark, Curry, Harlan (Vice-Chair), Hubbs, Lukehart, Mack (Chair), Mulligan (Recorder), and Scott—Adams and Armstrong  
**Motion passed.** David Veden recused himself since his business is within 500 feet of this property.

**4. Replacement Housing Plans for 1314-A Del Paso Blvd**

The agency recently acquired this property and, as part of its revitalization efforts, the Agency plans to demolish a single-family residence on the property, assemble the parcel with adjacent parcels, and develop the site with a mixed-use development project. As required by California Community Redevelopment Law, the agency must develop a plan for replacing and relocating very low, low and/or moderate income households when eliminating housing units from a redevelopment area. In this case, the resident has already relocated and replacement housing has already been constructed in Natomas. As a result, there is no cost to the Agency.

**Motion (Charland, Veden):** To recommend approval and adoption of the Replacement Housing and Relocation Plans for one single-family home at 1314-A Del Paso Boulevard.

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

**Motion passed.**

**5. Dixieanne “Green” Street Update**

City staff and the Project consultants provided an overview of the project. The Project scope will include removal and replacement of sidewalks to be compliant with the American’s with Disabilities Act, planters and trees to facilitate storm water collection and filtration, and sprinkler installation. Trees are being selected to provide shade, as well as to grow well in the planters and not interfere with overhead power lines. City Planners are consulting with the city’s arborist to determine the best landscaping plants for the Project. City will maintain the Project for three to four years. Eventually, however, the City will have to determine how to fund the Project’s ongoing maintenance needs. City staff will continue to update the RAC on Project progress as it moves forward.

**6. Status of Approved Redevelopment Projects (Information Only)**

- New Faze project for 2001-2005 Del Paso Boulevard will go before Council on May 7.
- New Faze is also requesting gap financing for the Grand Theater project. SHRA staff is reviewing and evaluating the application.

**7. Adjournment—7:25 PM**

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

**Motion passed.**