

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Oak Park  
Redevelopment Advisory Committee  
Meeting Minutes  
Wednesday, March 8, 2006  
6:30 PM  
Oak Park Community Center  
3524 Martin Luther King Jr. Blvd.

**\*These meeting minutes are unapproved. The Oak Park RAC will take action on the minutes at the April 12th RAC meeting.**

- I. Call to Order  
Committee Vice-Chairperson, Mary Lou Lackey, called the meeting to order at 6:35 pm.
- II. Roll Call  
Committee Secretary, Linda McDonald, conducted roll call.  
*Present:* Kim Curry-Evans, Edenausageboye Davis, Chris Ganson, Edgar Hilbert, Mary Lou Lackey, Linda McDonald, Sandy Redmond, James Taylor, Rose Thomas  
*Absent:* Bud Aungst  
*Staff Present:* Erika Bumgardner
- III. Welcoming Remarks  
Mary Lou Lackey welcomed members of the community.
- IV. Approval of the February 8, 2005 RAC Meeting Minutes  
The minutes were approved unanimously.
- V. Redevelopment Items

***A. Oak Park Residential and Commercial Design Guidelines Update – Dawn Einwalter, EDAW***

The original design guidelines for Oak Park were finalized in the early 1990s and helped streamline the design review process. Beginning in the early 2000s, the lack of guidelines for commercial development and a desire to preserve more of the character of Oak Park, prompted the PAC to support a revision in 2004. EDAW was hired to revise the guidelines, which have been presented at two public meetings and have been distributed for review. There is still time to send comments to Erika Bumgardner before April, when the document will be scheduled to go before hearing bodies.

Based on RAC discussion and input from the public, a motion was put forward to accept the final draft of the Oak Park Residential and Commercial Design Guidelines with the following guidance:

- Text on setbacks should remain as is.
- A preference for a 6-foot front porch should be included.
- Large-canopy tree species should be encouraged.

- Accessibility for people with disabilities should be addressed.
- Trees should not preclude good visibility in commercial areas.
- There should be greater specificity on the use of high-quality materials, including those that might be developed in the future.
- Garages should be set back from the front of the house 3 feet.

The motion passed unanimously.

***B. Oak Park Fund and Project Prioritization Recommendation to City Council – Erika Bumgardner, SHRA***

The results of a six-month effort to create an investment strategy and prioritize projects for the \$20 million in bond funding were presented to the RAC. The list of projects is not exhaustive and new projects can be added.

Public member McKeithern expressed concern for South Oak Park and the need for street bumps and lighting. Bumgardner noted that the prioritization list includes funding for South Oak Park, alley improvements and streetscape.

Public member Greene of the Oak Park Business Association reported that the Association met to discuss the priorities, including the issue of the liquor stores. They felt that SHRA staff has done an excellent job and gathered a broad range of input. They concurred on the importance of the Broadway streetscape, the MLK/Broadway projects, street lighting, and the exterior rebate and commercial loan program. In addition, three priorities were identified: 1. acquisition of underutilized properties, 2. developing the triangle lot for parking, and 3. crime prevention. The association would like to see funding for a community prosecutor.

A motion to accept the Oak Park Fund and Project Prioritization strategy was approved unanimously.

***C. Broadway/MLK Intersection and Streetscape Project Review – Erika Bumgardner, SHRA***

Erika Bumgardner reported that SHRA has been meeting with the City of Sacramento to begin scoping four projects:

1. Streetscape traffic calming and beautification;
2. Streetlights for two areas north and south of Broadway identified in a handout;
3. MLK corridor plan including South Oak Park alleys, lighting and streetscape infrastructure improvements; and
4. Intersection improvements for Broadway / MLK including pedestrian safety and traffic calming measures paid for by \$660,000 from SACOG.

Ryan Moore from the City of Sacramento's Department of Transportation reported that they are working on sidewalks, median strips and cleaning up utilities. Possible solutions include bulb-outs to slow traffic making turns onto MLK and a roundabout is being studied.

VI. Informational Items

**A. Broadway/MLK Development Project – Muhammed Nadhiri, A.F. Evans**

The first public meeting on the Broadway/MLK project took place on March 1, 2006. At this stage, a development is planned with 90 units of residential and 10,000 square feet of retail space. The project takes up three blocks and will combine rental and for-sale units. They are talking with the owners of Red Fox Market, which will be a key component.

Public members asked questions regarding the financial aspects of the project and Mr. Nadhiri noted that there are many variables at this point and it would be premature to guess about the profitability of the project.

Joe Debbs is the local liaison for this project and can be reached at 691-5459.

**B. Oak Park Redevelopment Area Project Updates – Erika Bumgardner, SHRA**

1. The liquor store proposal was approved by the City Council and the eminent domain process will begin with the court. A 90-day notice to vacate will be issued. If all proceeds as anticipated, possession will be in July. Money is included in the budget to secure and maintain the premises until a decision is made whether to demolish the buildings or rehabilitate them.
2. Lauren Hammond's office is working to re-appoint those who re-applied to the RAC vacancies. Eric Straub did not re-apply. Currently there is a vacancy for a homeowner and residential renter.
3. Sacramento Mutual Housing has been working on the land trust component and affordability for the Donner Field project.
4. The house move at 9<sup>th</sup> and Stockton was approved by City Council.
5. We need a new appointee for the Weed and Seed program, but we'll wait to see if any new RAC members might be interested.

**B. Oak Park Design Review Subcommittee Update – Erika Bumgardner, SHRA**

The subcommittee reviewed proposed single-story residential projects on MLK Blvd.

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

- A. Chris Ganson announced that he will be leaving the RAC because he is moving to mid-town. This will be his last meeting and he regrets that he will no longer be eligible to participate on the RAC.
- B. Hilbert requested that the RAC be updated on the 5 HUD homes that were budgeted with \$500,000.

C. McDonald announced that Saturday, May 13<sup>th</sup> is the second annual Home Improvement Street Fair. This year will include more emphasis on art and there will be musical entertainment.

VIII. Adjournment

The meeting was adjourned at 8:30 PM.