

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Oak Park
Redevelopment Advisory Committee
Meeting Minutes
Wednesday, October 11, 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 November 8th RAC meeting.**

I. Call to Order
Committee Chairperson, Edenausageboye Davis, called the meeting to order at 6:31 pm.

II. Roll Call
Committee Secretary, Linda McDonald, conducted roll call.
Present: Kim Curry-Evans, Edenausageboye Davis, Edgar Hilbert, LaTisha Lawson, Linda McDonald, Melissa Meng, James Taylor, Rose Thomas
Absent: Mary Lou Lackey, Adolfo Mercado, Sandy Redmond
Staff Present: Erika Bumgardner, Sarah Hansen

III. Welcoming Remarks
Edenausageboye Davis welcomed members of the community.

IV. Approval of the August 9, 2006 RAC Meeting Minutes
The minutes were approved.

V. Redevelopment Items

A. City of Sacramento Development Services Presentation – Luis Sanchez, City of Sacramento Design Review Director and Willie Harris, City of Sacramento Process Manager for Development Services

Luis Sanchez presented an update on the revised Residential and Commercial Design Guidelines for Oak Park. The tentative date for final approval from the City Council will be November 14th 2006. These Guidelines give Design Review a much more effective tool in requiring compliance.

In addition, Mr. Sanchez presented the new model for the creation of a Design Commission and a Preservation Commission, along with four ordinances that will update the processes that correspond to the new commissions. The new model is streamlined, but does not include a design review process at the RAC subcommittee level. Projects would be available for public review online. Public involvement would be accomplished by phoning or emailing Design Review.

RAC member Thomas expressed concern about removing the current level of involvement from the community with regard to Design Review. RAC member McDonald expressed concern about the level of trust that people have that their concerns will be taken into account and questioned why the ordinances will be voted on before the Guidelines. Sanchez explained that the ordinances would not go into effect until the first of the year.

Public member Emslie expressed concern about the appeals process, which has been difficult and costly.

Public member McKeithern noted that she does not own a computer and that the ordinance would take away power from the community.

Public member Boyd said that the community needs the participation because Oak Park has too many oversize homes with no front yard, back yard or places to park.

Public member Barden expressed concern that there is too much poor quality housing in Oak Park. She does not mind the new Commission structure, but felt it is an insult to take away the public's involvement.

Willie Harris presented an overview of the MATRIX program being used in the City to bring projects to fruition. It was a pilot project that has been very successful and is expanding. There are ten prototypes to accommodate various types of development. MATRIX is a team approach that is intended to provide better services to developers.

B. Oak Park Redevelopment Budget 2007 – Sarah Hansen, SHRA

Sarah Hansen presented two handouts – one outlining the 2007 Oak Park Redevelopment Budget and the other summarizing the current Oak Park Investment Strategy, Priority Projects, and Projects Underway. The funds available for projects total \$32,259,228. Currently, there is \$10,965,678 in funded projects, with \$21,093,550 available for future projects.

Public member Emslie spoke about wanting to see more spent on neighborhoods, rather than the business district.

Public member Sumpter noted that currently there are only 84 months remaining for the redevelopment designation for Oak Park. He feels it's important to keep this number in mind when establishing future priorities.

Public member McKeithern asked about the priority projects and expressed an interest in providing future input as projects come before the RAC.

C. Broadway/2nd Avenue (Goodwill) Development Sites Acquisition – Sarah Hansen, SHRA

Sarah Hansen introduced Ron Vrillakas, who represented the developer group that was chosen based on three responses to a Request for Qualifications for development ideas for 3409 & 3413 Broadway and 3436 & 3434 2nd Avenue. Mr. Vrillakas presented a preliminary conceptual design that would include housing,

retail and live/work buildings. This concept incorporates the “triangle” property on Broadway that is already owned by SHRA.

In response to previous RAC meetings, SHRA was able to negotiate the price for these properties to \$2.7 million and provide a developer’s concept for a viable use of this “gateway” set of parcels.

RAC member Hilbert expressed concern about crime on the site once the current buildings are demolished and prior to a new development going in.

Public member Barden would like to see a development with jobs for people, perhaps a small market.

Public member McKeithern did not like the concept of row houses and objected to the price.

Public member Sumpter supports the purchase because the property is very important to Oak Park.

Public member Emslie felt the price is far too expensive.

Public member Chandler liked the design, but felt that the transaction is like paying someone to not do anything with their property.

Public member Reynolds expressed concern that there may be toxics on the site. Bumgardner assured the RAC that environmental assessments are required prior to any sale.

A motion to approve the acquisition of the “Goodwill” properties was approved. Curry-Evans and Thomas abstained.

VI. Informational Items

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

1. The Design Guidelines are scheduled to go to the City Council November 14th, 2006.
2. The 8th Avenue improvements are in progress. These include bulb-outs and traffic calming measures.
3. The MLK and South Oak Park Master Plan RFP produced several responses and there is a lot to review.
4. Just a reminder that ethics training is required for RAC members. Currently, only three members have attended the training.

B. Oak Park Design Review Subcommittee Update – Rose Thomas

Three projects were reviewed, including a large duplex and a commercial rehab project.

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

Rose Thomas asked RAC members to drop RAC member Sandy Redmond a card because she is currently unwell and unable to attend RAC meetings.

Edenausegboye Davis said that the owner of Louie's Restaurant would like to host a Holiday mixer for the RAC and the Stockton Blvd. Partnership.

Kim Curry-Evans announced the opening of a new exhibit on October 21st at the 40 Acres Gallery.

VIII. Adjournment

The meeting was adjourned at 8:30 PM.