



ESIA

EAST SACRAMENTO
IMPROVEMENT ASSOCIATION

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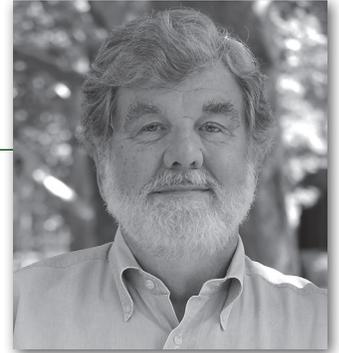
SPRING 2014 NEWSLETTER

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If you are interested in becoming a ESIA Board member, please contact Paul Noble at noblep5@comcast.net

President's Message: Paul Noble



Since last fall the ESIA Board has been fully engaged in addressing the controversial McKinley Village project, a proposal to construct more than 300 residential units on the former Centrage site. Members of our Board have attended the meetings of other neighborhood organizations, including MENA, ESP, Neighbors United for Smart Growth and the Marshall/New Era Neighborhood Association. The principal concerns we heard at those meetings and from our own members were traffic impacts on neighborhood streets, impact on our already stressed storm drainage system, and impact on neighborhood schools. Some people were also concerned that the project needed to be more bicycle/pedestrian friendly and that access into and out of the project was too limited.

The Board has held several meetings with the project applicants, in which we conveyed neighborhood concerns about the project and suggested various changes that we felt would address those concerns. As a result of these meetings and other meetings the applicants have held with neighborhood groups, a number of positive changes have been made, including a 15% reduction in housing density and the addition of a bicycle/pedestrian tunnel under the UPRR tracks at Alhambra Blvd. In early February the ESIA Board voted unanimously to send to the City of Sacramento Planning and Design Commission a final list of proposed project modifications and conditions for the McKinley Village project. This list has been included in its entirety elsewhere in this newsletter. (A recent note on Item 6 in the list: The SCUSD Board recently adopted a resolution stating that the entire \$2.2 million in school impact fees generated by the project will go to the local schools affected by the project.) We intend to participate in the hearing of the Planning and Design Commission scheduled for 5:30 PM on Thursday, March 27 and the hearing before the City Council scheduled for late April (date to be determined), to encourage both groups to require our modifications and conditions as conditions of approval for the project.

Let's you think that we spent all of our time on this one issue, we were engaged in other efforts:

- ESIA strongly supported our neighbors on 41st Street in their appeal to the City concerning construction of a new house that would have been 15 feet closer to the street than the two neighboring houses. (Please see article in this newsletter detailing the outcome of the appeal.)
- ESIA also strongly supported the Sutter Park project that will transform the 20-acre site of Sutter Memorial Hospital into a vibrant residential neighborhood that is compatible with and well connected to the surrounding community. The project was unanimously recommended for approval by the Planning and Design Commission, and will be heard by the City Council on April 8.
- We have been reviewing an increasing number of applications to demolish old houses in the neighborhood and replace them with new ones. We have opposed some of these demolitions on the grounds that the old house had historic value, but under current city ordinances it has been difficult to make a strong enough case. Accordingly, we have joined other neighborhood associations in meetings with Councilmember Cohn to explore the possibilities of having East Sacramento declared to be a design review district or even a historic preservation district. We will keep you updated as those meetings proceed.

Now I'd like to invite you to attend our next general membership meeting, which is scheduled for **7:00 PM Wednesday, April 16**, in the Alhambra Room of the Clunie Community Center. We hope that you can join us.

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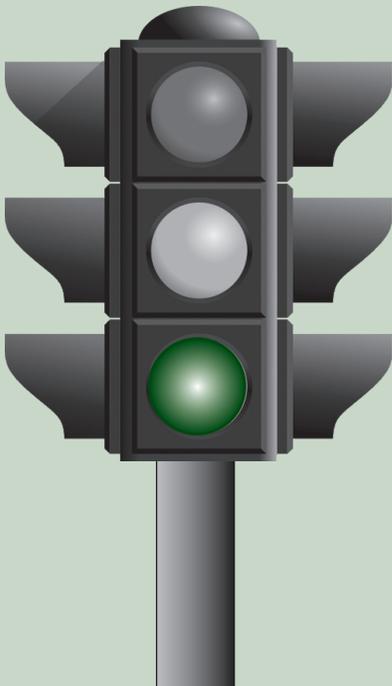
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East Sacramento Improvement Association's Proposed Project Modifications & Conditions For The Proposed McKinley Village

Copy on the right is the full text of ESIA's letter to the Planning Commission and City Council:



The Board of Directors of the East Sacramento Improvement Association (ESIA) requests that the Planning and Design Commission require the following modifications and conditions of approval for the proposed McKinley Village project. If the Planning and Design Commission and the City Council require all of the items below as conditions of approval for the project, then ESIA will support the McKinley Village project.



1. Neighborhood Traffic Management Fund

- a. Prior to the recordation of the final subdivision map, the Applicant shall deposit \$150,000 into a Neighborhood Traffic Management fund that will be used to pay for the study, design, and construction of pedestrian safety, traffic control, and traffic calming measures. The fund shall be split into two accounts of \$75,000 each with one account designated for the area east of the Capital City Freeway and one designated for the west side of the freeway.
- b. The following improvements will be given priority consideration for the area east of the Capital City Freeway, recognizing that the decision regarding feasibility, timing, and funding of all improvements will be determined by the City and the community:
 - i. Stop signs on all four corners of 35th Street and McKinley Boulevard.
 - ii. Protected left turn lights on Alhambra at H Street for both northbound and southbound traffic.
 - iii. Re-time traffic lights at 29th & E and 30th & E to maintain safe queue lengths on the E Street off-ramp.
 - iv. Improvements to and traffic calming measures for residential streets located directly south of the main project entrance, e.g., Tivoli and 40th Street.

2. Alhambra Tunnel

- a. The Applicant shall obtain approval from UP for the construction of a tunnel (that is at least 25 feet wide and 12.5 feet high on center) connecting the project site to Alhambra Boulevard. Such approval shall be satisfied prior to issuance of building permits for production housing.
 - i. The Applicant shall work cooperatively with the City to study the feasibility of designing the bike-pedestrian tunnel to allow small autos to travel one-way in a single lane to/from Alhambra (with the direction to be determined by such study) while still accommodating bike and pedestrian use of such tunnel.
 - b. Construction of the bike/pedestrian tunnel at Alhambra Boulevard shall commence during Phase II (to be defined) of the project.
3. The HOA shall provide an assessment that is sufficient to establish and operate a shuttle service to and from Theodore Judah Elementary School should demand from McKinley Village residents materialize for such service.
4. To help avoid unnecessary trips on the blocks of 40th Street that are located south of C Street, the project's primary access road, which is labeled "40th Street" in the application materials and draft EIR, shall be given a new and original name.
5. Applicant shall add a 3rd new home plan to further increase housing diversity on Streets 1 and 8. These plans have been developed and submitted to the City.
6. Applicant representative Phil Angelides shall use his best efforts to ensure that all school impact fees are reserved for use by the schools most directly impacted by the project, particularly Theodore Judah Elementary and Sutter Middle schools.

Construction on 41st Street



Deep front yard setbacks have been a signature feature of East Sacramento neighborhoods for over 100 years. Last summer, a battle erupted over the construction of a home on 41st Street that substantially encroached into the street's historic 40-foot minimum setback. ESIA supported the successful efforts of neighbors who fought to preserve that setback by appealing a City Design Director decision that would have permitted construction of a home that flagrantly violated the historic norm. The 41st Street neighbors worked tirelessly collecting nearly 400 signatures in support of the appeal, meeting with members of the Planning Commission, and working with the Diepenbrock

Elkin LLP law firm to marshal evidence showing the deleterious effect the proposed project would have had on neighboring homes.

Just days after the 41st Street neighbors submitted a comprehensive legal brief and supporting evidence to the Planning Commission, the project applicant contacted architect Bruce Starkweather, requesting that he assist in exploring a negotiated resolution. The project applicant subsequently agreed to make substantial design modifications to bring the new home into conformity with the historic 40-foot minimum setback. The home is now being built so that it aligns with the neighboring home on the north, at 40 feet 8 inches, and steps back further, to 42 feet 2 inches on the south side, to accommodate the south side neighboring home, which has a deeper front yard setback. Although the neighbors compromised on their original demand that the new home be moved farther back to provide a minimum 43 foot 4 inch setback, they were satisfied that the outcome helped to preserve the neighborhood's cherished park-like setting.

The ESIA Board has determined that the best way of preventing something similar from happening in the future would be to amend the City's Zoning Code. ESIA Board members have already held initial discussions toward that end with Steve Cohn and City staff. Neighborhood residents interested in this supporting this effort should contact ESIA President Paul Noble at Noblep5@comcast.net.

Police Tips

The ESIA Board was pleased to hear from Sergeant Michael Hight from the Sacramento Police Department at one of our recent Board meetings. He provided several precautions to East Sacramento residents to reduce the likelihood of burglary:

- Install a fence or gate to prevent entry into side and back yards.
- Install motion sensor lights to deter intruders. Lighting is a very crucial prevention measure.
- Trim bushes to eliminate easy hiding places.
- Make sure door-to-door solicitors have proper City permits issued to that specific person.

The Sacramento Police Department website contains an excellent guide to neighborhood crime prevention at <http://www.sacpd.org/besafe/safetyguides/>. Be sure and visit this website for more tips!

Membership Renewal

It's time for you to renew your ESIA membership for 2014. As the oldest and largest neighborhood association in Sacramento, ESIA continues to help protect, maintain and improve the unique blend of residential and commercial features of East Sacramento. We depend on your dues to produce and mail this newsletter, and to keep you informed about issues impacting our neighborhood.

This newsletter contains several recent examples of how we have been working on behalf of the neighborhood.

To renew your membership, just clip off the form below and mail it with your check for \$15 to ESIA, PO Box 19147, Sacramento, CA 95819. Please respond no later than April 30, 2014.

Dues Renewal Form

Name: _____ Address: _____ Zip: _____

Home Telephone _____ Work Telephone _____ E-mail* _____

Amount of additional voluntary contribution: _____

Comments and/or special interests: _____

April 16 2014 General Membership Meeting Candidate Forum - Sacramento City Council

Location: Alhambra Room of the Clunie Center

When: 7:00 p.m. Wednesday April 16

AGENDA:

- A.** Remarks by Paul Noble, ESIA Board President
- B.** Presentation on public safety by Sergeant Michael Hight, of the Sacramento Police Department
- C.** Forum with the candidates to represent District 3 on the Sacramento City Council. All candidates who have filed by March 12 will be invited to attend
- D.** Report from Councilmember Steve Cohn



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