



# ESIA

EAST SACRAMENTO  
IMPROVEMENT ASSOCIATION

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SPRING 2015 NEWSLETTER

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If you are interested in becoming a ESIA Board member, please contact Paul Noble at [noblep5@comcast.net](mailto:noblep5@comcast.net)

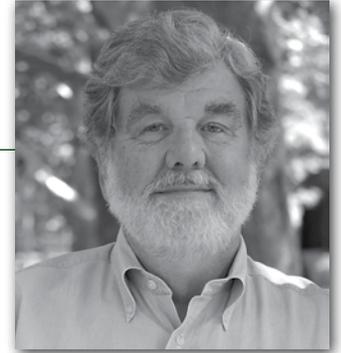
## ORCHID & ONION AWARDS

Nomination Form  
*See page 3 to vote.*

## ESIA DUES RENEWAL FORM

Due May 15  
*See back page for details.*

## President's Message: Paul Noble



My last letter was written last fall, in the middle of a contentious political season. You may have attended our fall general membership meeting, which featured a forum with all the candidates for the District 3 City Council seat and for the vacant seat in the State Assembly. If you did attend, you'll probably agree that the forum was highly informative as well as entertaining.

Things have been a bit quieter since then, but ESIA has still been very busy on behalf of the neighborhood. We've commented on several projects, including a proposed new micro-brewery in the 66th Street industrial area, a proposed residential lot split and several demolition requests. It's the last area that has caused us the greatest concern. It seems that we're constantly being asked if a structure proposed for demolition is historically significant, but we're seldom able to find out what is proposed to replace the structure in question. As you must have observed, the result can be the replacement of a small home with an oversized "McMansion". Please read the article elsewhere in this newsletter with some ideas about what we think ESIA can do to help preserve the character of our neighborhood.

Perhaps the biggest news is that ESIA has been in serious conversations with the McKinley East Sacramento Neighborhood Association (MENA) about their merging with ESIA. I'm very optimistic that the merger will succeed, and that our larger organization will provide a stronger voice for East Sacramento. Please see the article from MENA Board member Brian Holloway for MENA's perspective on the merger and the steps they have taken to make it a reality.

Finally, I'd like to invite you to attend our spring general meeting, scheduled for **7:00 PM Wednesday, April 29, in the Alhambra Room of the Clunie Center.** Hope to see you there.

## ESIA General Membership Meeting 7:00 PM Wednesday, April 29 Alhambra Room, Clunie Community Center

### AGENDA:

1. President's remarks
2. Lieutenant Glen Faulkner of the Sacramento PD will make a presentation on public safety issues in East Sacramento.
3. Panel discussion: What should ESIA do to help preserve the character of our neighborhood?
4. Our new Councilmember Jeff Harris will introduce himself and present his state of the district message.



# Merger with McKinley East Sacramento Neighborhood Association (MENA)

MENA (the McKinley East Sac Neighborhood Association) was formed in 1996 and originally named the McKinley Elvas Neighborhood Alliance. It was formed to add a bigger voice to the East Sac neighborhoods located to the north of J Street and around McKinley Park. Over the years, MENA has evolved to work for the betterment of all of East Sac and has been very active in supporting good development and business in the community, while being actively engaged in preventing inappropriate uses and activity in our entire neighborhood.

MENA also took leadership in fundraising for neighborhood and park improvement projects early in their history. They founded the East Sac Home remodeling Tour that raised tens of thousands of dollars for our parks and schools. That arm of the group broke away and became Friends of East Sacramento in 2009, which saved and restored both the Clunie Community Center and the McKinley Rose Garden in 2012.

MENA's leadership team, over the past several years, has worked closely with ESIA's leadership on several important issues affecting East Sac. We established a good working relationship with ESIA and our goals and philosophies

have become similar. On several occasions over the past couple of years, it has been suggested that the two neighborhood groups consider merging. A merger would expand the membership into one single unified group, provide a stronger single voice for East Sacramento and provide city officials with a more influential group of residents to engage with.

MENA has discussed with ESIA their views and objectives on protecting East Sac and finds that both organizations are of similar minds. MENA has compared the two organization's bylaws and found those documents both evolved to become quite similar. Because of these factors, the MENA Board has initiated talks with ESIA's Board members on what a merger would look like and how it could occur.

Those discussions have been fruitful and ESIA saw value in a potential merger, as well. For these reasons, the MENA Board has sent out a ballot to its members and asked them to vote yes or no on a proposal to merge with ESIA. Those ballots were sent out to MENA members during the week of March 16, and it is expected that the MENA board will make an official decision in early April.

## Design Review Ordinance for East Sacramento

Some members may recall ESIA's work in 2013 to help protect the deep front-yard setbacks that are a hallmark of many East Sacramento streets, and contribute to its appealing park-like setting. That work was triggered by construction of a new house following demolition of the original home on 41st Street. Among other things, the project revealed that the new Zoning Code the City Council approved in 2013, which incorporated the original "tent ordinance" (also referred to as the base building envelope) did not include protections for deep front-yard setbacks. The City had inadvertently failed to incorporate the March 2009 amendments to the Interim East Sacramento Design Review Ordinance that had required Design Director review for any new construction project in which the front-yard setback would be less than the average of the two adjacent homes.

Earlier this year, members of ESIA's Land Use subcommittee joined with members of MENA's Board, and Planning Commissioner David Nybo, for a meeting with Councilman Jeff Harris to discuss this problem, along with

other concerns regarding the impact of home remodeling and reconstruction projects on the character of our neighborhood. Residents expressed their observation that the base building envelope has not deterred construction projects that are inconsistent with the immediate context.

The meeting produced notable progress on the setback issue. In response to Councilman Harris's urging, City staff agreed that the omission of front-setbacks from the base building envelope could be corrected this spring as part of a package of "clean-up" Code amendments. No resolution was reached, however, on how to protect against other deficiencies in the base building envelope. Accordingly, ESIA intends to engage in further analysis, and community discussion regarding whether creation of a design district for East Sacramento would help ensure that remodeling and new construction projects are complimentary with the existing character of the neighborhood. Members who are interested in working on this issue should contact Paul Noble for more information.

# Nominations for the 2015 Orchid & Onion Awards

The East Sacramento Improvement Association recognizes businesses or people for their positive contributions to East Sacramento with Orchid awards, and we want to encourage improvement for those who have a negative impact on our neighborhood with Onion awards.

## Sydney Pope Orchid Award

- **Cabana Winery.** Cabana Winery converted a vacant, under-utilized industrial storage space into a wine bar and bistro. The space has continued to evolve in its inaugural year to include patio seating, landscape and lighting, live music and an on-site wine production facility. This is one of the most creative redevelopments in the region.



- **33rd Street Bistro** – 20 year anniversary. The 33rd Street Bistro has been a neighborhood fixture for 20 years. The Bistro reminds us of Cheers, where you are likely to run into friends and neighbors. The Bistro offers fabulous food at reasonable prices in a very warm and inviting atmosphere. Chef Fred Haines has always provided new dishes and ongoing favorites. The corner of 33rd Street and Folsom has become very vibrant with the Bistro as a key anchor.



Clip out ballot to the right and send in with your dues renewal form - one vote per category!



- **3714-20 J Street.** Before a vehicle crashed into its western portion, this was a solid, but undistinguished commercial building. The owner not only repaired the crash damage, but also created an attractive exterior embellished with brick accents that was extended to include the undamaged part.



## Onion Award

- **Former New York Bagel Boys.** The ownership has not been active since the Bagel Boys' operators vacated the space. The property is ideally situated between two local favorites: Hoppy Brewing Company and Giovanni's Pizza. The owners should show some effort to maintain their property.
- **Express Furniture.** At a time when the owners of businesses on Folsom between 48th and 56th have been re-painting and re-modeling, one address stands out for all the wrong reasons: 5116 Folsom, the home of "Express Furniture." The exterior, with its peeling and chipping paint, truly is a blight. The neighboring business owners and the broader neighborhood deserve better.
- **Corner of 29th and F Streets.** This particular corner of the Alhambra corridor is looking pretty run down. There is a boarded up old gas station with graffiti tagged on the front. The parking lot is a huge wasted space as well. It is an eyesore for the surrounding neighborhood.

### Orchid and Onion Award Ballot

2015 Sydney Pope Orchid Award  
(vote for one)

- Cabana Winery  
 33rd Street Bistro  
 3714-20 J Street

2015 Onion Award  
(vote for one)

- Former New York Bagel Boys  
 Express Furniture  
 Corner of 29th and F Streets

# Dues Renewal Form

It's time for you to renew your ESIA membership for 2015. 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 year we've added some new membership options in addition to the traditional one-year renewal for \$15. As you'll

note below, the longer-term options save you some money. We'd also like to clarify that one membership in ESIA covers all members of your household. If there is another person in your household who would like to be listed as a member and receive our emails please include them on the membership form. **To renew your membership, please make your check out to ESIA and just clip off the form below and mail it to ESIA, PO Box 19147, Sacramento, CA 95819. Please respond no later than May 15, 2015.**

Name: \_\_\_\_\_ Address: \_\_\_\_\_ Zip: \_\_\_\_\_

Home Telephone \_\_\_\_\_ Work Telephone \_\_\_\_\_ E-mail \_\_\_\_\_

Please mark the type of membership you prefer:

\_\_\_\_\_ One-year renewal (\$15)      \_\_\_\_\_ Three-year renewal (\$40)      \_\_\_\_\_ Lifetime membership (\$150)

Amount of additional voluntary contribution: \_\_\_\_\_

Comments and/or special interests: \_\_\_\_\_

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