



ESIA

EAST SACRAMENTO
IMPROVEMENT ASSOCIATION

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FALL 2013 NEWSLETTER

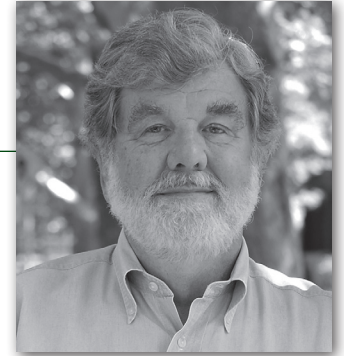
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President's Message: Paul Noble



This spring ESIA decided to embark on a major membership drive. If you receive Inside East Sacramento, you saw our recruitment flyer and the new logo that we designed. We hope you enjoy its clean, modern look. The drive was a great success, and we added a significant number of new members.

Because of the membership drive we did not publish a late spring newsletter this year. Accordingly, there is a great deal to report since our last one. With the recovery of the regional housing market, there was a significant increase in the number of new projects introduced.

Among those that ESIA addressed were the following:

- A proposal by Stonebridge Properties to redevelop the site of Sutter Memorial Hospital. (See article on page 3.)
- Conversion of the old Muzio Bakery into a parking facility.
- A new residential complex proposed for Alhambra Blvd. and I Street.
- An assisted living facility proposed for I Street near 33rd Street.
- A contentious construction project on 41st Street. (See article elsewhere.)
- A proposal by Caltrans to close the E Street onramp and widen Business 80 from E Street to the American River Bridge.

Of course, the most controversial project we reviewed was McKinley Village, a proposal to construct more than 300 residential units on the former Centrage site. Some of you attended the joint ESIA/MENA meeting on June 4, at which project proponents made a presentation and answered questions from the audience. It was clear that residents of East Sacramento have significant concerns about this project, most notably traffic impacts, school impacts, sewer and water, and reduced flood protection. The ESIA Board shares those concerns, and we communicated them to city planners in our response to the Notice of Preparation (NOP) for the Environmental Impact Report (EIR). We have not taken a position on this project, either for or against it, as we await the release of the draft EIR. The EIR release date and other key dates in the project timeline are summarized elsewhere in this newsletter.

Other activities in which ESIA was engaged include:

- Presented the annual Sidney Pope Orchid Award to Talini's Nursery and the Onion Award to the vacant building that used to house Luis's Restaurant.
- Supported the effort to rebuild the McKinley Park playground.
- Created a Facebook page for ESIA.
- Adopted a resolution opposing repeal of the "superstore ordinance".

I'd like to invite you to attend our next general membership meeting, which is scheduled for **7:00 PM Wednesday, October 16**, in the Alhambra Room of the Clunie Community Center. Yes, ESIA has decided to come home to the newly renovated Clunie Center for our meetings. The agenda, below, includes presentations on four timely topics. We hope that you can join us.

Construction on 41st Street



If you've driven down 41st Street between J and M during the past couple of months, you've probably noticed a partially finished new house on which work has stopped. There used to be a small one-story house on the lot, but it was completely demolished last spring. The new house is a much larger two-story structure, and the neighbors noticed that it was being placed much closer to the street than the other houses on the block. They filed a complaint with the City, and a stop-work order was issued.

A few years ago ESIA pushed for an amendment to the Interim Design Ordinance, popularly known as the "Tent Ordinance". The amendment defines the minimum front setback for new construction as the average of the setbacks of the two houses on either side. The intent was to prohibit new houses that protrude much closer to the street than existing homes, thus preserving the

generous front setbacks that characterize much of East Sacramento. The two houses on either side of the 41st Street construction are an average of 43 feet from the street, whereas the new construction is only 30 feet back. Clearly this is a violation of the Interim Ordinance.

Three hearings have been held with the City's Urban Design Manager in an attempt to resolve the issue. Many of the neighbors were present at these hearings, as was the President of the ESIA Board. ESIA clearly stated its support for the setback requirement, pointing out that approving a variance would set a bad precedent for the neighborhood. At the conclusion of the third hearing, the Design Manager suggested that the house be moved back to the same distance as the closer of the two houses on each side—40 feet from the street.

The fourth and final hearing was held on September 5. Two attorneys represented the applicants for the project, and they proposed a "compromise" setback of 36 feet. Almost all of the neighbors present strongly opposed this proposal, since sight lines on the block would still be severely compromised. Representatives of ESIA and MENA supported the neighbors' position, and insisted that the 43-foot setback must be adhered to. The Design Manager took the case under advisement and promised to release a written decision by September 11. If either side is dissatisfied with the decision, they have ten days to appeal.

The Design Director took the "compromise" proposal under advisement and rendered a decision on September 11. The owners' proposed "compromise" was approved, but with limitations: "The decision of the Design Director is that the existing construction be modified to align the exterior wall face of the living room with the exterior wall face at the dining room at a distance of 37'-4" and that the gable end be removed..." If either side is dissatisfied with the decision, they have ten days to appeal.

Sutter Park Neighborhood

Re-connecting the Neighborhood

The considerable neighborhood input and dialogue continues, as StoneBridge Properties refines the Design Guidelines for its Sutter Park Neighborhood – a document which governs the future build-out of the neighborhood after Sutter Memorial is closed in Fall of 2014. With easily over 1000 people providing input on the project along the way, the design guidelines are influenced by the eclectic nature of East Sacramento. These guidelines govern the architecture and landscaping for the traditional homes, alley-loaded homes, garden-style homes, cottages, row houses, and residential mixed-use building found within the 100-125 home neighborhood. “While the site plan strives to reconnect the neighborhood, the design guidelines really try to specify quality development that fits within the context of East Sacramento”, says Randy Sater, President of StoneBridge Properties. Over the next couple of months the design guidelines will be completed and the draft Environmental Impact Report should be released to the public. For more information, please contact Randy Sater, with StoneBridge Properties, LLC at (916) 484-3200 or visit www.sutterparkneighborhood.com.

Orchid and Onion Awards

ESIA was pleased to present the 2013 Orchid Award (Sidney Pope Memorial) to Talini’s Nursery. An enduring and attractive local sanctuary in the midst of commercial chain stores, Talini’s has really blossomed in recent years. Not only do they stock beautiful, healthy plants, but also their prices are competitive. Staff is knowledgeable and helpful, especially Signore Talini, an Italian immigrant and USAF veteran.

The Onion Award went to the old Luis’ Restaurant on Alhambra which continues to be blight to our neighborhood.



McKinley Village Update

The most recent project schedule calls for release of the Draft Environmental Impact Report (EIR) for public review on October 15, 2013. The Public can send in comments regarding this EIR until November 29, 2013. Preparation of the Final EIR would follow, which involves drafting City responses to comments on the Draft EIR, making any needed changes in the Draft EIR, and checking to make sure the document is complete. This usually takes at least 60 days, and in some cases can take longer.



McKinley Park Rebuild Update

ESIA is proud to have participated in the McKinley Park Rebuild. In addition to our financial support, we thank all of our members that contributed their time and expertise to reopen the McKinley park playground in such an expedient fashion.

Announcement of October 16 General Membership Meeting

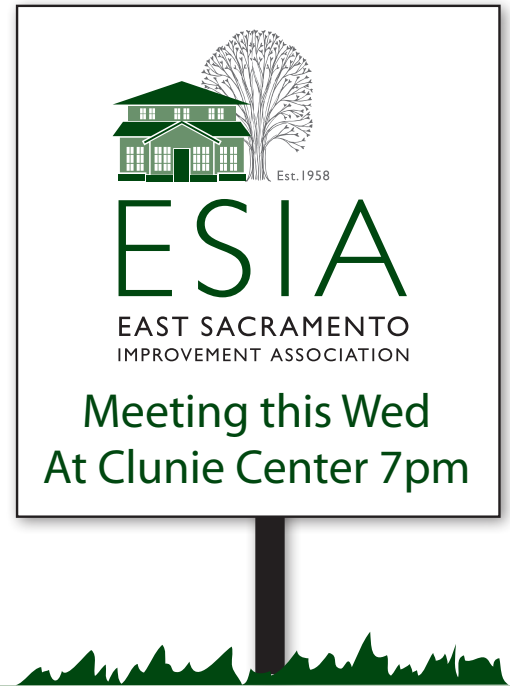
Location: Alhambra Room of the Clunie Center

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

PLEASE NOTICE OUR NEW LAWN SIGNS ANNOUNCING THE MEETING!

AGENDA:

- Presentation by NextDoor.com on neighborhood security
- Report from Caltrans consultant on the proposed E Street onramp closure and widening of Business 80
- Presentation of the new Planning and Development Code by Greg Taylor, the City's Urban Design Manager
- Update on McKinley Village Proposal



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