



# ESIA

EAST SACRAMENTO  
IMPROVEMENT ASSOCIATION

# EAST SACRAMENTO IMPROVEMENT ASSOCIATION

FALL 2015 NEWSLETTER

## BOARD ROSTER

**Paul Noble** *President*  
noblep5@comcast.net

**Rich Clowdus** *Vice President*  
rclowd@aol.com

**Tom Griffith** *Secretary*  
tgriffith@csus.edu

**Brian Augusta** *Treasurer*  
baugusta@housingadvocates.org

**David Diepenbrock**  
dad@diepenbrock.com

**Jim Hastings**  
jim@insidepublications.com

**Brian Holloway**  
brian@holloway.com

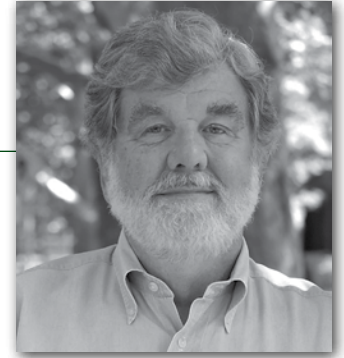
**Nick Kufasimes**  
nkufasimes@calhfa.ca.gov

**Kyle Mickiewicz**  
kyle.mickiewicz@cushwake.com

**Ann Murphy**  
murphy@sacda.org

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

## President's Message: Paul Noble



My last message was written in April, when ESIA and MENA were in negotiations over a possible merger of the two organizations. I'm pleased to announce that the merger was completed successfully, resulting in a combined membership of more than 300 households. Three former members of the MENA board of directors have joined the ESIA board, and their positive contributions are already being felt. We think that our larger, united association will be able to provide a stronger voice for East Sacramento.

If you attended our general membership meeting last spring, you probably remember the panel discussion of what ESIA should do to help preserve the character of our neighborhood. At the conclusion of the discussion, twelve people left their contact information on a volunteer signup sheet. The majority of them attended a special meeting in July with the ESIA land use subcommittee, where we had a free-ranging discussion of problems in the neighborhood and possible solutions to those problems. Among the problems identified were the following:

- It's too easy to demolish existing homes in East Sacramento.
- Many of the structures built to replace them are just too big.
- There is not sufficient opportunity for neighbors to review and comment.

The following are some of the solutions proposed:

- Require plans for the replacement structure to be submitted before a demolition permit can be issued.
- Require Design Director review of the demolition application, including the replacement plans, with the opportunity for neighborhood input.
- Contract the "tent" to reduce the size of new structures, linking it to the sizes of existing structures in the same block.

Last month Council Member Jeff Harris arranged a meeting to discuss these issues that included the ESIA land use subcommittee, a representative of East Sacramento Preservation and appropriate city staff. Please see the article elsewhere in this newsletter for the results of that meeting.

In other news, ESIA members voted to give the Sidney Pope Memorial Orchid Award to the renovated building at 3714-20 J Street and to 33rd Street Bistro (our first-ever tie). The overwhelming "winner" of the Onion Award was Express Furniture on Folsom Boulevard near 51st Street. The ESIA board also reviewed and commented on several projects, including a new pub near the intersection of 65th and Elvas and several proposed demolitions.

Now I'd like to invite you to attend our fall general membership meeting, to be held at **7:00 PM Wednesday, November 11, in the Alhambra Room of the Clunie Center.** Hope to see you there.

## INSIDE:

**2** Preserving the Character of East Sacramento

**3** Spotlight on East Sacramento's Newest Businesses

**4** November 11, 2015 Fall General Membership Meeting



## Preserving the Character of East Sacramento

Most of you probably remember how ESIA struggled to secure reasonable rules for front setbacks in East Sacramento. Largely as a result of our actions, an interim ordinance was passed for East Sacramento that added a definition of minimum allowed front setbacks to the building envelope (the “tent”). According to this definition, the front setback of a newly constructed home could be no less than the average of the setbacks for the homes on either side.

In 2014, the elements of the interim ordinance for East Sacramento were incorporated into the citywide zoning ordinance. Unfortunately, the language governing front setbacks was seriously flawed. In January of 2015 the ESIA land use subcommittee met with Councilmember Jeff Harris and City planning staff to discuss this issue. As a result, staff drafted “technical cleanup” language to ensure that the zoning ordinance contained the same protections for front setbacks as the interim ordinance. Over the summer, the cleanup language was approved by the Planning and Design Commission and then by the City Council.

Also in the January meeting, we raised concerns that the “tent”, which is intended to limit over-sized new structures (“McMansions”), is not really effective, and needs to be modified. As noted in

the President’s message elsewhere in this newsletter, last spring we consulted with our membership and then drafted some proposed modifications to the zoning code to address this problem.

On September 21st, we met again with Councilmember Harris and City staff to discuss our proposal. Unfortunately, we were unable to reach an agreement on many of our requests. It appears that State law prohibits municipalities from requiring plans for a replacement structure as part of a demolition application, and City staff believes that requiring Design Director review would unnecessarily increase both the time and cost of the demolition/replacement approval process. However, the Urban Design Director did state that most demolition applications are accompanied by plans for a replacement, and that he would supply neighborhood associations with links to those plans. He also promised that, if detailed plans were not provided, he would share everything he knows about the project, and would give neighborhood associations adequate time to review and comment.

Time ran out before the topic of modifications to the “tent” could be discussed. The group agreed to meet again in a few months, and it’s clear that we need to do our homework first.

Here’s where you can help.

If you see a newly constructed house that looks really out of place for the neighborhood, or a new house that really seems to be appropriate, please take a picture and email it to the ESIA President at [noblep5@comcast.net](mailto:noblep5@comcast.net).

Please supply the address of the house and, if available, the approximate date when it was completed. We can use this information at the next meeting to show City staff what we’re looking for in a new definition of the “tent”. Thanks for helping ESIA to preserve the character of our neighborhood.





# Spotlight on East Sacramento's Newest Businesses...

The holiday season is right around the corner, which usually means getting together with your crazy family and catching up with old friends. East Sacramento is now host to three new local businesses—catering to our senseless need to over-indulge and imbibe over the holidays!

If you are looking to impress your family with that signature dish, be sure to stop by V. Miller Meats, which is coined as a “Craft Butchery” located on 48th & Folsom. While Corti Brothers is often hard to beat, V. Miller will specialize exclusively in providing top-quality, locally raised beef, pork and poultry.

Whether you are catching up with old friends, escaping the wet weather or life in general, you now have two fantastic breweries to choose from. The first is Twelve Rounds Brewery located on 57th street in the heart of Antique Row. It is a casual, family-friendly and pet-friendly brewery and tasting room. With an ever-expanding list of craft-style beer available, there is a beer to satisfy everyone's palate. As an added temptation, there is food available from Evan's Kitchen, Hot City Pizza, or one of the various food trucks parked right outside.

The other local brewery worth mentioning is the highly anticipated Sactown Union Brewery located on 66th & Elvas. Besides its swanky tap-room and award-winning craft beers, Sactown Union also features a state-of-the-art brewing setup and a full-scale canning operation. Sactown is truly a mecca for craft beer aficionados and an excellent gathering spot to catch up with friends over the holidays...or that crazed uncle.



# ESIA Fall General Membership Meeting

## 7:00 PM Wednesday, November 11

### Alhambra Room, Clunie Community Center

1. President's remarks
2. **Robert Nelsen**, the new president of CSUS, will describe his vision for outreach to the neighborhood by the university.
3. Assembly Member **Kevin McCarty** will discuss issues of interest to East Sacramento and to the City as a whole.
4. Council Member **Jeff Harris** will present his state of the district report.



FIRST CLASS  
U.S. Postage  
PAID  
Sacramento, CA  
Permit No. 1906

P.O. Box 19147 • Sacramento, California 95819

EAST SACRAMENTO  
IMPROVEMENT ASSOCIATION

