



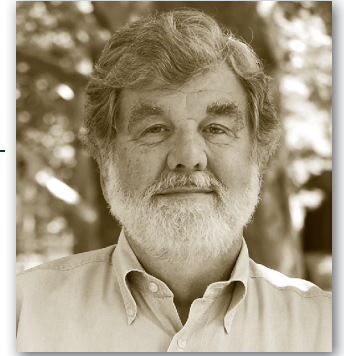
ESIA

EAST SACRAMENTO
IMPROVEMENT ASSOCIATION

EAST SACRAMENTO IMPROVEMENT ASSOCIATION

SPRING/SUMMER 2018 NEWSLETTER

President's Message: Paul Noble



Quite a lot has happened since my message of Fall 2017. We have continued to expand our neighborhood grants program, donating \$500 to the Parent Teacher Group at David Lubin School to assist their theatre program and a science camp at Sly Park. More recently we gave a grant of \$500 for the Cornhole Tournament at Bertha Henschel Park to benefit UC Davis Children's Cancer Center, and agreed to match donations up to a total of \$1,000 for the proposed renovation of East Lawn Park. (See story elsewhere in this newsletter.) We would also like to express our gratitude to Councilmember Jeff Harris, who donated \$1,000 to ESIA to help with our efforts in improving East Sacramento.

In other news, ESIA has continued to review proposed East Sacramento demolition/ construction projects and make constructive suggestions for improvement. We are particularly interested in ensuring that new structures fit into the context of other houses on the same block. Partly as a result of our efforts, the City recently tightened bulk controls in its zoning ordinance (also known as the "tent" ordinance), a move that has been met with some controversy and perhaps some unintended consequences. We will continue to work with the City and interested parties as this situation evolves.

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ESIA BOARD FOUND ON

<http://www.eastsacimprovement.org/our-board/>

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

INSIDE:

2 Secondary Dwelling Units – Know the Rules
Update on East Lawn Children's Park

3 Orchid & Onion Nominations

4 Spring General Membership Meeting



Now I'd like to encourage you to use the ballots enclosed in this newsletter to vote for members and officers of the ESIA Board, and to select your choices for the 2018 Orchid and Onion Awards. You're also cordially invited to attend our fall general membership meeting, to be held at **7:00 PM Wednesday, April 18, in the Alhambra Room of the Clunie Center.**

Hope to see you there!

[Details on Back Page](#)

East Lawn Children's Park Fundraising Effort

Before



After



A collaboration between the City of Sacramento and East Sacramento volunteers is underway to raise additional funding for the new construction of East Lawn Park located at the corner of 42nd and Folsom. The existing structure is over 27 years old and has suffered severe wood rot, therefore it has been deemed structurally unsafe. The City of Sacramento has allocated \$130,000 for the restoration project. An additional \$153,000 is needed to complete the playground improvements to the level envisioned by the community. ESIA will match any donation up to a total of \$1,000 to assist in these efforts. If you are interested in a matching donation, please reach out to any ESIA board member, or email project chair Cindy Leathers at Cindy.Leathers@cbnocal.com.

Included in the restoration, families will be able to enjoy new picnic tables and more benches, as well as a shade structure over the sandbox to protect children from the harsh summer months. Critters and Crawlers will be added to the play equipment, to increase "exploratory and tactile value" in play; and a Critter-themed sand table is proposed.

Secondary Dwelling Units – Know the Rules

ESIA would like to make sure East Sacramento homeowners are aware of the rules for construction of secondary dwelling units (SDU's) on your property. The City updated its zoning regulations in 2013 and 2017 to implement State Law that encourages secondary units and streamlines the approval process. SDU's are an opportunity to create more affordable housing while at the same time protecting neighborhood interests.

If a proposed SDU complies with all the City's requirements, then it is allowed by right without a public hearing or neighborhood notification. If someone deviates from the standards, then a public hearing will be held with notification.

Following are some highlights of the City Ordinance:

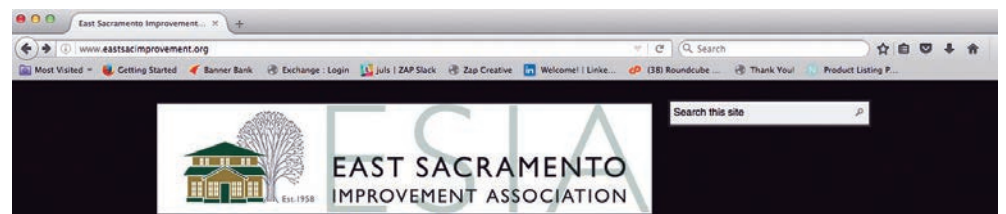
- Only one SDU is permitted on a lot. It may be rented out but not sold separately.
- The SDU may be attached or detached from the main home.
 - If detached, the maximum size is 1,200 square feet.
 - If attached, the maximum size is 50% of the main home and not larger than 1,200 square feet.
- A new SDU constructed above an existing accessory structure must have a rear setback of 5 feet and a side yard equal to the required side yard for the zone.
- The SDU must be architecturally compatible with the existing home and surrounding neighborhood.
- Balconies and open stair landings cannot be higher than 3 feet if facing the rear or side yard.
- Conversions of existing space generally do not have to comply with the above standards.
- Additional parking is not required for a SDU.

For more details of the SDU ordinance, go to: https://qcode.us/codes/sacramento/view.php?topic=17-ii-17_228-i-17_228_105&frames=on

For instructions on applying for a SDU, go to: http://www.cityofsacramento.org/-/media/Corporate/Files/CDD/Planning/Forms/CDD-0009_Secondary-Dwelling-Unit_05-17-17.pdf



2 Houses on 1 Lot (two separate units)





Orchid Nominees

Allora

This new restaurant occupies the building at the corner of Rodeo Way and Folsom Boulevard that previously housed Rust Florist. The handsome brick exterior has been preserved, and an attractive patio for outside dining has been added. Its sleek, modern interior complements an innovative seafood-centric Italian menu. Allora is a welcome addition to East Sacramento's fine dining scene.



Compton's Market

Located at 4065 McKinley Blvd. Still an "old time" grocery store, even after their 2017 remodel, Compton's now includes Willy's Cafe that serves hot food, sandwiches, soups, espresso, and Gunther's Ice Cream. There is also a bar with wine and beer on tap. They continue their broad selection of groceries, including a variety of organic vegetables. Staff and cashiers are always helpful and friendly.

Obo/Kru

Selland's Obo and Ngo's Kru located in the creative remodel they now share between Alhambra and 32d Street on Folsom Boulevard. Rustic elegance and urban charm is

reflected by a broad wood plank deck wrapped around Obo's seafoam blue exterior and Kru's dark contemporary façade that's perfect for catching rays or the evening's delta breeze. Inside, high ceilings with wooden beams are enhanced by a central chandelier formed from wooden pizza peels in Obo, while Kru is dotted with beautifully finished wooden tree stump tables and a wood-trimmed wrap-around bar. This sweet new space pays homage to Sacramento's heritage as the City of trees and camellias, while celebrating its bright Farm to Fork future.



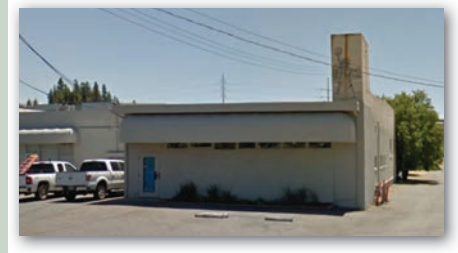
Sidney Pope Awards



Onion Nominees

New York Bagel Boys

The former New York Bagel Boys location at 6260 Folsom Blvd sits



along a stretch of Folsom Blvd that has seen much revitalization and new development. The exterior of the building seems to suffer from deferred maintenance and is quite the eyesore. There is much redevelopment potential for this property, but in the short-term, Bagel Boys has the potential to earn itself its first Onion Award.

2827 F Street

This particular corner of the 29th & F Street continues to look run down. There was a boarded



up old gas station with graffiti tagged on the front, since demolished. The parking lot area is a huge wasted space as well and is only an eye sore for the surrounding neighborhood. This location could be a great opportunity for a new business to spruce up the corner and add life to the community. The property has been marketed for lease for many years, without much success.

5613 Folsom Blvd

This property is unofficially known as the Cigarettes and More building. Tucked



alongside Talini's Nursery, this multitenant retail building just seems to stick out for all the wrong reasons. Whether it's the non-confirming signage, oil-stained parking lot, or clusters of weeds, we believe the ownership might want to consider improving the quality of the building and the tenants.



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ESIA General Membership Meeting 7:00 Wednesday, April 18, 2018

Clunie Center, Alhambra Room

1. Brief remarks by **Nick Kufasimes**, Vice President of the ESIA Board.
2. **Sacramento District Attorney Anne Marie Schubert** will speak about law enforcement issues.
3. **District 3 Councilmember Jeff Harris** will give his state of the district presentation.
4. **Cindy Leathers**, a neighborhood volunteer, will present plans to renovate East Lawn Park.

AGENDA

