

LAND PARK COMMUNITY ASSOCIATION
Monthly Meeting Minutes
Eskaton Monroe Lodge, 3225 Freeport Blvd
November 19, 2014

Meeting started at 6:32 pm with call to order and introductions.

Members present: Ken Mennemeier (President), Evan Gage (Treasurer), Beth Sherman (Secretary), John Schade, Don Sronce, Art Taylor, Sydney Young, Anthony Gugino, Jane Richardson, Craig Rutledge, Steve Winlock, and Michelle Smira Brattmiller.

Treasurer's Report: Evan Gage provided the Treasurer's Report. Total assets are \$50,995.74.

Old/New Business: Ken and Art spoke about the City Planning Academy and the City Management Academy, and encouraged members to consider applying to attend, particularly if interested in local government and local planning.

Election to Fill Two LPCA Board Seats: Ken noted the election was being conducted to fill two empty board seats. The empty seats result from not having a sufficient number of candidates at the last election, and not from the departure of any current board members. Three people offered to serve as Board members and stood for election: Pinki Cockrell, Lisa Riley, and Barry Hogan. Ballots were passed out and members voted. Upon the tally of votes, the two newly elected board members are Pinki Cockrell and Lisa Riley.

Broadway Partnership Executive Director and Land Park resident Teresa Rocha also introduced herself and said she was interested in standing for election to the board in March 2015.

Old/New Business (cont'd): Ken reported that the food truck event will continue throughout the winter months with LPCA hosting the event but not financially sponsoring the event. The next event is December 21, 2014.

Visitor Presentations:

Report from City Parks & Recreation Representatives on William Land Park: Lori Harder, Shannon Brown, Gary Hyden, and Melissa Romero gave a report on several matters relating to William Land Park, including the William Land Park Fund, possible future capital improvements and repairs (e.g., curbing for the running path; repairs to the cobblestone curbs), and a change in park use fees for those who hold large fund-raising events in the Park. It was noted that the City Council recently allocated \$400,000 in capital improvement funds to update and refurbish the three ponds in Land Park. Those working on the project are mindful of the wildlife that use the ponds, and planners are attending to the wildlife's needs during the renovation process.

Report from Fairytale Town Executive Director Kathy Fleming: Kathy Fleming and Fairytale Town board member Brian Crilly presented their proposed plan to expand Fairytale Town. The proposal calls for an expansion to the east (toward the soccer/rugby field) and to the south, adding approximately half an acre to the current grounds (of 2.5 acres). The current cost estimate for expansion and improvements is \$5-8 million. The proposal generated significant audience discussion, including a number of comments expressing reservations about the expansion of Fairytale Town's footprint in the Park. Specific concerns included (1) setting a precedent of expansion, particularly since the neighborhood previously resisted expansion of the Zoo's footprint, (2) diminishing "views and vistas" in the Park by expanding the amount of enclosed/fenced space, and (3) fencing an increased area of the Park, and thereby diminishing the area available for free and open use (in contrast to the enclosed area, where access is limited and available only on a paid basis).

As audience members expressed concern about LPCA taking a position on the proposed expansion, Ken indicated that the Board would not vote on taking a position presently. He explained that LPCA by-laws require that, before taking a position on an issue such as this, the matter has to come before the Board for discussion at two or more meetings. He indicated he anticipates having this topic on future LPCA meeting agendas, and he anticipates a robust debate, with some people advocating in favor of the proposal and others advocating against it. Ken emphasized that the record be clear that LPCA is not presently taking a position on Fairytale Town's proposed expansion, and that, in hosting Fairytale Town's presentation of its proposal, LPCA was not endorsing the proposal.

Report from Councilmember Steve Hansen's office:

Cervantes Plaza Park. District Director Consuelo Hernandez reported there was no news to report regarding the design planning for Cervantes Plaza Park. Ken said he and Jon Jensen had recently met with the people who operate the businesses that adjoin Cervantes Plaza Park (Espresso Metro, the Sandwich Shop, and Moski Hair Lounge) regarding the current design plans and the proposed parking configuration. He shared that LPCA had also arranged a meeting between those business operators and a district representative from Councilmember Hansen's office (Peter Fenolio), so the business operators can better explain their concerns, particularly regarding their parking needs.

Tree Ordinance. Consuelo said there is no update on the proposed tree ordinance, and it won't be heard before January.

Traffic Speeds on Riverside. LPCA had previously raised concerns about traffic speeds on Riverside with Councilmember Hansen's office. Consuelo said that Crocker-Riverside Elementary School's principal had requested a traffic study for Riverside Blvd. Ken indicated that LPCA intended to send a similar letter, requesting both a traffic study for the major arterial roads in Land Park (Riverside, Land Park Drive, and Freeport) as well as increased attention by

the City's police department and traffic enforcement officers. A copy of Ken's letter (in its final form) is attached to these minutes.

Water Main Replacement Project. Regarding the city's water main replacement project, Consuela reported that the City will take a closer look at worksites to ensure the contractors do a better job cleaning up and removing debris. Ed Cox is looking at the issue of work being done in bike lanes. And, in light of the many concerns of the scope, cost, and uncertain necessity of the project, the city auditor will be reviewing the scope of the project.

Old/New Business:

Land Use Committee. LPCA member Jon Jensen spoke about the initial meeting of the Land Use Committee. The next committee meeting will be in January.

City Building Design Guidelines; Other Land Use Issues. Ken briefly discussed the city's building design guidelines, indicating this will be a major topic of discussion at LPCA's January 2015 meeting. Ken provided an update on the Raley's project on Freeport Blvd., noting that (1) LPCA had sent a letter Bank of America expressing the community's desire that BofA cooperate with the site developers in efforts to integrate Bank of America's parcel into the project to assure greater cohesiveness and better traffic flows (a copy of the letter is attached), and (2) the project developers have asked to appear at LPCA's January meeting to present their current concept for the development.

LPCA Website Redesign. Jane gave an update on efforts to redesign and upgrade LPCA's website.

New Event – First Annual LPCA Holiday Event. Ken announced LPCA's new event, a Holiday Party on **Saturday, December 13**, from 2:00 to 4:00 p.m. at Eskaton. The event will include holiday music, a sing-a-long, refreshments, and Santa & Mrs. Claus. The event is also designed as a benefit for the Sacramento Children's Home. LPCA asks that guests bring a donation, either a monetary donation (checks can be made payable to "Sacramento Children's Home") or an unwrapped gift for a boy between ages 6-18.

Taste of Land Park 2015. Sydney gave an update on planning for the 2015 Taste of Land Park. The date/time will be **Sunday, June 7**, 4:00 to 7:00 pm. The new location will be on 12th Ave., east of Land Park Drive. John Schade and Sydney have contacted residents to secure their support.

New Farmers' Market in Land Park. Ken reported there will be a new farmer's market at Village Green, starting this Sunday, November 23, 9:00 am until 1:00 pm.

Meeting adjourned at 9:01 pm. The next meeting is **January 21, 2015**.



Land Park Community Association

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Cal. Corp. Id. No. C1951792

November 24, 2014

Councilmember Steve Hansen
District Four
City Hall – Fifth Floor
915 I Street
Sacramento, CA 95814

RE: Traffic speeds on Riverside Boulevard near Crocker-Riverside School School

Dear Councilmember Hansen:

On behalf of LPCA and our community, I write to encourage the City to take steps to attend to and better control traffic speeds on Riverside Boulevard, particularly on weekdays. This is an important safety issue for our community, especially for the families whose children who attend Crocker-Riverside Elementary School.

As you know, Riverside Boulevard is a significant arterial road through the Land Park neighborhood. As such, it handles much traffic, including a significant volume of weekday commuter traffic. Riverside can be accessed from Sutterville Road, including the off-ramps from Interstate 5. Further, between South Land Park and Land Park, where Riverside runs under the Sutterville Road overpass, Riverside has four lanes of traffic (two lanes in each direction). These features may cause some drivers to succumb to a sense of impatience or haste.

Importantly, though, Riverside runs alongside an elementary school, i.e., Crocker-Riverside Elementary School.

Many residents and parents have recently noticed that, on the stretch of Riverside that runs through the residential portions of the neighborhood and past the school, many drivers proceed at rates of speed higher than the posted limit, and at rates incompatible with the presence of young children.

We appreciate that Riverside is posted for a 30 mph limit, with lower limits by the schools when children are present. Nonetheless, it appears that too many drivers exceed the posted limits, and drive at rates that pose risks, particularly to the children and accompanying adults who are on foot as children are taken to and picked up from school.



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For these reasons, we ask your office to address the situation. As a threshold matter, we would appreciate it if you would ask the Sacramento City Police to place traffic patrol officers alongside Riverside for a period, particularly before and after school, to create visibility and to encourage drivers to be more attentive to posted limits. It would be beneficial if drivers could see that the posted speed limits are enforced.

We also join those who have encouraged the City to conduct traffic studies for Riverside and other arterial roads that run through the Land Park neighborhood (such as Land Park Drive and Freeport Boulevard), so that the City can better understand and manage traffic flow and speeds through our residential neighborhood.

We appreciate your attention to these matters.

Very truly yours,

Kenneth C. Mennemeier

cc: LPCA Board members (by email only)



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October 29, 2014

Lori Rianda
Senior Vice President
Bank of America
10850 White Rock Rd., Suite # 102
Rancho Cordova, CA 95670

Gary McCabe
Jones Lang LaSalle
23929 W. Valencia Blvd.
Valencia, CA 91355

RE: Raley's Proposed Development -- at the Northwest corner of Freeport
Boulevard and Wentworth Avenue, Sacramento, CA

Dear Ms. Rianda and Mr. McCabe:

I am the president of the Land Park Community Association ("LPCA"), and I write now on behalf of LPCA and the community it represents. LPCA is a non-profit neighborhood association for the Land Park neighborhood in Sacramento. Our boundaries include the old Capital Nursery site on Freeport Boulevard as well as the Bank of America branch on Freeport Boulevard immediately adjacent to that site.

On behalf of LPCA and our community, I write to encourage Bank of America to work with the team of people developing the old Capital Nursery site.

LPCA and the community have a substantial interest in seeing that the site is developed in a manner that fits within the context of the neighborhood, integrates well with both the surrounding commercial parcels and the residential neighborhood, and compliments and adds to our neighborhood's aesthetic charms. We believe one of the best ways to accomplish this is for adjacent property owners to cooperate and coordinate in their planning and development efforts.

With respect to the Capital Nursery site and the Bank of America parcel, we believe that both sites will be enhanced if there is coordination between Bank of America and the team developing the Capital Nursery site. We anticipate that such coordination will facilitate a more integrated design, more complimentary uses, and a more seamless experience for retail patrons once the project is built out. Among other things, we anticipate



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coordination would lead to shared parking facilities, improved customer access to both sites, and a more pedestrian-friendly design. An integrated design could facilitate a more “campus-like” feel to the setting, as opposed to the stand-alone feel that so many businesses have on commercial corridors.

The development team for the Capital Nursery site has shared with us different site plans, including a plan that shows what is possible if the property owners (including Bank of America) cooperate and a second site plan that shows some of the consequences if the Capital Nursery site is developed without integrating Bank of America’s parcel into the design plan. In the event there is no coordination between Bank of America and the development team in the development of an integrated site plan, there will likely be physical, visual, and design barriers between the two parcels which will impair visitors’ ability to move from the Bank to other businesses operating on the adjacent parcel. This would likely result in unnecessary vehicular movement, as well as a less harmonious architectural design.

The development of the former Capital Nursery site is a significant development for our neighborhood and community. Land Park is one of the oldest and historically significant neighborhoods in Sacramento, which contributes to making it one of the most desirable neighborhoods to live in in Sacramento. For more information about Land Park and LPCA, please visit our website at <http://www.landpark.org>.

We appreciate your and Bank of America’s attention to this matter, and we hope that, as part of the bank’s commitment to Sacramento and its neighborhoods, Bank of America will participate in the efforts to design and bring to our neighborhood a thoughtfully conceived plan for this important and high-visibility parcel.

Very truly yours,

Kenneth C. Mennemeier

cc: LPCA Board members (by email only)