

LAND PARK COMMUNITY ASSOCIATION
Meeting Minutes
Eskaton Monroe Lodge, 3225 Freeport Blvd
January 21, 2015

Meeting started at 6:35 pm with call to order and introductions.

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

Treasurer's Report: **Evan Gage** provided the Treasurer's Report. Total assets are \$45,860.53.

Visitor Presentations:

Report re Capital Nursery Site on Freeport Boulevard: The anticipated presentation by the Raley's project development team was deferred to a future date.

Presentation Regarding the City's Residential Architectural Design Standards: **Ken Mennemeier** introduced the issue, noting that home renovations are common in older neighborhoods. Homeowners may want to update and expand their homes. Such projects often present questions for surrounding neighbors. Concerns include adherence to set-back requirements, bulk, privacy, style, and design. Ken then introduced three members of City staff (**Bruce Monighan**, Urban Design Director; **Roberta Deering**, Preservation Director; and **Joy Patterson**, Principal Planner), who deal with residential renovation proposals. Bruce spoke at length about the city's design standards and the design review process. Of particular note, in 2013, the City amended the City Code to adopt residential architectural design guidelines that apply city-wide, including "tent and bulk control" restrictions. Bruce described those guidelines, the city's current design review process, and how the guidelines and review process affect home renovation projects. One point of particular interest was Bruce's observation that, if the current guidelines had been in place earlier, many renovation projects that generated controversy would not have met the new tent and bulk control standards. After Bruce's presentation, Bruce, Roberta, and Joy answered questions from the audience. Questions about building design regulations and/or the design guidelines in the City Code can be directed to 311 (phone) or planning@cityofsacramento.org (e-mail). Complaints about code enforcement can be lodge by phone (at 311) or on-line (www.cityofsacramento.org/General-Services/311).

Bruce also provided a list of links with additional information and resources:

- For a listing of proposed projects and their status, click the link for “Planning Project Status Report” from the Planning Department webpage at:

<http://portal.cityofsacramento.org/Community-Development/Planning>

- For information about single family Residential Design Principles, go to:

<http://portal.cityofsacramento.org/Community-Development/Planning/Urban%20Design/Design%20Review/Design%20Guidelines>

- For information about the Design Review process, go to:

<http://portal.cityofsacramento.org/Community-Development/Planning/Urban%20Design/Design%20Review>

Report re Development Plans for Lot at West End of Swanston Drive: **Russ Patton** spoke about developer Michael Moser’s preliminary plan for the lot at the far west end of Swanston Drive. The developer currently has the property in escrow. The parcel is approximately one acre in size. Russ presented a plan that suggested a complex of approximately 18-20 townhomes, to be named Swanston Oaks. Russ noted the lot has a heritage oak at the back of the parcel, and the developer plans to preserve tree. Russ described the project as providing entry-level homes for the neighborhood. Russ also took questions and comments from the audience. Some neighbors voiced concerns about density and the development’s effect on traffic volumes. Other neighbors asked questions about whether the homes would be owner-occupied or rental. Russ indicated the developer intended to sell the units as owner-occupied housing, but acknowledged it is difficult to insist that units remain owner-occupied after the homes are initially constructed and sold.

Report from Councilmember Steve Hansen’s office:

District Director **Consuelo Hernandez** reported on three items:

- (1) Regarding the Water Main Replacement Project, Consuelo noted that state law requires the City to install water meters on all homes and necessitates this project. She indicated City staff is re-evaluating certain aspects of the project. She offered to have City staff attend a future LPCA meeting to provide an update on the plans and timing for the project. She said additional information can be found on NextDoor.com.
- (2) Regarding Traffic Speeds on Riverside, Consuelo said city traffic enforcement officers have recently been on Riverside to monitor traffic speeds. Officers stopped approximately 20 drivers and issued warnings. They also monitored traffic on West Land Park and stopped a number of drivers.
- (3) Regarding Cervantes Plaza Park, Consuelo said that there isn’t much new to report, other than that staff continues to look at options to preserve or expand available parking.

Old/New Business:

LPCA Website Redesign: **Jane Richardson** gave an update on efforts to redesign and upgrade LPCA's website. She said everything is progressing as planned and we will have an electronic draft at next month's meeting.

LPCA Subcommittee Reports: Land Use Committee. LPCA member **Jon Jensen** invited everyone to attend the next committee meeting, which will be in February.

President's Report:

Ken provided a recap of LPCA's activities, events, and accomplishments in 2014. He started by noting that LPCA hosted and sponsored a number of events, including the Egg Hunt (in April), Taste of Land Park (in June), a "Ride to the Racks" bike ride from Vic's to the Zoo as part of the installation of the bike racks at the Zoo (in August), a "Back to School Bike Ride" (in September), a Candidates/Issues Forum (in September), and a Holiday Sing-Along (in December). LPCA also brought MoFo and its food truck events to Land Park; the event takes place monthly on the third Sunday of each month.

LPCA also addressed several internal governance issues, including by-law amendments (in March), a revision of LPCA's Mission Statement (adopted in August), and the establishment of a set of principles to guide spending proposals (adopted in October).

LPCA also committed funds to bring art to the community, including commissioning Gina Rossi to design and construct a set of artistic bike racks for installation outside the Zoo (for \$6,600) and seed funding (of \$2,500) for the Bright Underbelly mural on the underside of the W-X Freeway between 5th and 7th Streets (where the Sunday Farmers' Market takes place).

Thanks to Jane Richardson's efforts, LPCA is redesigning and reconstructing its website.

LCPA has been regularly engaged with City officials on a variety of matters of interest to the community, including the Choice Neighborhoods Planning Initiative for the Alder Grove and Marina Vista public housing communities, Cervantes Plaza Park and parking around the park, and the state of design guidelines affecting home renovation projects.

And, through **Art Taylor's** and **Sydney Young's** efforts, LPCA has initiated an outreach program with local school PTAs. Art and Jane Richardson attended a recent Crocker-Riverside PTA meeting, at which they introduced LPCA and invited consideration of how LPCA might partner with the PTA on activities and events.

LPCA Board Election in March. Ken also gave notice of the next LPCA board election, to occur in March. There will be seven seats up for election. Four incumbent board members have indicated they intend to stand for re-election, and three other Land Park residents have indicated they intend to stand for election. Others are also welcome to run for one of the open board seats.

The meeting adjourned at 9:09 pm. The next meeting will be **February 18, 2015.**