

LAND PARK COMMUNITY ASSOCIATION
Monthly Meeting Minutes
Eskaton Monroe Lodge, 3225 Freeport Blvd.
October 21, 2015

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

Members present:

Ken Mennemeier (President), John Schade, Craig Rutledge, Beth Sherman (Secretary), Don Sronce, Art Taylor, Pinki Cockrell, Stephanie Duncan, Michelle Smira Brattmiller, Lisa Riley, Steve Winlock (Vice President), and Sydney Young (Treasurer).

Treasurer's Report:

Sydney provided the Treasurer's Report. Total assets are \$62,616.73. She also provided a listing of estimated annual income and expenses.

President's Report:

Ken announced the following upcoming events:

- Saturday, November 6 at 9:00 a.m.: Celebration of Land Park Volunteer Corps's 52nd work day
- Wednesday, November 18: LPCA's November meeting with a report on the Broadway Complete Streets project
- Saturday, November 14 from 2:00 to 6:00 p.m.: Bluegrass, Bikes, Brews & BBQ to benefit the Land Park Schools Foundation. Go to www.landparkschools.org for more information.
- Saturday, December 12 at 2:00 p.m.: LPCA's Second Annual Holiday Sing-Along at Eskaton

Ken also thanked the businesses that provide refreshments for our monthly meetings, i.e., Goodie Tuchews (cookies), Noah's Bagels (bagels), and for this meeting Raley's (cookies).

Old Business:

Proposal to Establish an "LPCA Community Builder Award":

Ken presented a proposal, developed by Art Taylor, Sydney Young, and Ken, that LPCA establish a "Community Builder Award." In doing so, he referred to a memorandum to the Board that was part of the agenda packet for the meeting, which contained a proposed Resolution. A motion was made (Pinki Cockrell) and seconded (Steve Winlock) that the Board adopt the proposed Resolution. The Board approved the motion, the text of which is as followings:

Be it resolved, the LPCA Board hereby:

1. Accepts and approves the proposal to establish an annual award, to be known as the "Land Park Community Association's William Land Distinguished Community Builder Award," as set forth in the memorandum from Sydney Young, Art Taylor, and Ken Mennemeier to the LPCA board dated September 30, 2015;
2. Authorizes the establishment of a four-member Award Selection Committee, to be appointed by the president;

3. Authorizes the Award Selection Committee to select an award recipient (with the aspiration that LCPA can announce the award recipient at its November 2015 meeting); and
4. Authorizes the expenditure of \$1,000 in the form of a donation to be made at the 2015 award recipient's direction to a non-profit Section 501(c)(3) corporation in good standing.

Nominating Committee:

John Schade presented the committee's recommendation that the Board select John Puente to fill the vacate Board seat. A motion to accept the committee's recommendation was approved.

Feature Presentation:

Capital Nursery/Raley's Site:

Several members of Raley's team, including **Chelsea Minor**, Director of Public Relations & Public Affairs, and **Brian Holloway**, Community Outreach for Raley's, made a presentation about the site plan for development of the old Capital Nursery site on Freeport Boulevard, which will include a new Raley's store. **Mike Maffia** and **Todd Oliver**, representatives of the partnering developer MO Capital, presented the site plan and described the development team's vision and goals for the site. Todd estimated the project could take 1 to 3 years to complete. Raley's and the development team presented illustrations and elevations of the current plans, noting the plans are still a work-in-progress and noting there will be further opportunity for comments and suggestions. They also met with attendees around the illustrations/elevations to answer questions and receive input. Anyone with further questions, comments, or suggestions was invited to contact Chelsea Minor (Raley's; 916-373-6362; cminor@raleys.com) and/or Brian Holloway (Community Outreach; 916-996-2019; brian@holloway.co).

Committee Reports:

Land Use Committee:

Ken introduced the land use topic by noting there are several land use issues currently under study/discussion relevant to the neighborhood, including (1) the Capital Nursery site (about which the development team had just made a presentation); (2) Fairytale Town's general plan (which includes a proposed expansion of its footprint in Land Park); and (3) the CNI Planning Initiative for the Alder Grove/Marina Vista public housing communities. Ken noted LCPA might reasonably add its voice to those discussions, or decide not to participate in those discussions.

Ken also noted we just received notice of two upcoming dates relating to Fairytale Town, i.e., November 5 (Parks Commission) and November 17 (City Council meeting), at which Fairytale Town intends to ask the City to alter their agreement to allow it to expand its perimeter. (Copies of both a proposed site plan and a revised proposed site plan are attached.)

Ken then introduced the topic of Fairytale Town first. He noted the Board had received a letter from eight past- LCPA Presidents advocating that fenced entities within the Park not be authorized to expand in the absence of a compelling need. (A copy of that letter is attached.) To initiate further discussion, Ken introduced Fairytale Town's executive director **Kathy Fleming**.

Fairytale Town: Kathy Fleming, Executive Director of Fairytale Town spoke about Fairytale Town's next steps in the process of their proposal to expand by half of an acre. They will be going to the Parks Commission on November 5 and the City Council on November 17. **Jon Jensen**, Chair of the LPCA Land Use Committee, spoke about the issue as well.

CNI Planning Initiative Regarding Upper Land Park/Broadway: Jon Jensen spoke of the CNI Planning Initiative regarding Upper Land Park/Broadway.

Ken surveyed the Board informally as to whether members are interested in having a group of board members and Land Use Committee members confer outside LPCA's monthly meeting to develop a recommendation for an LPCA position on some or all of these issues. There was a consensus that LPCA should explore whether it can develop and take a position on these issues. The next step is to schedule a meeting to try to develop recommendations for the Board.

Grants Committee:

Current members of the Grants Committee are Barry Hogan (board member), Lisa Riley (board member), Stephanie Duncan (board member), Michael Hersher (member at large), and April Meszaros (member at large). Ken noted that a memorandum from the committee, containing its recommendation, was distributed to the Board as part of the agenda packet for the meeting. Stephanie Duncan described the committee's consideration of grant applications and proposals. Stephanie explained several potential grant proposals were considered. A motion was made (Michelle Brattmiller), seconded (Lisa Riley), and approved that the Board accept the Committee's report and recommendation. The two funding proposals approved at this time are \$999 for the ROAR Weightlifting at CK McClatchy HS and \$2,500 for the Crocker-Riverside Elementary School Garden Docent Program.

LPCA Strategic Planning:

Ken noted several board members had expressed an interest in strategic planning, and he had asked Sydney Young and Barry Hogan to co-chair the development of a strategic planning process. There was discussion whether the board should engage a third-party facilitator to assist. Cost estimates for a third party facilitator ranged from \$1,500 to \$4,000.

Taste of Land Park Planning:

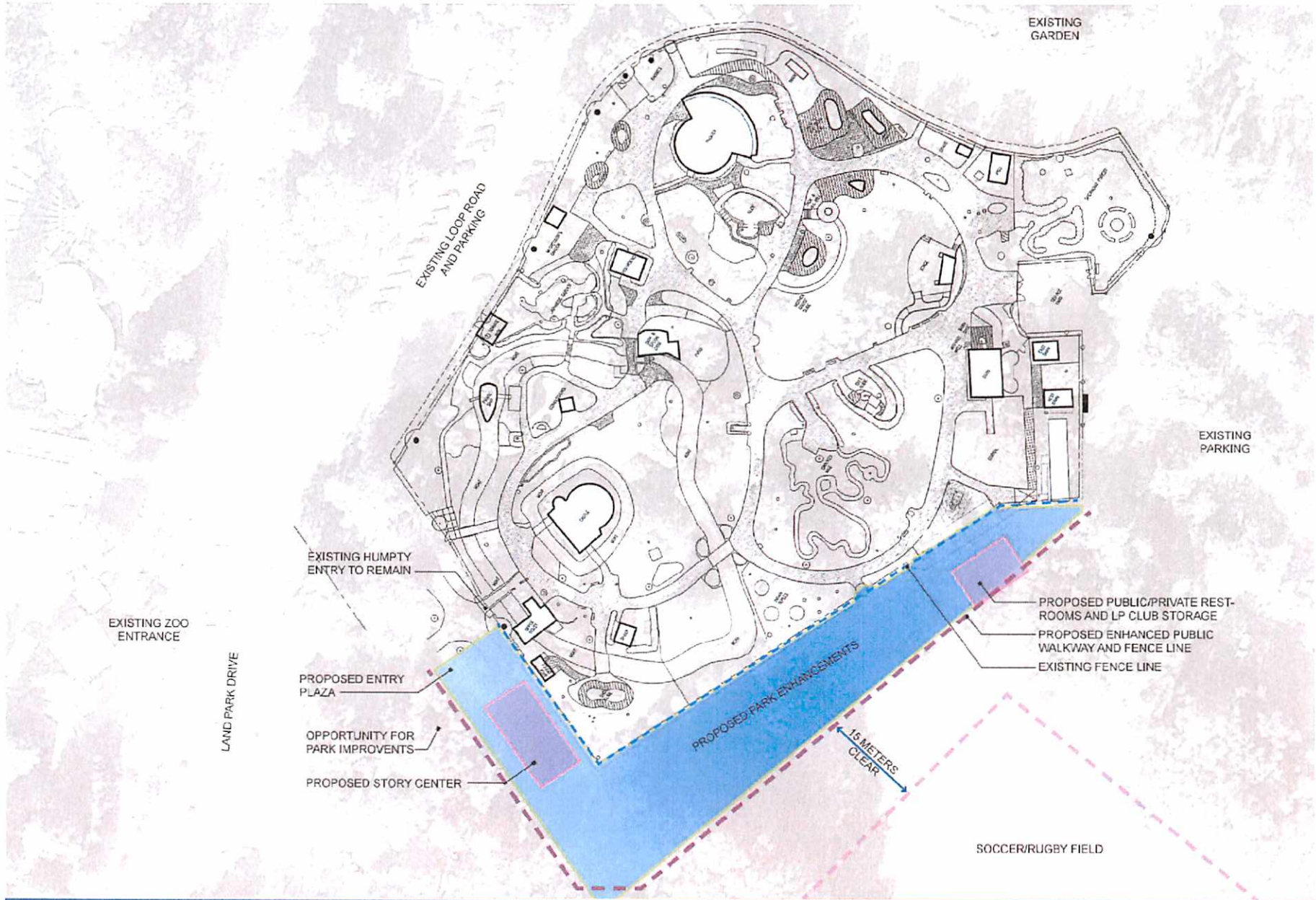
Sydney Young announced Bob Schaevitz, board member, had agreed to lead the planning of Taste of Land Park for 2016. Bob was not present to discuss. Sydney noted there has been discussion of whether to hold the 2016 event at City College as a means of participating in City College's 100-year anniversary celebration.

Ad Hoc Committee on Private Security Patrols:

Stephanie Duncan reported that, based on her research, she had concluded that, as an IRC Section 501(c)(3) corporation, LPCA cannot facilitate hiring a private security patrol company. Michelle Brattmiller and Art Taylor are also on the Ad Hoc Committee. The committee may continue to investigate the matter.

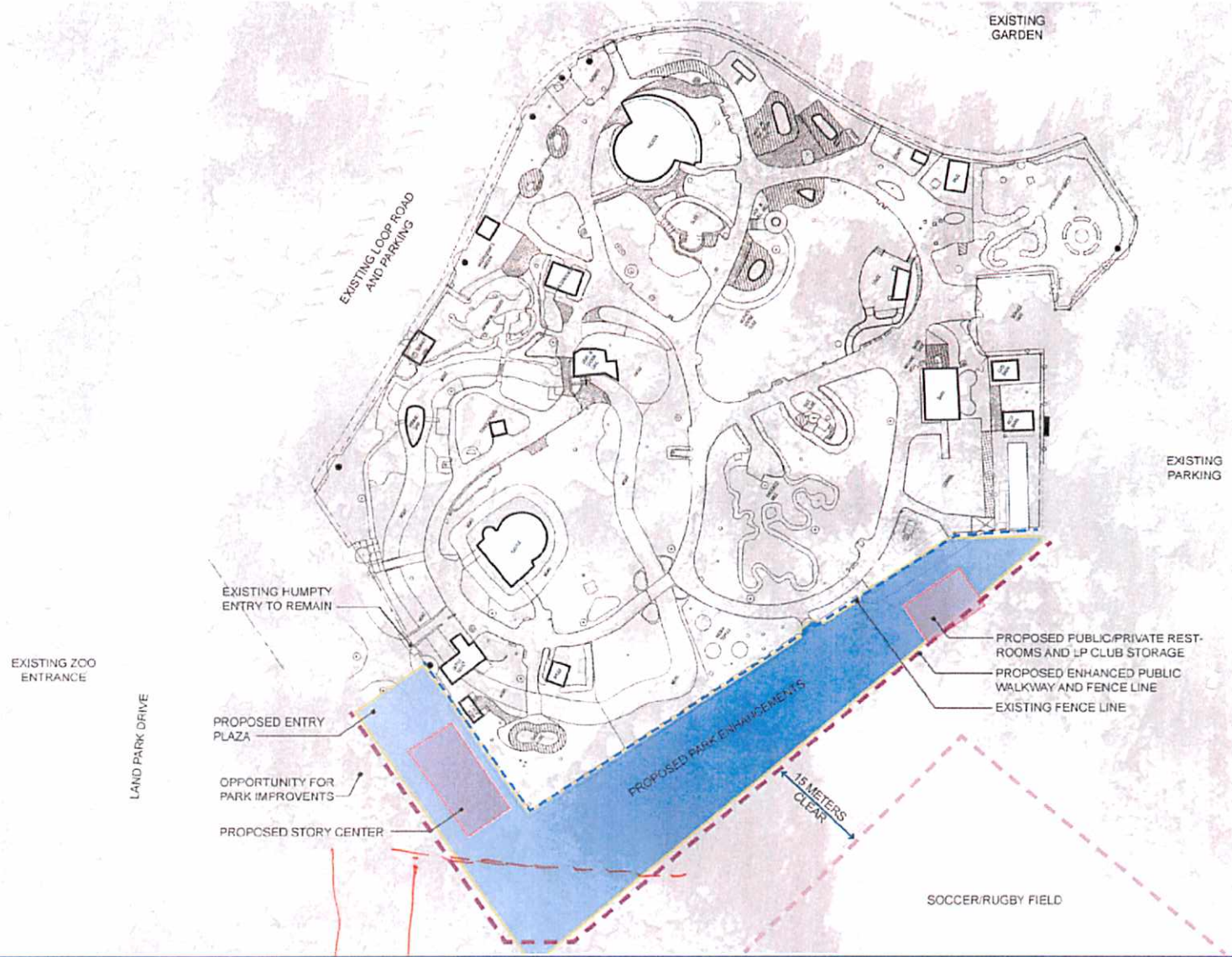
Meeting adjourned at 8:37 p.m.

Next Meetings: Wednesdays, **November 18, 2015** and **January 20, 2016**.



PROPOSED SITE PLAN
FTT MASTERPLAN





PROPOSED SITE PLAN
FTT MASTERPLAN



*This boundary is changed to skirt the DAR grove
the purple blocks are placeholders for bathroom &
Story Center buildings. They are not to scale.*

July 12, 2015

Ken Mennemeier, President
Board Members
Land Park Community Association

Dear Land Park Community Association Board Members,

We, the undersigned, are former presidents of the Land Park Community Association (LPCA) or its predecessor, the Association to Preserve Land Park (APLP). We appreciate the work that you and the LPCA board do on a regular basis to preserve and enhance the quality of life in the Land Park neighborhood.

We know from experience that it can be a difficult balancing act and there are times when the Board may have to take a potentially unpopular stand. That occasion may be upon you and that is why we want to share our comments.

We understand that LPCA, at the July 15, 2015 Board meeting, will be considering a proposal by Fairytale Town to remodel its existing facility and expand the boundary by approximately one-half acre into existing open space within William Land Park and build a new building, bathroom facilities and storage facilities.

In hearing the pros and cons of the proposal, we urge the board to remember that the very core of your mission statement is "Advocating to protect and preserve William Land Park". Both Fairytale Town and the Sacramento Zoo have their own membership groups that serve as effective advocates. YOU and LPCA are the only advocates for preservation of the free open space amenities of the park.

APLP/LPCA was formed because neither the City nor any non-governmental organization advocated for the park when the zoo proposed a major expansion into the park in 1985. The APLP organizing documents provide that its goals are **to ensure that any changes to the park maintain or expand available open space and protect the park's beauty and unique features**. It is essential that the LPCA board be aware of these historic goals and keep that context in mind in considering the Fairytale Town proposal.

We wish to be clear that we all believe Fairytale Town is a wonderful community asset and urge LPCA to support any reasonable remodel of the existing facility within the existing footprint. Our concern is the loss of open space within William Land Park due to expansion.

A park is not simply a collection of recreation opportunities and "unprogrammed space". Inherent to any park is the opportunity to appreciate the sight lines, the vistas...all of the elements that comprise "open space". Equally important is making the open space **freely** available to the public as provided in William Land's bequest to the City that enabled the creation of the park.

From our viewpoint, a reduction to the existing open space in William Land Park should occur ONLY if there is an over-riding necessity. We believe you will agree that while there are many “nice-to-have” elements in the Fairytale Town proposal, there are no essentials. Seven months after the initial briefing to LPCA, the proposal remains long on concept and short on detail.

Finally, we ask that you keep in mind that should Fairytale Town expand, it would set a precedent that would be difficult to overcome. The construction of the cart barn at the golf course was the first domino. It is quite likely that if expansion of FairyTale Town is approved, the Sacramento Zoo will launch a third effort to expand into open space in the park.

Should you wish to discuss the details of our concern in more detail, please contact Dale Claypoole @ 916-457-3145.

Thank you for your consideration.

Mark Abrahams

Steven Kahn

Steve Belzer

Kearse McGill

Dale Claypoole

Luree Stetson

Jon Jensen

Alan Steinberg

cc: Council Member Steve Hansen