

Tahoe Park Neighborhood Association  
January 7, 2019

- I. Call to order at 7:00PM
- II. TPNA Roll call & Introductions:
  - Present: Terrie Barron, Jack Ringer, Rose Cabral, Nancy Shinn, Bill Motmans, Isaac Gonzalez, Kathy House, Patrick McDaniel
  - Absent: Anika Jesi, Madelyn Kalstein
- III. Guest Presentation

The Retreat Housing Development – [Landmark Properties](#) - Gene Endicott

PowerPoint presentation

Showed examples of previous projects

25,000 beds developed

9,400 beds under construction

Transportation & Parking

- Private shuttle will be provided to and from Sac State
- Direct access to bike and pedestrian infrastructure on Redding
- 1/3 mile to Sacramento Regional Transit University/65<sup>th</sup> Street Light Rail Station
- Nearby bus stops
- Parking provided: 525 surface and garage spaces – more than double required minimum
- Short-term and long term bike parking – 214 total spaces over 71% more total bike parking spaces than required by city

Security

- Property manager and/or leasing staff reside on-site
  - On-call 24/7
- Professional security service will patrol daily between 6PM and 6AM
- Live-monitored surveillance cameras throughout property
- Good neighbor policy and O&M plan

Question & Answer:

Q: Will property manager reside on property?

A: Yes, the property manager or another staff member will live on property.

Q: Do you have any other properties in California?

A: Yes, one in Berkeley [More info here- <https://www.landmark-properties.com/properties/>]

Q: If there were a downturn in the economy or the student population what would happen to this type of property?

A: We think this could be very marketable for residents in the area if there is a decrease of students.

Q: Is the facility just for students?

A: Right now the advertising targets students and the leases are set up by the bed, however cannot be legally restricted to only students.

Q: Will property manager info be easily accessible?

A: There will be a name and number for the manager and an after-hours number that neighbors will be able to access and call.

Q: One of the accolades talked about mixed use but this one is not correct? It will be purely residential.

A: Correct, purely residential.

Q: Have you been working with any of the other student housing developments in the area to learn best practices?

A: Yea, we have spoken to some of the management teams.

Q: Is there any thought to having a unified council between all of the student housing focused properties in that area to discuss challenges and opportunities amongst all the properties?

A: We have not yet, although that is a good idea.

Q: What is the total population of development?

A: 224 units – 736 beds

Q: The hours for security shows as 6PM-6AM, it will not be there all the time?

A: Correct, they will roll through the property throughout the evening.

Q: How does the live video work?

A: Will have the ability to review video in real time with staff on site. Can replay video and contact appropriate authorities as needed.

Q: Curious about O&M plan. How will it be determined that it is being complied with or not? What does the engagement process look like?

A: Part of the approval process when the plan goes to the planning committee

Q: What is the timeframe for development and from start to finish how long the project will last?

A: Construction should begin late summer of 2019 with a target opening in fall 2020.

Q: You wouldn't be building this if you didn't see an investment, correct?

A: Correct, there is a need for student housing. Usually build in 5% vacancy rate in every project.

Q: The city only required parking spaces for 1/3 and you have 2/3. Do you believe that is sufficient?

A: Yes, we believe it will be more than sufficient. For both residents and guests.

Q: Are there any incentives to get people to ride their bikes more? Is the bike infrastructure going to be supported? The bike pathways over there are not safe. Could there be something done that would spark interest in riding bikes?

A: Would love to see if there can be a JUMP bike station installed at the site. Bike parking is free.

Q: Gated communities provide a sense of security, however they discourage bike and pedestrian friendly thoroughfares, especially for those who do not live in the communities and are forced to navigate all the way around a large development. How do we help integrate the development to be friendlier to all bicyclists and pedestrians, to improve thoroughfares for all neighbors?

A: We back up to the railroad tracks and the freeway so most people would not want to go through.

Q: Just to understand there will not be on site security from 6pm to 6am?

A: Correct.

Q: In my experience late Saturday afternoon through Sunday morning may require additional security due to parties and events.

A: The lease includes rules and consequences for things like parties and being loud after hours.

Q: What will rents be?

A: They will be in line with the market and other competitive projects in the area.

Q: Have you looked into the parking at The Crossing on Ramona? There have been thousands of cars ticketed since they opened.

A: That is a good concern; you need to have adequate parking at these developments.

Q: What is the name of the other property in California? [Stonefire Berkeley](#). Completed a year ago.

Q: Question about shuttle to Sac State. Would it be possible to get a shuttle to the UC Davis Med Center as well since there are so many medical students living in the neighborhood?

A: Would love to look into that.

Q: How do you determine parking?

A: We look at the market, it does fluctuate.

Q: Have you looked into any car sharing programs?

A: We have talked to ZipCar for other projects.

Q: Is parking extra?

A: No. Everyone gets a permit.

Q: [Neg Dec for Crossings](#), they had half for parking.

A: The Crossings have been impacted due to the delay of the Ramona Avenue extension project.

Q: Is there opportunity for residents to be involved in The Retreat community?

A: Yes, we will have resident assistants and will hope to have engagement in community.

#### IV. Approval of Agenda

#### V. Approval of Minutes

- President requested that approval of minutes delayed to February to allow time to review them.
- Will review edits at February meeting

#### VI. Treasurer's Report:

- Total Balance: \$21,852.72
- General Fund: \$3,708.21
- Scholarship Fund: \$2452
  - \$1,400 remaining in scholarships that hasn't been paid out yet
  - Collected \$1,000 in memory of Monty for scholarships
- Garden Fund: \$692.51
- Park Clean-up Fund: \$150
- Broadway Improvement Fund: \$15,000

#### VII. President Report: Nothing to report

#### VIII. TPNA Committee Reports:

- A. Scholarship: Two outstanding awardees have been in contact with Bill. They are confirming their full time status.
- B. Garden: Nothing to report
- C. Land Use Committee:
  - Stockton Blvd Partnership meeting update
    - Terrie attended the meeting and gave an update. The meeting included representatives from the District Attorney, Sac Police Department, UC Davis Police Department, and many others that gave progress reports. Currently working to get license plate readers at 41<sup>st</sup> and MLK. Hoping to have them installed by April. Paladin private patrol reported that Rite Aid on Stockton Blvd. has been hit every other day. Working with new Smart & Final to help train employees. District Attorney and Sacramento Housing and Redevelopment Agency (SHRA) spoke about sending letters to property owners about illegal camping (current focus on the Young and San Juan campsite)
    - [Greenbriar](#) boutique motel on Stockton Blvd has set an opening date - Feb 14<sup>th</sup>
    - Luigi's on Stockton Blvd. has been sold to owners of The Shack on Folsom Blvd.
    - Next meeting scheduled for February 7<sup>th</sup>
  - The Retreat
    - Bill added that the land use committee was solicited for comments regarding The Retreat. The land use committee has consistently asked the city to be sure they had conditional use permit that was consistent with other student housing projects.

- SB-905 – Bill to extend bar hours until 4AM
  - Bill gave an overview of the bill that was submitted last year. It was supposed to be a pilot program involving nine cities. On December 17<sup>th</sup> the bill was reintroduced as SB-58. TPNA communicated with the Mayor’s office about the previous bill and received a letter. Bill, as a private citizen has been in touch with senators about the topic. Bill asked the board if TPNA would like to take a more formal position. One of the biggest questions he has is how the city of Sacramento became one of the test cities.
  - Bill proposed the following recommendations to the board:
    1. Write a letter informing other neighborhood associations about SB-58.
    2. Include background letter Sacramento sent in 2018
    3. Ask why the City of Sacramento is included.
    4. Alert various Senators and Assemblymembers of our concerns
  - A motion was passed to accept the recommendations Bill put forward. The motion passed. Bill will draft a letter and send it to the board for review. Once the letter is finalized, Patrick will send the letter.
- Aggie Square update
  - Rose, Bill, Terrie and several Tahoe Park neighbors participated in a January 3rd meeting in collaboration with the Oak Park Neighborhood Association. It was attended by about 100 people and included a break out session with four topics; Transportation/traffic, Housing, Innovation, and Employment. Questions and comments can be sent to [Aggiesquare@ucdavis.edu](mailto:Aggiesquare@ucdavis.edu). Councilmembers Schenirer and Guerra were also present so you may want to copy them regarding any questions you have.
  - Transportation and traffic table – asked about not wanting the streets to be shut off.
  - Housing table most populated
  - An Aggie Square Representative will be attending the February TPNA meeting to answer questions
- D. Beautification committee: Nothing to report
- E. Newsletter committee: Rose gave an update on the committee. Newsletter has been finished and 100 copies were printed for \$17. It is also posted on our website. Thank you to all of the board members that contributed.
  - Request to post newsletter on Facebook and Instagram. Rose will ensure that is done.
- F. Membership committee:
  - Isaac gave an update on the membership committee. Have integrated 313 members into the official list
  - Now working with duplicate-free data
  - Committee is continuing to update the membership process
- G. Fundraising committee:
  - Rose gave an update on the fundraising committee. The committee continues to meet monthly to plan the 2019 fundraising events and is preparing to apply for grants. Our goal is \$5,000 for this year ending May 31<sup>st</sup>. \$212 was raised during our

December meeting, thank you to Terrie for putting together the holiday baskets and for all of the committee members who donated items.

- Jack spoke about the opportunity to participate in the Sac City Brews one-year anniversary. It will be on January 19<sup>th</sup> from 11AM-6PM, a seven-hour event. Raffle prizes will be given every hour. All ticket sales will go to TPNA. TPNA is putting together four gift baskets and Sac City Brews is putting together three. Volunteers needed for shifts and items are needed for gift baskets.
- Stay tuned for more events and ways to donate in 2019!

IX. Unfinished business:

Food Drive Update:

- Isaac gave an update on the food drive held in December. Was a big success, collected 450 pounds of items (food/toiletries/diapers/etc.). Thank you to everyone who participated. Received \$500 grant to help alleviate local hunger. Collaborated with River City Food Bank. However only spent \$260 of the grant on gift cards as incentives to people who donated items. Will contribute additional \$240 to fundraising committee. When asked about the difference between this food drive and previous drive, the previous one filled the bed of a Tacoma and this one filled the bed of an F-150.
- RT route 38 – Rose brought up an issue that numerous neighbors had reached out regarding the potential elimination of Route 38. A neighbor in the audience, Zach, shared more information about it. The RT board meeting at the end of the month will hear comments regarding proposal for route 38. The route goes down Broadway all the way into downtown. Once the meeting agenda is set, information will be sent out to the neighborhood.

Question to Patrick: Have you been in contact with Councilmember Guerra?

Answer: No. Erin has been off. Have been having a hard time communicating with the Councilmembers office.

X. Public Comment

Q: Is the Greenbriar going to be for homeless?

A: No, it will be a boutique motel.

Q: Councilmember Guerra posted about finding a homeless spot, what was the purpose of that?

A: Not sure.

Q: Is the land use committee going to meet this month, since Monday is a holiday?

A: We will find out, thank you for letting us know.

Q: Do you ever do an event with the students that win the scholarships to elevate the awards?

A: Historically used to do ceremony during the concert in the park. Trying to build some more relationships with Hiram Johnson so there is a potential for it. It could be a good fundraising tool so we will have our fundraising committee look into it.

Comment: Grocery Outlet moving next to Dollar Store on Folsom Blvd.

Comment: Smart & Final is now open on Stockton Blvd.

Adjourned at 8:36PM

Next meeting February 4<sup>th</sup> at 7PM

After board meeting notes:

- Discussion about planning board retreat
- Vision for the year happens at the board retreat.
- Want all board members to be there.