



## **FRIENDS OF CAPITOL MANSIONS BOARD AND GENERAL MEETING**

September 12, 2022, 7 PM

In-person meeting

To be held at 2220 Capitol Avenue, 7 PM

Board of Directors: Kevin Boll (President), Athol Wong (Treasurer), Terrie Lind (Member Chair), Jack Scurfield (Secretary), & Clifford Fisher

1. Call to Order. Meeting was called to order by Kevin Boll at 7:07PM.
2. Agenda review/amendments/approval
  - a. Mark moved to approve the agenda which was seconded by Athol
3. Minutes from August meeting/approval
  - a. Meeting Minutes were reviewed and moved for approval by Roger. Sue Seconded approval for the August Minutes.
4. Board of Directors Reports
  - a. Kevin had no new reports from the Board of Directors
  - b. Athol reported a balance of \$4,897.29
  - c. Sue added a reported invoice for roughly \$900 for the upcoming Saturday Stoops event
  - d. Jack reported on the upcoming Saturday Stoops event
5. Old Business
  - a. Sac PD Update - Lt Macaulay (10 Minutes)

Lt. Macaulay reported no updated crime trends for the Capitol Mansions aside from reports of burglary alarms with no actual burglaries. Traffic feedback has resulted in an increase of patrol at night which has made a difference in speeding reports/accidents etc..

Sue reported she has heard of instances of porch vandalism with the Ring/Nest camera deleting the video and asked if some burglars are able to hack these systems. Lt. Macaulay reported it is possible but unlikely as it is an advanced hack and encouraged anyone who experiences this to report it so they can increase their monitoring.

Dianne asked about noise ordinance on car exhausts and law enforcement's involvement. Lt. Macaulay reported exhaust notes can be against the law and it is a



large citation requiring the car owner to go to an inspection with an officer to then prove a reduction in the exhaust note etc..

Linda asked about skateboarders and their impacts on ADA/ public ramps etc.. Lt. Macaulay reported it's mainly only enforceable through private property with a notice of trespass.

b. Matsui Alley Lighting Plan Update, Kevin (5 Minutes)

Kevin updated on a recent email to Brandon Rose that received no response. No updates at this time on the Matsui Alley Lighting Project. Kevin plans to be on the agenda with SMUD to push the lighting project forward.

c. Planning for Stoops Gathering on Saturday, September 17<sup>th</sup>, Susan and Committee (10 Minutes)

Susan updated the members on the Saturday Stoops event. Flyers have been delivered and Susan mentioned volunteers are needed to contribute to appetizers. Sue added that beverages will be compiled in a beverage wagon to go from stoop to stoop and there will be signage for each hosting party. Kevin reported flyers/invites were also sent to Stations 5 and 4 (I Street and Alhambra location fire department) as well as Lieutenant Macaulay and Katie Valenzuela's office.

Advanced orders for Christmas wreaths were suggested and several seconded.

d. Presentation of Capitol/27<sup>th</sup> Development, Kevin Khasigian, HK3 development (15 Minutes)

Kevin introduced himself to the group and presented the project at 2701 Capitol Avenue (The Chateau Senior Living Facility). Kevin and HK3 Development bought the property with plans to redevelop the units for middle income housing and renovated as a full apartment complex. Most units are quite small; roughly 300-350 sf up to 600 sf and they will come at an affordable rental price. There will be a ground floor restaurant currently serving as a catering location for various restaurant groups in the area. The property will also maintain its onsite parking. The property is zoned for a hospital use with all surrounding properties being zoned C-2 zoning. HK3 is working with the city to rezone the property for C-2 zoning to allow for the apartment renovation. Estimated completion date of the project is likely March/April of 2023.

Cliff asked about the parking (there are 17 parking spots for 65 apartment units) and what will happen to the members of that senior living community. Kevin reported there



are no longer any folks living in the facility and there is currently a bill going through State legislature right now allowing for zero parking to be required for new apartment projects. Kevin also added there are 17 stalls on site and 8 or 9 stalls directly in front of the building. The minimum parking requirements are also achieved by having bike parking amenities and arranged parking at the Fort Sutter Hotel Parking Lot.

Margaret asked if the restaurant will be for the public or just residents and if the overflow parking will be pouring into residential streets. Kevin noted several of these residents will not have cars and the Fort Sutter hotel parking can accommodate all overflow residents. The project is also a transit-oriented project which requires less parking stalls per resident/apartment.

e. Presentation from Mikayla Taylor with Katie Valenzuela's office

Mikayla reported the SacRT bus speeding issues have been addressed and they will be monitoring their speed down Capitol Ave. Mikayla also reported that noise ordinances are in the updating phase which will impact ongoing entertainment permits and noise levels etc.. There will be another City movie night on October 1<sup>st</sup> at Crocker Park playing The Eternals and Fremont Park will play Jurassic Park on October 21<sup>st</sup>.

New Business

a. Holiday Decorations Committee Organization

Linda volunteered for the committee to organize Holiday decorations and Susan and Becca will continue to lead the committee.

b. Measure O - Emergency Shelter and Enforcement Act of 2022

Athol presented the upcoming zoom meeting taking place regarding Measure O in regards to the homelessness issue and the City's responsibility. Athol will share the details of the Zoom meeting at the next meeting.

c. Proposed Alley Clean-up Matsui Alley Sept 24<sup>th</sup>?

Kevin proposed the clean-up to take place on September 24<sup>th</sup>. Cliff suggested the first Saturday in October may be more ideal for all members. Several members agreed and we will plan for an alley clean-up on October 1<sup>st</sup>.

Susan reported several neighbors reported via 311 a large trash dump in the alley that was promptly cleaned up.



d. Elm Tree Disease discussions

Kevin reported the City has been out treating these trees, and the overall diseases is the result of a beetle and the city arborists will check to see if any tree has been treated. Best method of contact is 311. Matt reported the Arborists stated the trees mainly need a significant amount of watering and showed a watering tool to penetrate deep into the tree roots and water deep in the ground. The beetles will only infest the trees if they are dry.

- e. Good of the Order. Good of the order was called at 8:16PM and Sue added the roundabout project has been going well and noted thanks to the members contributing to the landscaping/care of the roundabout. Linda asked about upcoming Halloween decorations and Sue noted the Church will host a Trunk or Treat which we can volunteer for. Meeting was adjourned at 8:19PM.

Upcoming Events:

Stoops Gathering: Saturday September 17<sup>th</sup>, 5PM-8PM

Preservation Sacramento 46<sup>th</sup> Annual Historic Home Tour: September 18<sup>th</sup>, 10AM-4PM Poverty Ridge

Tickets available online or in-person at 22<sup>nd</sup> and U Streets (Masks Required)

Preservation Commission Meeting: Sept. 21<sup>st</sup>, 5:30-10:30 PM City Hall Council Chambers