



Correspondence is available for review
in the Office of the City Clerk or on the
City's Official Website at

[http://www.cityofsacramento.org/webtech/streaming
_video/live_council_meetings.htm](http://www.cityofsacramento.org/webtech/streaming_video/live_council_meetings.htm)

Correspondence

Meeting of September 28, 2010

a. Correspondence

1. Curtis Park Village Project

- a) George Allen – Email
- b) Muriel Rosenberg – Email
- c) Doris Brown – Email
- d) Henry Gordon – Email
- e) Susan Levenson – Palmer – Email
- f) Peter Thomsen – Email
- g) Bill Rounds & Vicki Pearson-Rounds – Email
- h) John Bailey – Email
- i) Bill Spurgin – Broker/Realtor – Email
- j) Michael L. Bledsoe – Letter
- k) Paul D. Anderson – Email
- l) Carl Hauge – Email
- m) Mary and Paul Durbrow – Email
- n) Kathy Davenport – Email
- o) Leslie Goodbody – Email
- p) David Middlesworth – Email
- q) Deirdre Dement – Email
- r) John Pryor – Email
- s) Dr. Marilyn E. Rocha – Email
- t) Jedediah Gildersleeve – Email
- u) Rosanna Herber - Letter

b. eComment

- 1. Attached

From: George Allen [mailto:gfallen916@yahoo.com]
Sent: Friday, September 24, 2010 8:54 AM

To: Alisa Johnson; Aubrie Fong; Anne Romo; Berenice Gallardo; Bonnie Pannell; Courtnie Thomas; Dinah Fischer; Daniel Roth; Elvia Medina; Faviola Ramirez; Helen Hewitt; Joann Cummins; Jessica Equihua; Kim Blackwell; Kevin McCarty; Katherine Piper; Lauren Hammond; Lisa Nava; Maria Alvarez; Matthew Bryant; Nancy Stevens; Patricia Clark; Pauline Lawrence; Robert King Fong; Randi Kay Stephens; Ray Tretheway; Robbie Waters; Sue Brown; Steve Cohn; Sandy Sheedy; Terri Lyn Larsen; Tyson Sheedy
Subject: Curtis Park Village

Dear Mayor & Council: It's bad enough that you are squandering the opportunity to make Curtis Park Village a truly transit-friendly development (no direct access to the two adjoining Light Rail stations!), thereby trashing one of Sacramento's finest neighborhoods. Now, you are being asked to allow the developer to bury toxic soil under the "park" he promises to build. This seems like something from a David Foster Wallace novel, rather than the action of a responsible city government. It is preposterous to consider this a viable solution.

NO toxics under Curtis Park Village, please.

George Allen
2470 5th Ave.

From: mooneyar [mailto:mooneyar@sbcglobal.net]
Sent: Monday, September 27, 2010 10:17 AM

To: Lauren Hammond
Subject: No toxics under the park

Please pass a resolution prohibiting toxics under the park!

Thank you.

Muriel Rosenberg
2724 Curtis Way

From: Doris Brown [mailto:dorisdlite@surewest.net]
Sent: Sunday, September 26, 2010 11:24 PM
To: Lauren Hammond
Subject: Toxics under park

I very much appreciate your facilitating an agreement on most points of concern by Sierra Curtis Neighborhood Association and Paul Petrovich.

I understand that the final plan for Curtis Park Village still includes a plan to bury toxics under the park. This sounds extremely dangerous and I am concerned. Apparently, final approval is planned September 28.

I do support in-fill development and want the project to be completed. However, I also want this to be a safe development, both now and for future inhabitants.

Sincerely,
Doris Brown
2624 Fourth Avenue
Sacramento 95818

From: henry.gordon@yahoo.com [mailto:henry.gordon@yahoo.com]
Sent: Friday, September 24, 2010 10:05 AM
To: Alisa Johnson; Courtnie Thomas; Elvia Medina; Helen Hewitt; Lauren Hammond
Subject: CPV concerns

From: Henry Gordon Councilmember Hammond,

Your continuing efforts to resolve Curtis Park Village development issues in a manner that satisfies the concerns of both neighbors and the developer are greatly appreciated. I urge you to remain firm and oppose the burial of toxic wastes beneath park lands in the new development.

Thank you.

Henry Gordon
2191 4th Ave.
Sacramento, CA

From: Susan Levenson-Palmer [mailto:susanandgaryl@yahoo.com]

Sent: Sunday, September 26, 2010 1:22 PM

To: Lauren Hammond

Cc: Suzanne & Bill Harrel; info@martinezglas.com

Subject: Traffic Mitigation from Petrovich Development for 5th Avenue, Donner Way and other Curtis Park Streets

Hello Lauren,

We were hoping to meet with you about this topic but your calendar was full by the time I contacted your assistant, Alisa. A number of years ago a small group of my 5th Avenue neighbors (including Bill Harrel and Rudy Martinez, to name a couple) and I met with you about concerns with traffic impacts for 5th Avenue from the Petrovich development. We expressed concern that 5th Avenue would become a thoroughfare extending from Broadway past McGeorge, past our doorsteps, through the Petrovich development and out to Freeport. You said you would never let that happen.

We also presented you with a petition signed by almost all of our Fifth Avenue neighbors, from 5th Avenue between Franklin and 24th Street, asking for traffic mitigation in the form of tree wells along our very wide section of 5th Ave. At that time you said that such traffic mitigation should come from the developer. We trusted you and believed you would take care of our concerns.

At a recent SCNA meeting several of us learned that our concerns have not been addressed and the Petrovich Development plan is going before the City Council for final approval this Tuesday. We are asking that you please follow through with your promises from that meeting. Please prevent 5th Avenue from becoming a thoroughfare. Please require the developer to set aside (in a City controlled account) an appropriate level of funding (say \$250,000) to mitigate the traffic impacts from the Petrovich development to 5th Avenue, Donner Way and other Curtis Park Streets.

At some recent meetings of Fifth Avenue neighbors a number of traffic mitigation ideas were discussed. One of our neighbors, Keith Miles, now thinks a median going down the length of Fifth Avenue from 24th Street to Franklin (with breaks for intersecting streets) would narrow the street enough to make Fifth Avenue a less desirable street to drive down especially at high speeds. There is plenty of width on 5th Avenue to accommodate this idea and still have room for parking on both sides and two way traffic. This would be similar to T Street around the 4000s blocks, but the parkway would be narrow. And, this would be similar to what Petrovich is doing within the new development on Donner Way. This is one alternative to tree wells which Keith thinks would create blind spots. Other neighbors had ideas like alternating half closures at Franklin and 5th and 24th and 5th along with signs that restrict truck traffic and a roundabout at 5th and 26th Street. I would be happy to host meetings of traffic engineer and/or Petrovich and my 5th Avenue neighbors to explore/decide on the best option for us.

Thank you for attention to this matter. Sincerely,
Susan Levenson-Palmer
2450 5th Avenue
Sacramento, CA 95818
455-0370 (home)
847-0370 (cell)

From: Peter Thomsen [mailto:pkthomsen@mindspring.com]
Sent: Sunday, September 26, 2010 5:28 AM
To: Lauren Hammond
Subject: Curtis park village

We live in south west Curtis park and want very much to NOT have auto access at 10th. Bike and pedestrian only please. We will already be impacted by changes in traffic for college and elimination of light at 24th and Sutterville. Peter Thomsen 2527 Coleman way 95818

From: Pearson-Rounds, Vicki [mailto:pearsonr@skymail.csus.edu]
Sent: Saturday, September 25, 2010 2:52 PM
To: Lauren Hammond
Subject: CPV Entitlements - 10th Avenue

September 25, 2010

Dear City Council Member Hammond:

Curtis Park residents sent you a letter on September 21, 2010, concerning the upcoming City Council meeting regarding entitlements in Curtis Park Village (CPV). As you are aware, we are opposed to vehicular access on 10th Avenue which will negatively affect the quality of life in Curtis Park, especially at the park. Cut-through traffic to and from the CPV commercial area, via 10th avenue, will exacerbate already heavy traffic in the southwest section of Curtis Park and especially on 24th St. and around the park. We request your support in returning to the original plan for 10th Avenue—bicycle and pedestrian access only.

On September 23, 2010, the California Air Resources Board adopted target standards for greenhouse gas emissions pursuant to Senate Bill 375. The Sacramento area reduction target for greenhouse gas emissions for automobiles and light trucks of 7% for 2020 and 16% for 2035 was adopted at this meeting. Sacramento Area Council of Governments (SACOG) agreed with these targets and also suggested a 21% increase in bicycle and walking trips by 2035.

The CPV infill project presents an opportunity to utilize sustainable land use planning and practice smart growth principles. Closing 10th Avenue off to vehicular access and providing a bicycle and pedestrian only access point encourages alternative transportation complying with Senate Bill 375 and the recommendations of SACOG.

We hope to have your support on this vital issue at Tuesday night's meeting.

Sincerely,
Bill Rounds & Vicki Pearson-Rounds
2400 10th Avenue
Sacramento, CA 95818

cc: City Council Members

From: John Bailey [mailto:johnbailey115@gmail.com]
Sent: Friday, September 24, 2010 3:24 PM
To: Lauren Hammond
Subject: Curtis Park Village, 10th Avenue

John Bailey
2533 Coleman Way
Sacramento, CA 95818

September 24, 2010

RE: Curtis Park Village, 10th Avenue Plan

Dear Councilwoman Hammond,

I am writing to express concern about the entitlement that would result in vehicular access into Curtis Park Village via 10th Avenue. Currently, Sutterville Road often times becomes congested with cars headed west toward Sacramento City College. In order to avoid long waits at the stop light, on a daily basis dozens of cars turn north on West Curtis Park Drive, west on Coleman Avenue, and south on 24th Street (circling the southwestern most block of the neighborhood counterclockwise), in order to make a 'right-turn on red' turn onto Sutterville Road. This apparently saves time.

If access to the Curtis Park Village Shopping Center were made available via 10th Avenue, a similar phenomenon is bound to occur. Motorists would find they could readily access the shopping center by heading north on West Curtis Park Drive, and west on 10th Avenue. This level of traffic would represent a safety hazard to children playing in the park and others.

Some residents living farther to the north want 10th Avenue to be open to traffic, anticipating that some intra-neighborhood traffic would be diverted from the 5th Avenue access into Curtis Park Village. They have overlooked the substantial impact of cut-through traffic off of Sutterville Road and the associated safety risks.

Please note the following:

- The Planning Commission has recommended that 10th be bike/pedestrian only.
- According to the Director of Traffic for Sacramento, and the traffic study, the impact on Donner Way and 5th Avenue of not having a road at 10th would be "insignificant."
- According to the Director of Traffic for Sacramento, no assessment of likely cut-through traffic has been attempted.
- This section of Curtis Park already suffers from much cut-through traffic due to the congested conditions on Sutterville.
- The congestion and amount of cut-through traffic will worsen as City College continues to expand, and after Curtis Park Village and Shopping Center are built.
- Paul Petrovich, the developer, has stated publicly that he doesn't care one way or the other if 10th is a road or bike/pedestrian only.

-
- Our neighborhood association passed a resolution (unanimously) stating that 10th should be bike/pedestrian only.
 - The resolution that was passed at the City Council meeting on April 1st which included an entitlement that 10th Avenue should be a vehicular access point into Curtis Park Village should never have been passed. The public had been told that the Council was only going to deal with the EIR (Environmental Impact Report). I was in attendance that evening and by all appearances the public hearing and votes were cast upon the EIR, and there was no public notice with regard to the entitlement. Almost nobody was aware that this entitlement was within the resolution. The very fact that this entitlement was passed is undemocratic and unfair. It seems to have been snuck in via a secretive arrangement.

I very much appreciate your support for initially making the 10th Avenue access bike/pedestrian only. I understand that you wish, however, for the City to be able to convert the access to accommodate vehicular traffic at will. Given the secretive entitlement process cited above, I believe that would not be in the spirit of transparency in public affairs. In addition, would further congestion resulting in incentives for increased cut-through traffic, and an increase in the associated safety hazard, be likely to serve as sound reasons for opening 10th Avenue up to vehicular traffic in the future? Cut-through traffic is a poisonous mix now, and will only become more poisonous in the future. I do believe it makes sense that the 10th Avenue access should be built with removable bollards or some similar approach so that it is available for emergency vehicles as needed. But vehicular traffic on a regular basis would turn several blocks of Curtis Park West and 10th Avenue into virtual "arterial" streets. That would be improper and extremely unsafe.

Sincerely,
John Bailey

From: Bill Spurgin [mailto:bspurgin1@sbcglobal.net]
Sent: Monday, September 27, 2010 10:27 AM
To: Robbie Waters; Lauren Hammond
Cc: Bonnie Pannell; Sandy Sheedy; Ray Tretheway; Robert King Fong; Kevin McCarty; Bonnie Pannell; susanandgaryl@yahoo.com
Subject: Toxic materials - Traffic Mitigation from Petrovich Development for 5th Avenue, Donner Way and other Curtis Park Streets

Hello Robbie and Lauren,

I'm addressing this to you as I have had the pleasure of knowing both of you for years.

Please consider the traffic problems that will be created by this development. My MAIN CONCERN IS THE BURYING OF TOXIC SOIL AND BUILDING OVER IT. Two decades ago we (Curtis Park Neighborhood Association) were able to stop the fast tract approval of Major Serna and developers. The toxic soil was found on the majority of land, especially where the shops were and the settling pond. I recall one of the first meetings at that time and the settling pond was addressed. The officials stated that the pond was filled with dirt and I asked how much fill was added and the reply was 22-23 feet. I then asked how far down did you test and the reply was 19 feet. I walked out in disbelief that our city fathers & mothers would disregard our health issues and even consider this project. Luckily we had people like Chester Fiscus that had documentation and other evidence of the toxic soils and were able to stop the development at that stage.

Please consider the impact this will have on our health and traffic congestion.

Sincerely,
Bill

BILL SPURGIN
BROKER/REALTOR® /C.R.S./C.B.P.S./G.R.I.
TOWER REALTY
3035 24th Street, Sacramento, CA 95818
(916) 451-2730 Phone
(916) 451-2765 Fax

From: paulncandy@comcast.net [mailto:paulncandy@comcast.net]
Sent: Thursday, September 23, 2010 7:36 AM
To: Lauren Hammond
Subject: Curtis Park Village 10th Ave. Access

To Council Member Lauren Hammond:

I have been a resident of Curtis Park for 14 years and I currently live on 8th Ave. I am writing this letter out of concern for the future of my neighborhood. Vehicular access to the Curtis Park Village by way of 10th Ave. would ruin the serenity of Curtis Park in this area. This inlet is so close to Sutterville that it's function would only be to encourage "cut-through" traffic - drivers who don't want to wait on the traffic heavy Sutterville Rd., so they'd turn into West Curtis Park Dr., head up to 10th Ave., hang a left and head into C.P. Village. I shudder to think of the implications of continual traffic in that area of the park - most important is the safety of the pedestrians who walk around the park. I live on the park and watch families getting out of their cars to walk across West Curtis Park Dr. to go into the park. They are also at risk in heavy traffic areas.

I urge you to strongly consider 10th Ave to be a bike/ped access only and to keep it that way indefinitely. I understand that at this point, our council member Lauren Hammond, has stated that if the city were to want to change 10th Ave to a traffic access in the future, that there would be no public input into the process. This is completely unacceptable. The factors against a vehicle access at the present time will still be there in the future. The city council owes it to the Curtis Park neighborhood to listen to their views in the future as well.

Thank you for taking the time to read my letter and consider my viewpoint.

Sincerely,

Paul D. Anderson
2548 8th Ave.
Sacramento, CA
95818
916-455-6312

From: carl hauge [mailto:tuleluke@earthlink.net]
Sent: Tuesday, September 21, 2010 2:38 PM
To: Lauren Hammond
Subject: Curtis railyard

Councilmember Hammond

Our society has a long history of "disposing" of things by burying them, only to have them become a problem years later. As Barry Commoner said, "Everything is connected to everything else." In this case, buried toxics will eventually contaminate groundwater, which supplies about 15% of Sacramento's water supply. The toxics in the soil in Curtis railyard must be removed before any building is allowed.

I hope you will vote accordingly.

Thank you.

Carl Hauge
916-456-2009
tuleluke@earthlink.net

The insects will not inherit the Earth--they already own it. Thomas Eisner

Civilization exists with geologic consent, subject to change without notice. Will Durant

The saddest aspect of life right now is that science gathers knowledge faster than society gathers wisdom. Isaac Asimov

From: Paul Durbrow [mailto:pddurbrow@hotmail.com]
Sent: Monday, September 20, 2010 9:42 PM
To: Lauren Hammond
Subject: NO TOXIC UNDER THE PARK!!!!!!!!!!!!!!!

As owners of a home in Curtis Park and current public school teachers, we strongly urge you pass a resolution prohibiting toxics under the park in the Curtis Park Village project. Toxics under the park are absolutely unacceptable to residents of this area and will not be supported. Thank you for listening and taking action on this important health and safety issue!

Sincerely,
Mary and Paul Durbrow

SIERRA • CURTIS

Neighborhood Association

September 28, 2010

Mayor Johnson and City Council members
Sacramento City Council
915 I. Street
Sacramento, CA 95814

RE: Curtis Park Village (P04-109) – Council Item #22

Dear Mayor Johnson and Council members,

The Sierra Curtis Park Neighborhood Association (SCNA), on behalf of Curtis Park neighbors, is **opposed to the Curtis Park Village Project as it is currently proposed.** We ask the Council to make the following changes to the project plan tonight so SCNA can remove its opposition to what we believe is an important, unique infill development site that could be an asset for the entire community. These requests are supported by a petition signed by over 1,200 neighbors from Curtis Park, Western Pacific Estates, Land Park and Oak Park.

1. **Prohibit toxics under the park.** The current plan still allows the developer the option to put toxics under the park. Why should the taxpayers accept this liability when there is plenty of room for the highly contaminated soil to be put under the parking lots and building pads in the commercial area? While the staff report provides assurances from the developer that there is “only a very slight chance” the toxics will go under the park, we don’t understand why the Council is reluctant to close the door to this awful option. We urge the Council to include in its entitlements the direction that no toxics will be placed under the public park. This direction would be helpful to the State Department of Toxic Substance Control as they make decisions about where the toxics can go based on the Council’s adopted land use plan. If the Council decides not to eliminate the possibility of placing toxics under the park, we ask that you require a stronger public liability insurance policy. The proposed policy is just for a 10 year period, with only \$5 million in coverage per occurrence. That is a very weak insurance policy for the risk the city is assuming. At a minimum, the policy should be renewed every 10 years. We also ask that the Master Plan for the park be completed before housing permits are granted.
2. **Require usable building entrances to be oriented toward the street.** This requirement was recommended to the Council by its own Planning Commission. Specifically, the adopted recommendation was: “The PUD Guidelines need to emphasize that usable building entrances shall be oriented toward the street.” The staff reports concludes this language isn’t needed because the PUD Guidelines say, “Orient building main entrances to streets or public spaces *wherever possible or practical.*” We object to staff’s weakening of the Planning Commission’s recommendation. We urge the Council to adopt the Planning Commission’s language to ensure this project will have the urban look and feel of Midtown vs. Natomas or Elk Grove. We want an urban, not a suburban development.
3. **Restrict 10th Avenue access to vehicles.** We urge the Council to restrict the 10th Avenue access to and from the project to only pedestrians and bicycles. The reasons for this request include: 1) 10th Avenue is just one block long and will become a route for shoppers who do not want to wait in line to exit onto Sutterville Road. 2) This is the only narrow,

residential street leaving what will be a busy commercial area. 3) Because this connection is at the southern end of the project, closing the street to traffic will not likely have a negative impact on the northern street connections of 5th Avenue and Donner Way.

4. **Require traffic mitigation measures.** We urge the Council to condition the project approval to require the developer to pay for specific additional traffic calming measures and safety improvements to 5th Avenue, Donner Way and 24th Street to mitigate the adverse traffic impacts that the development of the project will cause those streets. The payment should be made to the City prior to the issuance of the first building permit within the project area. The traffic calming measures should include, at a minimum, traffic circles, traffic bumps, and other traffic calming measures that have been approved through the City's traffic calming process by the affected residents on those streets.

5. **Remove "Shopping Center" designation for the Flex Zone:** SCNA originally advocated for only 125,000 sq ft of commercial space. When the developer found more toxics, we supported 150,000 sq ft. Then, through negotiations with Council member Hammond, SACOG and the developer's representative, SCNA supported a maximum of 170,000 sq ft with the understanding that the remaining 89,000 sq ft **would remain undesignated, open for either commercial or multi-family development.** Unfortunately, the staff report recommends this area be designated as "Shopping Center." This undermines the compromise that was forged between the parties to leave this area completely undesignated. We ask the Council to honor the compromise all parties agreed to and remove the "Shopping Center" designation for the Flex Zone.

SCNA would be remiss not to acknowledge the developer's positive changes to the project based on the advocacy efforts of our Council member and the neighborhood association. We are pleased that multi-family housing was added back into the plan, increasing the density for a project located adjacent to two light rail stations. We asked that affordable housing be located on site and welcome the addition of the low income senior housing complex. We applaud the relocation of the pedestrian bridge to Sacramento City College and appreciate the Council's commitment to seek federal and state dollars to fund it. Many neighbors are relieved big box retail will be prohibited due to the limit of 60,000 sq ft of retail space per tenant and are encouraged by the breaking up of the one, massive parking lot. Two easements that will remain private streets, but be designed as regular streets with curbs, gutters and sidewalks will help to establish a grid pattern.

With a few more reasonable changes to the Curtis Park Village Plan, SCNA could be in a position to remove its opposition to this project. Thank you for your consideration.

Sincerely,



Rosanna Herber, President
Sierra Curtis Park Neighborhood Association

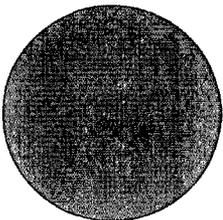


2791 24th Street
Sacramento, CA
95818
916-452-3005
Fax 916-731-4386
www.sierra2.org

City Council (Closed Session Begins at 5:30 pm)

Tuesday, September 28, 2010

Top Discussion Item

Agenda Item	Position %
<p>Public Comments-Matters Not on the Agenda</p> <p>Total Number of Comments: 1</p>	 <p> <input checked="" type="checkbox"/> Support 100% <input type="checkbox"/> Oppose 0% <input type="checkbox"/> None 0% </p>

Public Comments Summary

Opinion	Agenda Item	Support	Oppose	None	Total
<input checked="" type="checkbox"/>	Public Comments-Matters Not on the Agenda	1	0	0	1
<input type="checkbox"/>	22. Estimated Time: 2 hours Curtis Park Village Project (Noticed on 9-14-10)	0	0	1	1
Total					2

Public Comments Details

Agenda Item	Support	Oppose	None	Total
Public Comments-Matters Not on the Agenda	1	0	0	1
<p>John Downs downsjn@gmail.com 2634 28th Street District 5 Sacramento CA</p>	<p>Regarding allowing chicken keeping in the city of Sacramento: Our family supports the ability to keep back yard chickens in the city. Many home owners in our neighborhood have ample room in the back yard for gardens and chickens. Currently our family keeps our few chickens with friends who live in an area that allows them. We would</p>			<p>Support 9/28/2010</p>

	love to bring them home.	✓
--	--------------------------	---

Agenda Item	Support	Oppose	None	Total
22. Estimated Time: 2 hours Curtis Park Village Project (Noticed on 9-14-10)	0	0	1	1
<p>Dave O'Toole president@landpark.org PO Box 188285 District 4 sacramento ca</p>	<p>The Land Park Community Association has received notification that the City Council will be again considering the Curtis Park Village development this evening.</p> <p>In a letter dated September 22, 2009, the Association adopted a position of support in concept with concerns about traffic and design guidelines. The LPCA has not changed its position.</p> <p>The Association asks that the Council consider that letter in its deliberations tonight.</p>			<p>None 9/28/2010</p>