

- ELMHURST NEIGHBORHOOD NEWS -

A QUARTERLY PUBLICATION OF THE ELMHURST NEIGHBORHOOD ASSOCIATION • SACRAMENTO, CA • FOUNDED IN 1908

NOW ONLINE AT WWW.ELMHURSTNA.COM.

Editor's note: The following article features the background and history of the rezoning issue. We encourage you to read more about the points of each side, by clicking links to the City report and the website shown on page 5.

Rezoning Issue Heats Up in Elmhurst

City Council Slated to Vote on the Issue on Feb. 21

If you've driven around Elmhurst lately, you may have noticed a number of lawn signs popping up. The signs are in support of a campaign to oppose the rezoning of a property located at 2131 51st St (at V St.), directly across the street from Cottage Mart. A local realtor, Rich Cazneaux (pronounced "kaz-no"), has purchased the building, and he hopes to establish a small real estate office there. The building consists of a residential unit and a small studio with a clear storefront.

A newly formed group, the Elmhurst Neighborhood Committee, opposes the rezone. The Committee launched a vocal and visible campaign and petition drive. Although they claim to have more than 450 signatures on a petition against the rezone, the Elmhurst neighborhood includes around 1500 residents. In fact, many Elmhurst residents support Mr. Cazneaux and his attempts to promote the Elmhurst neighborhood by establishing a real estate office here.

Latest Developments: A Change from Commercial (C-1) to Residential Office (RO)

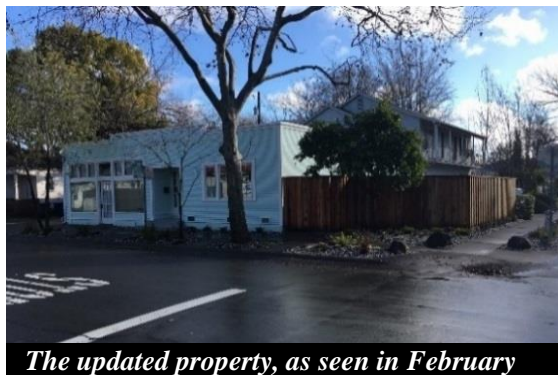
Originally, Mr. Cazneaux requested that the property be rezoned to a C-1, or commercial, designation. But now it appears that he and Councilmember Eric Guerra have agreed on a compromise to appease neighbors who oppose the change. The parties involved will pursue the option to rezone the property to "Residential Office (RO)," which would be more restrictive than a C-1 commercial rezone. The RO designation

would limit any business there to a 733 sq. ft. space. Even if the building is torn down and rebuilt in the future,

Story continues on page 5



The property, as seen last summer



The updated property, as seen in February

Winter 2017

MARK YOUR CALENDAR!



Monday, February 20
President's Day Holiday

Tuesday, February 21
Sacramento City Council Meeting
6 p.m., Sacramento City Hall
See main article for details.

Tuesday, February 21
Meeting on Sac. Homeless Services
See page 2 for details.

Monday, February 27
Elmhurst Town Hall Meeting on Water Meter Installations
5:30 to 7:30 p.m., Coloma Comm. Center

March 7, April 4, May 2
ENA Board Meetings
6:30 p.m., locations to be determined
Information: info@ElmhurstNA.com

Saturday, April 8
Training Class for S.T.E.M. Volunteers
9 to 11 a.m., Coloma Community Center
See page 6 for details.

April 10 to 14
Spring Break for Public Schools



DISTRICT 6 NEWS

By City Councilmember
Eric Guerra

The water meter installation is coming to Elmhurst this Spring.

In an effort to conserve water and comply with state law, the City of Sacramento is in the middle of installing water meters throughout the city. Many neighborhoods have already had their water meters installed with a full completion date of 2020. During the construction process, the City will continue to ensure our tree canopy is protected while utilizing responsible water management.

Elmhurst is one of the next neighborhoods to have water meters installed. A final construction schedule is being finalized by the city, but construction should start Spring 2017. I wanted to take this opportunity to tell you what to expect during the installation process and offer you my assistance if you have any questions or concerns regarding the process.

To begin, you will be notified by mail when your water meter is scheduled to be installed. Included in this notice will be information regarding what to expect during the installation process, where your meter will be installed, and the timeline of installation. Most water meters will be installed in your front yard near the curb (in the city's easement area), with around 10% of meters installed in your backyard. You have options on the location of installation, but some options come with a small construction fee.

I know the water meter installation can lead to many questions. I remember when my water meter was installed my wife and I both had many questions, but I should say the installation process was completed smoothly and on-schedule.

As part of the notification process, door hangers and stickers will be placed on residents' doors to inform you of upcoming construction dates. Furthermore, the City will be launching an interactive website with zoom and map functions to offer updates to the public.

If you have questions, I hope you'll come to the Coloma Center on **February 27th** from 5:30 – 7:30 PM for an Elmhurst Town Hall Meeting about the water meter installation process, construction timeline, and answer any of your questions. If you can't attend and still have questions please contact the 24hour Water Meter Information line at **(916) 808-5870**, and they will be able

City Services Updates

Community Meeting on Homeless Services

On Tuesday, **February 21**, a meeting to discuss the issue of homelessness and the City's plans to address it will be held. The meeting will take place at the California Montessori Project, 2635 Chestnut Hill Drive, in the College Glen neighborhood. For more information, contact Councilmember Guerra's office.

Supplies Needed for City Shelters

Speaking of Homeless Services, the City of Sacramento is looking for donations of new blankets and hot chocolate packets for the City warming centers, such as the Weather Refuge Center for the Homeless. To donate: Please drop off new blankets and hot chocolate packets to the Goodwill Office, 8001 Folsom Blvd., Suite 100, Sacramento, CA 95826.

Donations can also be made through an Amazon shopping list created by the Volunteers of America. Click <http://a.co/7F0giSi> to begin. Items that are purchased from the list will be distributed to one of three centers in Sacramento.

Update on Elmhurst Water Meter Installation

On Monday, **February 27**, Elmhurst residents will have a chance to learn more about the city's plans to update the neighborhood's water meters. The meeting will be held from 5:30 to 7:30 at the Coloma Community Center, 4623 T Street. All Elmhurst residents are encouraged to attend, as this project will affect all streets in the neighborhood.

Free Tax Help from the City

Volunteer Income Tax Assistance (VITA) provides resources for Sacramento residents to file taxes either on their own or with help. For details, please visit: <http://www.cityofsacramento.org/HR/Volunteer-Opportunities/VITA>

Folsom Blvd. Has a New Signal

On Jan. 27, the City of Sacramento celebrated the completion of a new signalized pedestrian crossing at the intersection of Folsom Boulevard and Elvas Avenue.



to answer any of your questions or concerns within 24 hours. Get up to date information by following me on social media at **@EricZGuerra**.

As always, feel free to contact our office for any questions or concerns you have about your neighborhood or Sacramento. Our staff is here to assist you and we are looking forward to a great year!

Important Information Provided to Elmhurst Residents at the ENA General Meeting

On January 25, the Board of Directors of the Elmhurst Neighborhood Association hosted a General Meeting. Held at the Julia Morgan House on T Street, the meeting featured speakers from **the Sacramento Police Department (SPD)**, the office of **Sacramento City Councilmember Eric Guerra**, and **Evergreen Management Company**, who is the developer of the property at Stockton Blvd and T Street and along S Street. **Vicky Blocker**, an ENA Board Member, also spoke of her work with the Sacramento Tree Foundation.

The meeting was opened by **Tom Cregger**, a longtime member of the ENA Board of Directors.

The first speaker was SPD **Lieutenant Shawn Rogers**, who described his patrol area and his schedule, which is the graveyard shift, which ends at 5 a.m. Lieutenant Rogers was joined by **Officer Jeff Coleman** and two other officers. To those in attendance, it was quite a sight to see all four uniforms in the conference room!

Officer Coleman said that he formerly worked in the midtown/downtown area, and he got to know the residents and the routine there. Now he works in our area, and he works the swing shift, 2:30 p.m. to midnight.

The officers talked about many issues, including the problem of packages being stolen off porches, and stressed to the group that the Sacramento Police Department (SPD) *will* bait packages. So they encourage residents to let them know when there is a recurring problem with package theft.

The officers also talked about the importance of residents who call in in suspicious behavior. The SPD encourages people to call in suspicious behavior to the non-emergency line, but they ask that residents call back to cancel it if the behavior stops. For example, if a suspicious person is wandering around or sitting in a car for a long time, please call it in, but call again if that person leaves the area. The SPD has to prioritize calls, they said, and it's important for them to know if the threat is no longer there.

Lt. Rogers answered a few questions posed by residents during the meeting. One question was about the possibility of there being a homeless encampment behind Coloma Center. Apparently, someone noticed that the gated fence along the freeway is unlocked. Lt. Rogers said that could be a CalTrans issue, but there is a team, the IMPACT team, that is working on homeless issues.



Dan Petrocci and Trey Gundlach, who work for the Evergreen Management Company, gave an update on the project at Stockton and Blvd. and T Street.

Another person asked about the speed limits in Elmhurst. Lt. Rogers said that the SPD has brought back the motor team, which focuses on traffic. So if we see a lot of people breaking traffic laws, we should give the SPD a heads-up.

Lt. Rogers talked for a moment about home security systems. Many video systems are now available for people to buy, he said, and some alarm companies will even cover losses. Lt. Rogers suggested that people compare the systems they are considering purchasing because they all have different features. He said having video cameras outside is more effective than ones that record inside the home.

Next to speak was **Alejandro Cabrera** from Councilman Guerra's office, who was accompanied by Cecilia, who is an intern at City Hall.

Alejandro spoke of the rezoning issue, and said that Councilman Guerra is looking for a compromise. He has spoken with the parties involved, and the zoning request will change from a C-1 to "Residential Office."

Alejandro also mentioned that Councilman Guerra will host a meeting and discussion about the homeless issue on February 21. They encourage anyone who is interested or concerned about the homeless to attend. (Please see page 2 for details.)

A presentation by **Dan Petrocci** of the Evergreen Management Company showed residents the latest plans for the development at Stockton Blvd. and T Street, and along S Street. Please see **page 4** for a summary of what they communicated to the group.

Vicky Blocker, our resident tree expert and a member of the ENA Board of Directors, also spoke at the meeting. Please see **page 6** for details of her presentation.

DEVELOPMENT UPDATE

New Project to Move Forward, Despite Roadblocks

Dan Petrocci and **Trey Gundlach**, who work for the Evergreen Management Company, gave General Meeting attendees an update on the project slated for the corner of Stockton Blvd. and T St. and along S St. They brought large displays of the project that showed what the new buildings might look like, as well as a map showing the layout of the development.

The apartment building, which will be built at Stockton and T, will include 213 market-rate apartments of various sizes, from 600 to 1200 square feet. The goal was to create housing near a large employer (namely UC Davis Medical Center) and public transit. That way, he said, the tenants can walk to work, or to light rail, and not drive through Elmhurst.



Even better, the traffic signals at the intersection there will be replaced, and will include a left-turn lane leading to T Street.

Mr. Petrocci said that 4,000 sq. ft. of retail space will be included on the first floor of the building, and he is trying to get a high-end business, like Selland's, that will provide fresh, quality food.



A patio will flank the building along T Street. Evergreen will also widen 37th street and include additional parking there.

Evergreen is also planning to develop the strip of parking lot along S street between 37th and 39th Streets. The project is hung up currently because it is uncertain when a sound wall will be built along the freeway. The original plan was to build 23 freestanding homes, but that has changed to a townhome layout with 41 single-family townhomes. The design has also changed, and will now feature Spanish-style features such as tiled roofs and courtyards. Townhomes along S Street will be 2-story, with 3-story homes along the back wall next to the freeway.

Evergreen is currently working with the city and CalTrans, so the timeline is not set. But Mr. Petrocci said once a permit is issued, the demolition of the old AT&T building will begin.

UCDMC UPDATE

North Addition Office Building Construction Notice and Update

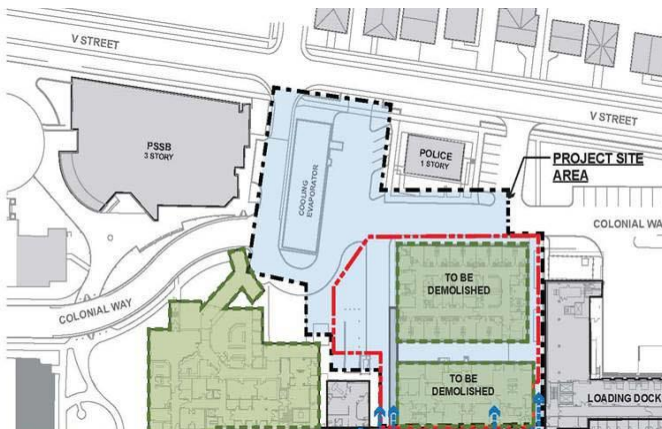
From UC Davis Health Office of Government & Community Relations
HS-community.relations@ucdavis.edu, 916-734-5441

The North Addition Office Building construction team will soon begin pouring concrete footings on the UC Davis Health campus. Underground utilities work at the site will follow shortly thereafter. The concrete and underground

utilities related activities are scheduled for the next two and a half months. Steel frame construction is anticipated to follow (starting around April 2017).

Minor noise and vibration during business hours as a result of construction vehicles and steel framing work may result. Construction crews will assist in our good neighbor efforts and make every effort to control the noise and vibration at the site. Construction crews have also been advised to utilize roadways on the Health campus and not those in the surrounding neighborhood.

The North Addition is a 130,000 gross square foot office building that makes way for the relocation of hospital-based administrative programs out of the seismically-deficient North/South Hospital Wing. It will be located on the back side of the main hospital (see map). The future North Addition is scheduled to be completed near the end of the 2018 calendar year.



Rezoning Issue Heats Up in Elmhurst ... *Continued from the first page*

any business there would only be allowed 733 sq. ft. for office space, and it cannot be used as a medical office.

Last November, the Sacramento City Council published a report on the issue (which has been recently updated) that summarizes the issue and its findings. After completing a traffic and parking review, the City established that due to the nature of the business, traffic and parking would still be at acceptable levels, and the proposed business would fit in well in the neighborhood. It also summarized the history of the property, which included a store and other businesses. The City Council report provides maps and diagrams of the property, and includes resident statements of support and opposition. The report can be viewed online at http://sacramento.granicus.com/MetaViewer.php?view_id=22&clip_id=3939&meta_id=490909

How the ENA Became Involved

Last spring, Mr. Cazneaux made a presentation to a meeting of the ENA Board of Directors. He provided photos, statistics, and other information that described his plan to update and renovate the property. He said he loved the neighborhood and wanted to promote and add value to it. The Board took a number of weeks to gather information about the change, talked with neighbors, and notified residents via the Elmhurst newsletter of the possible change. After multiple discussions, the Board voted to remain neutral; to neither oppose nor support the rezone. Many of those on the Board appreciated Mr. Cazneaux's attempt to stay "above ground" by informing the board of his intentions and asking for its blessing.

Last Fall, after the city sent a letter to neighbors who reside in the affected area, opposition to the plan was set in motion. The Elmhurst Neighbors Committee asked the ENA Board to reconsider its vote on the rezoning issue. At the January 3 ENA Board meeting, arguments were heard from both Mr. Cazneaux and people who oppose the rezone. At that meeting, the Board took a vote on whether to revisit the issue. The vote was a tie, which meant that the neutral stance was preserved.

A Divided Neighborhood

Mr. Cazneaux says he was taken by surprise by the opposition to his proposed real estate office. He says he even received hate mail from Elmhurst residents. One letter actually told him, "Shame on you!" The Elmhurst Neighbors Committee also repeatedly emailed the ENA Board with strong language criticizing its decision, and were very aggressive in pursuing ENA Board members in the attempt to get more signatures for their petition. Some residents of our community have actually been turned off by the tactics of the Committee and have taken down their lawn signs.

Those who support Mr. Cazneaux's attempts to establish a real estate office are not nearly as vocal or visible as those who oppose. But they have called and sent emails to the City Council in support of the rezone. Many have pointed out that the building has been used as a business in the past—and it even *looks* like a storefront. Some praised the change because it would make Elmhurst more walkable. Others mentioned the fact that there is an established business right across the street, so it would be a great place for an office. Plus, traffic and parking likely won't be affected, since Mr. Cazneaux only expects 4 to 6 visitors a month the office. Most real estate meetings and appointments occur in customers' homes.

Since purchasing the property, Mr. Cazneaux has spent tens of thousands of dollars on updating it. He has remodeled the inside and cleaned up the outside of the building. Many have opined that Mr. Cazneaux has, in fact, greatly improved the property and is ready to be a good neighbor to Elmhurst.

City Council to Vote Next Week on the Rezone

The Sacramento City Council is scheduled to vote on the rezone request on Tuesday, **February 21**, at its regular Tuesday meeting.

In the end, no matter how this rezoning issue plays out, Elmhurst residents now have an opportunity to step up as neighbors by being friendly—not confrontational—to one another and to those who support our 'hood. After all, we all want a neighborhood that is safe, beautiful and, ideally, harmonious.

If you'd like to learn more about the ENA Board and how you can support those who work to make it better, please see the last page of this newsletter.

Make Your Opinion Known

Letters in support or opposition to the rezone may be sent to:

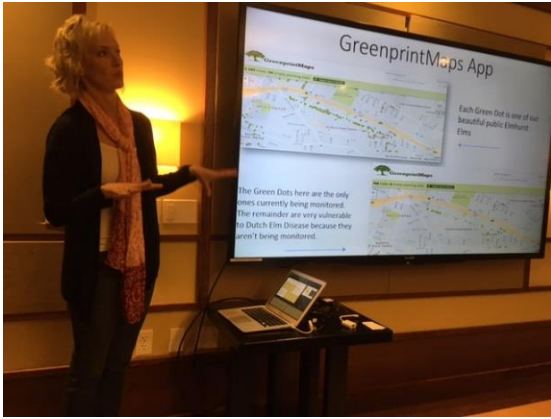
Eric Guerra, City Councilman
eguerra@cityofsacramento.org

Garrett Norman, Asst. Planner
gnorman@cityofsacramento.org

From the Elmhurst Neighbors Committee:

"Over 450 Elmhurst residents have signed a petition and dozens have put up signs to help keep Elmhurst residential by opposing rezoning of the R-1 property at 2131 51st," said Elmhurst Neighbors' co-chair Richard Henry. "To keep Elmhurst as a quiet, cohesive residential neighborhood, commercial uses, including office, need to be restricted to the Stockton Blvd. corridor. This preserves Elmhurst as an important housing resource located next to both a major employer and lots of walkable commercial." Elmhurst Neighbors can be reached at No2Rezone@gmail.com.

The proposed rezoning request is tentatively set for a decision at the Feb. 14 meeting. Updates are provided at <https://no2rezone.wordpress.com>



Volunteer with STEP to Help Save Our Beautiful Elmhurst Trees

New ENA Board member and California Naturalist **Vicky Blocker** presented an update on her work during the ENA General Meeting on Jan. 25. Vicky has been studying the tree canopy in Elmhurst and has developed maps and other materials that focus on the neighborhood area.

The City arborist has said there are around 100,000 public trees in the Sacramento region. Unfortunately, it would take 5 years to look at all of them with the current staffing levels. This means that it's critical that we jump in as volunteer

citizen scientists to save our precious Elm trees that make up our beautiful tree canopy.

A major problem, especially for our area, is Dutch elm disease, an infectious disease with no cure that could devastate the Elmhurst canopy if not controlled. If not caught in time, sick trees can quickly spread the disease to others nearby.

For that reason, the Sacramento Tree Foundation has created a program so that volunteer citizen scientists can help the trees survive. **STEP**, which stands for **Save The Elms Program**, is currently recruiting volunteers who can keep track of trees using a phone app developed especially for that purpose. STEP is a very easy process of monitoring 7 trees, 3 times during the spring and summer. For more information on the program, visit <http://www.sactree.com/STEP>.

Because there are 140 Elm trees in Elmhurst, Vicky is hoping to get 20 volunteers (individuals, groups or families) who can observe the trees and report the symptoms of Dutch elm disease via the app. This is a fun way to spend time on your walk in our neighborhood, spend time with your families, on a date, walking your dogs ... and you will be saving our beautiful Elm trees!

A training for volunteer citizen scientists will be held from 9 to 11 a.m. on April 8 at the Coloma Center on T Street. Space is limited, so reserve your spot by clicking [here](#).

OTHER UPCOMING TREE EVENTS:

- **Sac Tree Foundation Lunch and Learn Event: "New Invasive Pests Threatening our Urban Forests"** **April 13** at 11:30 a.m. at the Sacramento Tree Foundation. RSVP [here](#).
- **Free Tree Pruning Workshop:** Vicky is working with Sac Tree Foundation to develop a workshop in March for Elmhurst residents. Please email ElmhurstTrees@gmail.com if you are interested in attending.

Racist Vandalism Occurs in and near the Elmhurst Neighborhood

Two recent events in and near Elmhurst have put some residents on edge because they appear to be crimes motivated by racism.

First, an unknown vandal repeatedly stole and damaged "Black Lives Matter" signs that were displayed by an Elmhurst mother. After a number of these incidents, Kimberly Bell discovered that her car tires had been slashed. See the news story at <http://fox40.com/2016/12/19/sacramento-woman-scared-after-tire-slashed-and-black-lives-matter-signs-vandalized-repeatedly/>.

Then, more recently, a barber shop and Momo's Meat Market, both in Tahoe Park, were vandalized, with the criminals spray-painting racist words and symbols inside. Although not technically in Elmhurst, many residents are shocked at the nature of the crimes. See the news story <http://www.kcra.com/article/vandals-scrrawl-swastika-on-tahoe-park-barber-shop/8664477>.

If you'd like to connect with other residents who care about these crimes, please email ElmhurstWatch@elmhurstna.com.



Storms Wreak Havoc on Elmhurst Trees and Homes

Major storms this year have caused a lot of damage in our neighborhood. Multiple trees came down, and some landed on homes. Here are some photos of the damage. Thanks go to Daniel, Francesca and Elizabeth for their submissions!



On Jan. 18, this huge tree smashed a home at 30th and S Streets.



This woman's windshield was crushed by a tree limb that came down Feb. 3 at 42nd and T Street.



When it rains, please use your headlights

Don't forget that it's the law that when your wipers go on, so should your car's headlights. It'll make you and your loved ones a lot more visible, and safe, on the road.



MEET THE ENA BOARD MEMBERS & OFFICERS

President: Open

Vice President: Open

Treasurer: Gordon Olson

Secretary: Kristin Brady

Newsletter Editor: Susan C. Carlson

Webmaster: Al Eno

Members:

Tom Cregger

Ken Kazarian

Vicky Blocker

George Godfrey

To contact the Board, please email info@ElmhurstNA.com.

Membership in the ENA is open to all residents of Elmhurst.

We encourage our neighbors to get involved by donating, volunteering, or being an officer on the Board of Directors.

ELMHURST NEIGHBORHOOD ASSOCIATION

WWW.ELMHURSTNA.COM • FACEBOOK.COM/ELMHURSTACTO



Show Your Elmhurst Pride with a Donation!

Donate to the ENA and you can get a "thank-you gift" in the form of tote bags, tea towels and T-shirts (available in various sizes/colors) that feature our name and a bicycle image. If you'd like some Elmhurst swag, *act now because this offer may end soon*. See samples here:



\$5
Donation
Tea towel



\$15
Donation
Tote bag



\$20 Donation
Short-sleeve
T-shirt



\$25
Donation
Long-sleeve
T-shirt

To order, or see more samples, go to <http://www.elmhurstna.com/gifts.html>. You can pay via PayPal, by check, or by cash at the next ENA event. Plus, if you live in Elmhurst, your donation includes free delivery.

ENA NEWSLETTER ADVERTISING RATES AND POLICIES

Are you or someone you know interested in advertising in the *Elmhurst News*? Examples could be realtors, churches, private schools, clubs, or local businesses.

Submitted ads must be ready for print in JPEG electronic format in the correct size, and/or be scalable to fit within the dimensions of the purchased ad space. Inappropriate, political and/or issue-advocating advertisements will not be accepted.

To place an ad, or for more information, please contact the Newsletter Editor at

Newsletter-Advertising@elmhurstna.com

or our webmaster at

Website-Advertising@elmhurstna.com.

Rates:

- **For a quarter-page ad** (3.25 in. x 4.25 in.): \$40/issue or \$150/year
- **For a half-page ad** (7 x 4.25 in.): \$80/issue or \$300/year
- **For a full-page ad** (7 x 9 in.): \$150/issue or \$600/year
- **Eighth-page ads** (1.5 by 4.25 in.) may be included at the discretion of the newsletter editor: \$25/issue
- **Free 1/8th page ads** may be provided, space-permitting, to Elmhurst's entrepreneurial youth, seniors, or disabled who seek to provide services specifically to other Elmhurst residents (babysitting, yard work, etc).