

LVNA Agenda Minutes
Tuesday, April 12th, 2005

Attendees: Matt, Doniell, Fred, Aurora, Kevin, Merle, Conrade and Mary

Guests: Capital Valley Investments representatives: Bonnie Darrah, Bob Lawler, Debbie Spencer- FPI, SHRA representative Kelly Korver, Lee Frechette- CRPD Planning Superintendent; Jim Wiley, Robert Aktinson and Bill Vierra from SyWest

1. Meeting began at 6:15pm
2. Minutes were approved
3. Presentation by Jim Wiley, Bill Vierra and Robert Aktinson, representing SyWest
 - a. The following represents information shared during the presentation:
 - i. Project consists of about 40 acres. The intent of Syfy enterprises is to buy and redevelop property and then hold those properties in a long-term trust. Therefore they are looking to add enhancements as they enjoy holding on to a property with a lot of amenities. Projection date is to go before the County Board of Supervisors and Planning Commission mid to late summer.
 - ii. Syfy is asking the county for an exception of height for theatre to go over 40ft. so that stadium style seating can be utilized. The theatre will have 4000 seats and 20 screens.
 - iii. Rather than the typical shopping center built in the region Syfy is looking to make the center a small village, community concept. More medium size stores vs. big box style.
 - iv. They are currently in negotiations with Borders and Barnes and Noble, Jo Ann Fabrics, Home Goods, Circuit City, Best Buy and others.
 - v. The project will embrace a restaurant “village” with a gathering area opposed to lining up restaurants along highway. This will include a fountain in the center with outside dining. (Currently in discussion with Elephant Bar, Claim Jumper, Chili’s, California Pizza Kitchen) Restaurants expected to be family type restaurants, not white tablecloths; with prices in the mid point range.
 - vi. Residents made suggestion to play classical music, jazz, big band, etc. to discourage undesirable loitering while at the same time adding another amenity to the area.
 - vii. Interior roadway planned, elevated crosswalks will create natural speed bumps. Extensive sidewalks to make maneuvering from FTB and Light rail easier.
 - viii. Ornate lighting to create and image from the street. Trellis walls will be positioned between the restaurants, maybe add water design to them. Members suggested a shuttle during evenings and weekend afternoons between Butterfield Light rail station and shopping area.
 - ix. 2600 parking spaces estimated. There will be “straight on” parking arranged around the restaurant village.

- x. Residents had numerous questions about traffic flow; as area is already LOS D/E during commute times. Residents also made suggestions about additional walkways, an outdoor fireplace. Members gave Syufy representatives a shopping center in Roseville as an example.
- 4. Update on Committees
 - Political Affairs: Matt shared the following information:
 - a. City Council had a short meeting last week, not a lot on the agenda. Planning Commission is not meeting this week as they are out of town for a conference.
 - b. Gina Houniahn will be moving into a new position with the Police Department. Currently no one has been publicly identified to replace her.
 - c. Matt is discussing LVNA receiving a donation from GALA Construction and Capital Investments to assist in distributing the newsletter by mail.
 - d. Newsletter meeting Wednesday April 27th @ 6:30
- 5. Update: Village East Project
 - a. The following represents notes taken from Mr. Lawler's presentation:
 - i. Taking down walls and adding windows to make seeing in the laundry room easier. Improve lighting, and safety where possible. Still waiting on report from RC Police Dept.
 - ii. April 18th SHRA will be presenting the project to City Council, goes to SHRA commission on the 20th at 6pm in the 600 I st. Board room, May 17th at 11 am at County Supervisors.
 - iii. Bob Lawler would appreciate resident support for the project.
 - iv. Bob discussed the possibility of more ornate and permanent fencing.
- 6. LVNA as a Non-for-Profit
 - a. Matt discussed the roles members would be asked to volunteer for in order to satisfy 501C3 conditions.
 - b. A future meeting will be announced to fill out the paperwork needed to gain non-for profit status, for those that are interested in assisting.
- 7. Discussion: Community Night Out
 - a. Friday April 22nd dinner at Brianna's @ 6:30 pm
- 8. Future Agenda Items and Date of Next Meeting
 - a. The following items will be discussed at our next meeting:
 - i. Update: Dick Margarita, Community Prosecutor
 - ii. Update: Non for Profit Status
 - iii. Update: Village East
 - iv. A presentation on Rancho Cordova's 4th of July Event
 - b. Members agreed to meet on **April 26th @ 6:00 at Bradshaw Mobile Home Park**
 - c. Members agreed to schedule the following meetings:
 - i. May 10th and May 24th
 - 1. May 10th Meeting will feature Jerry Meyer from ABC
- 9. Meeting was adjourned at 7:50 pm.