



## PARK BEAT

*The Pulse of Greater Boulevard Park*

---

Boulevard Park Neighborhood Association ■ Box 163179, Sacramento 95816 ■ April 2019

---

### **BPNA Opposes Large Marijuana Cultivation Business Proposed for Our Neighborhood**

On February 19, 2019 the City of Sacramento received an application for a “Conditional Use Permit” (CUP) for an indoor cannabis (marijuana) cultivation, manufacturing, and delivery facility at the corner of E and 20<sup>th</sup> Streets, within the boundaries of the Boulevard Park neighborhood and just over eight blocks from another cannabis cultivation site proposed for 1219 C Street (application filed in May 2018). A large facility is envisioned, with over 20,000 square feet dedicated to the marijuana business.

Boulevard Park and Washington School neighborhood residents have real grounds for concern. The E and 20<sup>th</sup> Street building (520 20<sup>th</sup> Street) is just steps away from a residential district and less than two blocks from the Washington Elementary School. Large-scale cannabis cultivation inside the building could present a number of environmental risks. These include, but are not limited to, spider mites (a typical pest with marijuana plants); fungal growth (due to the high levels of humidity); marijuana plant waste; and wastewater tainted with chemicals. Furthermore, as reported in a *New York Times* article last year (Dec. 19, 2018), marijuana cultivation can generate an ugly, skunk-like stench that significantly impacts nearby residents. To grow cannabis indoors, a power upgrade probably will be required, which could affect electrical service in the vicinity (specifically, by over-burdening the lines along 20<sup>th</sup> Street). There also are other concerns, such as increased traffic from delivery trucks and other vehicles, heightened security risks, and the potential impact on real estate values in our neighborhood. Overall, a cannabis cultivation facility like the one proposed here belongs elsewhere, not in a residential district.

The BPNA board already has written to District 4 Councilmember Steve Hansen to express its opposition to the proposed facility. *Park Beat* readers are urged to read the CUP application carefully and to immediately share any objections or concerns that they have with our Councilmember and with City staff. The application and supporting materials provided by the business owner, M2 Farms, can be reviewed on the Sacramento Community Development Tracker website (<https://sacramento.civicsight.com>). Type the address (512 20<sup>th</sup> Street) into the search box at the upper left of the page. The City’s contact person for this project is Kevin Valente ([kvalente@raneymanagement.com](mailto:kvalente@raneymanagement.com)).

#### **A Brief Report from the BPNA Board**

The March 2019 BPNA Board meeting featured a guest presentation about a new mid-rise, multi-use building proposed for the corner of 17<sup>th</sup> and K Streets, replacing the old Sacramento Ballet headquarters (1631 K). Sara Lebastchi from D & S Development explained that this will be an 8 story, 111-unit project with “market rate” rentals ranging from \$1500 to \$2500 per month. Studio and one-bedroom units would measure between 450 and 750 square feet in size. Only 17 parking spaces are planned, which is similar to the parking plan for the “19 J” project, now under construction. Bicycle storage will be provided and a community room will be available for use by residents as well as community groups. High tech conveniences such as a “virtual doorman” and keyless entry are planned as well.

The Board also discussed the recent application for the establishment of a large marijuana cultivation and distribution business at the southwest corner of 20<sup>th</sup> and “E” Streets. This is sure to be a controversial project due to its proximity to residents and to Washington School. This subject is covered in greater detail in the article on the left. Another topic addressed at the March meeting was the J Street “parking-protected bike lane,” now completed and in use. The idea of presenting a survey to Boulevard Park membership was discussed. The survey’s purpose would be to assess the impact of the recent changes on J Street to visitors, residents, and businesses, and to gauge the relative benefits to J Street bicycle riders.

Form **1040** Department of the Treasury—Internal Revenue Service (99)  
**U.S. Individual Income Tax Return** 2018 OMB No. 1545-0047

Filing status: ☐ Single ☐ Married filing jointly ☐ Married filing separately ☐ Head of household

Your first name and initial \_\_\_\_\_ Last name \_\_\_\_\_

Your standard deduction: ☐ Someone can claim you as a dependent ☒ You were born before \_\_\_\_\_

If joint return, spouse's first name and initial \_\_\_\_\_ Last name \_\_\_\_\_

**April 15 Is Coming Up!**

### How About Some FREE Income Tax Assistance?

City residents with an annual income of \$60,000 or less can take advantage of **free** tax assistance at several City-sponsored venues (VITA, or Volunteer Income Tax Assistance program). For a complete list of venues and open hours, go to the City website (<https://www.cityofsacramento.org/HR/Volunteer-Opportunities/VI>). In the Boulevard Park neighborhood, the Hart Senior Center (915 27<sup>th</sup> Street) offers both the VITA program and Tax Counseling for the Elderly (TCE; serving seniors age 60+). Depending on which of the two services is needed, weekday (TCE) and Saturday (VITA) appointments are available on a "first come, first served" basis and must be arranged in advance. Seniors seeking weekday appointments with certified AARP volunteers at the Senior Center should call: 916-808-5462; residents seeking Saturday appointments (handled by VITA) at the Senior Center, should call 916-845-4516.

According to the "Free Tax Assistance" entry posted on the Hart Senior Center website, this program covers electronic filing only.

### The Trees of Midtown: Flowering Dogwood

Rarely do you hear someone complaining about a dogwood tree, probably because dogwoods are easy to grow and care for, and beautiful to look at. The layered effect of dogwood branches makes a striking and elegant picture. In Sacramento, dogwoods are usually seen in front yard landscaping rather than as a city street tree planting. However, there are a few exceptions, such as the dogwood planted by Boulevard Park residents in the median on 22<sup>nd</sup> Street.



Of the many varieties, the *Cornus florida* or flowering dogwood is commonly planted in our area. Native to eastern North America and northern Mexico, this variety is a small deciduous tree growing up to about 30 feet in height. A 10-year old tree will stand about 15 feet high. The flowering head appearing in spring is surrounded by four large petals that may be white, pink, or red. The fruit ripens in late summer and early fall and is an important food source for dozens of bird species. Flowering dogwoods appreciate good morning sun but do not do well when exposed to intense heat.

In the past, the flowering dogwood species was used for producing inks and scarlet dyes, and as a substitute for quinine. The hard, dense wood has been used for golf club heads, mallets, rakes, tool handles, and butcher blocks. Dogwood was once used to treat dogs with mange, which may be how the tree got its name. The red berries are edible but do not taste good.

*Conveniently Located  
in the heart of Sacramento*

## METRO PRINT & SIGNS

1521 E STREET • SACRAMENTO • CA 95814

*We Print Everything You Need for Less!*

### S E R V I C E S

- Stationary
- Envelopes
- B. Cards
- NCR Forms
- Newsletters
- Booklets
- Brochures, Flyers,
- Door Hangers,
- Post Cards,
- Rack Cards
- Tickets, Menus,
- Catalogs, Labels
- B/W Copies
- Color Copies

**COLOR  
COPIES**  
**25¢**  
8.5X11

**Full Color  
BANNERS**  
**\$75**  
8ft x 3ft.

& MUCH MORE

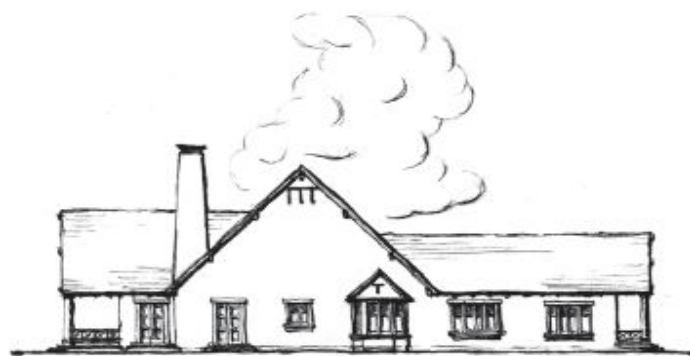
- Large Format
- Banners, Posters,
- PVC Boards,
- Displays
- Foam Board
- Window Decals,
- Vehicle Graphics
- Car Magnets
- Yard Signs,
- Vinyl Banners,
- Vinyl Stickers,
- A-Frame
- Bumper Stickers
- Laminating

**SAME DAY / NEXT DAY AVAILABLE**

www.metroprintandsigns  
email: ametro2009@gmail.com

**916.444.6482**

## KNUTSON ARCHITECTURE



**ERIC KNUTSON**

ARCHITECT-AIA, LEED, AP, CGBP

2231 H STREET, SACRAMENTO

925.324.0587

ERIC@KNUTSONARCHITECTURE.COM

**COMMERCIAL AND RESIDENTIAL**

**SPECIALIZING IN HISTORIC PRESERVATION  
AND DETAIL-DRIVEN SUSTAINABLE DESIGN**



## BPNA Board of Directors 2019

Ty Dockery	<a href="mailto:tyd71@icloud.com">tyd71@icloud.com</a>
Liz Edmonds, Treasurer	<a href="mailto:liz@lizedmonds.com">liz@lizedmonds.com</a>
David Herbert, Chair and Secretary	<a href="mailto:davidmather446@gmail.com">davidmather446@gmail.com</a>
Ellen Hunt	<a href="mailto:ellenhhunt@gmail.com">ellenhhunt@gmail.com</a>
Eric Knutson	<a href="mailto:eric@knutsonarchitecture.com">eric@knutsonarchitecture.com</a>
Steve Sander	<a href="mailto:steven.p.sander@gmail.com">steven.p.sander@gmail.com</a>
Catherine Turrill Lupi	<a href="mailto:turrillc@csus.edu">turrillc@csus.edu</a>

Boulevard Park Neighborhood Association's purpose: The BPNA was created to support, promote, and improve the quality of life for the residents of the greater Boulevard Park neighborhood. By achieving this goal we strive to improve the quality of life for others who work and live in and around Boulevard Park, and therefore in Sacramento as a whole.

## Committees

**Membership:** Ellen Hunt  
**Preservation:** Eric Knutson

## Park Beat Production Team

**Newsletter Designer:** Open - Contact Ty Dockery to volunteer  
**Newsletter Editor:** Catherine Turrill Lupi  
**Webmasters:** Ty Dockery and Steve Sander  
**Block Captain Coordinator:** Joe Cress, (916) 698-7938  
[cressj@saccounty.net](mailto:cressj@saccounty.net)

## Places to Go, People To See

**Every Saturday: Yoga in the Park, McKinley Park** (9 a.m.; by the Rose Garden). Website:

<http://yogamovesus.org/calendar-items/yoga-in-the-park-mckinley-park-indoors/>

**Every Saturday: Midtown Farmers' Market: 8 a.m. to 1 p.m.**, 20<sup>th</sup> Street between J and L Streets

**Apr. 2-7:** Festival of the Arts, Sacramento State: arts events of all kinds, also including U-Create! (7th and S Streets; Apr. 4, 5-9 p.m.) and Family Funday Sunday (on campus; Apr. 7, 11 a.m. – 3 p.m.). Website: <https://www.csus.edu/al/festival/>

**Tues., Apr. 2:** BPNA Board Meeting, open to BPNA members and other interested neighbors (6:30-8 p.m.). Contact Eric Knutson for location or to suggest agenda items.

**Sat., Apr. 6:** Sacramento History for Kids (4th grade and above): free historical tour in the Old City Cemetery, 1000 Broadway. Website: <https://www.historicoldcitycemetery.org/upcoming-events>

**Apr. 13 & 14:** Open Gardens and Rose Sale, Old City Cemetery: 9:30-2 on Saturday, 11-2 on Sunday (also on Sunday, at 1: Old Garden Rose Talk and Tour: Teas, Chinas, and Noisettes).

**Sat., Apr. 13:** FORB's monthly gathering: Return of the Swainson's Hawks, with representatives from the Raptor Center. See article on p. 6.

**Sun., Apr. 14:** Sacramento Antique Faire, under the freeway at 21st and X Streets (every 2nd Sunday, 6:30 a.m.-3 p.m.; \$3 admission for adults).

## Places to Go, People To See (cont.)

**Sun., Apr. 14:** Mozart Requiem, performed by the Camerata California Chamber Choir and Orchestra; First United Methodist Church, 2100 J Street (4-6 p.m.; adults pay admission; ages 18 and under are free).

**Thur., Apr. 18:** Lecture and book signing by Mary Helmich, author of *A Legacy in Brick & Iron: Sacramento's Central and Southern Pacific Shops* (Sacramento History Museum; admission fee). Website: <http://sachistorymuseum.org/programs-events/gold-spike-lecture-series/>

**Apr. 25-27:** HeritageRail Conference, part of the commemoration of the 150<sup>th</sup> Anniversary of the Transcontinental Railroad (events planned for April through June). See p. 4.

**Sat., Apr. 27:** 26<sup>th</sup> Annual Sacramento SPCA Doggy Dash: Fundraiser and benefit at William Land Park, 8:30 a.m. to 2 p.m. ("Bark at the Park Festival"). Website:

<https://www.classy.org/event/2019-sacramento-sPCA-doggy-dash/e213986>

**Sat., Apr. 27:** Lake Washington Sailing Club Open House, Boathouse Road, West Sacramento (sailboat rides, sailing activities, family fun, refreshments; 10:30-3:30). LWSC website: <http://www.lwsailing.org>

**Sat., Apr. 27:** "Alhambra: Sacramento's Palace of Fantasy": in case you missed previous screenings of this documentary, the next one will be at Woodland Opera House, 340 2<sup>nd</sup> St., Woodland (2 p.m.; co-producers Bombal and Williams will be present). Website: <http://woodlandoperahouse.org/event/alhambra-sacramentos-palace-of-fantasy-documentary-screening/>

**Sun., Apr. 28:** Sacramento Earth Day, Southside Park, 700 T Street (11 a.m. – 4 p.m.). See article on page 4.

... And, looking ahead to early May:

**Tues., May 7:** BPNA Board Meeting, open to BPNA members and other interested neighbors (6:30-8 p.m.). Contact Eric Knutson for location or to suggest agenda items.

## 2019 Festival of the Arts

The faculty, staff, and students of the College of Arts and Letters at Sacramento State will be hosting their annual Festival of the Arts from Tuesday, April 2 through Sunday, April 7. During those six days, there will be a wide range of presentations and performances (many of them free) by guest artists as well as by students and faculty.

Events of interest to the community will be held downtown on S Street between 6<sup>th</sup> and 8<sup>th</sup> Streets from 5-9 p.m. on Thursday, April 4 (U-Create!: co-hosted by the Verge Center for the Arts, Axis Gallery, and Beatnik Studios: art, music, performance), and on campus from 11 a.m. – 3 p.m. on Sunday, April 7 (Family Funday Sunday, with family-friendly events, games, and activities from around the world). Campus events scheduled between April 2 and 7 include guest lectures by scholars, writers, and artists; master classes; a play incorporating actors, dancers, and large-scale puppets (*James and the Giant Peach*, April 5-16; admission fee); concerts (admission fee); dance performances; art exhibitions; and an art history symposium. For the complete schedule, go to: <https://www.csus.edu/al/festival/>



# Transcontinental Railroad Celebrates Its 150<sup>th</sup>

Starting in April and going through June, there will be multiple events connected to the celebration of the completion of the Transcontinental Railroad (the original Golden Spike ceremony took place in Utah on May 10, 1869). In Sacramento, new exhibits and displays will be opening at the Railroad Museum on April 15, the Sacramento History Museum's "Gold Spike Lecture Series" will begin with a presentation about the Central and Southern Pacific Railroad shops on April 18, and the Spring 2019 HeritageRail Conference will be hosted by the Railroad Museum from April 25-27 (for more information about these and other events: <https://www.californiarailroad.museum/events/transcontinental-railroad-event>).



You can track the "Great Race" to Promontory Summit online, choosing either the Central Pacific (starting from Sacramento) or Union Pacific (starting from Omaha) route, by going to the Union Pacific website (<https://www.up.com/goldenspike/index.html>). Also, be sure to watch for the **historic steam trains** that will be travelling the same route this spring. Train schedule information will be posted on the Union Pacific website (<https://www.up.com/heritage/steam/schedule/index.htm>).



## There's No Place Like Earth!



As stated on the event website, this year's Sacramento Earth Day will be "a celebration of all that the earth provides us for sustainability, and a call to action to protect these vital resources." Organized by the Environmental Council of Sacramento (ECOS), the annual celebration will be held in Southside Park (700 T Street) on Sunday, April 28, from 11 a.m. to 4 p.m. Admission is free and there will be a host of educational and entertaining activities for people of all ages, including information about green products and planet-saving strategies, interactive booths, live music, local artists, and a children's area. Food vendors will be serving up plant-based cuisine (or, if you arrive early, you also could pick up some picnic supplies at the Central Farmers' Market, under the freeway at W and 8<sup>th</sup> Streets; there will be a picnic area at the Park). For more information, go to: <https://www.ecosacramento.net/about-us/our-work/events/sacearthday/>

## Midtown Eyeworks Optometry



Kate Spade, Calvin Klein, Kio Yamato, Dior, Hugo Boss, Juicy Couture, Oakley, Prada, Prodesign, Ray-Ban, Sho, Tory Burch, Salvatore Ferragamo, Fendi & more!

### Serving Midtown and Boulevard Park

- Comprehensive Eye Exam
- Extensive Frame Selection

915 21<sup>st</sup> Street

(Between I and J Sts.)

Sacramento, CA 95811

(916) 448-6622

[www.MidtownEyeworks.com](http://www.MidtownEyeworks.com)



## Attention All Readers:



### New Book Club in Our Midst

**River Walk and Talk** is a book club in midtown for progressive families who want to read thought-provoking articles, build a sense of community, and spend time in nature all at the same time (it is specifically geared toward Boulevard Park families with children 11 years of age and older, but everyone is welcome). Members of this new book club will read articles about current, progressive topics (including topics related to parenting teens and tweens, current events, and social issues). The relevant information will be sent out to its members ahead of time so that everyone will be prepared to talk about the reading while walking along the American River. This group is intended to be inclusive and respectful of all--families of all types are warmly welcomed.

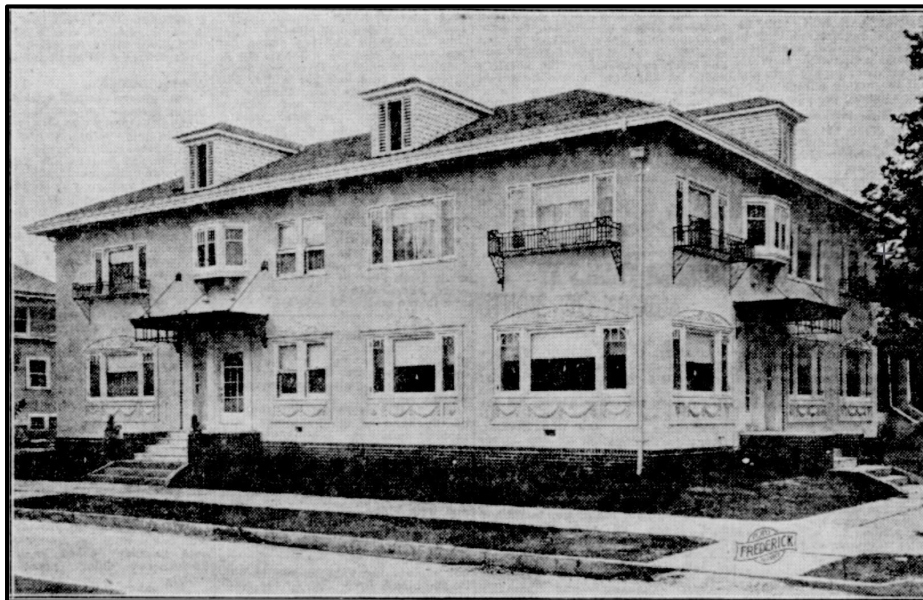
As of this writing, the group plans to meet at 6:30 p.m. on the first and third Tuesday of every month, starting on April 16 (there will be no meeting on April 2). Participants will gather near the river and then walk for 45 minutes along its banks, enjoying informal conversation based on the materials they have read before the meeting.

Please note: The terrain along the American River is not good for strollers and the walking pace will not be suitable for little kids. Friendly dogs are always welcome, however!

You can join the group and learn more about the next meeting by either by going directly to MeetUp.com [meetu.ps/c/4hnpC/hgCQj/f](https://www.meetup.com/4hnpC/hgCQj/f) or by going to MeetUp.com and looking up the group name, "River Walk and Talk Book Club." Your participation will be welcome!

## Contractors of Boulevard Park: William R. Saunders

William R. Saunders was a contractor who really made his mark in the Boulevard Park neighborhood. He was responsible for at least seven structures between 1917 and 1922, including two single family homes and five apartment buildings. His most imposing and highest profile project was the Pickett Apartments, located at the southeast corner of G and 21<sup>st</sup> Streets.



In October 1921, the *Sacramento Union* dedicated a full page to a triumphant announcement of the building's completion. The owners, Richmond A. and Annie M. Pickett, were warmly congratulated for the "Palatial Six Flat Home Beautiful" that they had contributed to "Sacramento's Mammoth Building Campaign."

In February 1922, the *Union* printed an illustrated feature story about modern homes in Sacramento that included a lavish description of "R. A. Pickett's De Luxe Apartments and Flats." The Pickett family was then living in one of the larger units at the 2100 G Street address.

The journalist went into raptures over the interior decoration of their spacious seven room apartment, pointing out favorite features in the kitchen (with servant's room attached), sunroom, living room, dining room (which included a china closet that converted to a "most comfortable bed for the week-end guest"), and the two bedrooms.

Saunders also designed the four-flat building next door (2110 G) and another four-flat building on the other side of 21<sup>st</sup> Street (616 21<sup>st</sup>). Like the Pickett Apartments, each of these has a distinctive oriel window projecting over the front door. His other Boulevard Park buildings include the homes of Dr. George W. Briggs (2217 G) and Alfred L. Folger (714 21<sup>st</sup>). His twin brother Joseph, who also was a contractor, designed the apartment house at 2013 G Street. Both men had long careers in construction and were responsible for numerous structures in Sacramento.

## News from Friends of the River Banks

After foraging for fungi in February and walking through the woodland in March, the Friends of the Riverbanks will be hosting their annual “Return of the Swainson’s Hawks” celebration on **Saturday, April 13**. Representatives from the California Raptor Center at UC Davis will bring live hawks to the event and explain their place in the ecosystem. There also will be information tables from Save the American River Association (SARA) and other organizations. The group will meet at Sutter’s Landing Park (north end of 28<sup>th</sup> Street) at 10 a.m. Please dress appropriately (April weather conditions can be variable!) and, as needed, have a change of clothing for young children.



*A hawk named Grasshopper was presented to FORB at the 2018 event*

You also may want to bring along binoculars, drinking water, and sunblock, but dogs should be left at home.

If you would like to learn more about the Raptor Center, which is a unique “educational facility dedicated to the rehabilitation of injured and orphaned birds of prey,” go to its website (<https://crc.vetmed.ucdavis.edu/about>). Information and photo stories about events hosted by Friends of the River Banks can be found on their website (<https://www.friendsoftheriverbanks.org>).

## EDMONDS AND PHILIPP: *Your Way Home*

Whether buying or selling, call the team that lives and works in Boulevard Park.  
Recycling vintage homes in record time for over thirty years!



*Dave  
Philipp*

**REALTOR**

916.212.1322

dave@davephilipp.com



*Liz  
Edmonds*

**REALTOR**

916.838.1208

liz@lizedmonds.com



## Boulevard Park Neighborhood Association Membership Form

Send form with your \$5 to \$15 check per member for the remainder of the calendar year to: P.O. Box 163179, Sacramento, CA 95816-9179

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

- ☐ **New Member**      ☐ **Renewing Member**      ☐ **Yes! I want to help. Call me.**  
☐ **Would you like to receive the newsletter by email, as well as home delivery?**