



Carmichael Creek Neighborhood Association, Inc.

Est. 1986

www.carmichaelcreek.org

Next Board Meeting: Thursday, March 9, 2006 at 7:00 p.m. at Frank Weisman's Cabinet Studio (7907-A Fair Oaks Boulevard).

Minutes of February 9, 2006 CCNA Board of Directors Meeting:

President Sandra Dunn called the meeting to order at 7:08 p.m. The meeting was held at The Cabinet Studio. The following board members (noted by an "x" at the left of their names) were in attendance:

x	Anne Berner		Richard Humphrey		Walt Yost
	Peggy Berry	x	Buck Meyer		
	Lora Cammack		Amanda Ness		Alternates:
x	Sharon Doughty		David Schoellhamer		Ruth Ingulsrud
x	Sandra Dunn	x	Frank Weisman		Liz Schroeder
x	Sandy Helland		Doug Williams	x	Shiomi Wilson

Others present at the meeting: Brian Tormey, Nick Kosla, Matthew Hannell, Jerri Sims, and Dennis Portman.

Presentation: Sandra Dunn introduced Nick Kosla and Matthew Hannell, representatives of the developers that are proposing a three-unit project at the corner of Landis and Fair Oaks Boulevard. Nick and Matthew presented architect's drawings of the project and stated that the goal is to build a stable and attractive project. Starbucks has been secured as a tenant for one of the units. Other tenants have not been secured as yet. Nick and Matthew emphasized that the developers want to provide an attractive place where neighbors can drive, walk, or bike, conduct business (since Starbucks offers Wi-Fi connection for computers), or meet for a leisurely cup of coffee. A drive-thru is planned for the Starbucks and CCNA members questioned the need for a drive-thru and the placement of the drive-thru with respect to the patio area. Members also questioned the developers' conformance to the recommendations proposed in the new Carmichael Community Action Plan. The proposal will be presented to the Carmichael Community Council at the meeting on Wednesday, February 15, 2006.

Secretary's Report: The minutes of the January 12, 2006 meeting were approved as written.

Membership: Anne Berner, membership chair, reported that membership stands at 132 households.

Treasurer's Report: Sharon Doughty, treasurer, gave the following report:

Beginning balance (01/12/06)	\$4661.41
Deposits (+)	140.00
Expenses (-)	40.00
Ending balance (02/09/06)	\$4761.41

The following reimbursement was approved: \$233.38 to Buck Meyer for postage and envelopes.

(over)

Old Business:

Langley Estates: It was reported that this proposed project for the north side of Grant Avenue at 6341 Grant Avenue has not yet been placed on the Carmichael Community Council agenda. It also was reported that the CCNA should not expect a written response from the Sacramento County Department of Environmental Review and Assessment (DERA) to the letter opposing that department's intent to issue a negative declaration for the project. DERA will attach the letter to the project documentation for review by other entities as the project proceeds through the planning process. DERA has allowed Mr. Langley to remove several oak trees on his property since the trees were in poor health and because a neighbor requested they be removed. The project involves a community plan amendment and rezone from RD-1 (NPA) to RD-3 (NPA) for 3.129 acres to create 8 lots. The project also involves an exception from public street frontage to allow more than 2 lots to be served from a private drive and an exception from Title 22, Section 22.110.070(d) to reduce the required 95-foot lot depth to approximately 81 feet for one lot. CCNA officers will continue to monitor the progress of the project and inform members of the date when it will be heard by the Carmichael Community Council.

Carmichael Community Council: On January 31, 2006, the Council approved the Carmichael Community Action Plan and recommended that it go forward to the Sacramento County Board of Supervisors for final approval. The Fair Oaks Boulevard Concept Plan was tabled until the March 7th Community Council meeting, allowing more time to consider and approve the plan. An Environmental Impact Report on the four Fair Oaks Boulevard widening proposals will be presented to the Council on April 4.

New Business:

Traffic Safety/Speed: Sandy Helland reported on a meeting that she attended with Bobbe Dworkis, Carmichael service area manager; Tom Braun, traffic investigator for Sacramento County; and other neighbors concerning traffic speed and safety on Carmichael streets, specifically Sutter, Landis and Hollister. Suggestions to discourage speeding included implementing a Neighborhood Speed Watch Program and/or writing grants to fund a campaign against speeding within our area. Sandy is willing to work on such a campaign.

Announcements: Sacramento County is holding workshops for the general plan update on March 15th and April 19th. Both meetings are at 2:00 p.m. at 827 7th Street. Call Dave Defanti at 874-6141 or e-mail him at defantid@saccounty.net to confirm dates/times or obtain more information. The county's Web site www.saccounty.net/planning also displays information concerning the general plan update.

Next Meeting: The next CCNA Board Meeting will be Thursday, March 9, 2006, at 7:00 p.m. at The Cabinet Studio, 7907-A Fair Oaks Boulevard. All CCNA members are encouraged to attend.

The meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Anne Berner, Recording Secretary