

**Carmichael Creek Neighborhood Association
February 27th, 2019**

President Gareth Lacy called the Vice-President Gorg Alonzo to open the meeting room at the Carmichael Library before it closed at 7 p.m. The meeting was called to order by 7:10 p.m. The following Board members were in attendance and quorum was satisfied:

Gorgiana Alonzo, Anne Berner, Peggy Berry, Lora Cammack, Gareth Lacy, and Jan Watts

1. Meeting Schedules. The first item of business was finding another location for the next scheduled meeting on May 9th as the Library is booked. Gorg offered her home at 6201 Samoa Way (corner of Samoa and California) at 7 p.m. Gareth will look to booking the Library for the following meetings on September 12th and October 10th.

An additional item was setting the date for the Annual CCNA Meeting on November 14th, venue to be decided according to the availability of the Carmichael Library.

A motion was made to settle the dates and locations by Gorg and Gareth seconded the motion. Aye's: Unanimous, none opposed, no abstentions.

2. Membership. Anne says we are at 149 members. The group recalled that about 40 people attended the Annual Meeting in November. This number of members would fit in the Library.

3. Election of Officers and Directors. The main order of business at this first meeting of the calendar year was electing officers. After discussion, the following people were selected for the slate:

President	Gareth Lacy
Vice-President/Recording Secretary	Gorg Alonzo
Membership	Anne Berner
Treasurer	Sharon Doughty

A motion was made to approve the slate of officers by Gareth and Lora seconded the motion. Aye's: Unanimous, none opposed, no abstentions.

4. Treasurer's Report. Sharon emailed the Treasurer's Report to Gareth and Gorg.

Beginning Balance (Nov 8, 2018)	\$ 10,744.30
Deposits	\$ 1,340.00
Expenses	<u>\$ 975.35</u>
Ending balance (Feb 27, 2018)	\$ 11,108.95

Expenses:

Copy minutes	\$ 60.02	Anne Berner
Copies for annual mtg.	\$113.84	Jan Watts
Copies for annual mtg.	\$469.49	Gareth Lacy
Stamps	\$250.00	Anne Berner

US Postal Service	\$ 82.00	P.O. Box
Total Expenses	\$975.35	

Annual Expenses

January: U.S. Post Office	\$82 (January 7)	
March: website expenses varies, but around \$100		\$110.67 (March 29)
ARNHA	\$500	\$500 (March 19)
May: CRPD Music in the Park	\$500	
July: Chamber of Commerce	\$150	
September: Annual CCNA meeting, around \$700, including newsletters		

5. New Business.

A. CCNA's donation to the American River Natural History Association

Summary: The American River Natural History Association (ARNHA), a non-profit organization, supports education in the American River Parkway primarily at the Effie Yeaw Nature Center. Day camps for children and introductions to wildlife via docents are typical activities (see website at <https://www.sacnaturecenter.net/arnha>). CCNA acknowledges the center is not within our boundary, but recognizes it as an asset to the area. Should we donate again? Money is due by March 31st.

After discussion, Gareth moved that we donate at the \$500 level. Lora seconded. Aye's: Unanimous, none opposed, no abstentions.

Housekeeping: Either Anne or Sharon can cut the check, selecting the directors' email address to receive the e-newsletter ARNHA sends to its donors.

B. Carmichael Park and Recreation Board Meeting and a Possible Donation

Prior to this meeting, Peggy had forwarded her February emails from a representative of the Carmichael Parks Foundation, Sharon Ruffner. Ruffner described the Park's activities, including the annual "Dinner in the Park." The CCNA has donated in the past. A portion of donations is earmarked for kids' scholarships (see February 22nd email from Peggy Berry for details).

Lora, Anne, and Peggy attended the last monthly Park and Recreation Board meeting. In 2018, we didn't have enough people to sponsor a table. Peggy proposed that for 2019, we get a table. Anne proposed that we invite eight CCNA members to partially pay for a \$1,300 table at \$100 each (\$100 x 8 attendees = \$800) and the CCNA will donate \$500 to make up the difference. The entire \$500 will be our donation.

General discussion over the two proposals included that one table was do-able from th CCNA's point of view, but not necessarily more than that, based on attendance from the previous two years. A portion of the net proceeds from the table goes to the Carmichael Community Garden at Sutter Park. The Jensen Botanical Garden is also supported. (See February 22nd email from

Peggy Berry for a description of specific programs.) Peggy observed this would be good publicity for the CCNA as a member of the community and we have funds to make a donation.

Another point was made that we might NOT want to do a table, so that our CCNA people can spread out across the other tables; this mingling might help us recruit for the CCNA.

The upshot is that we like the table idea, not necessarily sponsoring one, but buying tickets as individuals and then donating another sum separately. Sponsoring a table entails creating camera-ready art for a sign and possibly other fliers and newsletters.

Summary: We will discuss this at the May meeting after some review of the ad requirements and other “homework.” Ads are due July 7th, so we have some time to decide. The 3rd Annual Carmichael Parks Foundation Dinner in the Park is September 7, 2019.

C. Last item—County Planning Activities

We looked briefly at the following special development permit:

PLNP2018-00281. Kearns Residential Accessory Dwelling Unit. Request for a Special Development Permit to allow a 1,200 square-foot detached accessory dwelling unit and an existing accessory structure with reduced setback on approximately 1.1 acres in the RD-2 zoning district with Carmichael Creek NPA zoning overlay. The property is located at 3627 Marshall Avenue, approximately 270 feet north of Grant Avenue, in the Carmichael/Old Foothill Farms Community. Applicant: Chris Trapp. APN: 260-0120-024.

This item is moved to the May agenda (a PDF of the Carmichael/Old Foothills Farm agenda is attached).

6. Possible New Business.

Out of discussion over this permit, a suggestion was made about combining forces with the Carmichael Colony Neighborhood Association. The next Colony meeting is Wednesday, April 10, 2019, at 6 pm (starts with a meet-and-greet and then speakers at 6:45). The meeting will be at the Ancil Hoffman Park Club House on 6700 Tarshes Drive.

7. Coming Events of Possible Interest:

- Chamber of Commerce March Mixer: March 13th at Milagro Center.
- Carmichael/Old Foothill Farms Community Planning Advisory Council (CPAC) meets every third Wednesday of the month at 6:30 pm at the Carmichael Library

AGENDA

CARMICHAEL- OLD FOOTHILL FARMS COMMUNITY PLANNING ADVISORY COUNCIL

Carmichael Library
5605 Marconi Avenue
Carmichael, CA 95608

Wednesday, March 27, 2019

6:30 PM

<http://www.per.saccounty.net/CPAC/Pages/CPAC-Carmichael-OldFoothillFarms.aspx>

Applicant or appointed representative must be present for the item to be heard. If you are unable to attend, please contact the following:

Carmichael-Old Foothill Farms

CPAC Chair

Roxanne Stellmacher

Roxannestellmacher@gmail.com

County of Sacramento, Office of Planning and Environmental Review representatives for the Carmichael-Old Foothill Farms Area

Senior Planner

Manuel Mejia

(916) 874-7934

Mejiam@saccounty.net

Associate Planner

Meredith Holsworth

(916) 874-5835

Holsworthm@saccounty.net

To receive notifications or obtain more information regarding:

Sacramento County public meetings: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new>

Current Planning projects, visit the Planning Projects Viewer website at <https://planningdocuments.saccounty.net/>

To submit project comments to CPAC members, email them to CPAC-Carmichael-OFF@saccounty.net. Please identify the relevant project using the project name, control number or address.

OFFICERS: Roxanne Stellmacher Chair
Nicholas Bloise Vice-Chair
Richard Desmond Secretary

MEMBERS: David Peterson Timothy Rosales
Jason McCoy

COUNTY PLANNING REPRESENTATIVES: Manuel Mejia
Meredith Holsworth

<i>EXA – Excused Absence</i>	<i>U - Unexcused Absence</i>	<i>P – Present</i>
QUORUM DETERMINATION:	Yes	No
COUNTY PLANNING REPRESENTATIVE:	Yes	No

Matters under the jurisdiction of the CPAC that are not posted on the agenda may be addressed by the general public following completion of the regular agenda. The CPAC may limit the length of any off-agenda testimony.

CALL MEETING TO ORDER:

- Call meeting to order
- Introduction of members, staff, and County representatives
- Explanation of the Role of the Council

PLANNING ITEMS FOR REVIEW:

1.

Control No.: PLNP2018-00281 – Kearns Residential Accessory Dwelling Unit

APN: 260-0120-024

Applicant/Owner: Chris Trapp/Honglan Liu Kearns

Location: The property is located at 3627 Marshall Avenue, approximately 270 feet north of Grant Avenue, in the Carmichael/Old Foothill Farms Community.

Request:

1. A **Special Development Permit** to allow 1,200 square foot (sf) of habitable square footage for a detached accessory dwelling unit (ADU) to exceed the maximum allowable habitable square footage of 800 sf on approximately 1.1 acres in the RD-2 zoning district with the Carmichael Creek Neighborhood Preservation Area (NPA) zoning overlay.
2. A **Special Development Permit** to allow an existing 460 sf awning accessory structure a reduced required setback distance from the interior side yard from 3 feet to 1 feet.

Final Hearing Body: Zoning Administrator

Lead Planner: Jessie Shen, Associate Planner, (916) 875-3711, shenj@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

2.

Control No.: PLNP2018-00254 – 6229 Gobernadores Lane Board Review

APN: 283-0570-002-0000

Applicant/Owner: Omid Torabian

Location: Located At 6229 Gobernadores Lane, In The Parkway Corridor Combining Zone, Carmichael Colony Neighborhood Preservation Area, And The Carmichael Community.

Request:

1. A **Board Review** for a 4,001 square foot single-family dwelling, 830 square foot garage, and 501 square foot pool house on approximately 0.46 acres in the Residential-2 Units per Acre (RD-2) (PC) (NPA).
2. A **Design Review** to comply with the Countywide Design Guidelines.

Final Hearing Body: Board of Supervisors

Lead Planner: Manuel Mejia, Senior Planner, (916) 874-7934, mejiam@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

3.

Control No.: PLNP2019-00085 – Generations Carmichael/Old Foothill Farms Early CPAC Workshop

APN: 230-0120-010 and 230-0131-001

Applicant/Owner: Generations Construction, LLC

Location: The project is located at 5601 Winding Way, at the Northwest corner of Winding Way and Hackberry Lane in the Carmichael community.

Request: An **Early CPAC Workshop** to discuss a Senior Housing Community and Performing Arts Center on 15.55 acres adjacent to the Sacramento Adventist Academy. The project is comprised of 224 independent living apartments, 20 villas (five separate 4-plex units), seven standalone micro-home units, 93 Assisted Living apartments with a 50 bed memory care wing for a total of 394 units/beds. The project also proposes a total of 342 off street parking spaces. The building heights will vary between one and four stories. There will be a central common activity building that will provide multiple dining options, a wellness center and activity areas. The residential density is 25 dwelling units per acre.

Please note that this project is scheduled as a workshop item and is for information sharing purposes only. No formal application has been filed with the Office of Planning and Environmental Review. The applicant would like to solicit preliminary comments and suggestions from the community.

Note: To obtain copies of the proposed site plan and other project related materials, please contact Leanne Mueller, Associate Planner, Office of Planning and Environmental Review, at muellerl@saccounty.net or (916)874-6155. Please include the Control Number and Project Name in your inquiry.

Lead Planner: Leanne Mueller, Associate Planner, (916) 874-6155, muellerl@saccounty.net

[Click here for more information.](#)

COUNCIL RECOMMENDATION:

TIME:

Motion by:		Seconded by:		
Vote	Yes	No	Abstain	Absent

Action:

Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency. During the Appeal hearing, the applicant or appointed representative must be present.

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:

Comments: