



**Carmichael Creek  
Neighborhood Association, Inc.  
Est. 1986**

The CARMICHAEL CREEK NEIGHBORHOOD ASSOCIATION, INC. (CCNA) was formed in 1986 to improve the general quality of life and preserve open space and the neighborhood's unique semi-rural character. **Your membership is important for our ability to continue these vital preservation efforts!**

CCNA boundaries are **North** along both sides of Sutter Avenue, **South** along both sides of Stanley Avenue, **East** at the American River, and **West** along California Avenue. Anyone over 18 years of age who rents or owns a home in the membership area can be a voting member of CCNA. Those outside the boundaries can join as non-voting members. Annual household dues are \$20 and can be paid online or by mail.

**Pay annual membership dues online at:**  
<https://www.carmichaelcreek.org/Home/Membership>

Below is a paper membership form for anyone who prefers to pay by check:

----- Clip and mail for those who do not want to pay online -----  
**Carmichael Creek Neighborhood Association  
Membership Form – Dues \$20.00 per household**

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

**Residential Address:** \_\_\_\_\_

**Mailing Address (if different):** \_\_\_\_\_

**Email Address (To receive monthly minutes electronically):** \_\_\_\_\_

**Daytime Telephone:** \_\_\_\_\_ **Evening Telephone:** \_\_\_\_\_

Make \$20.00 check payable to the CCNA.

Mail to CCNA Membership, PO Box 1902, Carmichael 95609-1902



**CARMICHAEL CREEK  
NEIGHBORHOOD ASSOCIATION  
Inc. Newsletter**

**VOL. 27, October 2021**

**Est. 1986**

**President's Note**

**By Jorel Cooper, CCNA President**

For 35 years the Carmichael Creek Neighborhood Association (CCNA) and its members have worked together to protect our neighborhood from up-zoning and incompatible development, and to improve and maintain our quality of life. Over the years many people have given back to the Carmichael Creek community by volunteering their time to the CCNA.

On our website you can find past newsletters and meeting minutes, and this is where I read a very inspiring passage by Eddie Hard in the 2005 annual newsletter about the "Importance of Civic Pride & Community Involvement." Since 2013 I have served as the CCNA's webmaster, and I felt that this was my way of giving back, but now I realize there is so much more that I can do to give back to my community. I am so humbled when I read what CCNA has done in the last 35 years. As president I hope to continue CCNA's legacy of giving back to the Carmichael Creek community.

So, what exactly does the CCNA do?

The CCNA educates the public about the importance of the Carmichael Creek Neighborhood Preservation Area (NPA) ordinance. We continually monitor upcoming projects, and we assess if these projects follow the ordinance. When a project violates our NPA we organize our members to oppose the project during the project approval process. Public approval is a major consideration when the county approves development projects and using the collective voice of CCNA members is a powerful tool.

**The annual meeting is  
Thursday, November 4 at  
7:00 p.m. at the  
Carmichael Community  
Clubhouse at Carmichael  
Park 5750 Grant Avenue**

**Speakers will include:**

**Sacramento Supervisor Rich  
Desmond**

**Photojournalist Susan Maxwell  
Skinner**

**Carmichael Water District Board  
President Mark Emmerson**

**Door Prizes!**

**All Sacramento County Health Guidelines  
Must be Followed:**

<https://www.saccounty.net/COVID-19/Pages/PublicHealthOrderFAQs.aspx>

[www.carmichaelcreek.org](http://www.carmichaelcreek.org)

Facebook: <http://bit.ly/2dFcQEq>

PO Box 1902, Carmichael 95609-1902

[postmaster@carmichaelcreek.org](mailto:postmaster@carmichaelcreek.org)

The CCNA also helps to improve the community. I routinely walk over to Jensen Botanical Garden using the trail from Sutter Ave. I love walking by the Community Garden and enjoying the natural open landscape of Sutter Park. The CCNA helped to make this happen by organizing members and halting the sale of this land. It was the hard work of these folks that helped form the Carmichael Community Garden, and it was the donations from our members that helped fund the Sutter-Jensen trail.

If you are not already a member, please join! Becoming a member of the CCNA is a way of showing our public officials that we stand united in protecting our Carmichael Creek Neighborhood Preservation Area.

## CCNA Comments on Neighborhood Project

This year CCNA had an opportunity to communicate with the Carmichael Community Planning Advisory Committee (CPAC) about the mission of our organization.

CPAC was created in the unincorporated County to facilitate and encourage direct citizen participation early in the planning process when it is easier for decision-makers to respond to public concerns. The purpose is to gather community response to proposed projects.

During a typical meeting, project applications present the project and CPAC asks questions and expresses any concerns. After the audience is asked for input on the project.

Recently CCNA provided testimony to explain the mission of our organization and the great importance of protecting the unique semi-rural residential character of the neighborhood.

We explained that we oppose projects that are not consistent with the semi-rural residential character of this Carmichael Creek Neighborhood Preservation (NPA) ordinance.

A Neighborhood Preservation Area preserves a unique characteristic of a neighborhood when regular zoning does not adequately protect that characteristic. Semi-rural neighborhoods are not protected in County Zoning. Thus, that unique characteristic is protected by the NPA ordinance.

Semi-rural protection is defined in the Carmichael Community Plan and the 2006 Annex adopted by the Board of Supervisors. Both are explicitly incorporated into the NPA ordinance.

They state: “Semi-rural areas are sparsely populated and have open space with large trees, pasture, natural creeks, and rolling terrain. They contain hobby farms, mature vegetation, natural streams, wildlife habitat and large open space around homes. Street improvements are minimal.”

Again, the intent of that Plan to protect semi-rural open space is explicit: “Carmichael’s major assets ... are those portions of its residential areas which are sparsely populated and have substantial areas of private open space. ... It is of the greatest importance to insure the continuation of this type of open space in Carmichael.”

CPAC members are appointed by County Supervisor Richard Desmond. To apply visit: <https://sccob.saccounty.net/Documents/BoardsandCommissions/BdsCommsApp.pdf>

## State Law Changes Zoning Limits

California recently passed Senate Bill 9 that allows housing projects containing up to two dwelling units on a single family-zoned parcel. It also allows qualifying lot splits to be approved without local review if certain criteria are met. The law takes effect January 1, 2022 and the CCNA is carefully reviewing it.

Zoning regulates how land can be used or what can be built on the land. Our NPA currently restricts upzoning, which means creating more density than is currently allowed under existing zoning. For example, RD-1 zoning currently allows one house per acre and RD-2 allows 2 houses per acre.

The new law will generally require counties to approve many proposals to split a single family-zoned parcel into two parcels and to allow a two houses per parcel. This appears to allow single-family homes to be transformed into as many as four units.

However, there are important exceptions, some of which are not fully developed at this time. For example, the law will allow Sacramento County to impose objective zoning and design review standards on these projects “unless those standards would ... [prohibit] either unit from being at least 800 square feet,” which appears to mean the County could set standards that prohibit additional units greater than 800 square feet, although it is unclear whether it would do so.

Other practical questions may arise such as how this law will intersect with loans or mortgages. For example if an existing lot were split into two, would the new lot remain encumbered by an existing mortgage?

The new law appears to allow more lots to be split up

within Sacramento County; however there are restrictions. Each new lot must be at least 1,200 square feet. The split must result in two new lots of approximately equal size. The split cannot cause affordable housing or homes rented in the past three years to be destroyed. It also appears that the lot being split under the new law cannot itself have been created by a past lot split from before SB 9 passed.

In addition to the lot splits, the law appears to require approving proposed two-unit projects on a single parcel. This applies to building two new units or adding a second unit. The project cannot involve demolishing more than 25 percent of an existing exterior wall of the existing structure unless the County chooses otherwise.

Local agencies must prohibit any short-term rentals in any dwelling created under this new law. In addition, if a lot is created by a lot split and developed with two new units the County does not have to allow another accessory dwelling unit. Similarly the County does not have to allow an accessory dwelling unit if there are already two units of any kind on the lot.

The CCNA anticipates that Sacramento County will be working toward adopting objective standards to implement these new rules allowing lot splits and two-unit projects. The CCNA will continue to monitor these developments and keep our members informed.

## CCNA Bylaw Modernization Project

During the annual meeting, voting CCNA members will have the opportunity to approve the Board of Directors for 2022 and upgrades to the CCNA bylaws, which are attached to this newsletter.

The bylaw upgrades seek to modernize CCNA’s operations to allow Board member votes and activities electronically. All voting members of the CCNA will have an opportunity to vote on this bylaw change during the annual meeting.

## Founding CCNA Member’s Memorial

The CCNA was saddened to learn that Peggy Berry passed away this year. Peggy was a founding member and first secretary of the CCNA. She was a very caring and active member of the community, and she will truly be missed. Please read more about Peggy by visiting [carmichaelcreek.org/peggyberry](http://carmichaelcreek.org/peggyberry). CCNA joins with all members of the community to mourn this loss.

## The CCNA’s History Primer

The CCNA was formed in 1986 by a group of concerned neighbors to provide a community voice in development issues affecting Carmichael. Our primary concern was and is the preservation of open space and the rural residential character of this area. With the 1975 Carmichael Community Plan as our guide and after extensive house-to-house surveys, we persuaded the Sacramento County Board of Supervisors to establish the Carmichael Creek Neighborhood Preservation Area (NPA) ordinance in 1988.

The purpose of the NPA is to preserve and protect the unique, semi-rural residential character of the neighborhood and to further the purposes of the Carmichael Community Plan, which acknowledges the importance of “residential areas which are sparsely populated and have substantial areas of private open space. These open areas, with horse pastures, large trees, natural creeks, and rolling terrain make Carmichael unique in Sacramento suburbia...In Carmichael, the most significant natural resource areas are the natural stream courses, rolling terrain and major tree groves. It is of the greatest importance to insure the continuation of this type of open space in Carmichael.”

In 2006, the Board of Supervisors added a Community Action Plan to the Carmichael Community Plan that defines semi-rural in this way: “The area may contain large animals or hobby farms. The area may generally include mature vegetation, natural streams, parcels/lots with large open space around houses and open areas which provides wildlife habitat. Street improvements are minimal. All of these elements contribute to the character of a semi-rural neighborhood.”

CCNA members elect a Board of Directors at the Annual Meeting of between 10 and 15 members. We propose the following 9-member slate.

Jorel Cooper	Lora Cammack
Sharon Doughty	Mary Christian
Julia Reyes	Gareth Lacy
Scatha Allison	Gorgiana Alonzo
Monica Klepic	

Email any questions to [postmaster@carmichaelcreek.org](mailto:postmaster@carmichaelcreek.org)

