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September 8, 2004

Mr. Steve Caretto, Chairman
Carmichael Community Planning Advisory Council
Sacramento County Planning &
Community Development Department
827 7th Street, Room 101
Sacramento, CA 95814

OPPOSITION TO LANGLEY ESTATES, CONTROL NUMBER 04-CZB-SDP-EXP-0407

Dear Mr. Caretto:

Please accept the following letter in opposition to the Carmichael CPAC agenda item #5 Langley Estates, Control Number: 04-CZB-SDP-EXP-0407 located at 6341 Grant Avenue on September 15th.

Zoning Code

The Carmichael Creek Neighborhood Association (CCNA) was created in 1986 and later sponsored the Carmichael Creek Neighborhood Preservation Area (NPA). In 1989 the CCNA NPA ordinance was adopted under Title V, Chapter 34, Article 1 of the Sacramento County Zoning Code.

NPA Ordinance

The CCNA opposes the proposed project located at 6341 Grant Avenue within the Carmichael Creek NPA boundary. This proposal requests a rezone of existing zoning designations and thwarts the purpose of the NPA. The ordinance provides that it is in the best interest of the majority of residents residing in the NPA, that the unique semi-rural residential character of the existing neighborhood be preserved, protected, and maintained by restricting development not consistent with existing zoning designations and to further the purposes of the Carmichael Community Plan.

The project proposal, as presented to the CCNA Board of Directors on April 28, 2004, to construct eight single-family homes at 3 units per acre exceeds the existing RD-1 zoning by five homes, a project too dense given the overall character of the surrounding neighborhoods.

Quality of life for the existing residents along Grant Avenue would be reduced due to increased traffic, noise, density, and inappropriate development style within the community. Impacts from such a project include setting a precedent for future such developments and rezones/upzones in the NPA. Additionally, such a project would transform a neighborhood with a semi-rural residential character to one that is suburban thwarting, what the NPA ordinance was adopted to prevent.

Carmichael Community Plan

This portion of Carmichael, east of California Avenue, is very different in terms of land use character/density compared to the rest of Carmichael, for example, west of California Avenue. The unique land use character/density was partly the justification for the establishment of the NPA.

The Carmichael Community Plan Update Phase III land use results indicate that projects within identified semi-rural neighborhoods should be built within existing zoning of 1 or 2 units per acre. Furthermore, Phase III results indicate that 67 percent of community respondents favor discouraging rezones in order to preserve the semi-rural residential character and encourage retention of larger lots and setbacks consistent with the neighborhood.

The proposed Langley Estates flies in the face of what the Phase III results reveal about the wishes of the community. Opposition to rezones is strong in Carmichael with Phase III results indicating more respondents are against rezones than opposed to raising taxes.

Sincerely,

Bev Davis
Vice President
Carmichael Creek Neighborhood Association

cc: Carmichael Creek Neighborhood Association Board of Directors
Caren Parker, Project Manager, County Planning
Cindy Storelli, Update Manager, Carmichael Community Plan Update
Richard Barbar, Citizen's Chair, Land Use Committee, Community Plan Update
Robert Sherry, County Planning Director
Dave Pevny, Principal Planner, Application Processing, County Planning
Supervisor 3rd District, Muriel Johnson
Supervisor-Elect 3rd District, Susan Peters
Tom Chrisman, Carmichael Colony Neighborhood Association
Kathy Webb, Kenneth Garfield Neighborhood Association