



# Carmichael Creek Neighborhood Association, Inc.

Est. 1986

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

July 16, 2008

Council Members

Carmichael – Old Foothill Farms Community Council

% Clerk of the Board

700 H. Street, Suite 2450

Sacramento, CA 95814

Re: Agenda Item 2006-SDP-SPP-AHF-0081  
Proposed development at 6740 Duncan Lane, Carmichael

Regarding the proposed project on Duncan Lane, CCNA supports and endorses the county staffs recommendation of a four lot plan.

The acreage after improvements will have a build-able net area of 93,000 square feet. A five lot division results in a minimum lot size of 14,000 square feet and an average lot size of 18,600 square feet, significantly less than the county required 20,000 square feet for RD2 zoning.

Occasionally an odd lot in a project comes in a little below the required minimum size, and that can be acceptable. But reducing the lot sizes this much below the legally required minimum for four out of five lots is effectively increasing the zoning, in other words a back-door up-zone.

This is a neighborhood interspersed with significantly larger lots. Cramming in five undersized lots would be out of character with the surrounding development.

The NPA ordinance addresses both zoning changes as well as preserving the neighborhood character. The five lot proposal amounts to a violation of the NPA ordinance.

If in future someone adds legally allowable 'granny flats', the development becomes quite dense and not at all in keeping with the semi-rural area.

We believe a five lot division is overly dense for the area and not in keeping with the aim of the NPA ordinance of preserving the semi-rural character of the neighborhood and therefore CCNA supports the staff four lot alternative.

Richard Humphrey,  
President, CCNA