



# Carmichael Creek Neighborhood Association, Inc.

Est. 1986

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

**Next Board Meeting: Thursday, October 13, 2011, at 7:00 p.m. at 6624 Stanley Avenue, Carmichael, CA.**

## September 8, 2011:

Treasurer Sharon Doughty called the meeting to order at 7:05 p.m. at the house of Riki Merrick. The following Board members (noted by an "x" at the left of their names) were in attendance:

x	Anne Berner		Sandra Dunn		Amanda Ness
X	Lora Cammack	x	Sandy Helland	x	Julia Reyes
x	Sharon Doughty		Richard Humphrey		David Schoellhamer
		x	Riki Merrick		Walt Yost
		x	Buck Meyer	X	Cindy Younger

**Secretary's Report:** The minutes from our meeting on June 9th, 2011 were approved (MSP) .

**Treasurer's Report:** Treasurer Sharon Doughty reported:

Beginning balance (January 13)	\$7,073.09
Deposits and credits (+)	\$0.00
Expenses (-)	\$292.40
Ending balance	\$6,780.69

### Membership:

- **Current status:** Anne Berner reported that we have 145 dues paying households – no change from last meeting.
- **Membership Renewal Fee:** Leave at \$20 – had votes by email from Richard, Riki, Julia, Sandy, Sharon, Dave and Lora. Buck voted yes at the meeting – status quo approved
- Membership renewal forms will be going out in the mail with these minutes

### Old Business:

- **Sutter Park:** Craig Fowler from PMC Business Solutions is now Co-Fundraising Chair, they are working on sponsorship for businesses and T-shirt prints and are selling T-shirts. Lora reports they have about \$4,900 to date – Sandy reports two additional donations. Riki has sent updated request for donation letter and pledge form to Julia – the plan is to develop a business package and start outreach there in earnest. They will need to create more flyers soon, should update at that point. Next Sutter Park meeting on Thursday 9/15/2011 at 7PM at Riki Merrick's house.
- **Fair Oaks Blvd Corridor Plan:** The **Board of Supervisors** has scheduled to hear the Fair Oaks Blvd Corridor Plan on **September 14th at 3:00 p.m.**

The Staff Report is outlining two alternatives for the Board's consideration. Both of these alternatives would accept the Fair Oaks Blvd Corridor Plan (FOBCP), and the four lane plus "Smart Street" concept, but each would implement it in a different way. Both of these alternatives can be reviewed in the FOBCP documents as part of Addendum #6. Both alternatives address how implementation would be carried out, Alternative A

follows the intent of the FOBCP with a more mandated approach using Special Planning Area (SPA), and stricter land use and design requirements; while Alternative B would be more permissive and only have SPA zoning on the Main Street District (Kenneth Ave to Engle), and the other three districts would continue to use existing zoning and land uses. The Staff is recommending either of these alternatives.

**Alternative A:** (See page 19-20 of Addendum 6 and Attachment B) Basically is the original intent of the FOBCP with a SPA zoning that covers all four districts (Main St., East Fair Oaks Blvd., Manzanita Dist., and the South Gateway District). The Land use tables would apply to all four districts (See Attachment B-Pg 3-8 to 3-10) This alternative is what the community worked on and supported throughout the process. Businesses were involved along with neighborhoods and community leaders during the 10 year process.

**Alternative B:** This alternative would essentially only apply the SPA and the Land Use Tables to the Main Street District. The remaining three Districts would revert to the existing situation using the existing zoning and uses allowed under the existing urgency ordinances amended. Basically, this alternative would continue to allow the current uses and actually allow vacant businesses with **non-conforming uses** to have a period of up to 12 months of vacancy before they would not be allowed. (See Attachment C-3) The current county standard is 90 days.

This alternative was the result of a few corporate businesses raising issues during the last few months of the plan review process. They did not participate during the initial 9 years work by the volunteer group made up of approved Carmichael residents, businesses and county staff, but are now raising last minute issues.

#### **WHAT YOU CAN DO?**

It's vitally important for members of the community particularly neighborhoods and residents to weigh in on the proposed FOBCP and Alternatives. Here are some key issues to pass along to the Board of Supervisors and particularly Supervisor Susan Peters:

1. **Tell the Board of Supervisors that you support Alternative A.** The FOBCP should be implemented on all four Districts with the designation as a Special Planning Area to guide future development. Maintain the Land Use Tables as shown in Attachment B.
2. Much has been discussed about the economic situation. We as residents also have a key stake in the value of our homes and property as those values are being significantly affected by the blight that is now Fair Oaks Blvd. We desperately need to revitalize the larger community, not just the Main Street District.
3. The county has spent almost \$1 million on highly professional land use and design consultants and economic advisors in this effort. Why is their advice not adequately being considered and in fact watered down in consideration of Alternative B of the proposed land use in the FOBCP?
4. This is a decision that affects the entire Carmichael community. Why hasn't there been greater community outreach and why is the hearing being held at 3:00 pm when most community residents can't make it, but the paid representatives of the large corporations can.
5. Alternative B puts the burden of proof on the community to discount proposed developments. Alternative A requires developers to meet certain standards and required land uses to be permitted. The community then can weigh the benefits and issues.

For more information you can go to the official website:

<http://www.dera.saccounty.net/PublicNotices/SQLView/ProjectDetails/tabid/71/Default.aspx?ProjectID=35825>

<http://www.msa2.saccounty.net/planning/Pages/FairOaksBoulevardCorridorPlan.aspx>



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Your calls, emails, letters are encouraged - send emails to:  
The entire Board of Supervisors at: [boardclerk@saccounty.net](mailto:boardclerk@saccounty.net);  
Supervisor Peters at: [susanpeters@saccounty.net](mailto:susanpeters@saccounty.net); and the  
Planning staff at: [stevenst@saccounty.net](mailto:stevenst@saccounty.net)

Pass this information to your neighbors and get them involved.

Your attendance at the hearing is even better.

Meeting time is 3:00 PM

Meeting place is the Board of Supervisor's Room at:  
700 H Street, Suite 1450, Sacramento CA 95814

Review Sandie's letter and consider writing one on behalf of CCNA – Decision was made to request Dave to write a letter supporting all points made in Sandie Dunn's letter with full support of Alternative A and submitting it on behalf of the CCNA board to the 3 email addresses mentioned above.

Also we ask to have Dave email to the larger CCNA distribution list a modified version of Dick's letter – changes are in red or bold font in the minutes here. We will offer a carpool to downtown – interested parties should send an email to [directors@carmichaelcreek.org](mailto:directors@carmichaelcreek.org) to arrange the details. Sandy, Lora, Riki, and maybe Julia, Sharon and Cindy will attend.

- **Billboards/A-frames for neighborhood:**  
Status update? – I think Sandie was going to ask Carmichael Colony about costs – carried over to next meeting.

## **New Business:**

- **Boulevard Brush-up** – suggested next dates either **October 30<sup>th</sup>** or **November 6<sup>th</sup>**  
Decision was made to schedule for November 6<sup>th</sup>, 2011 at 9AM – Anne will make the flyer and include in the next minute mailing
- **New Secretary:** Walt Yost is no longer part of the CCNA, due to his move, currently that makes Dave Schoellhamer the only secretary – no back up, he supports electing a new additional Secretary. Sandy nominates Riki Merrick, Anne seconds, all in favor. Riki will email finished minutes to the directors for review prior to printing. Sharon offered to print the 150 copies – suggestion was to move printing to Pacific Mail Center on Fair Oaks Blvd to give Craig our business. Anne and Buck will mail as usual.
- Other business:
  - Sandy suggested to also email the minutes, as soon as they are available to the larger CCNA list, so that announcements are not too far out of date. Anne reports

that trying to separate email from paper mailing is too complicated. Sandy will check with folks, if they want that before this takes effect.

- o Annual Meeting this year? – Since no one has started the planning for it, not likely, so can we expect the directors to remain in their positions? Need to check with Sandie Dunn, when she gets back; Cindy is ok for the time being. Sandy suggests to ask Craig Fowler to join CCNA

**Announcement:**

This **Saturday 9/10/2011 from 3:30PM to 8:00 PM** at **PMC Business Solutions at 7732 Fair-Oaks Blvd** there will be an open house, music, food and get together. Preserve Sutter Jensen will have a table there selling T-shirts and trying to rustle up donations.

The directors request for Dave to also send this announcement out

Meeting adjourned at 7:50PM

**Action items:**

**Riki** to prepare documents for Dave to email out

**Dave** to send email to larger CCNA distribution list for:

1. Announcement about the PMC event this Saturday
2. FOBCP letter to membership with call to action
3. CCNA letter of formal support for FOBCP Alternative A

**Riki** to prepare minutes, send to directors for review and to Sharon for printing

**Sharon** to print 150 copies of the minutes and deliver to Buck and Anne

**Buck and Anne** to mail minutes

**Sandy** will check with folks, if they want to receive minutes via email as soon as possible after the meeting.

Respectively submitted, Riki Merrick.