

From: [stacey morgan](#)
To: [CPAC-Carmichael-OFF](#)
Subject: 7 eleven at Sutter and Fair Oaks Boulevard
Date: Saturday, May 16, 2020 1:46:54 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

I, as a longtime homeowner and resident of Carmichael Creek, **STRONGLY** oppose the building of another liquor store.

PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard.

Please, reconsider how it will affect our community, with a school a block away. Crime is already a problem at the am/pm. This will be worse. Crime is extremely high in our area, terrible idea.

Thank you for your time,
Stacey Morgan
6146 Landis Ave.

ITEMS 2 & 3 CPAC 002

From: [robert_ahders](#)
To: [CPAC-Carmichael-OFF](#)
Subject: 7-11
Date: Friday, May 15, 2020 8:00:28 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

I am against the proposed 7-11 or the like referred to in PLNP2019-00261 and PLNP2019-00262 at [7300 Fair Oaks Boulevard](#).

Robert Ahders

Sent from my iPad

From: [Karin Grutchfield](#)
To: [Clerk of the Board Public Email](#)
Subject: 7-eleven proposal
Date: Wednesday, May 13, 2020 4:57:07 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
reference items 2&3 on May Agenda

I have lived on Sutter Ave for 51 years. I think Carmichael is a very special place. When I heard of the 7-Eleven proposal on the corner of Sutter Ave and Fair Oaks Blvd. I was horrified. We just finished putting in an expensive Carmichael beautification project. A 7-Eleven is anything but beautiful and to be right in the middle of this is ridiculous. This proposal is also bringing more alcohol sales within a short distance of Carmichael School, less than 1/4 mile I think we are having enough problems with the homeless influx into this area and we would be asking for many more problems with what influences these gas/alcohol selling/hangouts bring.

I am totally against this project!!!

Karin Grutchfield
6717 Sutter Ave

Sent from my iPhone

From: [Lori Madrigal Vargas](#)
To: [Shen, Jessie](#); [Mejia, Manuel](#); [Holsworth, Meredith](#); [Clerk of the Board Public Email](#)
Subject: Agenda for May 20, 2020: Agenda Items: PLNP2019-00261 and PLNP2019-00262
Date: Saturday, May 16, 2020 12:15:12 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Dear Sir/Madam: It has come to my attention that a request has been submitted to build a 7-Eleven at the corner of Fair Oaks Blvd. and Sutter Street in Carmichael, California. (See Below)

I am a resident of Carmichael, California and live on Horton Lane off of Sutter Avenue and highly object to this request.

I have complained for years now about the excessive traffic on our street, other residents in my area have also complained about the heavy traffic on our street. Our street has become a very dangerous street due to the excessive traffic coming from Fair Oaks Blvd., Sutter Avenue and Gibbons Drive. There have been numerous crimes on our street, our cars are broken into, theft, I have witness drug dealings, transients. A police stand off, family pets have been killed by random drivers who drive at excessive speeds down our street. There have been several car accidents. I can not even back out of my driveway without fear because cars speed down the street without consideration of other drivers.

I could stand outside for ten minutes and witness 5-7 cars speeding down our street and failing to stop at either stop sign (The one on Gibbons and the one on Sutter). Our cars have been broken into on at least 3 occasions. Almost everyone on our street has experience some kind of theft, there are strangers walking down our streets checking to see if our cars are open or if garage doors are open so I have had to invest in alarm systems on my home, vehicle and cameras on my property to protect my family. I also had to build a fence around my yard so that strangers would stay off my property. I have had to ask several people to not pull in my driveway to turn their vehicles around. I have witnessed on so many occasions, strangers walking on my neighbors property to check look in cars, windows and looking over back fences. We can not safely walk on our street or feel safe in our homes because of this crime. I fear for my young child and the other children on the street. I do not allow my child to go out in the front yard because I am afraid he would be hit by a vehicle or one of the many strangers lurking outside would cause him harm. I have notified the sheriff's Department and several of us have contacted the county about the excessive traffic and crime on our street.

I plead that all those who have the authority to vote on this matter vote NO. Please do not allow this request to proceed as it will only create more traffic and more crime on our street. We love living in Carmichael and we love our home and we would like to feel safe in our homes and not have to worry any more than we have to about the safety of our families.

Thank you kindly for your consideration of my plea.

Please do not hesitate to contact me if you need additional information. Lori Vargas

(2. PLNP2019-00261 – 7300 FAIR OAKS BOULEVARD 7-ELEVEN SERVICE STATION
Supervisory District(s): Peters Assessor's Parcel No: 260-0470-004 And -005
Applicant/Owner: TAIT & Associates Location: Property Located At 7300 And 7310 Fair

Oaks Boulevard, At The Northeast Corner Of The Fair Oaks Boulevard And Sutter Avenue Intersection, In The Carmichael/Old Foothill Farms Community. Request: Use Permit To Allow A 24-Hour Automobile Service Station With A 2,958-Square-Foot Fuel Canopy Covering Four Pump Islands, And A 2,954- Square-Foot 24-Hour Convenience Store On Approximately 0.87 Acres In The LC Zoning District. Special Development Permit To Allow On-Site Signage For A Primary Automotive Service Station To Exceed 125 Square Feet. Design Review To Comply With Countywide Design Guidelines. Final Hearing Body: Board of Supervisors Lead Planner: Jessie Shen, Associate Planner, (916) 875-3711 shenj@saccounty.net

3. PLNP2019-00262 – 7300 FAIR OAKS BOULDEVARD 7-ELEVEN SERVICE STATION
PCN Supervisorial District(s): Peters Assessor's Parcel No: 260-0470-004 And -005
Applicant/Owner: TAIT & Associates Location: Located At 7300 Fair Oaks Boulevard, At The Northeast Corner Of The Fair Oaks Boulevard And Sutter Avenue Intersection, In The Carmichael/Old Foothill Farms Community. Request: Public Convenience And Necessity Letter From The Board For An Off-Sale Type 20 (Beer And Wine) Liquor License For A New Convenience Store. Final Hearing Body: Board of Supervisors Lead Planner: Jessie Shen, Associate Planner, (916) 875-3711)

From: [Robert Roesser](#)
To: [Clerk of the Board Public Email](#)
Subject: Commenting on PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard.
Date: Saturday, May 16, 2020 9:48:36 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

As a lifelong Carmichael resident, I am expressing my opposition to the proposed new gas station and liquor store at FO Blvd and Sutter Ave.

Less than 1/4 mile East on Sutter Ave is Carmichael Elementary School. Authorizing a 24 liquor store/gas station at this location will possibly expose young children to alcohol users and certainly added criteria pollutants from increased vehicle traffic.

Within approximately 1 mile both north and south from this proposed location there are existing 24 hour gas stations/liquor stores.

Across the street from this proposed location there is an existing liquor store. There are additional liquor stores between this proposed location and one of the existing 24 hour gas station/liquor stores.

Additionally, just several hundred yards north of this proposed location Bel Air and Safeway stores sell liquor and Safeway also sales gasoline.

How many liquor stores and gas stations does this ~2 mile stretch need?

Lastly, in the ~1/2 mile of FO Blvd from Landis Ave to Cypress Ave traffic is heavy and slow. Within this stretch, there are 6 existing traffic signals and 8 intersections. This proposed facility will certainly add to the existing heavy traffic and congestion, degrading the local air quality even more.

The neighborhood does not need this facility. Residents have a Bel Air and Safeway less that 1/4 mile away providing better inventory, lower prices, better parking and gasoline. In the middle of the night, the few residents that need gasoline and/or snacks already have [2 AM/PM](#) Stores less that 1 mile away.

From: [Trish Gaiduk](#)
To: [Clerk of the Board Public Email](#)
Subject: Control number PLNP2019-00262
Date: Monday, May 11, 2020 5:40:04 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Project name: 7300 Fair Oaks Boulevard 7-Eleven Service station

APN: 260-0470-004 and 005

This is on the Agenda for the Council meeting on Wed., May 20, 2020.

I am writing as the Property Manager of the Sutter Court Apartments located at 5930 Sutter Avenue, as well as a Carmichael resident. I am strongly opposed to having a 7-Eleven at this location.

Carmichael has too many convenience stores already, and I feel this would certainly invite additional vagrants and traffic to the neighborhood. We already have a terrible problem with transient crime and vandalism. This is having a negative effect on property values as well. Carmichael needs to attract businesses that will add to the community, not add to the problems of the community. There is already an AM/PM convenience store 2 blocks from this location. It's not wanted.

Respectfully submitted,

Tricia Gaiduk, CPM®

President/Broker

THE NATOMA COMPANY - PROPERTY MANAGEMENT SERVICES

(916) 567-9500

(916) 567-9512 fax

BRE#01177959



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ITEMS 2 & 3 CPAC 008

From: fpuddy@sbcglobal.net
To: [Clerk of the Board Public Email](#)
Subject: CPAC
Date: Saturday, May 16, 2020 8:10:52 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Good afternoon. I am a Carmichael resident and I oppose items 2 and 3 on the May 20th CPAC agenda.

Thank you,
Frances Puddy

[Sent from AT&T Yahoo Mail on Android](#)

From: [Mejia, Manuel](#)
To: [Townsend, Stephanie](#)
Subject: FW: 7-Eleven in Carmichael - May 20 CPAC Meeting
Date: Friday, May 15, 2020 12:41:49 PM

FYI

From: Mike Menzel <mike.menzel@bhhsdrysedale.com>
Sent: Friday, May 15, 2020 11:58 AM
To: Holsworth, Meredith <HolsworthM@saccounty.net>
Cc: Sac.Plan <sacplan@saccounty.net>; Mejia, Manuel <MejiaM@saccounty.net>
Subject: 7-Eleven in Carmichael - May 20 CPAC Meeting

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

May 20, 2020 Agenda;
Reference Items 2 and 3

<https://planningdocuments.saccounty.net/ViewProjectDetails.aspx?ControlNum=PLNP2019-00261>
<https://planningdocuments.saccounty.net/ViewProjectDetails.aspx?ControlNum=PLNP2019-00262>

Good Day,

I'm writing to express my opposition to the 7-Eleven being proposed at the corner of Sutter and Fair Oaks Boulevard in Carmichael.

To be honest, I'm disappointed these agenda items are being considered during the current Coronavirus lock-downs that prevent in-person public comment. I'm personally aware of many residents anxious to voice their displeasure with this project.

I work in Carmichael and live just around the corner from the proposed business. I walk and drive by the site several times daily, and patronize many of the businesses at the intersection, so I'm very familiar with the neighborhood.

The 4-corners of the proposed 7-Eleven are already a major gathering place for homeless and other transients folks, and the associated vandalism, littering, blight and crime that always follows will only get worse! The 24/7 element of the 7-Eleven business model will make this a magnet attraction for the wrong crowd of people, and certainly not representative of a typical Carmichael resident. And it certainly is not an '*improvement*' that would attract other quality businesses, in fact, just the opposite is true!

There is already a liquor store across the street, and adding another doesn't add anything to the desirability of the neighborhood, especially for the many senior residents who live in the immediate area.

The increased traffic and congestion that come with the gas pumps affect everyone travelling on the Fair Oaks Boulevard thoroughfare, and especially risk the safety of the children who pass the corner daily on their way to and from school, many of them walking!

I feel adding a 7-Eleven to this high visibility location in Carmichael will be a detriment to our community, and I strongly urge CPAC to vote NO.

Sincerely,

Mike Menzel
3706 Garden Court, Carmichael

Mike Menzel
Realtor
(916) 952-0669 Carmichael/Citrus Heights
(707) 402-5800 Fairfield Office
CalDRE 00947857



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[What's My Home's Value?](#)

IMPORTANT NOTICE: Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.

From: [Donna Owens](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: CPAC Meeting May 20th Agenda items 2 and 3
Date: Friday, May 15, 2020 11:46:21 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

From: Donna Owens
Sent: Friday, May 15, 2020 11:38 AM
To: shenj@saccounty.net
Subject: CPAC Meeting May 20th Agenda items 2 and 3
May 15, 2020

Donna Owens
5620 Whitney Ave
Carmichael, CA 95608
530-788-2085

To: Jessie Shen, Lead Planner on Project

Re: May 20th CPAC agenda, items 2 and 3

Please, express my trepidations at the CPAC meeting, on May 20, Items 2 & 3, regarding the Permit request for Property Located At 7300 And 7310 Fair Oaks Boulevard, corner of Fair Oaks Boulevard and Sutter Ave. Where TAIT & Associates have request a Use Permit To Allow A 24-Hour Service Station/Convenience Store (7-11) **And their request for an Off-Sale Beer and Wine Liquor License.**

For the following reasons, Please do not issue a permit for this project in my community. Gas Stations, there are 2 other locations, one within 2 blocks and one within 3 blocks. **This would be #3 (therefore not a necessity for improvement in the Fair Oaks Corridor or the community)**

Stores, there are 6 locations in the nearby area. **Both Grocery and Convenience Type (therefore not a necessity for the Community).**

Off – Sale Liquor, there are 5 other Off-Sale locations, within 3 block radius. **This would be #6 (therefore, NOT necessary for Community Benefit)**

Location is 1 Block of Carmichael Elementary School. How will this, in any measure, be an asset?

The selling of Gas and Liquor at one location, promotes some to Drink and Drive. As seen by Beer Cans tossed on the side of Roadways, throughout our communities. This does not benefit our community walkers/bikers/families.

Any project should be in a location that will benefit the surrounding area and its community. And this does not. Location is everything.

Carmichael is a large Family Community and this type of business, in the middle of what should be family friendly orientated type business, just doesn't make since.

Carmichael residents are in a constant battle. Loitering, panhandling, assaults and petty crime (and we all know petty crime is not punishable, therefore continues to take over our community) and this type of business will bring more of the same.

Please, deny this permit!

Carmichael Concerned Citizen,

Donna Owens

ITEMS 2 & 3 CPAC 011

From: [Nick Bloise](#)
To: [Clerk of the Board Public Email](#)
Cc: [Gary Hursh](#); [Townsend, Stephanie](#)
Subject: Fwd: Carmichael CPAC 5/20/2020 Agenda Item 2&3 / 7300 Fair Oaks Blvd 7-Eleven
Date: Friday, May 15, 2020 6:29:06 PM
Attachments: [seven.11.notice.pdf](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Mr Hursh

I have forwarded your concerns to the County Clerk's office. Thank you for your participation in the process.

Sincerely,

Nick Bloise
Chair
Carmichael / Old Foothill Farms CPAC

----- Forwarded message -----

From: **Gary Hursh** <Hurshlaw@sbcglobal.net>
Date: Fri, May 15, 2020 at 6:22 PM
Subject: RE: Carmichael CPAC 5/20/2020 Agenda Item 2&3 / 7300 Fair Oaks Blvd 7-Eleven
To: Nick Bloise <victoriousnick95608@gmail.com>

Friday, May 15, 2020

Nick

Thanks for your efforts.

Please see the attached notice. It says to contact Jessie Shen. It says nothing about sending notices to the Board Clerk.

On the Agenda I agree it says to email the Board Clerk, but if you look at Items 2 and 3, it says the Lead Planner is Jessie Shen with her phone number and email address.

I am lead to believe that all emails sent to Jessie Shen will be rejected with the message that she is on maternity leave.

We only received one week's notice of the meeting and now with the confusion as to where to sending objections, I think and request that the hearing be continued to the June meeting.

Gary Hursh

From: Nick Bloise [mailto:victoriousnick95608@gmail.com]
Sent: Friday, May 15, 2020 6:04 PM
To: boardclerk@saccounty.net
Cc: Townsend. Stephanie; Gary Hursh; gary@hurshlaw.com; shenj@saccounty.net
Subject: Carmichael CPAC 5/20/2020 Agenda Item 2&3 / 7300 Fair Oaks Blvd 7-Eleven

Stephanie

I just received a phone call from Gary Hursh in Carmichael concerned that 36 emails to Jessie Shen about Item 2&3 on the CPAC agenda would not be received. He says that Jessie voicemail or email states she is on maternity leave.

I do not know if we have a way of checking her emails, but I wanted to pass this information along to the Board Clerks office to verify

In the meantime, I have informed Mr Hursh to have comments sent to:
Boardclerk@saccounty.net.and to include in Subject line Carmichael CPAC Agenda Item 2&3
7-Eleven.

Sincerely,

Nick Bloise

Chair

Carmichael / Old Foothill Farms CPAC

916-217-5136



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**COUNTY OF SACRAMENTO
CALIFORNIA**

To: Board of Supervisors

From: Office of Planning and Environmental Review

Subject: PLNP2019-00261.7300 Fair Oaks Boulevard 7-Eleven Service Station. Request for a Use Permit, Special Development Permit, and Design Review to allow a 24-hour automobile service station and 24-hour convenience store on approximately 0.87 acres in the Light Commercial (LC) zoning district. The property is located at 7300 and 7310 Fair Oaks Boulevard, at the northeast corner of the Fair Oaks Boulevard and Sutter Avenue intersection, in the Carmichael/Old Foothill Farms community. Applicant: Kim Barnett, TAIT & Associates. APNs: 260-0470-004 and -005.

Supervisory

District(s): Peters – District 3

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

Details of Request:

1. A **Use Permit** to allow a 24-hour automobile service station with a 2,958-square-foot fuel canopy covering four pump islands, and a 2,954-square-foot 24-hour convenience store on approximately 0.87 acres in the LC zoning district.
2. A **Special Development Permit** to allow on-site signage for a primary automotive service station to exceed 125 square feet.
3. A **Design Review** to comply with the Countywide Design Guidelines.

Applicant

Kim Barnett
TAIT & Associates
11280 Trade Center Drive
Rancho Cordova, CA 95742

Property Agent:

Jesse Kent
Guggenheim Development Services, LLC
3000 Internet Boulevard, Suite 570
Frisco, TX 75034

From: [Nick Bloise](#)
To: [Clerk of the Board Public Email](#)
Subject: Fwd: Reject PLNP2019 - 00261 and 00262
Date: Friday, May 15, 2020 5:16:41 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

----- Forwarded message -----

From: **Michael Koerner** <mkoerner247@aol.com>
Date: Fri, May 15, 2020 at 5:02 PM
Subject: Reject PLNP2019 - 00261 and 00262 / Carmichael CPAC 5/20/2020 Agenda Item 2&3 / 7300 Fair Oaks Blvd 7-Eleven
To: <shenj@sacounty.net>
Cc: Nick Bloise <victoriousnick95608@gmail.com>, <susanpeters@sacounty.net>

Hello Jessie Shen...

I wanted to speak out in opposition to the proposed establishment of a 24 hour 7/11 gas and convenience store which would sell alcohol at 7300 Fair Oaks Blvd. This is in such stark contrast to what our Carmichael Community needs at this point in time.

We really don't need another gas station, convenience store or alcohol sales in our community, especially at this intersection. In addition to other such services (gas, convenience, alcohol) in our community, the two AM/PM gas/convenience stores at Manzanita and Cypress and Fair Oaks and Marconi are extremely troubling in that they have become centers for homeless, mentally impaired and drug dealing people. Until we figure out how to deal with these problems relative to these facilities...I suggest that we beg off for the time being.

In addition to the lack of need for these facilities...it also represents an increase in harm. We have many children that frequent this neighborhood, we have a school a half block away, an adult halfway house/recovery center merely yards away, we have increased traffic which would be exacerbated by this facility.

This is a no win situation for our community. Please reject this proposal.

Thank you for your consideration...

Michael Koerner,
3710 Sutter Hill Lane
Carmichael, CA 95608

(I currently serve as Past President of the Kiwanis Club of Carmichael, past president of the Carmichael Parks Foundation, member of the Carmichael Creek Neighborhood Preservation Area, and retired administrator of San Juan Unified School District)

ITEMS 2 & 3 CPAC 013

From: [JANICE AHDERS](#)
To: [CPAC-Carmichael-OFF](#)
Cc: [Clerk of the Board Public Email](#)
Subject: Gas station project
Date: Friday, May 15, 2020 8:12:21 PM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

I am commenting on PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard. I AM TOTALLY AGAINST THIS PROJECT! Please, please do not allow this to go thru.

Jan Ahders

Carmichael resident

ITEMS 2 & 3 CPAC 014

From: [JANICE AHDERS](#)
To: [CPAC-Carmichael-OFF](#)
Cc: [Clerk of the Board Public Email](#)
Subject: Gas station project
Date: Friday, May 15, 2020 8:12:22 PM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

I am commenting on PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard. I AM TOTALLY AGAINST THIS PROJECT! Please, please do not allow this to go thru.

Jan Ahders

Carmichael resident

ITEMS 2 & 3 CPAC 015

From: [Lynn Froelick](#)
To: [Clerk of the Board Public Email](#)
Subject: I am OPPOSING a 7-11 Gas Station on Sutter & Fair Oaks Blvd
Date: Saturday, May 16, 2020 3:30:31 AM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

We do not need another gas station in the Carmichael area especially one down the street from Carmichael Elementary School. We have two 7-11's in the vicinity already.

I live on Grant Avenue off Hollister. I usually purchase my gas from Safeway.

Thank you.

Sent from my iPhone

Lynn Froelick
Email: lynnlfpj@aol.com

ITEMS 2 & 3 CPAC 016

From: [Cindy Storelli](#)
To: [Clerk of the Board Public Email](#)
Cc: [Mejia, Manuel](#); [Holsworth, Meredith](#)
Subject: May 20 Carmichael CPAC Meeting
Date: Saturday, May 16, 2020 8:58:13 AM
Attachments: [7-11commentlt.pdf](#)

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Please see the attached letter of opposition for the Items 2 and 3 on the C/OFF CPAC meeting of May 20th.

This is for the 7-11/gas station items.

Please let me know if you have any questions.

Cindy Storelli
916-765-8865

May 15, 2020

Carmichael/Old Foothill Farms Community Planning Advisory Council
c/o BoardClerk@saccounty.net

Re: May 20, 2020 meeting
Items 2 and 3
PLNP2019-00261 and PLNP2019-00262

Dear Council Members:

My name is Cindy Storelli and I have been a Carmichael resident since 1983. And since the backyard fence of my childhood home was on the border of Carmichael, I have a strong connection to the community since 1965. I am also a retired Sacramento County employee, having worked over 30 years in the Planning Department of the County, and was for 10 years the project manager for the Carmichael Community Action Plan, and the Fair Oaks Boulevard Corridor Plan. I had the unique perspective of being both a Planner with the County, and a resident of the community during the preparation and adoption of these plans. I am writing to you to express my concerns regarding the proposed 7-11 and gas station at the corner of Sutter Avenue and Fair Oaks Boulevard in Carmichael.

During the 10 years I worked on the plans and during my entire 30+ years career at the County, I had the pleasure and fortune of working with many community residents and business owners, and many years of working with the Carmichael/Old Foothill Farms Community Planning Advisory Council (CPAC). If you have not read the plan, which was a collaboration by the community residents, business owners, public safety members, and a multi-departmental County task force, I encourage you to review it before hearing this project. It can be found at the following link:

Carmichael Community Action Plan

<https://planning.saccounty.net/LandUseRegulationDocuments/Documents/Community%20Plans/Carmichael%20CCAP-Final-April-2006-july.pdf>

Fair Oaks Boulevard Corridor Plan and Special Planning Area Zoning Ordinance

<https://planning.saccounty.net/LandUseRegulationDocuments/Documents/Commercial-Corridor/Fair%20Oaks%20Blvd%20Corridor%20Plan%20SPA%20for%20Web.pdf>

What struck me, as both a resident and a professional Planner, is that the residents and business owners in Carmichael truly love their community and have a strong desire to work and play and shop in family oriented businesses right here in Carmichael. The Fair Oaks Boulevard/Manzanita Avenue corridor runs through the heart of the community and many people are within walking and/or biking distance of the businesses that line the street. The studies, surveys, and many community meetings held during the 10 years it took to complete the multi-staged plans showed that the community really wanted to see a change to this main corridor. The street improvements, including additional landscaping, the design of the newer businesses and the popular dining venues in the Milagro Centre have begun the process of bringing the adopted plans to life.

It was clear from the intent of the plan, and in the subsequent adoption of the Special Planning Area Zoning Ordinance, that certain types of businesses including gas stations and liquor stores are not the type of retail desired for the corridor. I would encourage the CPAC to not support the 7-11 that is proposed at the corner of the Fair Oaks Boulevard and Sutter Avenue. This is exactly the type of business that we heard during the 10-year process to complete the plan that was not preferred by the community.

I would be happy to discuss this further with any member of the CPAC and/or member of the County Office of Planning and Environmental Review.

I can be reached by email or phone.

Cindy Storelli
cindystorelli@gmail.com
916-765-8865

From: [Robin Snider](#)
To: [Clerk of the Board Public Email](#)
Subject: May 29 agenda items 2 & 3
Date: Saturday, May 16, 2020 10:52:50 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

I am opposed to having a 7-Eleven Convenience Store, a 24-hour, 4-pump gas station/liquor store that is proposed to be built on the North East corner (in front of Shoguns) of Sutter Avenue and Fair Oaks Boulevard intersection.

This is not what is needed in Carmichael near schools, parks and churches. It is not a business that contributes and promotes this community for families, its health, its nature and parks, its safety and security.

Thank you.
Robin Snider

From: [Mike Menzel](#)
To: [Shen, Jessie](#)
Cc: [Clerk of the Board Public Email](#); [Mike Menzel](#)
Subject: New 7-Eleven in Carmichael
Date: Friday, May 15, 2020 10:33:56 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

May 20, 2020 Agenda;
Reference Items 2 and 3

<https://planningdocuments.saccounty.net/ViewProjectDetails.aspx?ControlNum=PLNP2019-00261>

<https://planningdocuments.saccounty.net/ViewProjectDetails.aspx?ControlNum=PLNP2019-00262>

Good Day,

I'm writing to express my opposition to the 7-Eleven being proposed at the corner of Sutter and Fair Oaks Boulevard in Carmichael.

To be honest, I'm disappointed these agenda items are being considered during the current Coronavirus lock-downs that prevent in-person public comment. I'm personally aware of many residents anxious to voice their displeasure with this project.

I work in Carmichael and live just around the corner from the proposed business. I walk and drive by the site several times daily, and patronize many of the businesses at the intersection, so I'm very familiar with the neighborhood.

The 4-corners of the proposed 7-Eleven are already a major gathering place for homeless and other transients folks, and the associated vandalism, littering, blight and crime that always follows will only get worse! The 24/7 element of the 7-Eleven business model will make this a magnet attraction for the wrong crowd of people, and certainly not representative of a typical Carmichael resident. And it certainly is not an '*improvement*' that would attract other quality businesses, in fact, just the opposite is true!

There is already a liquor store across the street, and adding another doesn't add anything to the desirability of the neighborhood, especially for the many senior residents who live in the immediate area.

The increased traffic and congestion that come with the gas pumps affect everyone travelling on the Fair Oaks Boulevard thoroughfare, and especially risk the safety of the children who pass the corner daily on their way to and from school, many of them walking!

I feel adding a 7-Eleven to this high visibility location in Carmichael will be a detriment to our community, and I strongly urge CPAC to vote NO.

Sincerely,

Mike Menzel

3706 Garden Court, Carmichael

Mike Menzel
Realtor
(916) 952-0669 Carmichael/Citrus Heights
(707) 402-5800 Fairfield Office
CalDRE 00947857



[My Website](#)

[Luxury Home Collection](#)

[What's My Home's Value?](#)

IMPORTANT NOTICE: Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.

From: [Tamar Beneli](#)
To: [CPAC-Carmichael-OFF](#)
Subject: Objection to the proposed project on Sutter and Fair Oaks blvd.
Date: Friday, May 15, 2020 4:45:13 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Respectfully,

I have been a Carmichael resident for over 20 years and bought my forever home here because of the low crime rates registered at the time.

We have enough stores in this specific area of Carmichael, which attracts the homeless and others who are not law-abiding persons, which will potentially increase the crime rate in our area. An elementary school is just down the street and we must keep the little ones safe.

I do not approve of this project and hope it is not approved by the committee.

Sincerely
Tamar Beneli
3731 Hollister Ave
Carmichael, CA

ITEMS 2 & 3 CPAC 020

From: [Jamie's iPad](#)
To: [Clerk of the Board Public Email](#)
Subject: Opposed to Proposed 7-11 at Sutter and Fair Oaks Blvd.
Date: Saturday, May 16, 2020 7:58:15 AM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

> I am opposed to the location of a 7-11 gas station/convenience store at the intersection of Sutter and Fair Oaks Blvd. It is not a compatible use that meets the goals of the Fair Oaks Corridor Plan. A 7-11 is an automobile oriented business. The developments for that intersection were to encourage pedestrians and Sutter is designated in the plan as a bicycle corridor to intersect with the bike lanes on Fair Oaks Blvd. 7/11s are designed for automotive vehicle traffic. This is why you do not see a 7/11 as a storefront in a strip mall.

>

> I strongly oppose this type of high traffic automobile related business for this intersection at Sutter and Fair Oaks Blvd. I can answer any questions that you may have about my opposition. Feel free to contact me.

>

> James Patterson
> 4230 Clover Knoll Ct
> Carmichael CA 95608

>

> 916 899-4208

>

> Sent from my iPad

From: [Chris Garcia LAST_NAME](#)
To: [CPAC-Carmichael-OFF](#)
Subject: Opposition to approval for 24 hour convenience store
Date: Saturday, May 16, 2020 9:49:51 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Dear Carmichael Community Planning Advisory Council Member:

As a longtime Carmichael resident (30 years this summer) I am writing to **OPPOSE** the approval for a 24 hour 7-Eleven gas station, convenience store with liquor sales proposed for the northeast corner of Sutter and Fair Oaks Blvd. My reasons are as follows:

1) There are already 2 gas stations (Arco and Safeway) within 1/3 mile of the proposed site (with one on each side of Fair Oaks Blvd.). History has shown that gas stations have the potential to pollute the ground, aquifers and air. We do not need to add to the possibility of more exposure to these contaminants when other existing businesses are already accessible to the public.

2) There are already 2 groceries stores (Bel Air and Safeway) within a 1/4 mile of the proposed site (with one on each side of Fair Oaks Blvd.) But for the current Covid19 SIP orders, both these businesses have extended hours that meet the needs of Carmichael residents to purchase food, and other essential and non-essential items (including cigarettes and liquor).

3) The corridor between Marconi Ave. Fair Oaks split and Manzanita Ave. is already one of the most congested roads in Carmichael. We do NOT need to add to this congestion, especially given the existing businesses outlined above. The egress, in and out of a narrow street like Sutter, will only add to the current traffic concerns. Also, there is already a Starbucks within 1/3 miles of the proposed site (same side of the street) that has resulted in more traffic congestion, which sells some of the same things as a convenience store would.

4) Having a convenience store within one long block of Carmichael Elementary School is an attractive nuisance. Increased traffic and the junk food that children are attracted to after school does nothing to enhance the community, and poses a hazard by way of the increased traffic to students walking to and from school.

5) There is absolutely NO need for a store that sells goods 24/7; such a business often attracts the unsavory in our communities. This makes the entire town of Carmichael vulnerable to individuals who engage in nefarious activities from the hours of 12 midnight to 5:00 am, There is no denying that petty crimes have increased exponentially in Carmichael in recent years. We do not need to approve a business that will create attractive nuisances to our safety.

6) The County of Sacramento has already suggested that this is NOT a compatible use for this location Carmichael.

I urge you to **DENY** approval for this proposed project.

Christine E. Garcia
6001 Ard Aven Place
Carmichael, CA 95608-5238
(916) 481-6806

ITEMS 2 & 3 CPAC 022

From: [Meagan Bates](#)
To: [CPAC-Carmichael-OFF](#)
Subject: Opposition to items 2 and 3 on the May 20th CPAC agenda.
Date: Saturday, May 16, 2020 11:11:24 AM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

Hello Carmichael Community Planning Advisory Council,

I am a Carmichael resident and I oppose items 2 and 3 on the May 20th CPAC agenda.

There are many reasons why a gas station is not a compatible use at this location but the reasons that this would impact my family the most are the likely increase in crime and the deterioration of our community's ambiance.

My husband and I made the decision to move to from Roseville to Carmichael (California and Sutter). We chose Carmichael because we wanted a safe place to raise our new family.

A 24 hour establishment is more likely to attract, and cater to, those who are out between 10PM and 4AM breaking into cars. This is something we felt very strongly about in our old home and drove us to a point of moving because we no longer felt safe.

Please do not disrupt Carmichael's charm by disrupting the safe, family feel where we chose to raise our family.

Sincerely,

Christopher & Meagan Bates
Concerned Carmichael Residents

ITEMS 2 & 3 CPAC 023

From: [Eric Roesser](#)
To: [CPAC-Carmichael-OFF](#)
Subject: Opposition to items 2 and 3 on the May 20th CPAC agenda.
Date: Saturday, May 16, 2020 9:03:06 AM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

Hello Carmichael Community Planning Advisory Council,

I am a Carmichael resident and I oppose items 2 and 3 on the May 20th CPAC agenda.

There are many reasons why a gas station is not a compatible use at this location but the reasons that this would impact my family the most are the likely increase in crime and the deterioration of our community's ambiance.

My husband and I made the decision to move to Carmichael (California and Grant) just 10 minutes away to from our old home in Garden of the Gods. We chose Carmichael because we wanted a safe place to raise our new family. We wanted to escape the gas stations on every corner down El Camino Ave and the frequent car burglaries.

A 24 hour establishment is more likely to attract, and cater to, those who are out between 10PM and 4AM breaking into cars. This is something we felt very strongly about in our old home and drove us to a point of moving because we no longer felt safe.

Please do not disrupt Carmichael's charm by disrupting the safe, family feel where we chose to raise our family.

Sincerely,

Julia and Eric Roesser
Concerned Carmichael Residents

ITEMS 2 & 3 CPAC 024

From: [Jamie Lathrop](#)
To: [CPAC-Carmichael-OFF](#)
Subject: Opposition to items 2 and 3 on the May 20th CPAC agenda
Date: Saturday, May 16, 2020 11:58:54 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Hello Carmichael Community Planning Advisory Council,

I am a Carmichael resident and I oppose items 2 and 3 on the [May 20th](#) CPAC agenda.

There are many reasons why a gas station is not a compatible use at this location but the reasons that this would impact my family the most are the likely increase in crime and the deterioration of our community's ambiance.

My husband and I made the decision to move to Carmichael (California and Landis) just 10 minutes away to from our old home in Garden of the Gods. My sister and brother in law live on California and Grant and are in a very similar situation. We chose Carmichael because we wanted a safe place to raise our family. We wanted to escape the gas stations on every corner down El Camino Ave and the frequent car burglaries.

A 24 hour establishment is more likely to attract, and cater to, those who are out [between 10PM and 4AM](#) breaking into cars. This is something we felt very strongly about in our old home and drove us to a point of moving because we no longer felt safe.

Please do not disrupt Carmichael's charm by disrupting the safe, family feel where we chose to raise our family.

**Thank you,
Jamie Lathrop**

ITEMS 2 & 3 CPAC 025

From: [Anne Berner](#)
To: [Clerk of the Board Public Email](#)
Subject: Opposition to the 7-11 proposed project on Sutter and Fair Oaks
Date: Saturday, May 16, 2020 8:00:50 AM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

I live on Brookside Way in Carmichael, about a mile from the proposed project. I walk that area almost every day and am very familiar with the site and surrounding area.

I am writing to voice my opposition to the project. I feel that approval would be detrimental to existing stores. I have concerns about traffic flow and feel that the proposed store and gas station definitely would be inconsistent with the "Main Street" concept adopted for the Fair Oaks corridor through Carmichael.

Thank you,

Anne Berner

Sent from my iPad

ITEMS 2 & 3 CPAC 026

From: [Carmie](#)
To: [CPAC-Carmichael-OFF: Clerk of the Board Public Email](#)
Cc: [Susan Peters](#); rich@richdesmond.com; janie@richdesmond.com
Subject: PLNP 2019-00261 & 00262
Date: Saturday, May 16, 2020 3:14:07 PM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

Regarding the May 20th hearing on the proposed installation of a 7-Eleven convenience store AND a gas station on the north east corner of Sutter and Fair Oaks Boulevard, i.e., 7300 Fair Oaks Boulevard, I strongly submit my opposition to this plan. Within very SHORT walking distance from this location, there sits a 7-Eleven and an ARCO station on the northwest corner of Cypress and Manzanita. AND, to the south, at Marconi and Fair Oaks Boulevard there is yet another 7-Eleven and ARCO gas station. How many convenience stores/gas stations does the community of Carmichael need in essentially a mile radius?

It would seem that the one million dollars spent by the county for a study on how to improve the appearance and quality of this section of Fair Oaks Boulevard is utterly wasted by this proposal. As well, with the hiring of a security company by the Carmichael Improvement District and looking at the daily incident reports filed by this security company, it is clear that these establishments are magnets for crime and other unwanted activities in our area. WHY does our community need yet another gas station and establishment that sells alcohol? Isn't it enough that there is an existing liquor store directly across the street from this proposed location not to mention that Carmichael Elementary School is less than a block away?

I am not against gas stations or 7-Eleven stores or change but change should be for the better. This corner of Fair Oaks Boulevard certainly could be better served by something other than yet another gas station or convenience store.

Time for common sense to prevail in rejecting this proposal. I have lived here in Carmichael for 42 years and it saddens me how it has changed so much, in many instances for the worse. Carmichael deserves better. At least some of the thrift stores have closed down. Why that was thought to be an asset to Carmichael in the first place was always a mystery. The improvements that have taken place along this stretch of FOB in Carmichael have been good. Let's not destroy what millions public of dollars and responsible private investment have tried to improve.

Sincerely,
Carmie Towne
3414 Riverdale Way
Carmichael, CA 95608
carmietowne@comcast.net

ITEMS 2 & 3 CPAC 027

From: [Carmie](#)
To: [CPAC-Carmichael-OFF: Clerk of the Board Public Email](#)
Cc: [Susan Peters](#); rich@richdesmond.com; janie@richdesmond.com
Subject: PLNP 2019-00261 & 00262
Date: Saturday, May 16, 2020 3:14:08 PM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

Regarding the May 20th hearing on the proposed installation of a 7-Eleven convenience store AND a gas station on the north east corner of Sutter and Fair Oaks Boulevard, i.e., 7300 Fair Oaks Boulevard, I strongly submit my opposition to this plan. Within very SHORT walking distance from this location, there sits a 7-Eleven and an ARCO station on the northwest corner of Cypress and Manzanita. AND, to the south, at Marconi and Fair Oaks Boulevard there is yet another 7-Eleven and ARCO gas station. How many convenience stores/gas stations does the community of Carmichael need in essentially a mile radius?

It would seem that the one million dollars spent by the county for a study on how to improve the appearance and quality of this section of Fair Oaks Boulevard is utterly wasted by this proposal. As well, with the hiring of a security company by the Carmichael Improvement District and looking at the daily incident reports filed by this security company, it is clear that these establishments are magnets for crime and other unwanted activities in our area. WHY does our community need yet another gas station and establishment that sells alcohol? Isn't it enough that there is an existing liquor store directly across the street from this proposed location not to mention that Carmichael Elementary School is less than a block away?

I am not against gas stations or 7-Eleven stores or change but change should be for the better. This corner of Fair Oaks Boulevard certainly could be better served by something other than yet another gas station or convenience store.

Time for common sense to prevail in rejecting this proposal. I have lived here in Carmichael for 42 years and it saddens me how it has changed so much, in many instances for the worse. Carmichael deserves better. At least some of the thrift stores have closed down. Why that was thought to be an asset to Carmichael in the first place was always a mystery. The improvements that have taken place along this stretch of FOB in Carmichael have been good. Let's not destroy what millions public of dollars and responsible private investment have tried to improve.

Sincerely,
Carmie Towne
3414 Riverdale Way
Carmichael, CA 95608
carmietowne@comcast.net

ITEMS 2 & 3 CPAC 028

From: [Robert Roesser](#)
To: [CPAC-Carmichael-OFF](#)
Subject: PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard.
Date: Saturday, May 16, 2020 9:46:30 AM

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

As a lifelong Carmichael resident, I am expressing my opposition to the proposed new gas station and liquor store at FO Blvd and Sutter Ave.

Less than 1/4 mile East on Sutter Ave is Carmichael Elementary School. Authorizing a 24 liquor store/gas station at this location will possibly expose young children to alcohol users and certainly added criteria pollutants from increased vehicle traffic.

Within approximately 1 mile both north and south from this proposed location there are existing 24 hour gas stations/liquor stores.

Across the street from this proposed location there is an existing liquor store. There are additional liquor stores between this proposed location and one of the existing 24 hour gas station/liquor stores.

Additionally, just several hundred yards north of this proposed location Bel Air and Safeway stores sell liquor and Safeway also sales gasoline.

How many liquor stores and gas stations does this ~2 mile stretch need?

Lastly, in the ~1/2 mile of FO Blvd from Landis Ave to Cypress Ave traffic is heavy and slow. Within this stretch, there are 6 existing traffic signals and 8 intersections. This proposed facility will certainly add to the existing heavy traffic and congestion, degrading the local air quality even more.

The neighborhood does not need this facility. Residents have a Bel Air and Safeway less that 1/4 mile away providing better inventory, lower prices, better parking and gasoline. In the middle of the night, the few residents that need gasoline and/or snacks already have 2 AM/PM Stores less that 1 mile away.

ITEMS 2 & 3 CPAC 029

From: [Wayne Blunk](#)
To: [CPAC-Carmichael-OFF](#)
Subject: PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard
Date: Friday, May 15, 2020 5:36:26 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

As a 17 year resident of Carmichael, I strongly oppose the approval of the two projects being considered for the NE corner of Fair Oaks Blvd and Sutter Avenue.

Respectfully,

Wayne Blunk
6440 Meadowhill Ct.
Carmichael, CA 95608

From: [Michelle Andres](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard.
Date: Saturday, May 16, 2020 10:35:45 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard.

Dear Decision Makers,

I'm writing to voice my opposition to the 7-11 gas station and store proposed for the corner of Sutter and Fair Oaks in Carmichael. For years, Carmichael community citizens have worked to beautify and make our safe our community. This proposed location is right down the street from an elementary school and along a strip of several gas stations and liquor stores. We need other, diverse sources of revenue.

I am also concerned this business will be an "attractive nuisance" The AM/PMs along Fair Oaks Blvd are riddled with crime issues that effect nearby merchants and the community. Please, please, do not blight our community further by building redundant businesses. Please consider the location for a new stream of revenue that will attract the members of our community.

Respectfully,
Michelle Andres
Stanley Ave.

From: [Steven Polansky](#)
To: [Clerk of the Board Public Email](#)
Subject: Proposed 7-11 24 hour gas station on the NE corner of Sutter and Fair Oaks Blvd Carmichael
Date: Saturday, May 16, 2020 5:11:44 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

I am writing this email this to oppose a proposal that will be presented to the Carmichael Community Planning Advisory Council on Wednesday May 20th. I believe the reasons why a gas station is not a compatible use at this location are the possible increase in crime, a 24 hour a day store attracts more homeless, Carmichael Elementary School is just down the street at Sutter at California and the County's own study states that this is not a compatible use for this location. Carmichael is becoming the 21st Century Del Paso Blvd of the 20th Century. There should be no reason why we should not have a renaissance in this area because of our wonderful proximity to downtown Sacramento. Instead we are plagued by urban blight and crime and an escalating amount of homelessness. The crime has crept into ever residential area. Just putting trees on Fair Oaks Blvd as the county is doing is not enough. Condemning aged properties helps but more needs to be done. It seems like our only businesses in Carmichael are Goodwill and convenience/liquor stores. As a resident for the last 45 years, I have seen with horror how our community has degraded. Putting a 7-11 on the NE corner of FO Blvd and Sutter would just be another nail in the coffin of this community. Don't do it. The entire community is against it!

Dr. Steven Polansky
916-233-6808
stevenpolansky@gmail.com

ITEMS 2 & 3 CPAC 032

From: [Bud Banker](#)
To: [Clerk of the Board Public Email](#)
Subject: Proposed 7-11 Store and gas station on corner of Fair Oaks Blvd, and Sutter in Carmichael
Date: Saturday, May 16, 2020 9:48:07 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

To : Jessie Shen
From: Franklin Banker
5/16/20

I am a long time Carmichael resident. For multiple reasons I am against the above mentioned store. There is a gas station 0.2 miles north of this property. There is a grocery store one block away. There is a liquor store across the street. There is an elementary school a short ways away.

This project would increase traffic and cause other issues with respect to liquor sales and eating unhealthy foods.

I encourage you to stop this project.

From: [WARNER SEARGEANT](#)
To: [CPAC-Carmichael-OFF](#)
Subject: Public comment
Date: Saturday, May 16, 2020 10:55:34 AM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Gentlemen,

I'm commenting on agenda items PLNP2019-00261 and PLNP 2019-00262 which I understand will be brought forward at your 5/20/20 meeting.

I am indeed opposed to the proposed addition of a gas station and a 24-hr mini-mart at this location.

Reasons:

1. Just across the boulevard and one block to the east is Carmichael Elementary School. Entities that sell liquor and tobacco should not be anywhere close to public or private school locations.
2. Just about 3-4 blocks north of Fair Oaks Blvd, just at the split, one has two grocery stores and an AM-PM facility which provides all the services that the proposed business would offer.
3. The potential for lawless activity and increased presence of individuals who aren't medically safe increases with the presence of these facilities. The proprietor of a similar facility at Fair Oaks and Marshall has told me personally of some instances where considerable illegal activity took place: loitering, vandalism and theft to name just some activities.

Respectfully,

Warner Seargeant
916-944-2270
3513 Bluff Ct.
Carmichael, CA
95608

From: [Clerk of the Board Public Email](#)
To: [Clerk of the Board Public Email](#)
Cc: [Bill Glasser](#); [Shen, Jessie](#)
Subject: RE: 7300 Fair Oaks Blvd.
Date: Wednesday, May 20, 2020 3:36:32 PM
Attachments: [DOC052020.pdf](#)

For the record.

Note: Original Word file was protected and unable to convert to PDF. Word document was printed and manually scanned into a PDF for processing.

Flo Evans
Clerk of the Board Office
P 916-874-8150 | C 916-599-0112

From: Bill Glasser <bill@languageworld.com>
Sent: Monday, May 11, 2020 3:09 PM
To: Shen, Jessie <ShenJ@saccounty.net>; Clerk of the Board Public Email <BoardClerk@saccounty.net>
Subject: 7300 Fair Oaks Blvd.

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Greetings Jessie.

I would like to be invited to the teleconference meeting for PLNP2019-00262 – 7300 Fair Oaks Blvd, 7 -11 service station if it is possible to listen to the proceedings.

Kindly accept my attached comments in writing for submittal to this meeting.

Bill Glasser
Paso Properties
916-947-1010

I'm using Adobe Acrobat.

You can view "711 Protest for Carmel Planning Advisory Council.docx" at:

<https://documentcloud.adobe.com/link/track?uri=urn%3Aaaid%3Ausc%3A54ce8c09-6e69-400a-a922-d497cc2152c5>

William Glasser
6825 Fair Oaks Blvd, Suite 215, Carmichael, CA 95608
Bill@gofluently.com Cell: 916-947-1010

DBA: Paso Properties

Language World Services, Inc (7220 Fair oaks Blvd, Suite D, Carmichael, CA 95608)

Fluency, Inc (5917 Sutter Avenue, Carmichael, CA 95608)

May 11, 2020

Carmichael – Old Foothill Farms County Advisory Council

Regarding Control Number: PLNP2019 – 00262

APN: 260-0470-004 and -005

To the Attention of:

BoardClerk@saccounty.net and Jessie Shen, Associate Planner (916) 875-3711;
shenj@saccounty.net

Dear Community Planning Advisory Council

As a property owner and a business owner that owns and occupies commercial space adjacent to the proposed 7-11 convenience store and gas station, I am voicing my strong opposition to the proposed project for a variety of reasons detailed herewith:

1). Liquor sales at this corner parcel is an unwanted addition to a neighborhood plagued with homelessness and public intoxication. Here in Carmichael, we have an unyielding issue with homeless encampments and the trash, human feces, needles, smashed bottles, graffiti, and difficult personalities terrorizing and shocking my employees with scenes you could not believe if you hadn't seen it for yourself on our security cameras.

2). A sober living men's residence is located immediately adjacent to the parcel that will aggravate and further make more complicated the painstaking process of daily sobriety and responsibility. As a neighborhood business to this men's residential facility, we have spent many years establishing a relationship founded on mutual respect. At times it doesn't work, such as the time we found the residents and homeless visitors congregating and sharing drugs and alcohol on our premises. The management of this home was quick to resolve the situation and return their residents to their treatment course. More liquor a mere pajama walk away to the next door 7 11 will negatively affect all the progress we have made.

2). The Sacramento County sheriff is inundated with service calls dealing with intoxicated trespassers, and response to times have increased significantly if not altogether vanished over the years I have been here. With the advent of the Carmichael Business Improvement District, we have a fighting chance to take back the community and structure new development in line with main street vision we have spent so many years and millions of dollars developing, primarily with the idea towards building more pedestrian friendly commercial storefronts and inviting sidewalks. A multitude of driveway ramps, gas pumps, cheap unhealthy snack foods, and highly caffeinated beverages, do not serve that purpose.

3). There is alcohol and cigarettes available across two streets in every direction. This is not an underserved part of Carmichael when it comes to package liquor, wine, beer and cigarette sales. It is EVERYWHERE already! The trash left behind on the streets and sidewalks are all the evidence you need to see what happens when liquor and cigarette sales take over a neighborhood.

4). My business immediately next door to this 7 11 project is a 1700 square foot, 24 hour emergency call center for medical spoken language interpreting services. We support emergency rooms, clinics and outpatient therapeutics 24/7/365 in medical and social service venues coast-to-coast. With the unending homeless encampments, we fight with every morning and late night, more liquor sales next door will be a disaster. I am continually concerned for the safety of my 20+ employees who work late night and early morning shifts in a very stressful job, that requires them to get out of their chair and decompress by walking outside. They are met with urine smell, human defecation, used hypodermic needles, broken bottles, dangerous loiterers and other detritus left behind by alcohol and drug infected visitors.

5). The ingress to this property on Sutter Avenue will create a safety hazard for young pedestrians as cars interested in dodging the red light on Sutter Ave will shortcut their turn onto Fair Oaks Blvd. by cutting through the service station. As you know, 6141 Sutter Avenue is the address for Carmichael Elementary School. School children walk past these driveways by the dozens every morning and afternoon for their roundtrip to school and back. Concern for these young pedestrians should be primary when planning and developing this important corner and its concomitant path of travel walkway for grade school children.

6). From a health equity standpoint, convenience store food items are not healthy food and drink alternatives to a low-income community struggling with food insecurity. We need more fresh fruit and less candy and hi caloric beverages empty of nutritional value.

7). A gas station is environmentally a terrible use for our main street, and like liquor, beer and wine, there is no scarcity of gas stations in this neighborhood, In fact, we have several high volume gas stations/convenience stores located nearby at the Safeway shopping center and the ARCO located at Cypress and Manzanita.

Thank you for your inclusion of these comments, and I look forward to hearing how the Advisory Council provides the community with next steps.

Best,

William Glasser

ITEMS 2 & 3 CPAC 035

From: [Mejia, Manuel](#)
To: [Donna Owens](#)
Cc: [Townsend, Stephanie](#); [Holsworth, Meredith](#)
Subject: RE: CPAC Meeting May 20th Agenda items 2 and 3
Date: Friday, May 15, 2020 12:40:14 PM

Thanks Ms. Owens I will pass it to the Clerk's office and they will include it in the packet to the members of the CPAC.

Regards,

Manuel Mejia, Senior Planner
Planning and Environmental Review
827 7th Street, Room 230, Sacramento, CA 95814 | (916) 874-7934 (direct)
mejiam@saccounty.net

The Office of Planning & Environmental Review (PER) continues to provide essential services although our physical offices are closed until further notice during the COVID-19 state of emergency. Many staff are working remotely and we are modifying our business practices during this period. Please see our website at www.planning.saccounty.net for the most current information on how to obtain services. Please note our practices are pursuant to Federal, State, and County emergency declarations including County Resolution 2020-0159 and 2020-0160.

From: Donna Owens <homdon2015@outlook.com>
Sent: Friday, May 15, 2020 11:46 AM
To: Mejia, Manuel <MejiaM@saccounty.net>
Subject: FW: CPAC Meeting May 20th Agenda items 2 and 3

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

As per Jessie's request, I am forwarding my email to you.
Donna Owens

From: Donna Owens
Sent: Friday, May 15, 2020 11:38 AM
To: shenj@saccounty.net
Subject: CPAC Meeting May 20th Agenda items 2 and 3

May 15, 2020
Donna Owens
5620 Whitney Ave
Carmichael, CA 95608
530-788-2085

To: Jessie Shen, Lead Planner on Project

Re: May 20th CPAC agenda, items 2 and 3

Please, express my trepidations at the CPAC meeting, on May 20, Items 2 & 3, regarding the Permit request for Property Located At 7300 And 7310 Fair Oaks Boulevard, corner of Fair Oaks Boulevard and Sutter Ave. Where TAIT & Associates have request a Use Permit To Allow A 24-Hour Service Station/Convenience Store (7-11) **And their request for an Off-Sale Beer and Wine Liquor License.**

For the following reasons, Please do not issue a permit for this project in my community.

Gas Stations, there are 2 other locations, one within 2 blocks and one within 3 blocks. **This would be #3 (therefore not a necessity for improvement in the Fair Oaks Corridor or the community)**

Stores, there are 6 locations in the nearby area. **Both Grocery and Convenience Type (therefore not a necessity for the Community).**

Off – Sale Liquor, there are 5 other Off-Sale locations, within 3 block radius. **This would be #6 (therefore, NOT necessary for Community Benefit)**

Location is 1 Block of Carmichael Elementary School. How will this, in any measure, be an asset?

The selling of Gas and Liquor at one location, promotes some to Drink and Drive. As seen by Beer Cans tossed on the side of Roadways, throughout our communities. This does not benefit our community walkers/bikers/families.

Any project should be in a location that will benefit the surrounding area and its community. And this does not. Location is everything.

Carmichael is a large Family Community and this type of business, in the middle of what should be family friendly orientated type business, just doesn't make since.

Carmichael residents are in a constant battle. Loitering, panhandling, assaults and petty crime (and we all know petty crime is not punishable, therefore continues to take over our community) and this type of business will bring more of the same.

Please, deny this permit!

Carmichael Concerned Citizen,
Donna Owens

From: [Nick Bloise](#)
To: [Michael Koerner](#)
Cc: shenj@sacounty.net; [Susan Peters](#); [Clerk of the Board Public Email](#)
Subject: Re: Reject PLNP2019 - 00261 and 00262
Date: Friday, May 15, 2020 5:19:00 PM

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.

Mr Koerner

I have forwarded a copy of your email to the Board Clerk to be included in the public comments for Carmichael CPAC 5/20/2020 Agenda Items 2&3

Thank you

Sincerely,

Nick Bloise
Chair
Carmichael / Old Foothill Farms CPAC

On Fri, May 15, 2020 at 5:02 PM Michael Koerner <mkoerner247@aol.com> wrote:

Hello Jessie Shen...

I wanted to speak out in opposition to the proposed establishment of a 24 hour 7/11 gas and convenience store which would sell alcohol at 7300 Fair Oaks Blvd. This is in such stark contrast to what our Carmichael Community needs at this point in time.

We really don't need another gas station, convenience store or alcohol sales in our community, especially at this intersection. In addition to other such services (gas, convenience, alcohol) in our community, the two AM/PM gas/convenience stores at Manzanita and Cypress and Fair Oaks and Marconi are extremely troubling in that they have become centers for homeless, mentally impaired and drug dealing people. Until we figure out how to deal with these problems relative to these facilities...I suggest that we beg off for the time being.

In addition to the lack of need for these facilities...it also represents an increase in harm. We have many children that frequent this neighborhood, we have a school a half block away, an adult halfway house/recovery center merely yards away, we have increased traffic which would be exacerbated by this facility.

This is a no win situation for our community. Please reject this proposal.

Thank you for your consideration...

Michael Koerner,
3710 Sutter Hill Lane
Carmichael, CA 95608

(I currently serve as Past President of the Kiwanis Club of Carmichael, past president of the Carmichael Parks Foundation, member of the Carmichael Creek Neighborhood Preservation Area, and retired administrator of San Juan Unified School District)