

ITEMS 2 & 3 CPAC 227

From: [Diane Hovey](#)
To: [Clerk of the Board Public Email](#)
Subject: 5/20 CPAC Agenda - Proposed 7-11 gas station/liquor store
Date: Tuesday, May 19, 2020 7:15:45 PM

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

I'm submitting this email to express my opinion and dissatisfaction with the proposal to allow a 7-11 gas station/liquor store at the corner of Fair Oaks Blvd and Sutter. This is items 2 and 3 on the 5/20 CPAC Agenda (PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Blvd., Carmichael).

There are several gas stations, convenient stores, and stores selling liquor close by (Safeway Gas and AM/PM Arco at Cypress, AM/PM Arco at Marconi). The current AM/PM Arco locations tend to be gathering sites for the homeless and those involved with drugs. My hope is a more suitable business can be identified and placed at this important location.

I've discussed the proposal with many Carmichael residents and EVERY ONE of us agrees the 7-11 gas/liquor store is a terrible idea that will lead to more safety and crime issues for our community.

Respectfully,
Diane Hovey

Diane Hovey, PhD, CMT
Office Reception: 916-925-8200
Personal Cell: 916-214-6696



From: [Mae Barger](#)
To: [Clerk of the Board Public Email](#)
Subject: 7/11 in Carmichael
Date: Tuesday, May 19, 2020 10:42:29 PM

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

Hi.

I'd like to voice my concern and objection to the proposed 7/11 on Sutter and Fair Oaks. Mini marts tend to attract unwelcome behavior. Carmichael already has a transient problem that we need to address instead of having more businesses that attract drug activity and loitering.

Please do not approve the plan to have a 7/11 put in at FO and Sutter.

Thank you,
Mae Barger

ITEMS 2 & 3 CPAC 229

From: [Jim & Shirley](#)
To: [Clerk of the Board Public Email](#)
Subject: 7-11 at corner of Sutter and Fair Oaks Blvd.
Date: Tuesday, May 19, 2020 9:48:21 PM

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

I strongly oppose Item 2 and 3, the proposal of a 7-11-gas station at the corner of Sutter and Fair Oaks Blvd in Carmichael.

From: [Simone Taylor-Woolley](#)
To: [Clerk of the Board Public Email](#)
Subject: 7-11 Gas Station Proposal
Date: Tuesday, May 19, 2020 9:10:06 PM

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

Good evening,

I'm submitting this email to express my opinion and dissatisfaction with the proposal to allow a 7-11 gas station/liquor store at the corner of Fair Oaks Blvd and Sutter. This is items 2 and 3 on the [5/20](#) CPAC Agenda (PLNP2019-00261 and PLNP2019-00262 at [7300 Fair Oaks Blvd.](#), Carmichael).

There are several gas stations, convenient stores, and stores selling liquor close by (Safeway Gas and AM/PM Arco at Cypress, AM/PM Arco at Marconi). The current AM/PM Arco locations tend to be gathering sites for the homeless and those involved with drugs.

My hope is a more suitable business can be identified and placed at this important location.

I've discussed the proposal with many Carmichael residents and EVERY ONE agrees the 7-11 gas/liquor store is a terrible idea that will lead to more safety and crime issues for our community.

Respectfully,

Simone and Robert Woolley

From: [Deborah Horne](#)
To: [Clerk of the Board Public Email](#)
Subject: 7-11 on Fair Oaks 95608
Date: Wednesday, May 20, 2020 7:09:01 AM

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

I want to express a concern with a 7-11 going up on Fair Oaks Blvd. I live 1 mile from 'location' for over 15 years and have watched the vagrancy grow and neighborhood go down. There is an AM/PM store next corner up and adding another one just one block away will only increase the problem.

I like Carmichael because it is not cookie cutter shopping but I've seen so many small stores close up and sit empty within a 4 mile radius there adding to the vagrant problem and 7/11 stores continue to have a reputation which Carmichael does not need. I would wish more for a business to give us a face lift.

--

Deborah Horne

ITEMS 2 & 3 CPAC 232

From: [Stephanie Small](#)
To: [Clerk of the Board Public Email](#)
Subject: 7-11
Date: Tuesday, May 19, 2020 11:57:18 AM

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

As a Carmichael resident, I oppose items 2 and 3 on the 5/20 CPAC Agenda. We don't need another 7-11 on Fair Oaks Boulevard. I oppose PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard, Carmichael. There is a school down the street and liquor store across the street. There are also 3 other gas stations on Fair Oaks Blvd which are less than 2 miles each other. Another (7-11) gas station is not what is needed or wanted on Fair Oaks Blvd in Carmichael. Thank you, Stephanie Small

From: [Alice Mckinley](#)
To: [Alice Mckinley; Clerk of the Board Public Email](#)
Subject: 7-11
Date: Tuesday, May 19, 2020 2:27:35 PM

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

To Whom It May Concern regarding 7-11 proposal:

As long time residents of Carmichael, my husband and I oppose building a 7-11 Store and Gas station on Sutter Ave and Fair Oaks Blvd. Hundreds of thousands of dollars and countless volunteer hours have been invested in the Fair Oaks corridor to improve the residential ambiance, attract quality businesses, and create an inviting pedestrian / motor shopping and dining area.

Another liquor-convenience store, especially near Carmichael School, will not make the neighborhood better for it's residents.

We have personally contributed years to helping people living on the edge to find help. HART (Housing Assistance Regional Team), a dozen churches and Sacramento Self Help Housing, the sheriff's teams, and businesses continue to serve homeless people. Yet, their numbers increase, with many more thefts and loitering and litter.

A 7-11 selling liquor works against our neighborhood. We have a Smart and Final grocery store, Big Lots which sells many kinds of convenience food, and a liquor store, all less that a block away from the proposed 7-11. An added convenience store and gas station, like the AM-PM on Fair Oaks and Marconi, generally becomes an attraction for loitering, littering, pollution and even camping out.

Finally, 7-11's are ugly. They are the opposite kind of business to beautify, clean up, maintain and attract better businesses to Carmichael.

Tax revenue isn't worth the depression of the corridor for thousands of residents hoping to build healthy lives here for themselves and their children. Thank you for your thoughtful and long term consideration of the good of Carmichael.

Alice and Clark McKinley

From: [Ray Ernst](#)
To: [Clerk of the Board Public Email](#)
Subject: 7-Eleven
Date: Wednesday, May 20, 2020 8:48:57 AM

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

It is unfortunate that a decision like this can't wait until it is safe to have a meeting, so I will give my opinion via e-mail. I see no good reason for a 7-Eleven store in that location, there is already two late night gas stations in the area as well as a Safeway that under normal circumstances is open late. There is a good chance that a late night store like that will attract a untrustworthy clientele. To finish, do you ever take a real good look at Fair Oaks Blvd between El Camino and Cypress ? When I am asked where do I live , I am embarrassed to say that I live in Carmichael and it has a lot to do with that stretch of road. I am hoping that you listen to the people that live in the area and do the right thing.

From: jfhoward@surewest.net
To: [Clerk of the Board Public Email](#)
Subject: 24hr biz
Date: Tuesday, May 19, 2020 11:28:37 AM

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

Good Morning,

We feel the addition of a 24 hr 7 eleven at Sutter and FOB is a very bad idea. Out of curiosity I drove to the 7 eleven on Marconi, I was not surprised at the dilapidated condition of the property, and the scary folks loitering around the building. And know the county wants to Ok a 24 hr bus. right down the street from an elementary school.... an ill conceived plan in our opinion.

The 24 hour am pm on FOB is nothing more then a magnet for all kinds of unsavory folks sitting in there cars or hanging out on the side of the building **all day**, and probably all night, I wouldn't know that because there is no way i would go near that place after dark. We also get hit up for money all the time. And lets not forget about the other AM PM 24 hr at cypress and Manzanita. What exactly are we achieving by adding yet another 24 hr bus.?

Really!? we cant attract a bus. that would make Carmichael proud. makes us very very sad....

The Carmichael beautification project was an awesome project. along with the addition of Milagro!... Please, lets not now degrees by opening up another 24 hr bus. on our Blvd.

Please do the right thing for Carmichael!

(and while I'm here....the property that rey azteca was using as a parking lot and the building next to it is a disgrace...and right there on the blvd. Who is responsible?

Sincerely,

Jane Howard

ITEMS 2 & 3 CPAC 236

From: [jan.fleming](#)
To: [Clerk of the Board Public Email](#)
Cc: [Jan Fleming](#)
Subject: Carmichael CPAC Agenda 5-20-2020 Agenda Items 2 & 3
Date: Tuesday, May 19, 2020 9:49:13 PM
Attachments: [Community Planning Advisory Council.docx](#)

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

Please submit the attached item for public comment on Agenda Items 2 & 3 for the Carmichael CPAC Agenda for 5-20-2020.

Thank you,
Jan Fleming

Date: May 19, 2020

To: CARMICHAEL-OLD FOOTHILL FARMS COMMUNITY PLANNING ADVISORY COUNCIL

Subject: Agenda Item #2 PLNP2019-00261 7300 Fair Oaks Blvd. 7-Eleven Service Station
Agenda Item #3 PLNP2019-00262 7300 Fair Oaks Blvd. 7-Eleven Service Station PCN

As a decade's long resident of Carmichael, I am writing about the proposed 7-Eleven store at the corner of Fair Oaks Boulevard and Sutter Street.

Would the 7-Eleven Store and Service Station be considered the highest and best use of the property? There are already a number of convenience type stores, liquor stores as well as service stations in the area. Adding another convenience store and service station will be diluting the financial stability of the entire area.

The proposed 7-Eleven store is very close to Carmichael Elementary School. This project is requesting the sale of beer and wine. While the 7-Eleven may meet the County's guidelines for proximity to a school, it is still relatively close. Additionally, there are numerous homeless/transient people in this area who would be drawn to the store. A mixture of alcohol, homeless people and children is not in the best interest of our community. Approving a 7-Eleven store and service station will increase blight and be a detriment to our community.

In summary: Due to Covid-19, the focus of many of us in this community has not been on the Community Planning Advisory Commission. If it's possible to postpone this decision until a later date, we would encourage you to do so.

A proposal for the corner of Fair Oaks Blvd and Sutter Street should be a worthy cornerstone for our community. If this vote cannot be postponed, I encourage you to vote NO on this proposal as it would be detrimental to our community.

If you vote to approve this 7-Eleven Service Station, I would strongly recommend that the Planning Advisory Commission consider options to reduce the attraction of children at this site.

Additionally, this property does not currently have any landscaping whatsoever and sits on land completely covered with asphalt and void of vegetation. Landscaping, consistent with what has been designed for Phase 1 and Phase 2 of Fair Oaks Blvd, should be part of the approval process for this project. A significant number of trees, native vegetation and a maintenance free irrigation system should be required, so that Carmichael can move forward with its beautification project of Fair Oaks Blvd.

I would appreciate being kept informed on the status of the project. If there are future opportunities to provide input as this progresses, I would appreciate knowing that as well.

Thank you for your time and consideration.

Sincerely,
Jan Fleming
3928 Dell Rd
Carmichael, CA 95608
916-944-3191
juanitanica@yahoo.com

ITEMS 2 & 3 CPAC 237

From: [Dennis Irwin](#)
To: [Clerk of the Board Public Email](#)
Subject: CONVENIENCE STORE FAIR OAKS BLVD CARMICHAEL
Date: Tuesday, May 19, 2020 10:35:45 PM

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

Please do not approve a new 7-11 on Fair Oaks Blvd in Carmichael.
Thank you,

Martin D. Irwin
6223 Rampart Dr
Carmichael
916-802-4127

Sent from my iPhone

From: [JHBS Eychaner](#)
To: [Shen, Jessie](#); [Clerk of the Board Public Email](#); [Rich Desmond](#); [Bloise, Nick](#)
Subject: CPAC Carmichael/OFF May 20 Agenda items 2&3
Date: Wednesday, May 20, 2020 12:18:33 PM

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

For the Community Planning Advisory Committee, Carmichael-Old Foothill Farms, meeting on 20 May 2020.

Dear Jessie Shen,

I write to support CPAC agenda items 2 and 3, PLNP2019-00261 and -00262 for 7300 Fair Oaks Boulevard. The proposed uses are consistent with existing uses along the Fair Oaks Boulevard corridor. Similar 7-Eleven stores throughout urban areas of the County are commonly spaced 1 to 2 miles apart. The proposed use is 2 miles from the existing 7-Eleven at Walnut and Marconi but more than 4 miles from stores in other directions. It is a reasonable infill choice for the brand and would increase competition with other brands serving the same market niche.

Opponents of the project question if it will "promote this community, its family, its health, its nature and parks, its safety and security" and "best represent Carmichael as a wonderful place to live, walk, work, retire, raise a family." They write "In these days of rampant vandalism and joblessness, with its proposed alcohol sales, gasoline emissions, subsequent congestion, this convenience store may very well promote loitering, littering, and an unhealthy environment. In addition, it will threaten the general safety of the Sutter Avenue and Fair Oaks Boulevard neighborhoods and corridor, the nearby parks, and the churches, business community, families and seniors."

These objections seem to be based on an understanding that poor people and especially visibly unsheltered people should be feared and should have no place in Carmichael. I disagree. Particularly during these two months of CoVid closures, we have become more aware of how essential lower-income workers are to the well-being of higher-income neighbors. They are exactly the staff and customer base of the proposed store. They also are our neighbors, not hostile invaders from afar. A convenience store selling beer from its coolers seems to me a smaller risk to community morals than the existing Kay Bee Liquors almost directly across the street.

Over the past few months Rich Desmond and I briefly discussed the relationship between the neighborhood plan and our visibly unsheltered neighbors. I'm sure that the plan does not state an objective of concentrating unsheltered people along Fair Oaks Boulevard, yet that is what has been achieved. I agree with the opponents that more of the same will get us more of the same. But denying the present request will neither block nor divert that pattern.

I'm equally sure the stated plan objective is not to leave so many properties unused and wasted. The Fair Oaks Boulevard corridor provides affordable services and abundant transit opportunities, with gaps and vacancies. A lack of entry-level housing opportunities is a much larger driver of homelessness than a single convenience store.

Beyond the present proposal, I strongly encourage the Committee to consider actions to facilitate putting a number of the vacant lots and buildings along Fair Oaks to productive use as entry-level housing and related services.

For all the reasons above, I support the uses proposed in these agenda items.

Jim Eychaner (EYE-k'n'r)
2634 Knabe Ct, Carmichael
916-481-7062

From: [Mejia. Manuel](#)
To: [Clerk of the Board Public Email](#); [Holsworth. Meredith](#)
Subject: FW: 7-11 at Fair Oaks and Sutter
Date: Tuesday, May 19, 2020 7:41:02 AM

From: Alice Mckinley <amckin35@gmail.com>
Sent: Monday, May 18, 2020 11:19 PM
To: Alice Mckinley <Amckin35@gmail.com>
Subject: 7-11 at Fair Oaks and Sutter

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

To Whom It May Concern regarding the **May 20 meeting about a proposed 7-11 store and gas station:**

As long time residents of Carmichael, my husband and I oppose building a 7-11 Store and Gas station on Sutter Ave and Fair Oaks Blvd. Hundreds of thousands of dollars and countless volunteer hours have been invested in the Fair Oaks corridor to improve the residential ambiance, attract quality businesses, and create an inviting pedestrian / motor shopping and dining area.

Another liquor-convenience store, especially near Carmichael School, will not make the neighborhood better for it's residents.

We have personally contributed years to helping people living on the edge to find help. HART (Housing Assistance Regional Team), a dozen churches and Sacramento Self Help Housing, the sheriff's teams, and businesses continue to serve homeless people. Yet, their numbers increase, with many more thefts and loitering and litter.

A 7-11 selling liquor works against our neighborhood. We have a Smart and Final grocery store, Big Lots which sells many kinds of convenience food, and a liquor store, all less that a block away from the proposed 7-11. An added convenience store and gas station, like the AM-PM on Fair Oaks and Marconi, generally becomes an attraction for loitering, littering, pollution and even camping out.

Finally, 7-11's are ugly. They are the opposite kind of business to beautify, clean up, maintain and attract better businesses to Carmichael.

Tax revenue isn't worth the depression of the corridor for thousands of residents hoping to build healthy lives here for themselves and their children. Thank you for your thoughtful and long term consideration of the good of Carmichael.

Alice and Clark McKinley

From: [Schmidt, Howard](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: 7-11 at Fair Oaks and Sutter
Date: Tuesday, May 19, 2020 9:54:13 AM

Please add to the public record for the Carmichael CPAC.

Howard Schmidt
Chief of Staff to Supervisor Susan Peters

From: Alice Mckinley <amckin35@gmail.com>
Sent: Monday, May 18, 2020 11:19 PM
To: Alice Mckinley <Amckin35@gmail.com>
Subject: 7-11 at Fair Oaks and Sutter

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

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Alice and Clark McKinley

From: [Schmidt, Howard](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: 24 hr biz
Date: Tuesday, May 19, 2020 1:38:43 PM

Please include below email as part of the public record for the Carmichael CPAC.

Howard Schmidt
Chief of Staff to Supervisor Susan Peters

From: jfhoward@surewest.net <jfhoward@surewest.net>
Sent: Tuesday, May 19, 2020 11:30 AM
To: Susan Peters <SusanPeters@saccounty.net>
Subject: 24 hr biz

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

Good Morning,

We feel the addition of a 24 hr 7 eleven at Sutter and FOB is a very bad idea. Out of curiosity I drove to the 7 eleven on Marconi, I was not surprised at the dilapidated condition of the property, and the scary folks loitering around the building. And know the county wants to Ok a 24 hr bus. right down the street from an elementary school.... an ill conceived plan in our opinion.

The 24 hour am pm on FOB is nothing more then a magnet for all kinds of unsavory folks sitting in there cars or hanging out on the side of the building **all day**, and probably all night, I wouldn't know that because there is no way i would go near that place after dark. We also get hit up for money all the time. And lets not forget about the other AM PM 24 hr at cypress and Manzanita. What exactly are we achieving by adding yet another 24 hr bus.?

Really!? we cant attract a bus. that would make Carmichael proud. makes us very very sad....

The Carmichael beautification project was an awesome project. along with the addition of Milagro!... Please, lets not now degrees by opening up another 24 hr bus. on our Blvd.

Please do the right thing for Carmichael!

(and while I'm here....the property that rey azteca was using as a parking lot and the building next to it is a disgrace...and right there on the blvd. Who is responsible?

Sincerely,

Jane Howard

ITEMS 2 & 3 CPAC 242

From: [Townsend, Stephanie](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: Gary Hursh- Carmichael CPAC Items 2 and 3
Date: Wednesday, May 20, 2020 1:58:04 PM
Attachments: [DOC051920.pdf](#)

For the Record. Received via US Mail

Stephanie Townsend
Deputy Clerk
Board of Supervisors | Clerk of the Board
700 H Street, Suite 2450, Sacramento, CA 95814
916-874-8022

-----Original Message-----

From: COB-Toshiba-Main-Scanner <COB-ToshibaMainScanner@saccounty.net>
Sent: Tuesday, May 19, 2020 2:31 PM
To: Townsend, Stephanie <townsend@saccounty.net>
Subject: Send data from MFP11870541 05/19/2020 14:31

Scanned from MFP11870541
Date:05/19/2020 14:31
Pages:16
Resolution:300x300 DPI

COUNTY OF SACRAMENTO
BOARD OF SUPERVISORS

LAW OFFICE OF

GARY HURSH

May 17, 2020

2020 MAY 19 PM 2:08

6855 Fair Oaks Boulevard
Suite 100
Carmichael, California
95608-3307
Fax (916) 971-0558

Carmichael- Old Foothill Farms
Community Planning Advisory Council

(916) 481-9426

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

Dear Council Members:

I am writing to voice my opposition to the approval of a 24-Hour Automotive Service Station and the granting of a request for a Public Convenience and Necessity Letter for an Off-Sale Liquor License at 7300 and 7310 Fair Oaks Boulevard.

First let me say procedurally, there are two Sacramento County Planning Department signs at the proposed site. One sign is very visible on Sutter next to the sidewalk and states that the site will be developed with a Del Taco restaurant. The second sign is located on Fair Oaks Boulevard next to the existing building and has information about the proposed 7-Eleven gas station. The existence of the Del Taco sign creates undue confusion as to proper notice. (Exhibit A; four photographs of the two signs)

Also was timely notice of the hearing given to the San Juan Unified School District, since Carmichael Elementary School is located down Sutter Avenue and was notice given to the Carmichael Creek Neighborhood Association, since this project is in the Association's sphere of influence.

Professionally, I have maintained an office on Fair Oaks Boulevard since 1983. I have seen many changes to the Boulevard during that time. The County has spent many hours and hundreds of thousands of dollars conducting studies and developing plans to improve Fair Oaks Boulevard and the Carmichael community.

I also served for 4 years as a member of the Sacramento County Policy Planning Commission, which routinely considered proposals such as this one.

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I hope that each of you is familiar with the **Fair Oaks Boulevard Corridor Plan** that was adopted by the Board of Supervisors in 2011. If not, I would hope that the County Planner will discuss this plan in detail with you before you make any decision regarding these applications.

Long before the adoption of the Fair Oaks Boulevard Corridor Plan, there were many meetings that began before Supervisor Peters' tenure in office 16 years ago, when Muriel Johnson was the Supervisor.

The purpose of the Fair Oaks Boulevard Corridor Plan was **"to help guide the revitalization and enhancement of Fair Oaks Boulevard..."** (Exhibit B; Zoning Code of Sacramento County), Chapter 6, Administration, page 6-64)

The Zoning Code describes four distinct areas of Carmichael that were studied to create a template and guide for land uses in each of those areas. The subject application is in the East Fair Oaks Boulevard District. (Exhibit C is a copy of a map; Zoning Code of Sacramento County, Title VI, Chapter 11; Article 1, page 1-3)

The Main Street District, which extends from Marconi to Engle on Fair Oaks Boulevard, is a Special Planning Area. There are only limited uses in this area. For example a service station is prohibited in the Main Street District. (Exhibit D; Zoning Code of Sacramento County, Title VI, Chapter 11; Article 1, page 1-4)

The location of the property in question is one block outside of the Main Street District.

The Zoning Code goes on to state:

"The following regulations are intended to supplement the SPA regulations, and implement the principles of the Fair Oaks Boulevard Corridor Plan at a district level. These regulations will help transform this Section of Fair Oaks Boulevard and Manzanita Avenue into a vibrant mixed-use commercial and residential district with a mix of commercial and residential uses."

(Exhibit B; Zoning Code of Sacramento County, Chapter 6, Administration, page 6-64)

CPAC Letter
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Page Three

It is my belief that the proposed gas station and liquor sales at this location will not help transform this area of Carmichael into a vibrant mixed-use commercial and residential district.

Furthermore, the Development Standards of the Zoning Code go on to state: “Although not mandatory, projects outside of the Main Street District are encouraged to, and may at applicant’s option, follow any or part of the development and design standards contained in the Fair Oaks Boulevard Corridor Plan. (Exhibit E; Zoning Code of Sacramento County), Chapter 6, Administration, page 6-65)”

Even though the foregoing paragraph seems to refer to the applicant, the same principles should apply to the CPAC. It is my opinion that, as members of CPAC, you should not make decisions solely on the basis of whether an application is legally permissible, but additionally on whether it is compatible with and an improvement to the community.

In addition the Zoning Code there is a **Carmichael Community Action Plan** that is an appendix to the Carmichael Community Plan. The Community Action Plan states, “[T]he actions contained in this CAP will result in guidance for many different agencies and departments within the County when adopting new plans and implementing existing ones” (Exhibit F; Carmichael Community Action Plan, Executive Summary, page 1).

Thus the CAP is specifically intended to be a guide for your deliberations and to influence your decisions.

The CAP under the section entitled Community Identity Goals states, “P1- Improve the **safety** and quality of life for the citizens of Carmichael” (Exhibit G; Carmichael Community Action Plan, Executive Summary, page 2).

As some of the members of the Council know, I have been the chair of the Carmichael Improvement District Safety and Property Committee for more than 2 years. This committee meets once a month to discuss safety and security issues in Carmichael. Usually there are over 30 people who attend this meeting including two Sacramento County Deputy District Attorneys,

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two California Highway Patrol Officers, four or more Sacramento Sheriff's Department Deputies, a Sacramento County Code Enforcement Officer, a representative of the private security company that patrols the Carmichael Improvement District 7 days a week-12 hours a day one or two members of CPAC, and members of the public. The Carmichael Improvement District pays its private security company more than \$160,000 a year to try to make Carmichael safe.

At these monthly Security meetings crime and homeless issues are discussed with an exchange of information between the different agencies. Every day I receive by email a written report from the Carmichael Improvement District security company that informs me of every incident

that the security company encountered the prior day. Without a doubt the two AM-PM gas stations in the District are a major source of crime and homeless issues. It is not the fault of the gas stations, but it is just because of the type of business it is. A 24 hour gas station that sells liquor attracts loitering, drug and other criminal activity and commonly creates litter, unsanitary conditions and other forms of public nuisance.

Another gas station in Carmichael that sells liquor will only compound and exacerbate the crime and safety problems. Thus when deciding this application, the Council should consider the issue of safety as addressed in the Carmichael Community Action Plan.

The Carmichael Community Plan also addresses the types of businesses that are desirable for Carmichael:

“C4: An effort should be made to actively recruit businesses that will enhance Carmichael such as restaurants, boutiques, and businesses that are oriented to families.”
(Exhibit H; Carmichael Community Action Plan, Neighborhood Services Policies, page 4).

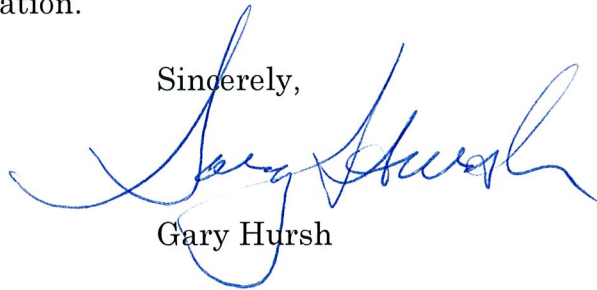
Another gas station in Carmichael that sells liquor is not a business that enhances the business community nor is it oriented to families.

CPAC Letter
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Page Five

Sacramento County spent approximately \$1,000,000 conducting the studies mentioned in this letter. Many hours of planning department reasoned thought and community input went into the creation of these studies. The approval of these pending applications will only serve to undo the years of effort made to improve the quality of business and everyday life for the residents of Carmichael.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gary Hursh", with a large, sweeping flourish extending to the left.

Gary Hursh



www.planning.sacounty.net

Development Proposal Pending



Sacramento
County
Planning
Department

916-874-6141



EXHIBIT A



Please reference the project control number for all correspondence and project related questions.
(Write down this number.)

Information on the web:

<http://www.planningdocuments.saccounty.net/>

Search by Control No.: PLNP2018-00270

Information by Phone: 916-874-6141

Office of Planning and Environmental Review

The property is the subject of a development proposal as described below. This project is proceeding through the review process with the County of Sacramento. This project will ultimately be scheduled for presentations to the Board at a Community Planning Advisory Council meeting and the appropriate Public Hearing Body. The Hearing Body will decide to approve or deny the application at that hearing.

Location: The Property Is Located At 7300 Fair Oaks Boulevard In The Fair Oaks Community.

Project Name: Del Taco Drive-Thru Use Permit

Project Overview: The project is requesting the following entitlements:

1. A **Use Permit** to allow a drive-thru with amplified sound and located at least 300 feet from residential zoning districts.
2. A **Design Review** to comply with the Countywide Design Guidelines.

For more information, contact either:

Applicant:

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

Or

Office of Planning and Environmental Review:

Project Manager: Desirae Fox
By Phone: 916-875-3035
E-Mail: foxde@saccounty.net
By Mail: 827 7th Street, Rm. 225, Sacramento, CA 95814

Please reference the project control number for all correspondence and project related questions.

You may also review the project file at the Office of Planning & Environmental Review Front Counter, 827 7th Street Room 225 during regular office hours (8:30 a.m. to 4:30 p.m., Monday through Friday).

Rev. 09/19/2017

www.planning.saccounty.net

**Development
Proposal
Pending**



Sacramento
County
Planning
Department

916-874-6141



Control No. PLNP2019-00261

Please reference the project control number for all correspondence and project related questions.
(Write down this number.)

Information on the web:

<http://www.planningdocuments.saccounty.net/>

Search by Control No.: PLNP2019-00261

Information by Phone: 916.874.6141

Office of Planning and Environmental Review

The property is the subject of a development proposal as described below. This project is proceeding through the review process with the County of Sacramento. This project will ultimately be scheduled for presentations to the public at a Community Planning Advisory Council meeting and the appropriate Public Hearing Body. The Public Hearing Body will decide to approve or deny the application at that hearing.

Location 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.

Project Name 7300 Fair Oaks Boulevard 7-Eleven Service Station

Project Overview The project is requesting the following entitlements:

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 Light Commercial (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 Countywide Design Guidelines.

For more information, please contact either:

Applicant

Kim Barnett
TAIT & Associates
11280 Trade Center Drive
Rancho Cordova, CA 95742
916.669.1822

or

Office of Planning and Environmental Review

Jessie Shen, Project Manager
Phone: 916.875.3711
Email: shenj@saccounty.net
Mail: 827 7th Street, Room 225, Sacramento, CA 95814

Please reference the project control number for all correspondence and project related questions.

You may also review the project file at the Office of Planning & Environmental Review Front Counter, 827 7th Street Room 225 during regular office hours (8:30 a.m. to 4:30 p.m., Monday through Friday).

6.7. FAIR OAKS BOULEVARD CORRIDOR PLAN**6.7.1. Purpose**

The Fair Oaks Boulevard Corridor Plan was adopted in 2011, to help guide the revitalization and enhancement of Fair Oaks Boulevard, between Oak Avenue and Marshall Avenue, and Manzanita Avenue between the Boulevard and Winding Way. This 3-mile stretch of Fair Oaks Boulevard and Manzanita Avenue is Carmichael's economic and social center. Since its early days as the main street for Carmichael Colony, the Boulevard has provided a wide range of community services, including discount retailing, auto repair, convenience commercial centers, and food. Over time, the street also became a regional road, and has several generations of older commercial development that cannot compete with large contemporary commercial centers.

The corridor planning area also includes a Special Planning Area (SPA) for the Main Street District. The following regulations are intended to supplement the SPA regulations, and implement the principles of the Fair Oaks Boulevard Corridor Plan at a district level. These regulations will help transform this Section of Fair Oaks Boulevard and Manzanita Avenue into a vibrant mixed-use commercial and residential district with a mix of commercial and residential uses.

6.7.2. Applicability

The boundaries of the Fair Oaks Boulevard Corridor Planning Area are shown in Figure 6-1.

6.7.3. Special Provisions

Relating to East Fair Oaks Boulevard, Manzanita and South Gateway Districts of the Fair Oaks Boulevard Corridor Planning Area.

6.7.3.A. Permitted Land Uses

Land uses permitted within the East Fair Oaks Boulevard, Manzanita and South Gateway Districts of the Fair Oaks Boulevard Corridor Planning Area shall be those uses permitted in the underlying zoning district, except as set forth in Section 6.7.3.A.1 through 6.7.3.A.10, and shall conform to the development standards as set forth in the Zoning Code. The following uses, if otherwise permitted in their respective zoning district, shall require a Conditional Use Permit from the County Planning Commission:

1. Liquor Store.
2. Check Cashing Stores.
3. Tobacco Shop.
4. Gun shop-Gunsmith.
5. Storage Building—Mini.
6. Machine Shop, Photographic Processing Plant-wholesale Facility, Building Trades Service Yard and Workshop.
7. Thrift/Second Hand Stores, excluding incidental sales of second hand items.
8. Recycling Centers.
9. Tattoo Parlors.

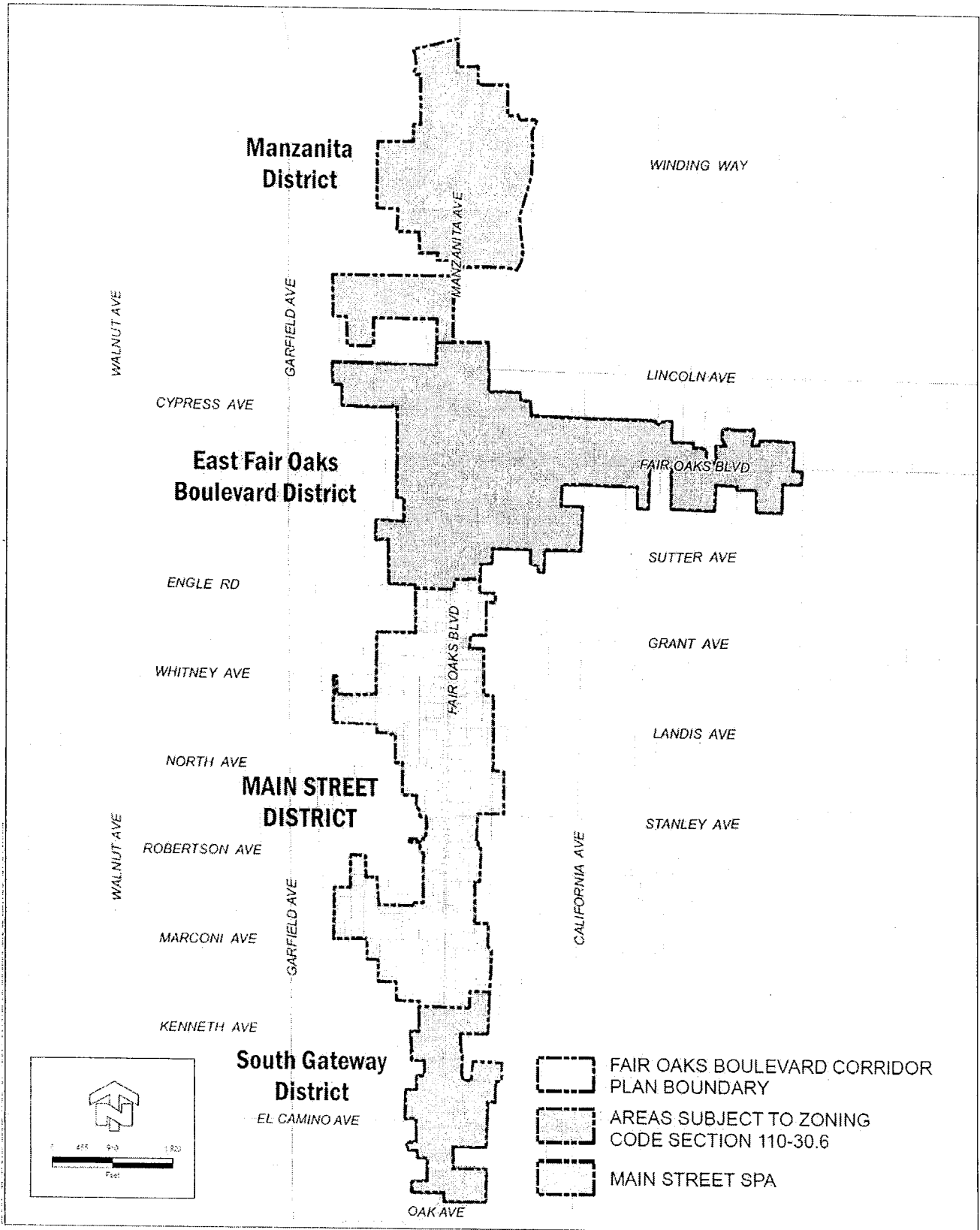


EXHIBIT C

Land Use	Main Street District	Use Standards
Retail Trade Uses		
Accessory retail uses	P	
Liquor Store	C	(20)
Artisan shop	P	
Auto sales	--	
Auto parts sales with no installation services	--	
Auto Rental	--	
Building/landscape materials sales	--	
Construction and heavy equip. sales & rental	--	
Convenience store	P	(1)
Drive-through retail	--	
Drug store, pharmacy	P	
Firearm sales, gunsmith	--	
Fuel dealer (propane, etc.)	--	
Furniture, furnishings and appliance store	P	
General retail less than 50,000 sq feet (including outdoor and nursery space)	P	
General retail more than 50,000 sq feet (including outdoor and nursery space)	C	
Groceries, specialty foods, less than 50,000 sq ft	P	
Groceries, specialty foods, more than 50,000 sq ft	C	
Mobile home, boat, or RV sales	--	
Motorcycle Sales	--	
Office-supporting retail	P	
Pawn Shop	--	
Restaurant, café, coffee shop	P	
Retail complex	P	
Service station	--	
Vending machines, outdoors	--	
Second-hand Thrift Stores	--	
Antiques Store	P	
Tobacco Store	C	

10. Pawn Shops.**6.7.3.B. Development Standards**

1. All development projects, including land use entitlements and building permits for new and renovation construction, proposed within the East Fair Oaks Boulevard, Manzanita, and South Gateway districts of the *Fair Oaks Boulevard Corridor Plan* shall be subject to the County's Design Review program, per Section 6.3.2 of this Zoning Code. Although not mandatory, projects outside of the Main Street District are encouraged to, and may at applicant's option, follow any or part of the development and design standards contained in the *Fair Oaks Boulevard Corridor Plan*.
2. Development projects proposed within the East Fair Oaks Boulevard, Manzanita and South Gateway districts of the *Fair Oaks Boulevard Corridor Plan* may, at the applicant's option, utilize the alternative development and design standards, as described in the *Fair Oaks Boulevard Corridor Plan* instead of the development and design standards contained in the Zoning Code. The County DRA is authorized to approve any projects pursuant to Section 6.7.3.B.1 or pursuant to the development standards and design concepts as described in the Corridor Plan. Any projects that include residential components which exceed certain intensity requirements of the Fair Oaks Boulevard shall be forwarded to the County Planning Commission or appropriate hearing body for final review and approval, as described in the Review Process for the Main Street District SPA.
3. When major new development or major redevelopment of a site occurs, improvements in the public right-of-way and/or landscape setback areas shall conform to the streetscape design concepts and principles in Section 2.6 of the *Fair Oaks Corridor Plan*.
4. General nonconforming, remodeling and demolition of nonconforming uses within the East Fair Oaks Boulevard, Manzanita and South Gateway Districts shall be dictated by the following provisions:

Nonconforming use in an existing building (use/business previously permitted by right requires Conditional Use Permit pursuant to this ordinance). The use/business may continue to operate indefinitely, or the same type of business/use may reoccupy the premises, as long as the vacancy period does not exceed 18 months for properties located in the East Fair Oaks Boulevard, Manzanita and South Gateway Districts. Extensions of the vacancy period may be approved by the Planning Commission.

EXECUTIVE SUMMARY

Purpose: The adopted Community Action Plan (CAP) is an appendix to the Carmichael Community Plan. This CAP covers more than just land use as is typical in a community plan. The purpose of doing an Action Plan was to increase community involvement in planning and service delivery. The actions contained in this CAP will result in guidance for many different agencies and departments within the County when adopting new plans and implementing existing ones.

Types of Actions: The CAP contains three types of actions.

- **On-going** actions are currently underway by the County. Typically, these actions are already in the work plan of the department, have a budget and staffing.
- **Short-term** actions are new programs or policies that will be implemented within a two-year time frame. Typically these actions are easy to implement, do not have significant costs and will be included in near-term work plans and budgets.
- **Long-term** actions are new programs or policies that will be implemented after two years. Although some actions will be in the short-term, they may take longer than two years to implement. These long-term actions are typically items that could be costly to implement or need further review and study to determine costs. They will be considered in both near-term and future work plans and budgets.

Further Review and Revisions: The Community Council (or other appropriate authority) and the Board of Supervisors will review the Community Action Plan annually to determine the status of the action. Additionally, the long-term actions will be analyzed to determine if it is time to begin work on them. Items that were originally deferred will be reassessed to determine if it is time to develop actions to accomplish those items. The Community Council may choose to survey the community, either formally or informally to assess whether or not deferred items should be further addressed.

As part of the annual review, the hearing authority will determine if the actions need to be modified or eliminated due to changes in County policies or programs.

Policies Endorsed by the Community: The Carmichael community was invited to participate in the preparation of the Community Action Plan. The early phases of the process resulted in the identification of issues that were important to the community.

Goals: From these issues, participants were to consider the following goals in determining solutions to those issues:

Neighborhood Services Goals

N1- The County will be responsive to neighborhoods.

N2- The County will more actively involve residents in the ongoing shaping of their community through different means of governance and community involvement.

Transportation Goals

- T1- The County will continue to pursue the implementation of the Circulation Element of the General Plan.
- T2- The County will continue to work with the Carmichael community and Regional Transit regarding the strategies that are under Regional Transit's control.
- T3 - The County will investigate and, where appropriate, install bike lanes according to the City/County Bikeway Master Plan.
- T4 - The County will install sidewalks at high priority locations.
- T5- The County will work with neighborhoods/SMUD to identify locations where the installations of streetlights are desired.

Community Identity Goals

- C1- Create a distinct and identifiable community identity for Carmichael.
- C2- Create an attractive and revitalized business district that is oriented to serving the residents of Carmichael.

Land Use Goals

- L1 Identify policies and strategies for using land use planning and decisions to preserve the character of Carmichael.

Public Safety Goals

- P1- Improve the safety and quality of life for the citizens of Carmichael.

Policies: The actions contained in the Community Action Plan support these goals and implement the policies that were endorsed by the Carmichael community and the Board of Supervisors. These policies listed below resulted from the survey of the community. The questions from the survey are noted in Appendix A.

Neighborhood Services Policies

- N1: *Work with local park districts to help sponsor and organize festivals, farmer's markets and other community events at area parks and the community centers. (Survey Question #26)*
- N2: *Maintain a Carmichael community website that includes information about all aspects of the community, including land use, transportation issues, and community events. (Survey Question #56)*
- N3: *Establish a partnership between Sacramento County and the local school district to allow schools to be used as neighborhood centers. For example,*

- C3: *Adopt stronger code enforcement to eliminate blight and undesirable, poorly mainlined commercial property. (Survey Question #24)*
- C4: *An effort should be made to actively recruit businesses that will enhance Carmichael such as restaurants, boutiques, and businesses that are oriented to families. (Survey Question #21)*
- C5: *An effort should be made to encourage more variety in the types of businesses located in Carmichael. (Survey Question #22)*

Land Use Policies

- L1: *Projects within semi-rural neighborhoods should be built using the existing zoning of 1 or 2 homes per acre. Discourage rezones to preserve the semi-rural character and encourage retention of larger lot sizes and setbacks consistent with the neighborhood. (Survey Question #34)*
- L2: *Projects within low-density neighborhoods should be built using the existing zoning of 4 or 5 homes per acre. Discourage rezones to preserve the character of the neighborhoods and encourage retention of larger lot sizes and setbacks consistent with the neighborhood. (Survey Question #37)*
- L3: *Encourage rehabilitation of existing high density and commercial areas before new projects are developed. (Survey Question #40)*
- L4: *Projects within residentially zoned high density and commercially zoned areas along the major streets should be developed as mixed-use (retail and high density residential in the same development) which are compatible with adjacent residential neighborhoods and promotes public transit. (Survey Question #41)*
- L5: *In addition to protecting heritage oaks, which are already protected by the County of Sacramento Tree Ordinance, strictly monitor and limit the removal of other large trees in neighborhoods. (Survey Question #45)*
- L6: *Adopt an ordinance to increase lighting in public areas and parking areas. (Survey Question #73)*
- L7: *Additional gated communities in Carmichael should not be allowed. (Survey Question #42, rewritten)*

Public Safety Policies

- P1: *Make public safety contact information readily available to citizens and neighborhood groups. (Survey Question #70)*

ITEMS 2 & 3 CPAC 243

From: [Lynn White](#)
To: [Clerk of the Board Public Email](#)
Subject: Fwd: 7-11 proposal for Fair Oaks Blvd/Sutter Corner
Date: Tuesday, May 19, 2020 6:12:43 PM

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

Sent from my iPad

Begin forwarded message:

>>

>> I'm submitting this email to express my opinion and dissatisfaction with the proposal to allow a 7-11 gas station/liquor store at the corner of Fair Oaks Blvd and Sutter. This is items 2 and 3 on the 5/20 CPAC Agenda (PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Blvd., Carmichael).

>>

>> There are several gas stations, convenient stores, and stores selling liquor close by (Safeway Gas and AM/PM Arco at Cypress, AM/PM Arco at Marconi). The current AM/PM Arco locations tend to be gathering sites for the homeless and those involved with drugs.

>>

>> My hope is a more suitable business can be identified and placed at this important location.

>>

>> I've discussed the proposal with many Carmichael residents and EVERY ONE agrees the 7-11 gas/liquor store is a terrible idea that will lead to more safety and crime issues for our community.

>>

>> Respectfully,

>>Lynn White...

>

>

From: [Thom Fitzpatrick](#)
To: [Clerk of the Board Public Email](#)
Subject: New 7/11 Store in Carmichael?
Date: Wednesday, May 20, 2020 9:00:38 AM

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

Please, no - we already have enough issues with homeless junkies hanging out all the time.

--

Thom Fitzpatrick

ITEMS 2 & 3 CPAC 245

From: [Maria Trefilova](#)
To: [Clerk of the Board Public Email](#)
Cc: [CPAC-Carmichael-OFF](#)
Subject: No to 7-Eleven in Carmichael
Date: Tuesday, May 19, 2020 8:10:14 PM

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

Hello,

I'm a resident of Carmichael, and I would like to voice my opinion on opening 7-Eleven in Carmichael. I'm against it. Our community does not need another retail spot that would attract seedy clientele.

Thanks!

Maria Trefilova.

ITEMS 2 & 3 CPAC 246

From: [Maria Trefilova](#)
To: [Clerk of the Board Public Email](#)
Cc: [CPAC-Carmichael-OFF](#)
Subject: No to 7-Eleven in Carmichael
Date: Tuesday, May 19, 2020 8:10:14 PM

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

Hello,

I'm a resident of Carmichael, and I would like to voice my opinion on opening 7-Eleven in Carmichael. I'm against it. Our community does not need another retail spot that would attract seedy clientele.

Thanks!

Maria Trefilova.

From: [Me2.](#)
To: [Clerk of the Board Public Email](#)
Subject: Oppose 7-11
Date: Tuesday, May 19, 2020 9:29:30 PM

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

May 20, 2020 Agenda; Reference Items 2 and 3 I'm writing to express my opposition to the 7-Eleven being proposed at the corner of Sutter and Fair Oaks Boulevard in Carmichael. I'm disappointed these agenda items are being considered during the current Coronavirus lock-downs that prevent in-person public comment. 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.

Thank you
Seanne Moulton -resident

ITEMS 2 & 3 CPAC 248

From: [Claire](#)
To: [Clerk of the Board Public Email](#)
Subject: Oppose PLNP2019-00261 and PLNP2019-00262
Date: Tuesday, May 19, 2020 12:19:41 PM

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

Not another 7-11 on Fair Oaks Blvd!

As a Carmichael resident, I strongly oppose items 2 and 3 on the 5/20 CPAC Agenda. We don't need another 7-11 type store on Fair Oaks Blvd. No to PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard, Carmichael.

In fact the Am Pm at Marconi and Fair Oaks should be closed as well. It is a site of violent crime, loitering, garbage mess and a general blight on the neighborhood because of who hangs out there. We can't close it but there should be more law enforcement involvement there. Let's make the vision and promise of Main Street really happen.

Claire Lipschultz
6344 Palm Dr
Carmichael

From: [C. Miller](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2019-00261 –7300 FAIR OAKS BOULEVARD 7-ELEVEN SERVICE STATION
Date: Wednesday, May 20, 2020 12:25:11 PM

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

To CARMICHAEL-OLD FOOTHILL FARMS COMMUNITY PLANNING
ADVISORY COUNCIL

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

The 4-corners of the proposed 7-Eleven is already a major gathering place for homeless/transients. The associated vandalism, littering, blight and crime will more than likely worsen with the addition of a 7-11 to this location. 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.

There is already a liquor store across the street, and adding this business doesn't add anything to the desirability of the neighborhood, especially for the many senior residents, and youths, who live in the immediate area. The increased traffic and congestion that come with the gas pumps will effect everyone traveling on the Fair Oaks Boulevard, and cause additional difficulty in entry and exit from the location and Sutter Ave! As well there is already a 7-11 on Marconi and Walnut, a mile from this location. And there are 7 gas stations within 1.5 miles of the proposed location. While I can appreciate that you cant spell CARMichael without CAR, enough with the gas stations!

We should be looking to install electric charging stations instead.

Adding a 7-Eleven to this location in Carmichael will add no value to the community. I strongly urge CPAC to vote NO on permitting the degradation of Carmichael.

Thank you
Christian Miller
6029 Stanley Avenue
Carmichael, CA 95608

ITEMS 2 & 3 CPAC 250

From: [Danielle Marsalla](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard, Carmichael.
Date: Tuesday, May 19, 2020 9:33:26 PM

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

To who this concerns,
In regards to PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Boulevard, Carmichael.

I've been reading things about a possible 7-11 on fair oaks and sutter going in. I'm a Carmichael Resident and I'm very sad to hear this is even a possibility. I'm raising 3 small boys within walking distance to an elementary school which is between the methadone clinic and the possible 7-Eleven. Beings Carmichael has already granted permits for a methadone clinic which has only brought in riffraff and homeless/ transients that live on every corner. Allowing another business known for selling alcohol for long periods of time during the day, across from the park and within walking distance to multiple schools and playgrounds where children frequent I do not feel is safe for our community. Our community is already riddled with break-ins, theft, cars getting broken into, mail being stolen along with multiple other crimes. At what price does our family have to pay to be safe?? We are hard-working citizens that want nothing more than to raise our family's in a safe and secure neighborhood. Which these days, sadly, it's far from. As of now my children can't even leave there bicycles out front without getting stolen. I hope this message finds you in good health and I hope you have a wonderful day!

Thanks
Danielle Marsalla

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

From: [Victoria Vryonis](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Blvd, Carmichael
Date: Wednesday, May 20, 2020 10:18:57 AM

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

To whom it may concern,

As a resident in this area, along with most of the other residents I've talked to about this, we are asking you to reconsider the plan to put a 7-11 store in this location or anywhere else along this strip in Carmichael.

Since I live near the AMPM minimart at the corner of Marconi and Fair Oaks, I see first hand what it has done to our neighborhood. I've seen drug deals going down here, homeless basically just live there, there have been shootings and stabbing, it is filthy and sloppy looking and is a traffic nightmare - it has become so frightening that I now avoid even driving near it. The criminals that congregate there spread out into the neighborhoods in the area and ravage the residents. We've had our car stolen as well as broken into several times, our mail as well as anything that's not bolted down is stolen immediately. We've resorted to putting up a 6 ft spiked fence to keep the criminals out. We haven't been able to let our kids play or ride their bikes in the neighborhood. Just read the local neighborhood blogs to see that everyone else around here is saying the same thing: we are being ravaged by crime. The central corridor of Carmichael has, over the 25 years I've lived here, continued to sink into blight - I used to be angry but now I'm resigned- because none of the "People in Charge" at the county seem to give a damn about this and continue to allow questionable business to come to this area. The neighbors in Carmichael Creek and adjoining neighborhoods have been trying to improve their homes and neighborhoods, but we lose incentive when we see the county continue to harm this area by allowing businesses like this to be put here. The crime and ugliness continues to get worse - FOB is now nothing but junk: liquor stores - at least three of those within a couple of miles along this stretch, crappy convenience stores, low end junk stores like Falling Prices, 99 Cent Store, more car repair places than anything else, along with numerous empty and decrepit buildings and vacant lots full of weeds where the homeless live.

So now you're ADDING to this mess by bringing in a 7-11 that we know will be another magnet for the worst kind of people - AND THIS IS JUST A FEW BLOCKS FROM AN ELEMENTARY SCHOOL!

Why can't we have some good businesses like Trader Joe's or Sprouts, Chipotle or Panera - decent, clean businesses that will attract some nicer boutiques and restaurants? Why do the planners allow only the worst kind of businesses to open in Carmichael? Milagro has been the only good thing to come to Carmichael - it has made us all so happy. But other than that, the downward trend continues.

Please reconsider this plan - it will just contribute to the destruction of a neighborhood that the locals would like to see improved and not destroyed.

Thank you,

Victoria Vryonis
6224 Stanley Avenue
916-812-7207
Sent from my iPad

From: louh@surewest.net
To: [Clerk of the Board Public Email: CPAC-Carmichael-OFF](#); [Susan Peters](#); [Schmidt, Howard](#)
Subject: PLNP2019-00261 and PLNP2019-00262
Date: Tuesday, May 19, 2020 4:11:36 PM

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

Re: Proposed 7-11 and Gas Station at 7300 Fair Oaks Blvd (FOB and Sutter)

My name is Louise Hirsch and I live in Carmichael not far from Calif & Sutter. I want to express my opposition to this proposed business/construction. You the County and we the citizens have been trying to improve this Carmichael corridor on Fair Oaks Blvd and in my opinion this is exactly the kind of business we do not want. Just north of this location near FOB and Manzanita there is a Safeway Gas Station and diagonally across the street there is an ARCO AM/PM gas station and market. Then about 3/4 of a mile to the south there is another ARCO AM/PM at FOB and Marconi. There is a problem at all three of these locations with homeless and people in the street with signs asking for money. We do not need an additional business that would attract the same kind of problem. In addition there is Carmichael Elementary on Sutter just 2 blocks up the street.

I urge you to please vote NO on this proposal.

Thank you.

Louise Hirsch

ITEMS 2 & 3 CPAC 253

From: [Anne Riley](#)
To: [Clerk of the Board Public Email](#)
Subject: Proposed 7 - 11
Date: Tuesday, May 19, 2020 10:37:07 PM

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

As a long time resident and property owner, I would like to voice my objection to a 7-11 to be allowed to locate on Fair Oaks Blvd. Carmichael has a huge homeless problem and a 7-11 is not the best business type for this community. Please consider a different type business that would be a better match for our community.

Sincerely yours,
Anne Riley

Sent from my iPhone

From: [linda.crayne](#)
To: [Clerk of the Board Public Email: usanpeters@saccounty.net](#); [Schmidt, Howard](#)
Subject: Proposed 7 Eleven and gas station at Fair Oaks blvd. and Sutter Avenue
Date: Tuesday, May 19, 2020 12:25:43 PM

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

I am a resident of Carmichael and I am opposed to the addition of a 7 eleven and gas station at the Fair Oaks and Sutter location.

We have numerous grocery and convenience stores in the area. This type of store often leads to crime; and we already have a number of gas stations in the vicinity.

Most of Carmichael has become run-down and shelter for the homeless. It used to be a very nice community.

Please don't make things worse by adding this type of property.

Thank you for your consideration.

Linda Crayne

ITEMS 2 & 3 CPAC 255

From: [Sue Belluomini](#)
To: [Clerk of the Board Public Email](#)
Subject: Proposed 7/11 in Carmichael on FO BLVD.
Date: Wednesday, May 20, 2020 5:05:33 PM

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

I am writing to oppose this type of business in the Carmichael area of FO Blvd/ Sutter Ave. The residents were promised improvements in businesses with the Main Street upgrades. This business certainly doesn't fit that profile. I have lived in Carmichael for 56 years and want to continue. We deserve a nice community and sustainable property values. I hope you listen, and just as importantly, hear our concerns and our opposition to this store.

Thank you,
Sue Belluomini

Sent from my iPhone

From: [Manda Ness](#)
To: [Clerk of the Board Public Email](#)
Subject: Proposed 7/11
Date: Wednesday, May 20, 2020 8:44:06 AM

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

Dear Gentle persons:

I have lived in Carmichael for over 25 years. Along with hundreds of residents I was active in the County's actions to revive and renew Fair Oaks Blvd project.

Residents worked long and hard and came up with a Main Street plan For "downtown" Carmichael.

This plan is reflected in the Carmichael Community Action Plan and the Fair Oaks Blvd Project guidelines and deny this 7/11 as it does not fit into the clear plans set forth for our community.

Manda Ness
Altamont Dr
Carmichael

ITEMS 2 & 3 CPAC 257

From: [Steven Felderstein](#)
To: [Clerk of the Board Public Email](#)
Cc: [Jacobs Vince](#)
Subject: Proposed 7-11 Fair Oaks & Sutter
Date: Tuesday, May 19, 2020 6:32:58 PM

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

Dear Sir or Madame,

>>> I'm submitting this email to express my opposition to the proposal allowing a 7-11 gas station/liquor store at the corner of Fair Oaks Blvd and Sutter. This is items 2 and 3 on the 5/20 CPAC Agenda (PLNP2019-00261 and PLNP2019-00262 at 7300 Fair Oaks Blvd., Carmichael).

>>>

>>> There are several gas stations, convenience stores, and stores selling liquor close by (Safeway Gas and AM/PM Arco at Cypress, AM/PM Arco at Marconi). The current AM/PM Arco locations tend to be gathering sites for the homeless and those involved with drugs.

>>> I hope a more suitable business can be identified and placed at this important location.

>>>

>>> Respectfully,

Steven Felderstein
74 Covered Bridge Rd.
Carmichael, CA 95608

Sent from my iPhone

From: [Richard Hoffman](#)
To: [Clerk of the Board Public Email](#)
Subject: Proposed 7-11 Fair Oaks and Sutter
Date: Tuesday, May 19, 2020 11:13:21 AM

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

There is enough crime on that corner please no more, we already have a sheriff at each of the supermarkets, we don't need more places for the homeless to congregate. I live on Marshall ave and I am opposed to this.

Richard

From: [TONY STELLA](#)
To: [Clerk of the Board Public Email](#)
Subject: proposed 7-11 FO blvd. and Sutter
Date: Tuesday, May 19, 2020 5:29:02 PM

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

I am strongly opposed to the addition of a 7-11 here. A 24 hour store/gas station is a crime magnet. Look at calls for service at the AM-PM on Marconi and the one on Cypress. They are significantly higher than the area.

Vote No!

Thank you,

Tony Stella

From: [zoran simic](#)
To: [Clerk of the Board Public Email](#)
Subject: Re: Community Planning Advisory Council
Date: Tuesday, May 19, 2020 9:59:57 AM

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

Control Number PLNP2019-00157

APN 230-0120-010, 230-0131-001,

The proposal to rezone the affected area will most certainly increase the traffic on Kiva dr.

As it is now, quite a few drivers cut through Kiva from Winding Way to Garfield Ave and we have a higher traffic flow that would be expected in a residential neighborhood. If this proposal goes through the traffic would increase at least four fold. .

This would of course make the neighborhood less safe for residents including children.

This is a single home residential neighborhood and should remain so.

Zoran Simic

5613 Kiva Dr.

Carmichael, CA 95608

From: [Mejia, Manuel](#)
To: [Peter Rodgers](#)
Cc: [Clerk of the Board Public Email](#); [Gutierrez, Kimber](#)
Subject: RE: Planned development onn Hackbury and Winding Way
Date: Tuesday, May 19, 2020 7:46:01 AM

Mr. Rodgers,

Thank you for your e-mail. I will pass your comments to the Clerk of the Board and the Project Manager.

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: Peter Rodgers <peterrodg@gmail.com>
Sent: Monday, May 18, 2020 10:15 PM
To: Mejia, Manuel <MejiaM@saccounty.net>
Subject: Planned development onn Hackbury and Winding Way

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

Peter Rodgers <peterrodg@gmail.com>

10:14 PM (0 minutes ago)

to CPAC-Carmichael-OFF

To Whom it may concern, I am writing as a resident of Kiva Dr. to oppose the development proposed for the large plot belonging to the Advent-Christian school. It is environmentally non-tenable, would disrupt the character of the the community, and negatively impact the residents with increased traffic and service vehicles. Please do not build this proposed project on this spot.

Peter Rodgers, 5554 Kiva Dr. Carmichael, CA, 95608
916 973 9885