

ITEM 4 CPAC PUBLIC COMMENT 001

From: [Barb Taubitz](#)
To: [Clerk of the Board Public Email](#)
Subject: 4748 Engle Rd. Office Building Conversion
Date: Friday, July 10, 2020 1:00:22 PM

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

Dear CPAC,

Please reject Proj#PLNP2019-00213. This project does NOT fit our neighborhood.
Thank you for your consideration.

Barbara Taubitz
3900 Whiznan St.
Sacramento CA 95821-2942
BarbTaubitz@gmail.com
916-484-0404

ITEM 4 CPAC PUBLIC COMMENT 002

From: [Kathy Webb](#)
To: [Clerk of the Board Public Email: Gutierrez, Kimber](#)
Cc: [Bloise, Nick](#)
Subject: Carmichael CPAC Item #4 - Engle Road Office Building Conversion
Date: Sunday, July 12, 2020 7:26:51 PM

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

Good evening! I'd like to submit the following public comment regarding this upcoming CPAC item.

While I understand that sometimes we need to get creative with our solutions, the proposed request to convert this business site into MFD is Not the right solution for this property. There are far too many variances requested. Even those based upon the "current building" shouldn't be considered harmless, as a business [use.is](#) FAR different than MFDs.

I urge our CPAC team to not support this effort and its laundry list of variances.

Thank YOU for listening!

Kathy Webb
Carmichael Resident

ITEM 4 CPAC PUBLIC COMMENT 003

From: [Jake Fortner](#)
To: [CPAC-Carmichael-OFF; Clerk of the Board Public Email](#)
Subject: ConcPLNP2019 - 00213, Concerned about new development
Date: Friday, July 10, 2020 4:14:40 PM

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

Hello,

My family and I strongly oppose the development proposal at 4748 Engle Road. It doesn't comply with our local NPA and it will cause the value of our neighborhood to deteriorate.

Thank you,
Jake Fortner

ITEM 4 CPAC PUBLIC COMMENT 004

From: [Gutierrez, Kimber](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: PLNP2019-00213 4748 Engle Road Office Conversion
Date: Monday, June 29, 2020 8:07:00 AM
Attachments: [image001.png](#)

For the public record.

7/15 Carmichael CPAC item.

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529



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: Cheryl Mather <cbmather@gmail.com>
Sent: Friday, June 26, 2020 2:48 PM
To: Gutierrez, Kimber <GutierrezK@saccounty.net>
Cc: moaksna@gmail.com
Subject: PLNP2019-00213 4748 Engle Road Office Conversion

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

You have my approval. This is an excellent use of the building at 4748 Engle Road which has sat largely empty for multiple years. I think keeping the exterior intact will make the neighborhood feel the same while the building will provide the much needed housing in our area. I do want to know the cost to rent each unit and if there will be an income limit to rent these units.

Best,
Cheryl Mather
3947 Milmar Way
Sacramento, CA 95821

Do justice, love kindness and walk humbly with your God.

ITEM 4 CPAC PUBLIC COMMENT 005

From: [Gutierrez, Kimber](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: Send data from MFP12113485 07/08/2020 08:43
Date: Tuesday, July 14, 2020 11:04:22 AM
Attachments: [DOC070820.pdf](#)

For the Public Record.

Item 4 7/15 Carmichael CPAC PLNP2019-00213

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529

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.

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

From: Guerra, Andrea <guerraa@saccounty.net>
Sent: Wednesday, July 8, 2020 9:50 AM
To: Gutierrez, Kimber <GutierrezK@saccounty.net>
Subject: FW: Send data from MFP12113485 07/08/2020 08:43

Andrea Guerra, Senior Office Assistant
Office of Planning and Environmental Review
827 7th Street, Room 225A, Sacramento, CA 95814 | (916) 874-2862 www.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.

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

From: Atlantic Scanner <Atlantic Scanner@Saccounty.net>
Sent: Wednesday, July 8, 2020 8:44 AM
To: Guerra, Andrea <guerraa@saccounty.net>
Subject: Send data from MFP12113485 07/08/2020 08:43

Scanned from MFP12113485
Date:07/08/2020 08:43

RECEIVED



JUL 07 2020

7-2-2020

County of Sacramento
Planning and Environmental Review

Dear Kimber,

This letter is in reference to the request for a building conversion of the 4748 Engle Rd Office Building.

I appreciate your willingness to discuss this project with me. Thank you.

My most significant concern is that this project reflect a compatibility with the neighborhood.

This building may have been part of the buildings around the old American River Hospital. The hospital was on the ~~South~~^{North} side of Engle. On that site, single family homes were built & the portion that was office buildings was used to build Oakmont Assisted Living Facility.

For the 4748 property, I believe the most compatible project would be either a conversion to single family homes or to a senior housing project. This would be consistent with the use on the North side of the street and with the neighborhood.

If the project is allowed to convert this property to regular apartments, I would, as a resident of this area for 45 yrs, be discouraged.



I would feel like I am being asked to move from a neighborhood that I love.

I am 73 and plan to live here for the remainder of my years. However, slowly, the neighborhood is changing - at times, without adequate consideration of the desires of the older residents who have made this area home for years.

If the project is granted its request, a few requests, please.

- ① That the project follow the guidelines already in place.
- ② That a 7 ft fence be installed along all sides of the property. (NOT front.)
- ③ That the trash bins be fully enclosed and located along the eastern boundary and as close as possible to Eagle - and as far as possible from the southern boundary.
- ④ That the front landscaping be as similar as possible to that of Oakmont. Oakmont is a wonderful example of a quality project.
- ⑤ That only the front be used for parking spaces.
- ⑥ That the back area be converted to a green area - without cars & car ports.



7-2-2020

- ⑦ That carports are not built on the property, at all.
- ⑧ That any parking area is screened from view by ample landscaping.

The reason I suggest Senior Housing (that is, apartments for people 55 and over - NOT an assisted living facility) is that this area ① has the senior center within a few blocks of this property. ② has a number of assisted living facilities within a short walk, such as Eskaton ③ and has the bus line on Engle Rd - for seniors who prefer to take the bus rather than drive.

Seniors in this area may prefer to move into a senior apartment complex because they want to stay in the area (close to family and friends) and they may not need, nor able to afford, an assisted living facility.

I know of no senior apartments in this area.

The back area, which can be converted into a green belt area with trees could also include a walking path for the seniors - like the one Oakmont has.

The powers that be have the right to decide as they wish, I know! However, please have compassion about our needs!!!

Sincerely,

Eileen Nolan
4820 Courtland 95608

ITEM 4 CPAC PUBLIC COMMENT 006

From: [Charlie S. Han](#)
To: [CPAC-Carmichael-OFF; Clerk of the Board Public Email](#)
Subject: Opposition of Local Development
Date: Friday, July 10, 2020 4:14:02 PM

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

My family and I strongly oppose the development proposal at 4748 Engle Road. It doesn't comply with our local NPA and it will cause the value of our neighborhood to deteriorate.

Thank you,

ITEM 4 CPAC PUBLIC COMMENT 007

From: [T.Shull](#)
To: [Clerk of the Board Public Email](#)
Subject: Opposition to Apartment Building 4648 Engle Rd Carmichael
Date: Thursday, July 9, 2020 1:39:23 PM

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

I'm a dues paying member of the Mission Oaks North Neighborhood Association and I am opposed to the development of 4648 Engle Rd in Carmichael into an apartment complex.

Timothy A. Shull
3518

ITEM 4 CPAC PUBLIC COMMENT 008

From: [Mary Hanson](#)
To: [Clerk of the Board Public Email](#)
Subject: PLN2019-00213-4748 Engle Road Office Building Conversion
Date: Tuesday, July 14, 2020 11:48:56 AM

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

My name is Mary Hanson and I own a home at 4400 Belcrest Way. There is a proposed plan to convert an office building one half mile away at 4748 Engle Road to low cost, month-to-month living units. The office building itself is an eyesore to the area of single family upper middle class homes in the areas west and north of the address. One block to the east of this address is a medical building which houses services for the homeless and drug and alcohol addicted people. Many live on the property at night and congregate there during the day.

The developers plan to do nothing to exterior of the building therefore there will be no enhancement of the property value. They intend to build out these small studio and one bedroom units and leave the exterior as is. To me, this is doing the minimal work necessary to get a return on their investment.

By allowing this project to go forward, I strongly feel that these living units which are about the size of a small hotel room will become places for the disadvantaged homeless and drug and alcohol dependent individuals to congregate...the term used in prior decades was "flophouse". Month to month rentals bring no pride of ownership or investment for the renters. I see a constant turnover of people bringing an unwanted and undesired element into our neighborhood and which is in violation of our Neighborhood Preservation Area.

I am asking the CPAC to reject this proposal. It is not fitting into the framework of our neighborhood and will cause a long term negative impact for our area.

Thank you,

Mary Hanson
4400 Belcrest Way
Sacramento, CA 95821

ITEM 4 CPAC PUBLIC COMMENT 009

From: [Mel Marvel](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2019 - 00213 4748 Engle Road Office Building Conversion
Date: Thursday, July 9, 2020 12:34:44 PM

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

Board Clerk,

Please forward my comments to the Carmichael/Old Foothill Farms CPAC for their July 15,2020 meeting.

RE: PLNP2019 - 00213 - 4748 Engle Road Office Building Conversion.

I strongly oppose this project as presented because it does not meet the primary purpose of the Mission Oaks Neighborhood Preservation Area Ordinance, which is ...”to preserve and protect the existing single family residential neighborhoods ... from further encroachment of commercial and institutional use...” And as stated in Article III of the Articles of Incorporation of the Mission Oaks North Neighborhood Association, “The specific purpose of this corporation is to further the common good and general welfare of the residents of the Mission Oaks North community.”

Since the American River Hospital closed in 2002, Sacramento County has approved two use permits for other properties zoned Business and Professional in this area. The first of these was to allow the construction of sixty single family residences on the old hospital property. The second of these was to construct Oakmont of Carmichael, a senior living facility at 4717 Engle Road. Both of these projects significantly enhanced the common good and general welfare of the surrounding single family residences. I believe the above project is not compatible with the previous two use permits and will not enhance surrounding single family residences but in all likelihood will have a negative impact on those properties.

Since I believe ownership of residences in the Mission Oaks North Neighborhood is preferable to renting, I would like the developer to consider converting the building to condominiums for sale instead of apartments for rent.

Please ask the developers: If this project is approved, do they intend to continue managing the proposed apartments or do they intend to sell the property after the apartments are completed.

Melvin Marvel
4316 Engle Road, Sacramento, CA 95821

ITEM 4 CPAC PUBLIC COMMENT 010

From: [Melvin Marvel](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2019 - 00213
Date: Thursday, July 9, 2020 12:19:03 PM
Attachments: [4748 Engle Road CPAC Ltr.pdf](#)

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

> Board Clerk:

>

> Please forward the attached letter to the members of the Carmichael/Old Foothill Farms CPAC for their July 15, 2020 meeting.

>

moaksna@gmail.com



MISSION OAKS
NORTH
NEIGHBORHOOD
ASSOCIATION

July 9, 2020

RE: PLNP2019 - 00213 - 4748 Engle Road Office Building Conversion.

The Board of Directors of Mission Oaks North Neighborhood Association unanimously endorse this letter for distribution to the Carmichael/Old Foothill Farms Community Planning Advisory Council.

***** ATTENTION NEIGHBORS *****
ACTION REQUEST
CONCERNING : PLNP2019-00213
4748 Engle Rd Office Building Conversion to Apartments

I strongly urge you to reject this development plan. The Developer's Proposal is to do a minimum cost conversion of the office building and turn it into low cost rental units. The apartment building would consist of studio and 1 bedroom apartments, between 460-750 sqft, smaller than an average hotel room, and they would be rented on a month to month lease. There is no plan to upgrade, remodel or modernize the outward appearance of the building, no plan to add features that would enhance the overall value of the property. In my opinion, it will be a detrimental project to the property values of homes in the vicinity. I can foresee a high turnover rate of short term tenants cycling through this basic, no-frill apartment complex. The developers are essentially, "flipping this property", trying to maximize a quick profit for the least cost, and leaving us with a long term low rent apartment complex that is not at all appropriate for our neighborhood and a clear violation of our NPA. This project will have a detrimental, downward effect on the surrounding neighborhood for years and years to come. Because this directly violates the Neighborhood Preservation Area that is intended to protect and preserve the existing single family residential character of our neighborhood, I strongly urge you to reject this development !!!

It is Time to Act ! We Need Emails sent to the Carmichael Community Planning Advisory Council (CPAC) asking them to reject this project. The more emails, the better !! The next meeting is Wednesday, July 15. Please help save our neighborhood from this disastrous apartment project. Do Not Delay, Our Voices Must Be Heard !!!

Send your email to:

boardclerk@saccounty.net

include your name and the project # PLNP2019 - 00213 - 4748 Engle Road Office Building Conversion.

Thank You for your time and efforts !!

Sincerely,

Your Neighbor and President of MONNA, Cathy Cook

ITEM 4 CPAC PUBLIC COMMENT 011

From: [Lynette Rau](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2019-00213
Date: Friday, July 10, 2020 7:41:52 AM

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

I vote to reject the "subject" development for 4748 Engle Road Office Building Conversion. This is a detrimental plan for our area. SMALL low rent apartment conversions which will be rented on a month to month basis will only add to the crime and vandalism rate that we already have in the area. I vote NO.

Lynette Rau
4419 Rio Tinto Avenue
Sacramento, CA 95821

ITEM 4 CPAC PUBLIC COMMENT 012

From: [Roger & Lynette Rau](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2019-00213
Date: Friday, July 10, 2020 7:37:19 AM

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

I vote to reject the "subject" development plan for 4748 Engle Road Office Building Conversion. Construction will be a detriment to the area. Low rent conversions will add to the crime and vandalism in the area.

Roger Rau
4419 Rio Tinto Avenue
Sacramento, CA 95821

ITEM 4 CPAC PUBLIC COMMENT 013

From: [DL Hanson](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2019-00213-4748EngleRd.
Date: Thursday, July 9, 2020 12:09:38 PM

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

My neighborhood Association has my support to oppose the apartment project at 4748 Engle Rd.

I have personally visited the proposed site and am appalled that anyone would consider converting this building into 20 single, apartments. I consider the area of the building to be rather blighted and thus not the neighborhood feeling we want for our neighbors - lack of stores, jobs, limited bus service, near a psychiatric center and two, two medically related buildings and two skilled nursing facilities.

Additionally, Arden Arcade already has a high number of rental apartments; we don't need anymore. Arden Arcade needs an increase in home ownership.

Please stop the proposed changes to 4748 Engle Rd.

Sincerely,
Diane Hanson, Owner
3901 Whiznan St.
916.708.5202

PLEASE SHARE !!! Your Executive Board has voted to OPPOSE the Apartment Project at 4748 Engle Rd. We determined that it is a clear violation of our NPA and it would have detrimental effects to our neighborhood for years and years to come. NOW WE NEED YOU !!! Please write a short letter stating you oppose the project !!! This is URGENT!!!

email: boardclerk@saccounty.net

Include your name and
Project # PLNP2019-00213-4748EngleRd

Sent from my iPad

ITEM 4 CPAC PUBLIC COMMENT 014

From: [Tina Baxter](#)
To: [Clerk of the Board Public Email](#)
Subject: Project # PLNP2019-00213-4748EngleRd
Date: Thursday, July 9, 2020 11:35:53 AM

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

Good morning,

I am writing to you today to oppose the above project noted above. This neighborhood is in transition and building apartments does not align with that trend. We have homes worth \$400,000 to over \$800,000! Please do not allow this to happen. My husband I do not approve of this project. We will definitely vote against anyone who approves.

Respectfully,
Tina and Brook Baxter
Tbaxter712@hotmail.com
916-416-1471

ITEM 4 CPAC PUBLIC COMMENT 015

From: [Randall Hoffman](#)
To: [Clerk of the Board Public Email](#)
Subject: Re: Carmichael/Old Foothill Farms CPAC
Date: Thursday, July 9, 2020 1:46:13 PM

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

>
> Dear Ms Gutierrez,
> I am writing this in regards to project #PLNP2019-00213 - 4748 Engle Road Office Building Conversion.
> As a member of this community I object to the conversion of this office building into low cost apartments.
> I believe it would have a detrimental effect to our neighborhood.
> Thank you,
> Joanne Hoffman
> 3918 Whiznan St

From: [Linda Donahoe Mercado](#)
To: [Clerk of the Board Public Email](#)
Subject: PLNP2019 -0213 - 4748 Engle Road Office Building Conversion
Date: Tuesday, July 14, 2020 7:55:45 PM

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

This is requesting that the above mentioned development project be rejected for these reasons:

1. It violates our Neighborhood Preservation Area
2. Since there are no plans to upgrade or modernize the outward appearance of the property, it will have a detrimental and downward financial effect on the surrounding neighborhood for years into the future.

Sincerely
Linda & Raul Mercado
Property owners on Terra Vista Way

Begin forwarded message:

From: DL Hanson <whiznan3901@msn.com>
Subject: Please review and take action
Date: July 9, 2020 at 12:27:21 PM PDT
To: "lynetterau@yahoo.com" <lynetterau@yahoo.com>, "mercado4@surewest.net" <mercado4@surewest.net>, "randall_hoffman@att.net" <randall_hoffman@att.net>, "jenniferjj2j@gmail.com" <jenniferjj2j@gmail.com>, "wilsondiane14@gmail.com" <wilsondiane14@gmail.com>, "askicat1@comcast.net" <askicat1@comcast.net>, "BarbTaubitz@gmail.com" <BarbTaubitz@gmail.com>, "bonnaroo60@gmail.com" <bonnaroo60@gmail.com>

This is MONNA's Official Letter to CPAC

From: [CATHY SPENCER](#)
To: [CPAC-Carmichael-OFF](#)
Subject: Re: 4748 Engle Rd. Project
Date: Tuesday, July 14, 2020 7:19:24 PM

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

RE: Project #PLNP2019-
0021304748
4748 Engle Rd Office Bldg
Conversion To Apartments

Dear Board Members,
I write you today about my concerns about the proposed project at 4748 Engle Rd in Carmichael.

My family and I are long term residents and homeowners within the area of Mission Oaks North Neighborhood Association. Our neighborhood has enjoyed great stability over the years in part because many residents have lived here for a good, long while. In our case, we've been in our home more than 33 years now and love the character of our area. Many of our neighbors have lived here longer than we have.

After finding out about this proposed project being located within our NPA (Neighborhood Preservation Area), I can see several reasons to oppose it.

Our neighborhood is comprised primarily of families and retired people. It's a quiet, lovely area with a neighborly feel to it. Many of our neighbors have known each other very well for many years and we do enjoy the fact that it's our little slice of "America as it used to be."

There have been several spans of time over the years that for whatever reason, have brought significant numbers of transients through our area. The fact is that Gibbons Park is close by and serves as a real magnet for these people. Drug dealing and crime in general increases at these times. Along with that, Mission Oaks Park District has been inundated with the neighbors' complaints about the criminal activity increasing and because of that, have been forced to remove much of the Park's greenery behind which, squatters would set up camp to live and dispose of their litter by leaving piles of needles, garbage etc. Law enforcement was summoned regularly. It's a situation that our neighbors and I are very concerned about because we would like to see our property values remain strong and our community safe.

With the proposed project on Engle, we will be inundated with transients and our crime rate would increase to unreasonable and unsafe levels. We must retain the character of our neighborhood and the proposed project would be in direct violation of our long-established NPA.

We urge you to fully REJECT the project as is because of the detrimental impact it will have on our area. Personal safety for us is extremely important and with many folks regularly walking for exercise, I fear that concerns over personal safety would see much fewer people enjoying our area in that fashion.

The developers seem to want to flip the property at the lowest cost and without giving any consideration of the very negative impact it would have on the nearby residents.

Please REJECT this project as it stands.

Thank you,
Cathy Spencer
4921 Gibbons Drive
Carmichael, CA 95608

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

From: [Lincoln Spencer](#)
To: [CPAC-Carmichael-OFF](#)
Date: Tuesday, July 14, 2020 9:57:27 PM

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

I am writing to voice my opposition to the proposed project at 4748 Engle Road, project# PLNP2019-0021304748.

It is my understanding that this project proposes to convert an existing office building into studio and one bedroom apartments that will be rented on a month to month basis. It is hard to imagine a worse location for this type of project. It will adversely effect the surrounding neighborhoods in numerous ways and is certainly not the highest and best use of this property.

No county planning department would ever think this project would be a good fit for this neighborhood and additionally it violates many tenents of the Mission Oaks North Neighborhood Preservation Area.

I urge you to deny this project.

Thank you,

Lincoln Spencer
4921 Gibbons Drive
Carmichael

From: [Gutierrez, Kimber](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: PLN2019-00213-4748 Engle Road Office Building Conversion
Date: Wednesday, July 15, 2020 9:19:15 AM
Attachments: [image001.png](#)

For the Public Record.

Item 4 Carmichael CPAC

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529



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From: Mary Hanson <mhanson19@sbcglobal.net>
Sent: Wednesday, July 15, 2020 9:13 AM
To: Gutierrez, Kimber <GutierrezK@saccounty.net>
Subject: PLN2019-00213-4748 Engle Road Office Building Conversion

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

My name is Mary Hanson and I own a home at 4400 Belcrest Way. There is a proposed plan to convert an office building one half mile away at 4748 Engle Road to low cost, month-to-month living units. The office building itself is an eyesore to the area of single family upper middle class homes in the areas west and north of the address. One block to the east of this address is a medical building which houses services for the homeless and drug and alcohol addicted people. Many live on the property at night and congregate there during the day.

The developers plan to do nothing to exterior of the building therefore there will be no enhancement of the property value. They intend to build out these small studio and one bedroom units and leave the exterior as is. To me, this is doing the minimal work necessary to get a return on their investment.

By allowing this project to go forward, I strongly feel that these living units which are about the size of a small hotel room will become places for the disadvantaged homeless and drug and alcohol dependent individuals to congregate...the term used in prior decades was "flophouse". Month to month rentals bring no pride of ownership or investment for the renters. I see a constant turnover of people bringing an unwanted and undesired element into our neighborhood and which is in violation of our Neighborhood Preservation Area.

I am asking the CPAC to reject this proposal. It is not fitting into the framework of our neighborhood and will cause a long term negative impact for our area.

Thank you,

Mary Hanson
4400 Belcrest Way
Sacramento, CA 95821

From: [Gutierrez, Kimber](#)
To: [Clerk of the Board Public Email](#)
Subject: FW: Engle Rd Project please REJECT
Date: Wednesday, July 15, 2020 1:47:06 PM
Attachments: [image001.png](#)

For the public record. Item 4 Carmichael CPAC

Kind regards,

Kimber Gutierrez, Associate Planner
Office of Planning and Environmental Review
(916) 874-7529



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From: CATHY SPENCER <thespencers4@sbcglobal.net>
Sent: Wednesday, July 15, 2020 1:26 PM
To: Gutierrez, Kimber <GutierrezK@saccounty.net>
Subject: Engle Rd Project please REJECT

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

RE: Project #PLNP2019-
0021304748
4748 Engle Rd Office Bldg
Conversion To Apartments

Dear Board Members,

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After finding out about this proposed project being located within our NPA (Neighborhood Preservation Area), I can see several reasons to oppose it.

Our neighborhood is comprised primarily of families and retired people. It's a quiet, lovely area with a neighborly feel to it. Many of our neighbors have known each other very well for many years and we do enjoy the fact that it's our little slice of "America as it used to be."

There have been several spans of time over the years that for whatever reason, have brought significant numbers of transients through our area. The fact is that Gibbons Park is close by and serves as a real magnet for these people. Drug dealing and crime in general increases at these times. Along with that, Mission Oaks Park District has been inundated with the neighbors' complaints about the criminal activity increasing and because of that, have been forced to remove much of the Park's greenery behind which, squatters would set up camp to live and dispose of their litter by leaving piles of needles, garbage etc. Law enforcement was summoned regularly. It's a situation that our neighbors and I are very concerned about because we would like to see our property values remain strong and our community safe.

With the proposed project on Engle, we will be inundated with transients and our crime rate would increase to unreasonable and unsafe levels. We must retain the character of our neighborhood and the proposed project would be in direct violation of our long-established NPA.

We urge you to fully REJECT the project as is because of the detrimental impact it will have on our area. Personal safety for us is extremely important and with many folks regularly walking for exercise, I fear that concerns over personal safety would see much fewer people enjoying our area in that fashion.

The developers seem to want to flip the property at the lowest cost and without giving any consideration of the very negative impact it would have on the nearby residents.

Please REJECT this project as it stands.

Thank you,
Cathy Spencer
4921 Gibbons Drive
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