

## ITEM 2 CPAC PUBLIC COMMENT 001

**From:** [T.Shull](#)  
**To:** [Clerk of the Board Public Email](#)  
**Subject:** Agenda Item Number: PLNP2019-00213-4748 Engle Road Office Building Conversion  
**Date:** Saturday, June 13, 2020 8:39:41 PM

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

Please give Mission Oaks North Neighborhood Association (MONNA) a continuance on this project (Agenda Item Number: PLNP2019-00213-4748 Engle Road Office Building Conversion). It seems the project is trying to fly under the radar and get approved without sufficient public input. According to MONNA:

1. There was no Public Notice posted on the property
2. There was No Notification given to our Neighborhood Association
3. We are unable to access the planning documents online
4. We have not had an opportunity to review the project
5. The developer is asking for variances because apparently THE PROJECT DOES NOT COMPLY TO MONNA NPA

Thank you,

Timothy & Margaret Shull  
3518 Valwood Ct  
Sacramento, CA 95821

## ITEM 2 CPAC PUBLIC COMMENT 002

**From:** [Mary Hanson](#)  
**To:** [Clerk of the Board Public Email](#)  
**Subject:** Agenda Item PLBN2019-00213-4748 Engle Road Building Conversion  
**Date:** Sunday, June 14, 2020 6:30:10 PM

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

My name is Mary Hanson and I live and own a home at 4400 Belcrest Way, approximately 1/2 mile from this above mentioned property. I understand there will be a CPAC vote to approve a project for this property on June 17, 2020.

I tried to get information on the project but there was no public notice posted on the property. I then went to the internet and although it states there is a plan for a building with 20 apartments there, nothing would download??? This property lies within the Mission Oaks North Neighborhood Association (MONNA) so I called our President and she has received no notification of any improvements or changes to the property; hence our review of the property improvements has not taken place. I also understand the developer has asked for variances because the project does not comply to our NPA.

I find this to be somewhat troublesome as all projects are given to us for input prior to a CPAC vote and this one has not met any of the criteria above.

I am requesting a continuance on this agenda item due to the irregularities listed and request that the developer contact MONNA to present their project at our next general meeting.

## ITEM 2 CPAC PUBLIC COMMENT 003

**From:** [Mel Marvel](#)  
**To:** [Clerk of the Board Public Email](#)  
**Subject:** Agenda Item PLNP2019-00213 - 4748 Engle Road Office Building Conversion  
**Date:** Sunday, June 14, 2020 8:09:15 AM

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

To CPAC Board Members,

I am the treasurer of Mission Oaks North Neighborhood Association (MONNA), representing over 1500 homes in our neighborhood preservation area (NPA). I am asking you to vote for a continuance before you vote on this project because we have just learned about it and we have not had an opportunity to review the project in depth. There is No Public Notice posted on the Property, there was no notice to our Association, and it appears that the developer is requesting several variances that DO NOT COMPLY with our NPA.

Past precedent has been for the developer to contact MONNA and present their project at our general meeting or at the very least to our Board of Directors. Thus, neighbors have a chance to see the proposal, participate in discussion and then ask questions about the project before it is considered by the CPAC. This time has been very different; we can't attend the CPAC meeting and hear the presentation and then state our recommendations for changes or improvements. On behalf of MONNA, I would like the developer to contact us and set up a date to present the project to our association. We want to know specifically what variances are being requested and why. We would like our concerns to be heard before a final recommendation is voted on by the CPAC.

Thank you, for your consideration of my request,

Melvin Marvel, MONNA Treasurer

4316 Engle Road



## ITEM 2 CPAC PUBLIC COMMENT 004

**From:** [Catherine Cook](#)  
**To:** [Clerk of the Board Public Email](#)  
**Cc:** [Catherine Cook](#)  
**Subject:** Agenda Item PLNP2019-00213-44748 Engle Road Office Building Conversion  
**Date:** Saturday, June 13, 2020 7:01:04 PM

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

To CPAC Board Members,

I am President of Mission Oaks North Neighborhood Association (MONNA), representing over 1500 homes in our neighborhood preservation area (NPA). We are asking for a continuance before you vote on this project because we have just found out about it and we have not had an opportunity to review the project. There is No Public Notice on the Property, there was no notice to our Association, and it appears that the developer is requesting several variances that **DO NOT COMPLY** with our NPA.

Past precedent has been for the developer to contact MONNA and present their project in front of our general meeting. Neighbors have a chance to see the proposal, participate in discussion and then ask questions about the project. This time has been very different, we can't even attend the CPAC meeting and hear the presentation. On behalf of MONNA, we invite the developer to contact us and set up a date to present the project to the neighborhood. We want to specifically know what variances are being requested and why. We would like our concerns to be heard before a final recommendation is submitted by CPAC.

Thank You,

Catherine Cook, MONNA President

## ITEM 2 CPAC PUBLIC COMMENT 005

**From:** [STUART JERSKY](#)  
**To:** [Clerk of the Board Public Email](#)  
**Cc:** [Gutierrez, Kimber](#)  
**Subject:** Control number PLNP2019-00213 proposal for 4748 Engle Road Office Building Conversion  
**Date:** Wednesday, June 17, 2020 7:36:15 AM

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

To Wang Brothers Investments, LLC and all others:

This letter is in response to the proposed project at 4748 Engle Road to allow Multiple Family Residential Units Within The Business BP Zoning District.

My name is Barbara Berry and my husband Stuart Jersky and we live in a single story home at 4800 Engle Road.

We are the original owners of this home built in 1956 and are located next door to this property.

We are opposed to this plan for 4 reasons.

First-- the current property at 4748 Engle Road is primarily vacant with numerous office spaces and has been for a number of years. The property itself has not been maintained well. Fire extinguishers unused and not up to code. Landscaping has gone for the most part not maintained. There is a homeless population that has used the hallways for camping out, toilets and trash which has posed a threat to us as an invasion of our community and neighborhood. If the owners are to erect multiple family residential units will they follow the pattern of building and landscape neglect? This is a blight on our neighborhood and community.

Will these units be opened to Section 8 which will further add to blight and neglect in our established middle class neighborhood?

Second-These two story structures will take away our privacy with residents able to look over our fence into our backyard and subsequent property. We don't need this as we are semi-retired and live quietly.

Third- The noise and public nuisance caused by residents will severely impact our day to day living. Apartment dwellers are not controlled and unless there is 24/7 security on the premises (which may not help) we will be prone to increased threats of theft, vandalism and children running around with no supervision.

Fourth-This location is no place to build apartments as there is insufficient space for parking and access. Traffic which is already heavy on Engle Road will increase and we will have constant traffic in and out of the driveways making for a dangerous accident prone area. This opens up an opportunity for vehicles to be abandoned adding to blight and crime.

Please hear us out! We don't want this multi family residence next door to our property!

This is a quiet neighborhood and we want to keep it that way!

Thank you,

Concerned neighbors against this building,  
Barbara Berry and Stuart Jersky  
4800 Engle Road  
Carmichael, CA 95608

## ITEM 2 CPAC PUBLIC COMMENT 006

**From:** [Dick Doporto](#)  
**To:** [Clerk of the Board Public Email](#)  
**Cc:** [Cathy Cook/Fortner](#)  
**Subject:** Project at 4748 Engle Rd.  
**Date:** Sunday, June 14, 2020 1:01:34 PM

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

I am in agreement with Cathy Cook about delaying this project which does not comply with our NPA. Adequate notification to our board of MONNA and our ability to get input from our members living close to the project and those concerned with something that does not comply with our NPA would negate the area's residents to have input we can support or not support,

Denise Doporto

Former President of MONNA

Resident of area and co-founder of MONNA



## ITEM 2 CPAC PUBLIC COMMENT 007

**From:** [JH](#)  
**To:** [Clerk of the Board Public Email](#)  
**Subject:** Public Comment: Carmichael-Old Foothill Farms CPAC, June 17, 2020, Item PLNP2019-00213  
**Date:** Thursday, June 11, 2020 3:57:13 PM

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

Dear Board Members,

I'd like to make a comment opposing Item PLNP2019-00213. I urge the Board members to reject the proposed project to deviate from the Mission Oaks Neighborhood Preservation Area Development Standards.

Specifically, the proposed deviation will significantly reduce landscaped area and create ugly grey urban building. The project proposes far less landscaped area than the standards, and uses vague terms as "noncontinuous planters." For example, in lieu of "A Planter Or Landscaped Area At Least 25 Feet Wide," the project proposes meager "Five Foot Wide Noncontinuous Landscape Planter." The approval will result in at least 80% smaller landscaped area sparsely populated with far less vegetation than the standards call for.

Parking lot will also be covered by carports instead of trees, again adding to ugly urban structure with far less trees than the standards call for. There are also less than a single parking space per unit, which will cause vehicles to overflow into the streets.

Overall, the development plan calls for far less trees or landscaped areas, and will result in ugly urban structure. All of the proposed deviations are not out of necessity, but from sheer greed to reduce capital investment at the cost of neighborhood residents.

Board members, please take into consideration that such deviation will only create ugly urban dwellings, and reject the proposal.

Thank you,

Justin Hwang