

Cameron Park Community Services District  
2502 Country Club Drive  
Cameron Park, CA 95682



**Covenants, Conditions & Restrictions (CC&R) Committee**  
**Monday, May 4, 2020**  
**5:30 p.m.**

**TELECONFERENCE ZOOM MEETING**

<https://us02web.zoom.us/j/88687600504>

**Meeting ID: 886 8760 0504**

(Teleconference/Electronic Meeting Protocols are attached)

**Agenda**

Members: Chair Sidney Bazett (SB), Vice Chair Gerald Lillpop (GL), Bob Dutta (BD)  
Director Felicity Wood Carlson (FC), Director Holly Morrison (HM)  
Alternate Director Ellie Wooten

Staff: General Manager Jill Ritzman, CC&R Compliance Officer Kate Magoolaghan

**1. CALL TO ORDER**

**2. ROLL CALL**

*Public testimony will be received on each agenda item as it is called. Principal party on each side of an issue is allocated 10 minutes to speak, individual comments are limited to 3 minutes except with the consent of the Committee; individuals shall be allowed to speak on an item only once. Members of the audience are asked to volunteer their name before addressing the Committee. The Committee reserves the right to waive said rules by a majority vote.*

**3. APPROVAL OF AGENDA**

**4. APPROVAL OF CONFORMED AGENDA**

**5. OPEN FORUM**

*Members of the public may speak on any item not on the agenda that falls within the responsibilities of the Committee.*

## **COMMITTEE REVIEW/ACTION**

- 6. Temporary Variance Renewal Request -3248 Chasen, commercial vehicle parking (K. Magoolaghan)**  
Action: Review and Approve

## **7. MONTHLY STAFF REPORT**

### **7a. Open Violations**

- Initial Notices - 5
- Final Notices - 5
- Pre-Legal Notices –0
- Pending – 7
- Legal Cases – 1

### **7b. Architectural Review – March and April**

- Projects Reviewed – 35
- Approved – 34
- Denied – 1
- Held Over to May – 0

### **7c. Staff Update**

## **8. Items for June and Future CC&R Committee Agendas**

## **9. Items to take to the Board of Directors**

## **10. MATTERS TO AND FROM COMMITTEE MEMBERS**

## **11. ADJOURNMENT**



# Teleconference/Electronic Meeting Protocols

## Cameron Park Community Services District

(Effective April 2, 2020)

*WHEREAS, on March 4, 2020, Governor Newsome proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19; and*

*WHEREAS, March 17, 2020, Governor Newsome issued Executive Order N-29-20 suspending parts of the Brown Act that required in-person attendance of Board members and citizens at public meetings; and*

*WHEREAS, on March 19, 2020, Governor Newsome issued Executive Order N-33-20 directing most individuals to shelter at home or at their place of residence.*

*NOW, THEREFORE, the Cameron Park Community Services District will implement the following protocols for its Board and committee meetings.*

The guidance below provides useful information for accessing Cameron Park Community Services District (“District”) meetings remotely and establishing protocols for productive meetings.

### **BOARD AND COMMITTEE MEMBERS:**

- **Attendance.** Board and Committee Members should attend District meetings remotely from their homes, offices, or an alternative off-site location. As per the Governor’s updated Executive Order N-29-20, there is no longer a requirement to post agendas at or identify the address of these locations.
- **Agendas.** Agenda packages will be made available on the District’s website. They will also be sent by email to all Board and Committee Members. Note that under the circumstances, District staff may not be able to send paper packets.
- **Board and Committee Member Participation.** Meeting Chair(s) will recognize individual Board and Committee Members and unmute their device so that comments may be heard or will read comments if they are provided in writing only.

## **PUBLIC PARTICIPATION:**

- **Attendance.** The District’s office will remain closed to the public until further notice. Members of the public will be able to hear and/or see public meetings via phone, computer, or smart device. Information about how to observe the meeting is listed on the agenda of each meeting.
- **Agendas.** Agendas will be made available on the District’s website and to any members of the public who have a standing request, as provided for in the Brown Act.
- **Public Participation.** The public can observe and participate in a meeting as follows:
  - **How to Observe the Meeting:**
    - **Telephone:** Listen to the meeting live by calling Zoom at (669) 900-6833 or (346) 248 7799. Enter the Meeting ID# listed at the top of the applicable Board or Committee agenda followed by the pound (#) key. More phone numbers can be found on Zoom’s website at <https://us04web.zoom.us/j/9101760822> if the line is busy.
    - **Computer:** Watch the live streaming of the meeting from a computer by navigating to the link listed at the top of the applicable Board or Committee agenda using a computer with internet access that meets Zoom’s system requirements (<https://support.zoom.us/hc/en-us/articles/201362023-System-Requirements-for-PC-Mac-and-Linux>)
    - **Mobile:** Log in through the Zoom mobile app on a smartphone and enter the Meeting ID# listed at the top of the applicable Board or Committee agenda.
  - **How to Submit Public Comments:**
    - **Before the Meeting:** Please email your comments to [admin@cameronpark.org](mailto:admin@cameronpark.org), with “Public Comment” in the subject line. In the body of the email, include the agenda item number and title, as well as your comments. If you would like your comment to be read aloud at the meeting (not to exceed 3 minutes at staff’s cadence), prominently write “Read Aloud at Meeting” at the top of the email. Emails running longer than the time limit will not be finished. All comments received at least 2 hours prior to the meeting on the day the meeting will be held, will be included as an agenda supplement on the District’s website

under the relevant meeting date, and provided to the Directors/Committee Members at the meeting. Comments received after that time will be treated as contemporaneous comments.

- **Contemporaneous Comments:** During the meeting, the Board President/Committee Chair or designee will announce the opportunity to make public comments. If you would like to make a comment during this time, you may do so by clicking the “raise hand” button. You will be addressed and un-muted when it is your turn to speak (not to exceed the 3 minute public comment time limit).

#### **FOR ALL PARTICIPANTS:**

- **Get Connected:** Please download Zoom application for your device and familiarize yourself with how to utilize this tool. There is no cost for using the application.
- **Ensure Quiet.** All audience members will be muted during the meeting until they are addressed by the Board/Committee as their time to speak. Please make every effort to find a location with limited ambient noise. Please turn off the ringer on your phone and other notification sounds on your devices to reduce interruptions.

We anticipate that this process of moving to remote meetings will likely include some challenges. Please bear with us as we navigate this process.

Cameron Park Community Services District  
2502 Country Club Drive  
Cameron Park, CA 95682



**Covenants, Conditions & Restrictions (CC&R) Committee**  
**Monday, March 2, 2020**  
**5:30 p.m.**

**Cameron Park Community Services District**  
**2502 Country Club Drive, Cameron Park**

**Conformed Agenda**

Members: Chair Sidney Bazett (SB), Vice Chair Gerald Lillpop (GL), Bob Dutta (BD)  
Director Felicity Wood Carlson (FC), Director Holly Morrison (HM)  
Alternate Director Ellie Wooten

Staff: General Manager Jill Ritzman, CC&R Compliance Officer Kate Magoolaghan

1. **CALL TO ORDER** – 5:36pm
2. **ROLL CALL** – SB/BD/FC/HM (GL was absent)

*Public testimony will be received on each agenda item as it is called. Principal party on each side of an issue is allocated 10 minutes to speak, individual comments are limited to 3 minutes except with the consent of the Committee; individuals shall be allowed to speak on an item only once. Members of the audience are asked to volunteer their name before addressing the Committee. The Committee reserves the right to waive said rules by a majority vote.*

3. **APPROVAL OF AGENDA** - *Approved*
4. **APPROVAL OF CONFORMED AGENDA** - *Approved*
5. **OPEN FORUM**

*Members of the public may speak on any item not on the agenda that falls within the responsibilities of the Committee.*

**COMMITTEE REVIEW/ACTION**

6. **MONTHLY STAFF REPORT**

**Update on Previous Action Items:**

<b>Item #</b>	<b>Property Address</b>	<b>Unit</b>	<b>Parcel Number</b>	<b>Violation</b>	<b>CC&amp;R Violation Case #</b>	<b>Action</b>	<b>Outcome</b>
<b>6a.</b>	3115 Boeing Rd	Airpark Estates	083-162-006-000	Improperly Stored Materials	CCR19-1035	Legal Counsel has sent letter	Hold on further legal action while property owner works on removing items
<b>6b.</b>	3248 Chasen Dr	Eastwood Park Unit #1	070-410-021-000	Vehicle Parking	CCR19-1025	Temporary Variance currently in effect	Request for Temporary Variance renewal received
<b>6c.</b>	2740 Alhambra Drive	Cameron Park North Unit #7	083-072-028-000	Improperly Stored Vehicle	ARC19-1095	Consider eligibility for Temporary Variance	Property has been sold.
<b>6d.</b>	4165 Crazy Horse Rd	Cambridge Oaks Unit #3	119-274-019	1. Garbage and Refuse Disposal 2. Unmaintained Landscaping	CCR20-1001 CCR19-1032	Legal Counsel has sent letter	Progress has been made at the property.

**Items Requiring Action:**

<b>Item #</b>	<b>Property Address</b>	<b>Unit</b>	<b>Parcel Number</b>	<b>Violation</b>	<b>CC&amp;R Violation Case #</b>	<b>Recommended Action</b>
<b>6e.</b>	2695 Country Club Dr	Cameron Park North Unit #2	082-221-003-000	1. Inappropriately Stored Materials 2. Vehicle Parking and Storage	CCR19-1043	More to Pre-Legal

- *Motion to move 2695 Country Club Drive to Pre-Legal status.*

*FC/BD – Motion Passed*

*Ayes – SB, FC, HM, BD*

*Noes – 0*

*Absent – GL*

*Abstain – 0*

#### **6d. Open Violations**

- Initial Notices - 8
- Final Notices - 9
- Pre-Legal Notices – 1 (Limited Legal)
- Pending – 6
- Legal Cases – 1

#### **6e. Architectural Review - February**

- Projects Reviewed – 17
- Approved – 17
- Denied – 0
- Held Over to March – 0

#### **6f. Staff Update**

#### **7. Items for April and Future CC&R Committee Agendas**

#### **8. Items to take to the Board of Directors**

#### **9. MATTERS TO AND FROM COMMITTEE MEMBERS**

#### **10. ADJOURNMENT – 6:40pm**





## Agenda Transmittal

**DATE:** May 4, 2020

**FROM:** Kate Magoolaghan, CC&R Compliance Officer

**AGENDA ITEM #6:** **TEMPORARY VARIANCE RENEWAL REQUEST – 3248 CHASEN DR  
COMMERCIAL VEHICLE PARKING**

**RECOMMENDED ACTION: REVIEW AND APPROVE**

### INTRODUCTION

On April 8, 2019 the property owner of 3248 Chasen Drive was granted a Temporary CC&R Violation Variance Due to Hardship for a period of 12 months to allow his commercial vehicle to be parked within the subdivision with certain restrictions. The property owner has submitted a request to renew the variance for an additional 12 months.

### DISCUSSION

The subject property is located within the Eastwood Park Unit #5 subdivision which prohibits parking commercial vehicles per CC&R clause #3.04B. The property owner appealed to the CC&R Committee for a Temporary Variance Due to Hardship based on the need to have his truck for his produce business. At the March 4, 2019 meeting, the CC&R Committee reviewed and approved the property owner's request for a Temporary Variance pending written support of the variance by 66.7% of the neighbors in close proximity. The owner was able to obtain those signatures. The current terms of the variance are as follows:

- This variance shall apply exclusively to the following vehicles;
  - 2007 GMC Cargo Van License Plate #77202M1
  - 2003 Ford E350SD License Plate #7G31710
  - 2003 Chevy G31, License Plate #7F15023
- Only one of the aforementioned vehicles will be parked at any given time.

- The vehicle will be parked in front of the owner's property.
- The vehicle will be parked in accordance with all applicable laws.
- The vehicle will be parked for no more than 4 days in any 7 day period.
- The vehicle may be parked between the hours of 2:00 PM and 6:00 AM.
- In the event that the property is sold this temporary variance will be terminated on the day the current owner vacates the property.

The property owner has requested to renew the variance for an additional 12 month period. The owner is not required to obtain signatures for the renewal; however, staff mailed a letter to the neighbors in close proximity of the property informing them of the Variance Renewal Request, and inviting any comments or concerns. Staff will report any feedback received to the committee at the meeting on May 4, 2020.

## **CONCLUSION**

Parking of a commercial vehicle in the Eastwood Park Unit #5 subdivision is a violation of the CC&Rs. The Committee may review and approve the renewal of the Temporary Variance Due to Hardship for an additional 12 months. If the Committee does not approve the Variance renewal, enforcement action will resume.

## CC&R Violation Manager Case Detail Report

Case #	Status	Violation(s)	Street #	Street Name	Street Type	Subdivision
CCR19-1035	Referred to Legal *Pending	Airpark Estates - Improperly stored Materials - Open	3115	BOEING	Rd	AIR PARK EST AM
CCR19-1068	Final Notice Sent	Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3056	CAMEROSA	Cir	BAR J RANCH #1
CCR19-1036	Final Notice Sent	Bar J Ranch Unit 2 - Unmaintained Landscaping - Open Bar J Ranch Unit 2 - Unmaintained Lot - Open	2349	EL MESITA	Ct	BAR J RANCH #2
CCR19-1043	Final Notice Sent	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2695	COUNTRY CLUB	Dr	CAMERON PK N 2
CCR20-1000	Final Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open	3154	OAKWOOD	Rd	CAMERON PK N 3
CCR19-1086	Final Notice Sent	Cameron Park North Unit No. 3 - Improperly Stored Materials - Open	3559	KIMBERLY	Rd	CAMERON PK N 3
CCR19-1083	Initial Notice Sent	Air Park Estates - Commercial Vehicle Parking - Open	3182	FAIRWAY	Dr	AIR PARK EST AM
CCR19-1069	Initial Notice Sent	Bar J Ranch Unit 1 - Unmaintained Landscaping - Open	3025	CAMEROSA	Cir	BAR J RANCH #1
CCR20-1010	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2879	COUNTRY CLUB	Dr	CAMERON PK N 2

Item #7A

CCR19-1072	Initial Notice Sent	Cameron Park North Unit No. 2 - Improperly Stored Materials - Open	2825	WENTWORTH	Rd	CAMERON PK N 2
CCR19-1109	Initial Notice Sent	Eastwood Park Unit #2 - Clause 3.10 Trash - Open	3429	RABEN	Way	EASTWOOD PARK #2
CCR19-1102	Pending	Air Park Estates - Architectural Committee approval required - Open	3181	WESTERN	Dr	AIR PARK EST AM
CCR19-1067	Pending	Bar J Ranch Unit 1 - Vehicle Restrictions - Open	3010	CAMEROSA	Cir	BAR J RANCH #1
CCR19-1107	Pending	Bar J Ranch Unit 9 - Vehicle Parking - Open	4291	GAILEY	Cir	BAR J RANCH #9
CCR20-1002	Pending	Cameron Park North Unit No. 2 - Vehicle Parking and Storage - Open	3065	COUNTRY CLUB	Dr	CAMERON PK N 2
CCR19-1022	Pending	Cameron Woods Unit No. 1 - Maintenance of Community Aesthetics - Open Cameron Woods Unit No. 1 - Offensive Conduct and Nuisances - Open	3322	FLAME	Ct	CAMERON WOODS #1
CCR20-1008	Pending	Deer Creek Estates Unit 1 - Vehicles - Open	3000	OAKLEAF	Dr	DEER CRK EST 1
CCR19-1094	Pending	Eastwood Park Unit 1 - Vehicle Parking - Open Eastwood Park Unit 1 - Vehicle Parking - Open	3240	VELD	Way	EASTWOOD PARK #1