Architectural Review Committee Meeting

Tuesday, December 1, 2026
8:30am

Cameron Park Community Center – Social Room
2502 Country Club Drive
Cameron Park, CA 95682

Agenda

Members: Chair Jeff Heuerman (JH), Kathi Markan (KM),
Melody Tehrani (MT)
Alternate: Sidney Bazett (SB), Board Member

Staff: CC&R Compliance Officer, Jim Mog

CALL TO ORDER

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.

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- ARC Committee Regular Meeting – November 17th, 2026

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

DEPARTMENT MATTERS

COMMITTEE REVIEW/ACTION

Items Requiring Action – Review and Provide Decision

1. **New Business**

Item #	Property Address	Unit	APN	Project
1a.	2947 Cambridge Rd.	Deer Creek Estates 1	116-055-004	Deck
1b.	4729 Thoreau Dr.	Cambridge Oaks #1	119-294-009	Landscape Project
1c.	3249 Wilkinson Rd.	Viewpoint	116-405-002	Deck
1d.	3098 Oakwood Rd.	Cameron Park N 3	082-322-015	New Home Consruction

ADMINISTRATIVE APPROVALS

2. **Review and Support Staff's Approvals**

   - Staff Approved Roofs – (5) Five
     2745 Cambridge Rd., 3340 Sage Dr., 3375 Braniff Ct., 4831 Castana Dr., 3611 Cambridge Rd.

   - Staff Approved Solar - (0) None

   - Staff Approved Oak Trees Removals - (1) One
     3767 Fairway Dr.

3. **Items for Future Architectural Review Committee Agendas**

4. **Items to take to the CC&R Committee**

MATTERS TO AND FROM COMMITTEE MEMBERS AND STAFF

ADJOURNMENT

- Next Regularly Scheduled Meeting: December 15th, 2026

Architectural Review Committee Meeting

Tuesday, November 17, 2026
8:30am

Cameron Park Community Center – Social Room
2502 Country Club Drive
Cameron Park, CA 95682

Minutes

Members: Chair Jeff Heuerman (JH), Kathi Markan (KM),
Melody Tehrani (MT)
Alternate: Sidney Bazett (SB), Board Member

Staff: CC&R Compliance Officer, Jim Mog

CALL TO ORDER – *8:30 AM*

ROLL CALL - *JH/MT – Staff - JM*

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.

APPROVAL OF AGENDA - *Approved*

APPROVAL OF MINUTES - *Approved*

- ARC Committee Regular Meeting – November 3rd, 2026

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

- *2884 Holly Hills Ln. Attended the meeting to discuss designs for an expanded garage in comparison to the CC&Rs. The current residence was built in 1983 and approved by the county with only a 20' setback. The CPK #2 CC&R requires a 30' setback. The committee felt this concept idea should go before the CC&R committee as an appeal to the originally denied ARC application for an appeal review.*

DEPARTMENT MATTERS

COMMITTEE REVIEW/ACTION

Items Requiring Action – Review and Provide Decision

1. **New Business**

Item #	Property Address	Unit	APN	Project	Status
1a.	3597 Fairway Dr.	Cameron Park N. 1	082-082-010	Retaining/Diversion Wall	*Approved*
1b.	3287 Veld Way	Eastwood Park #1	070-331-004	Deck Replacement	*Approved*

ADMINISTRATIVE APPROVALS

2. **Review and Support Staff's Approvals**

   - Staff Approved Roofs – (7) Seven
     3130 Royal Dr., 3137 Cambridge Ct., 3283 Cessna Dr., 3400 Covello Cir., 3542 Montclair Rd., 3545 Montclair Rd., 3551 Montclair Rd.,
   - Staff Approved Solar - (0) None
   - Staff Approved Oak Trees Removals - (0) None

3. **Items for Future Architectural Review Committee Agendas** - *None*

4. **Items to take to the CC&R Committee** - *None*

MATTERS TO AND FROM COMMITTEE MEMBERS AND STAFF – *JH & MT scheduled to be in attendance for 12.1.26. KM to be out for several weeks.*

ADJOURNMENT – *9:24 AM*

- Next Regularly Scheduled Meeting: December 1st, 2026

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Niki Garrison
Board Clerk

Chair J. Heuerman or Vice Chair K Markan