



Architectural Review Committee Meeting

Tuesday, December 9, 2025

8:30am

Cameron Park Community Center – Social Room

2502 Country Club Drive

Cameron Park, CA 95682

Agenda

Members: Chair - Open, Vice Chair - Jeff Heuerman (JH), Kathi Markan (KM)

Alternate: Sidney Bazett (SB) Board Member, Shayan Khales (SK)

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 Meeting – November 25, 2025

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.	3583 Fairway Dr.	Cameron Park N. 1	082-082-008	New Home Construction and Detached Additional Dwelling Unit
1b.	4231 Crazy Horse Dr.	Cambridge Oaks #2	119.301.010	Swimming Pool
1c.	3240 Country Club Dr.	Cameron Park N. #1	082-024-005	Additional Dwelling Unit

ADMINISTRATIVE APPROVALS

2. Review and Support Staff's Approvals

- Staff Approved Roofs – (6) Six:
3375 Braniff Ct., 3502 Chelsea Rd., 3591 Cambridge Rd., 4610 Castana Dr., 3471 Cambridge Rd., 3881 Rustic Rd.
- Staff Approved Solar - (0) None
- Staff Approved Oak Trees Removals - (0) None

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



Architectural Review Committee Meeting

Tuesday, November 25, 2025

8:30am

Cameron Park Community Center – Social Room

2502 Country Club Drive

Cameron Park, CA 95682

Minutes

Members: Chair - Open, Vice Chair - Jeff Heuerman (JH), Kathi Markan (KM)

Alternate: Sidney Bazett (SB) Board Member, Shayan Khales (SK)

Staff: CC&R Compliance Officer, Jim Mog

CALL TO ORDER – 8:39am

ROLL CALL – SK/SB/ - Staff JM (JH/KM 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.

APPROVAL OF AGENDA - Approved

APPROVAL OF MINUTES - Approved

- ARC Committee Meeting – November 12, 2025

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	Status
1a.	3380 Braniff Ct.	Air Park Estates	083.243.011	Swimming Pool & Sports Court	<i>Approved</i>
1b.	3143 Royal Dr.	Cameron Park N. 2	082-192-001	Deck	<i>Approved</i>

ADMINISTRATIVE APPROVALS

2. Review and Support Staff's Approvals

- Staff Approved Roofs – (5) Five:
(3745 Sheridan Rd., 3697 Merrywood Ln., 3160 Parkdale Ln., 3278 Country Club Dr., 3821 Knollwood Dr.)
- Staff Approved Solar - (0) None:
- Staff Approved Oak Trees Removals - (1) One
(3848 Hillsborough Rd.)

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 - None

ADJOURNMENT – 8:57am

J. Mog
CC&R Compliance Officer

J. Heuerman or K. Markan
Chair or Vice Chair