

Neighbors fight Hackberry project

Another apartment complex is too many in area, they say.

By Bill Lindelof
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Unhappy with the prospect of more rental units along Hackberry Lane, a group of homeowners is appealing the approval of a 56-unit apartment complex.

The Sacramento-Carmichael Homeowners Alliance was recently formed to oppose an apartment project called Oaks at Hack-

berry.

The project is proposed for an oak-studded, 3-acre parcel where a single-family home now stands. Large trees and open land surround the residence.

Much of the remainder of the neighborhood is built out with condominiums, single-family homes and apartment houses.

"Some of us have lived here a long time, and we are all very upset about this," said John Rogers, president of the homeowners alliance.

Representatives of the developer, North-

west Land Company Inc., did not return telephone calls seeking comment.

Rogers said it is unfair to add more apartments to the neighborhood near Garfield and Madison avenues because, he claims, multifamily development brings more traffic, noise, bright lights and lower property values.

Once word spread in November of the impending infill project, neighbors, who include doctors, a dentist, an engineer and a lawyer, began looking into how to stop it.

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At a mid-December meeting, according to the group's Web site, neighbors divided tasks such as researching possible flood and crime problems, demanding that the county map and count the site's trees and undertaking a traffic study.

The group created the Web site, collected donations for a defense and hired an attorney.

The ultimate goal was to stop the project.

However, a Dec. 28 letter informed the neighbors that the project had been approved by the Sacramento County Planning Department.

The site for many years has been zoned for multifamily development – consistent with an apartment complex.

The project is also compatible with the general and community plans.

When that occurs, the only appeal of the planning director's decision is to the county Board of Zoning. Neighbors have raised \$1,157 to appeal to the zoning board on Monday, Rogers said.

The neighborhood group will ask the zoning board to order some mitigating factors, Rogers said.

The group would like lower

density, sufficient parking on site, development of the property as a gated community, condominiums for sale instead of apartments for rent, drainage plans submitted to the county and proper grading to preserve trees, he said.

Rogers noted the Carmichael Community Planning Advisory Council recommended denying the plan. He said 100 people from the neighborhood attended the meeting.

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