

1885 Claremont, Carmichael

Project Description

January 28, 2015

The proposed project is a remodel and an expansion of an existing home located along the north bank of the American River in Carmichael. The size of the existing home is 2,845 sf. The expansion adds 1,423 sf for a new total of 4,268 sf.

The expansion increases the sizes of some of the existing rooms such as the kitchen (by adding space from the existing family room) as well as repurposes some of them (such as converting the remaining family room space to a study). In addition a playroom, half bath and three car garage are added. The three car garage is 1,120 sf, which is in addition to the 4,268 sf home.

The Conditional Use Permit (CUP) is required because the existing deck and a small portion of the existing house are within the required 60' set back from the bluff edge and the value of the remodel/expansion exceeds the County threshold for which a remodel triggers a CUP.

The majority of the architectural elevation changes as a result of the expansion is confined to the northwest elevation and cannot be seen from the river. A photo-simulation graphic is included to provide a visual representation of the proposed southeast elevation (river view) changes in comparison to the existing home, which are further described as follows:

- plate height is raised from 8' to 10' to facilitate greater interior volume
- a tower structure is built at the front entry, the peak of which extends above the roof line (but is entirely obscured by existing river front oak trees)
- the roof line in the great room is modified in a manner that reduces the drama of the existing design.

The existing trees will remain in place subject to the letter from Willie Carroll noting potential drought related disease in some trees in the yard not facing the river. Further investigation is underway. The existing pool will remain in place. The gunite wall along the river bluff will remain in place as its removal would not only compromise the structural integrity of the remaining wall but also subject this property and immediately adjacent properties to catastrophic erosion risk (refer to the attached letter from Neil O. Anderson and Associates dated January 12, 2015).