


COUNTY OF SACRAMENTO

Department of Regional Parks

Inter-Department Correspondence

February 11, 2015

To: **Jeff Leatherman**
Director
Department of Regional Parks

From: **Jim Schubert** 
Consulting Plan Reviewer
Department of Regional Parks

Subject: **Development Plan Review and Presentation to ARPAC**
ADDRESS: 1885 Claremont, Carmichael
APN:283-0280-044

Although a formal development application has not been submitted by the owner/applicant of this parcel, at the request of the Community Development Department, Regional Parks staff has reviewed the preliminary plans and supporting exhibits for the above referenced project. This preliminary review is to determine compliance with the Parkway Combining Zone (PC) as per Sacramento County Zoning Code, Chapter 35.

In brief, staff has noted that the neither the current house footprint, nor the proposed remodel/expansion footprint, comply with the PC requirements of a 60 foot erosion zone setback from the bluff edge. Therefore Regional Parks staff recommends that the proposal for remodel/expansion be re-designed to bring it into compliance. Staff also notes that the proposal represents a concerted effort to minimize "visual intrusion" as described by the objectives of the PC.

The owner/applicant is aware of the existing non-compliance and is considering applying for a Conditional Use Permit to formalize the remodel/expansion proposal and obtain a variance of the PC requirements. To this end, the owner/applicant has requested that an informational "workshop" item be presented to the American River Parkway Advisory Committee (ARPAC) at the February 20, 2015 ARPAC meeting. Further details of the proposed project will be presented to the ARPAC by the owner/applicant, or their architect., describing the various components of Geotechnical study, structure size, placement and materials, and landscaping. Photo-simulations of the projected views from the American River Parkway will also be presented.

The ARPAC will have the opportunity to review and comment on the proposal, however no approval action is required because this is a preliminary review prior to a formal CUP application, if the owner/applicant continues to do so.

For your reference, attached are several exhibits that describe location and scope of the proposal. Additional exhibits and description will be provided during the presentation

Cc: Surinder Singh, Community Development Department