

COUNTY OF SACRAMENTO

Department of Regional Parks

Inter-Department Correspondence

October 15, 2014

To: **Thomas Vogt**, Lead Planner
Planning Department and Development Department

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

Subject: **Development Plan Review**
Gordon Residence on Parkway
APPLICATION CONTROL NUMBER: PLNP2014-PSS-00147
APN: 273-0400-003
ADDRESS: 6608 Palm Drive, Carmichael

Staff has reviewed the above referenced project to determine compliance with the Parkway combining Zone as per Sacramento County Zoning Code, Chapter 35.

Parkway Combining (PC) Zone – Purpose: The (PC) zone contains several goals (purposes). There are contained in Zoning Code Section 235-30:

- Preserve and enhance the American River and its immediate environment consistent with the goals and policies of the American River Parkway Plan, and the Sacramento County General Plan.
- Ensure, to the extent possible, the compatibility of land uses within the American River Parkway and land adjacent to the Parkway for their mutual benefit.
- Ensure that development with access or adjacent to the American River Parkway is designed to reduce as much as possible visible intrusion into the Parkway and to complement the naturalistic amenities of the Parkway.
- Provide flexibility in development requirements such as setback, height, bulk and landscaping applicable to parcels of property subject to the regulations of the (PC) Parkway corridor zone.
- Ensure that bluff development, including related storm runoff, foot traffic, site preparation, construction activity, irrigation and other activities and facilities accompanying such development, does not create or contribute significantly to problems of erosion or geologic instability on the site or on surrounding areas.

- Ensure that bluff development is sited and designed to assure stability and structural integrity for its expected economic lifespan while minimizing alteration of natural landform features.
- Ensure that development within the American River Parkway Corridor zone occurs in a manner that maintains a safe environment for homes and other improvements, and protects the aesthetic and environmental quality of the Parkway.

Project Description: This project proposes a new two story residence of 4,075 square feet on a 1.1 acre lot. It is noted that the lot occurs on parcel 3 of four approved lots in the Oat Hill Tentative Parcel Map. One home has already been built on Parcel 1. Upon build-out of new homes on adjacent parcel 2 and parcel 4, this home will essentially be “sandwiched” between those adjacent homes, so the direct views from the east and west will eventually be muted by those new homes in the future. One existing home (parcel 1) and one future home (parcel 2) are on an approved lots between this parcel 3 and the Effie Yeaw Nature Center. Those homes will be buffered and screened from the Nature Center by a native landscape easement setback area.

This parcel 3 site occurs on a gently sloped hillside north of the Ancil Hoffman Park recreation area. The site is approximately 400 feet to the northwest of the Effie Yeaw Nature Center. The south facing view is approximately 330 feet from the Ancil Hoffman Park boundary. To the east, the project is approximately 1800 feet from the river’s edge and 2250 feet from the American River Bike Trail separated by oak tree woodland. To the west are views from the existing homes and streets, which will be muted once a new home is constructed on Parcel 4.

The proposed structure is located behind of the minimum setback required from the landward toe of the existing bluff edge. The height of the structure is 29’-7” from finished grade and partially sits on an additional fill of 5 feet making the combined height 35’. This is within the parameters of the PC zone.

Exterior construction will be of typical stucco wall faces and concrete tile roofing with minor use of Faux-stone foundation rock that will occur on the north side. The architectural style and building form is not out of character with other approved homes built in the surrounding area. Using earth-tone colors and materials are required on the exterior of the house, which is of an acceptable shape and height. The new structure will be screened and buffered by an existing grove of native oak trees while traveling on the existing park access road which connects with San Lorenzo Drive. While the additional visual intrusion onto the American River Parkway is minimal, the south facing view as seen from the Ancil Hoffman Park recreation area will also be screened and buffered by the existing grove of native oak trees.

The proposed entry and parking occurs on the north side of the home and will not be visible from the Parkway.

Gordon Residence on Parkway

APPLICATION CONTROL NUMBER: PLNP2014-PSS-00147

APN: 273-0400-003

October 15, 2014

Page 2

Conclusion: This request appears consistent with the American River Parkway Plan policies and Combining Zone purposes. A Use Permit is not required for this project, as the applicant is building within the approved parcel map and meets setback requirements. There is no erosion zone for this parcel. The final hearing body for this project is Planning Department staff.

Staff has elected to bring all Combining Zone projects before the Parks and Recreation Commission, when historically projects of this type would have only been subject to staff level review. This change in process is an outcome of the Commission's support of the concept of a future building moratorium on the Parkway.

The staff recommendations are based upon the following considerations:

- The applicant's request is consistent with the American River Parkway Plan (an element of the County General Plan) policy 5.7 which states: "structures that are in the Parkway or are visible from the Parkway shall be of a design, color, texture, and scale that minimizes adverse visual intrusion into the Parkway". Applicant will provide color boards for approval.
- The applicant's request is consistent with the (PC) Parkway Corridor Combining Zone goal to "ensure that development with access within and adjacent to the American River Parkway is designed to reduce as much as possible visible intrusion into the Parkway and to compliment the naturalistic amenities of the Parkway"
- Development as proposed is consistent with the (PC) Parkway Corridor Combining Zone's Authorized Uses. There is no Erosion Zone associated with this parcel and the home will be located behind the 20-foot rear yard setback that is adjacent to the Parkway (Zoning Code Section 235-33 (c)).
- Development as proposed by the applicant is consistent with the (PC) Parkway Corridor Combining Zone's Development Standards, as the project will be screened by both existing vegetation and additional plantings of locally native trees and shrubs to minimize the visual impact of the dwelling or structure from the Parkway, and the structures will be finished in earthtones (Zoning Code Section 235-36 (b)).
- Staff has identified no effects from the proposal that would result in a significant detrimental impact on the Parkway if the limitations and conditions, as recommended by staff, are adopted.

Site Visit: Staff met the project applicant at the site on October 14, 2014. Betsy Weiland and Leigh Rutledge, ARPAC members, also attended this site visit.

Gordon Residence on Parkway

APPLICATION CONTROL NUMBER: PLNP2014-PSS-00147

APN: 273-0400-003

October 15, 2014

Page 2

American River Parkway Advisory Committee: The American River Parkway Advisory Committee (ARPAC) will meet on October 17, 2014 to review this project.

Conditions of Approval: Regional Parks staff recommends the following conditions, contingent upon Recreation and Parks Commission concurrence and approval,

1. Applicant shall not make any changes to the proposed exterior earth-tone colors and materials of the structures without prior notice to and approval by Regional Parks.
2. Applicant shall not make any changes to the proposed footprint of the structures, or set-backs that encroach into the erosion zone, without prior notice to and approval by Regional Parks.
3. To avoid erosion and contamination, the applicant shall ensure that no new or concentrated drainage occurs into the Parkway during construction or after completion of the project.
4. Applicant shall not make changes or additions to the exterior lighting plan without prior notice to and approval by Regional Parks. High wattage, non-directional floodlighting or direct spotlighting of the Parkway is not permissible.
5. Per condition 16 of the Oat Hill Tentative Parcel Map: "Future homeowners shall be made aware of the ongoing programs at the Effie Yeaw Nature Center (EYNC), including, but not limited to, smoke from fires, cooking, and music, and will not prevent EYNC from continuing programs or implementing new programs."
6. Per condition 30 of the Oat Hill Tentative Parcel Map: Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Department of Environmental Review and Assessment shall be immediately notified at 874-7914. At that time, the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project applicant shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.
7. All living and structurally sound native oak trees shall be protected during construction according to the County Tree Preservation Ordinance and as conditioned by the County

Gordon Residence on Parkway

APPLICATION CONTROL NUMBER: PLNP2014-PSS-00147

APN: 273-0400-003

October 15, 2014

Page 2

Tree Coordinator. If pruning or removal of existing oak trees is determined to be necessary, an approved County Tree Permit is required prior to the pruning or removal.

8. A preliminary planting plan was submitted and reviewed. Final planting, irrigation, and swimming pool plans were not submitted with this application and will require additional review and approval by Regional Parks staff prior to installation.

9. To better “blend” the proposed 3:1 fill into the existing topography on the south, it is recommended that the toe of fill be extended on the south side to create a more natural looking slope face, such as a 5:1 or smoother to “feather” into existing topography. The 3:1 slope to the west retaining wall can remain.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 874-7911.

Cc: Jeff Leatherman, Director - Regional Parks