

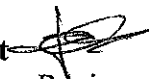
# COUNTY OF SACRAMENTO

## Department of Regional Parks

### *Inter-Department Correspondence*

September 30, 2014

**To:** Chris Castorena, Project Manager  
Planning and Environmental Review Division

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

**Subject:** Development Plan Review  
Norman Remodel/Addition on Parkway – 5236 Mississippi Bar Drive  
APPLICATION CONTROL NUMBER: PLNP2014-PSS-00134  
APN: 235-0153-009

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

The Applicant proposes a remodeling of an existing single-story, single family home at 5236 Mississippi Bar Drive. The project site is situated on a low bluff on the north side of the American River Parkway, and is subject to the Parkway Combining Zone overlay regulations.

It is noted that the proposed home addition footprint will be more than 40 feet back from the edge of the bluff, outside the erosion zone. The lot is also 135 feet from the paved trail and 590 feet from the water's edge. There is an existing natural planting of native oak parkway trees that provide screening and buffering of this home. The Applicant's plan proposes to protect all existing trees. It is noted that existing overhead powerlines traverse the subdivision along the bluff edge and thus preclude planting of additional large screen trees that would grow into and conflict with these powerlines.

The single story height meets the height restrictions of the Combining Zone regulations. Because the proposed addition does not significantly alter or impact the existing conditions within the combining zone jurisdiction, Regional Parks recommends approval of the project with the following conditions:

1. Applicant shall use earth-tone exterior colors and building materials of the structures. The roofing material is proposed to be a composition tile material of comparable earth-tone color to the structure.
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.

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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 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. The façade of the home will be trimmed by a foundation band of faux-stone. This treatment is approved to continue below the new patio addition at the option of the owner, provided the stone is of natural earth-tone color.
6. The new windows facing the parkway shall be a neutral reflective class (no silver or copper highly reflective film).
7. If new landscaping or backyard renovation, including accessory structures and garden lighting, is to be proposed at a later time, please submit landscape and irrigation plans that describe the proposed work

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  
Barry Norman, Applicant