

**Department of
Community Development
Lori A. Moss, Director**



Divisions
Administrative Services
Building Permits & Inspection
Code Enforcement
County Engineering
Economic Development & Marketing
Planning & Environmental Review

August 11, 2014

APPLICANT/OWNER:

Mike Genovese
690 Mills Rd
Sacramento, CA 95864

ARCHITECT:

Dennis Greenbaum
6549 Stanley Ave
Carmichael, CA 95608

Subject: **Development Plan Review** to allow construction of a custom, one story house with a lower level and bonus room of approximately 5,439 square feet; porches, terraces and decks of approximately 1,116 square feet; and two garages, one attached and connected by a breeze way, totaling approximately 1,450 square feet on 0.95± acres in the RD-2(PC) zone.

Assessor's Parcel No.: 283-0113-001

Control No.: PLNP2014-PSS-00069

Reason for Review: The property is located within the American River Parkway Corridor (PC) Combining Zone, which requires staff level development plan review pursuant to Section 235-37 of the Sacramento County Zoning Code.

Location: The property is located at 6320 Rio Bonito Drive on the east side of the street, near the intersection of Mahala Drive and Rio Bonito Drive in the Carmichael community. The subject parcel is part of the Carmichael Colony NPA (537-10).

The Department of Community Development hereby APPROVES the attached plans (Exhibits "1" (Site Plan), "2" (Main Floor Plan), "3" (Interior Elevations – Lower and Bonus Room Plans), "4" (Elevations - 1), "5" (Elevations - 2) subject to the following conditions:

1. Applicant shall use earth-tone exterior colors and building materials of the structures.
2. Applicant shall not make any changes to the proposed footprint of the structures 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. All native oak trees shall be protected during construction according to the County Tree Preservation Ordinance and as conditioned by the County 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.

5.

One (1) copy of the approved and marked plans (Exhibits "1-5") are returned to you. This copy is for your records. If this property changes ownership, a copy of this action and plans should be transferred to the new owner. Any plans you submit to the Building Permits and Inspection Division, when you apply for your

GENOVESE RESIDENCE

PLNP2014-PSS-00069

283-0113-001

building permits, must reflect the changes marked on the approved set of plans. Building permit approval and/or site inspections will be based on the approved plans.

Building permits may be issued on the basis of this letter and the approved development plans. This Planning Department review is for the purpose of confirming Zoning Code requirements and conformance to requirements set forth in past public hearing that specifically concerned this property. It does not cover any aspect of International Building Code compliance.

If the conditions of this approval are unsatisfactory to you, they may be appealed to the Board of Zoning Appeals within ten (10) days of the date of approval.

Your project was reviewed by Shelby Maples, Project Manager. If you have any questions, please contact the Project Manager at 874-6323.

Sincerely,

Surinder Singh
Senior Planner

SRM

Attachments: Exhibits "1-6"

(cc: File