


COUNTY OF SACRAMENTO
Department of Regional Parks
Inter-Department Correspondence

December 8, 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
Crondall Drive Remodel/Addition on Parkway – 4148 Crondall Drive
APPLICATION CONTROL NUMBER: PLNP2014-PSS-00180
APN: 292-0471-001

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 4148 Crondall Drive. The project site is situated approximately 1.1 miles east of Watt Avenue, on the north side of the American River Parkway. This parcel is subject to the Parkway Combining Zone overlay regulations.

It is noted that the proposed home remodel/addition footprint will occur within the existing footprint of the home, and the structure setback is more than 35 feet back from the landward toe of the levee. The height of the structure will not be increased and because of its “flat roof” type of design is short in stature (approx.. 15 feet tall at ridgeline) compared to a more common “peaked roof” design (typically 25 feet tall at ridgeline). There is no erosion zone in this location due to protection by the existing levee. The single story height and set-back meets the restrictions required by the Combining Zone regulations for structures protected by levees.

The lot is 165 feet from the paved trail and 210 feet from the water’s edge. The existing levee separates the home from the ARP trail and is not visible from those locations. The gravel levee road adjacent to this home is sometimes used by parkway users for walking or running as an alternative to the paved trail. When using this levee road, one is higher than the adjacent properties and can view down upon the homes and yards from that point. It is common and unavoidable to view homes while on the levee road along the many miles of levee adjacent to the Parkway, however, in this case, there are existing plantings of property line trees that provide screening and buffering of this home from that viewpoint. The Applicant’s plan proposes to protect all existing trees.

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.
2. The roofing material is not being replaced and is already composition material of comparable earth-tone color to the structure.
3. 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.
4. 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.
5. 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.
6. The façade of the home will be trimmed by a foundation band of faux-stone brick. This treatment is approved, provided the stone is of natural earth-tone color.
7. The new windows facing the parkway shall be a neutral reflective class (no silver or copper highly reflective film).
8. If new landscaping or backyard renovation, including accessory structures and garden lighting, is to be proposed at a later time, please submit structure, 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