

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	David P. Blase, 7521 Cripple Creek Rd., Citrus Heights, Ca. 95826		
OWNER	David Cox, 8300 Greenback Lane, Oranġevale, CA.		
PLANS BY	David Blase		
FILING DATE	December 12, 1984	REPORT BY:	RL:mm
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	251-156-08

LOCATION: 921 Silvano Street

PROPOSAL: Relocate a duplex structure to the subject site

PROJECT INFORMATION:

Existing zoning of site:	R-1
Existing land use of site:	Vacant
Surrounding land use and zoning:	
North:	Vacant, R-1
South:	Single family; R-1
East:	Single family; R-1
West:	Single family; R-3
Parking required:	2 spaces
Parking proposed:	2 spaces
Property dimensions:	60' x 80'
Property area:	4,800 s.f.
Square footage of building:	1,200 s.f.
Significant features of site:	No curb, gutter, or sidewalk on Silvano
Exterior building colors:	Tan
Exterior building materials:	Wood and stucco

BACKGROUND INFORMATION: The applicant proposes to relocate a 1,200 s.f. duplex structure from storage to the subject site.

STAFF EVALUATION: Staff has the following comments and concerns:

1. The proposed siting of the residential structure to within ten feet of the Silvano Street right-of-way is based on the averaging of the setbacks of the two existing structures on that blockface. The subject structure may not encroach into that average setback. The 12½ foot street side yard proposed for Cypress Street is per zoning ordinance minimum requirement. A 7½ foot side yard is achieved abutting the neighbor to the east where 5-feet is the minimum setback.

2. The placement of the proposed new two car garage is within 4-feet of the rear property line, with provision for a 20-foot driveway. Such placement is in compliance with the City regulations relating to detached accessory structures.
3. On January 12, 1984, the Del Paso Heights PAC unanimously rejected the applicant's proposal. Concerns were relative to aesthetics and the over building of the site. It is noted that two new solar homes have been constructed on the opposite side of Cypress Street. These along with other such residence being built along Cypress are serving to improve the appearance of the neighborhood.

The PAC wishes ultimately to achieve setbacks along Silvano Street more in conformance with the standard 25 foot setback for the R-1 rather than continue to reinforce the minimal front yard conditions now existing. Also noted was that the rear yard is not readily usable to one of the duplex units. PAC feels that relocating the subject duplex to this site is contrary to its effort to improve the area.

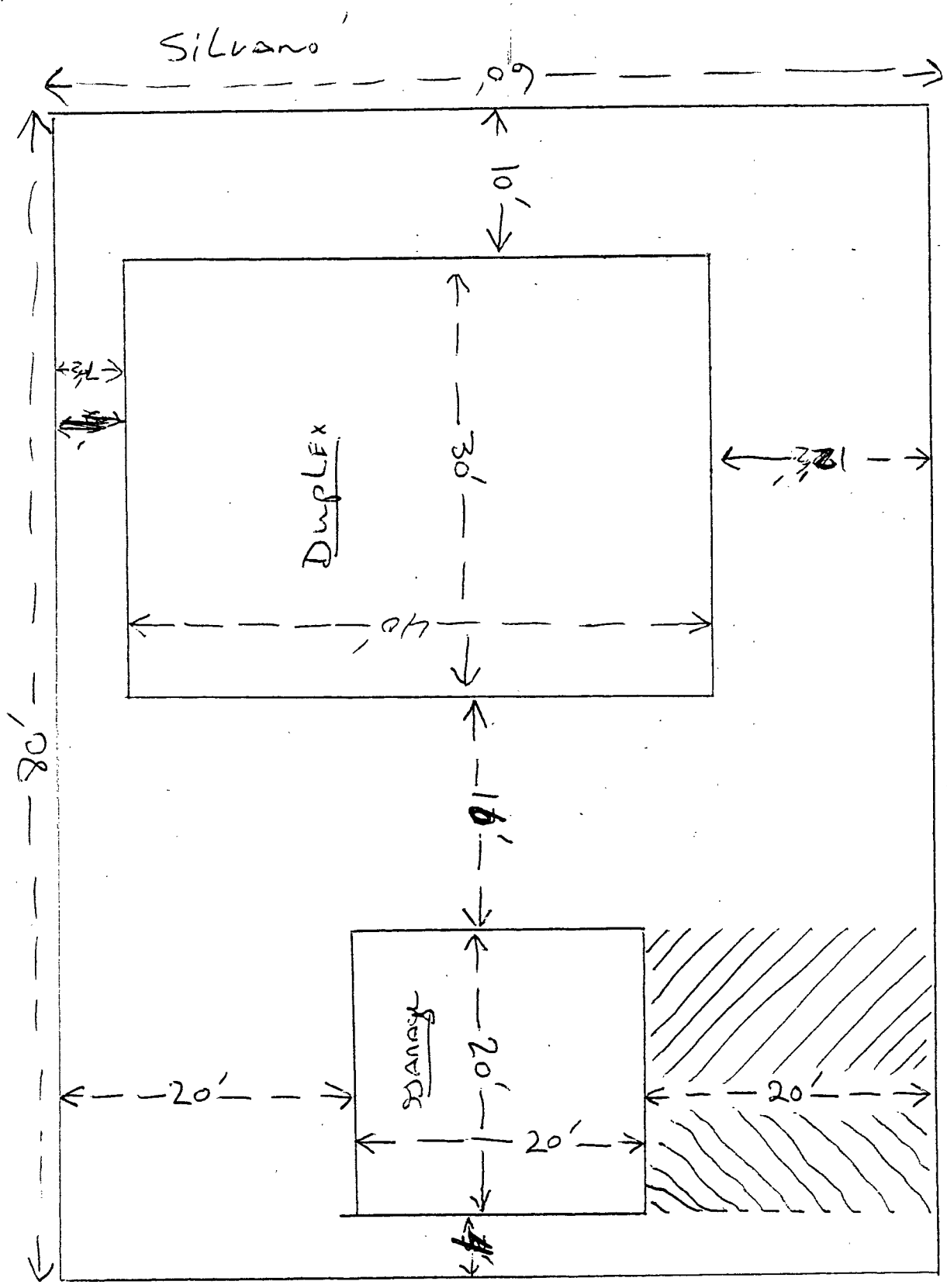
4. In light of the PAC's concerns staff suggests that any approval of the project be contingent upon the applicant improving the aesthetics of the structure's exterior. This will require plan and elevation drawings done by a competent draftsman or architect.

STAFF RECOMMENDATION: Staff recommends approval of the proposed house move subject to the following conditions:

1. The applicant submit for staff review plans indicating exterior changes that would improve the aesthetics of the structure, thereby contribute to efforts to upgrade the neighborhood;
2. Prior to trenching and forming of the foundation, the duplex position on the lot shall be staked and inspected by staff.

Approval is based on the following findings of fact:

1. The structures, as conditioned, will blend into the neighborhood.
2. The project, as conditioned, is in compliance with City Ordinance and design guidelines.



CYRESS ST

20 feet

DAVID P. BLASE

DR 84-107

118-84

HEM NO. 7