

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Stan Bowers, 6834 Purslane Way, Citrus Heights, CA				
OWNER	Richard L. Bowers, 1946 C Street, Rio Linda, CA 95673				
PLANS BY	Stan Bowers, 6834 Purslane Way, Citrus Heights, CA				
FILING DATE	4-11-83	50 DAY	DRACTION DATE	REPORT BY	RL:mm
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	250-113-03		

LOCATION: 710 Kesner Avenue

PROPOSAL: House Move of a single family residence

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1965 North Norwood Plan  
Designation: Light Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant  
Surrounding Land Use and Zoning:  
North: Single Family and Vacant: R-1  
South: "  
East: "  
West: "

Parking Required: 1 space  
Parking Proposed: 1 space (uncovered)  
Property Dimensions: 50 x 143  
Property Area: 7,150 s.f.  
Square Footage of Building: 1,100 s.f.  
Exterior Building Colors: Earth tones  
Exterior Building Materials: Synthetic shingles

BACKGROUND INFORMATION: The residential structure proposed for relocation onto the subject site is presently on blocks and in storage at 8321 Fair Oaks Boulevard.

STAFF EVALUATION: Staff has the following comments and concerns:

1. No covered parking is proposed in conjunction with this project. In accordance with Zoning Ordinance Sec. 2-E-26-i development of this property must include a garage due to the prevalence of garages (over 50-percent) of single family residences within 1,000 feet) in the neighborhood.
2. The applicant proposes to fence the rear property line with chainlink. Existing chainlink fencing along east property line is in good condition. Existing wire fencing along west property line is in disrepair.

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

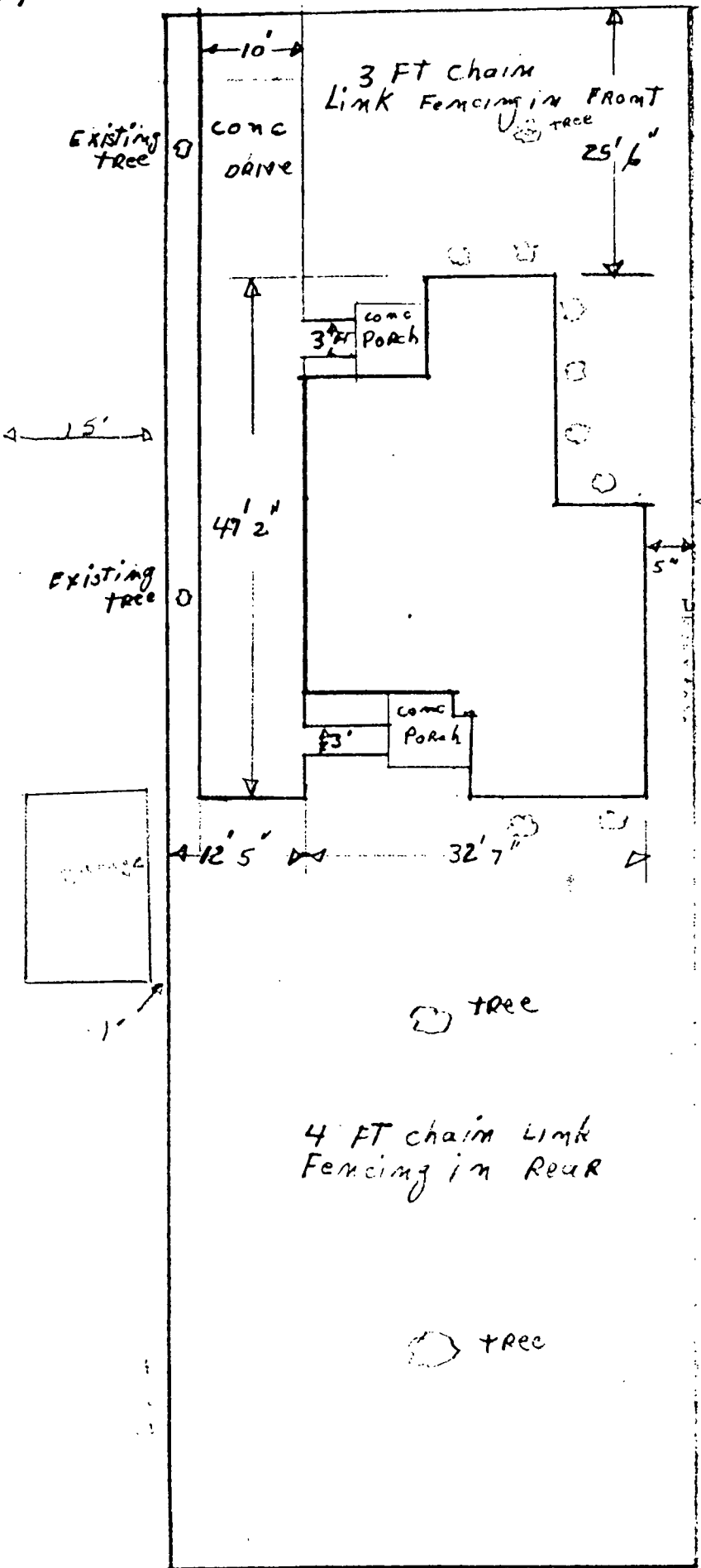
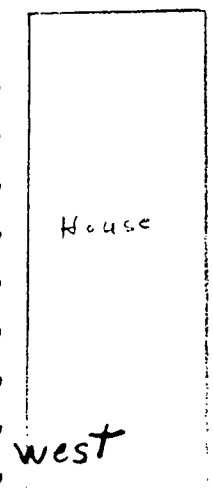
1. A garage shall be provided onsite. If a suitable garage structure can be found for relocation to this property such move shall be reviewed by City staff without further consideration by the Board.
2. Chainlink fencing shall be provided along the westerly and southerly property lines.
3. Applicant will correct the deficiencies as noted on the attached preinspection worksheet.

Approval is based on the following Finding of Facts:

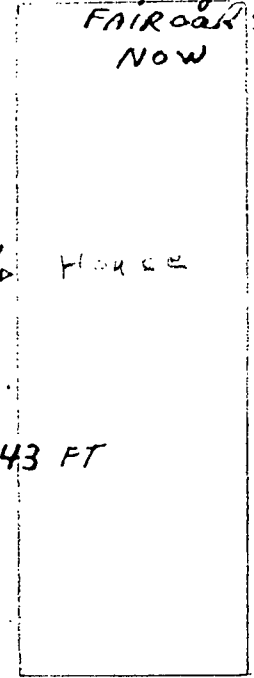
1. The house will blend into the existing neighborhood.
2. The conditions as noted by staff will cause the project to meet City Ordinance and Design Guidelines.

1 SQ = 3 FT

95838



1100 SQ FT  
3 bed room, 2 bath  
FRAME HOME  
sitting AT 1821  
FAIROAKS BLVD.  
NOW



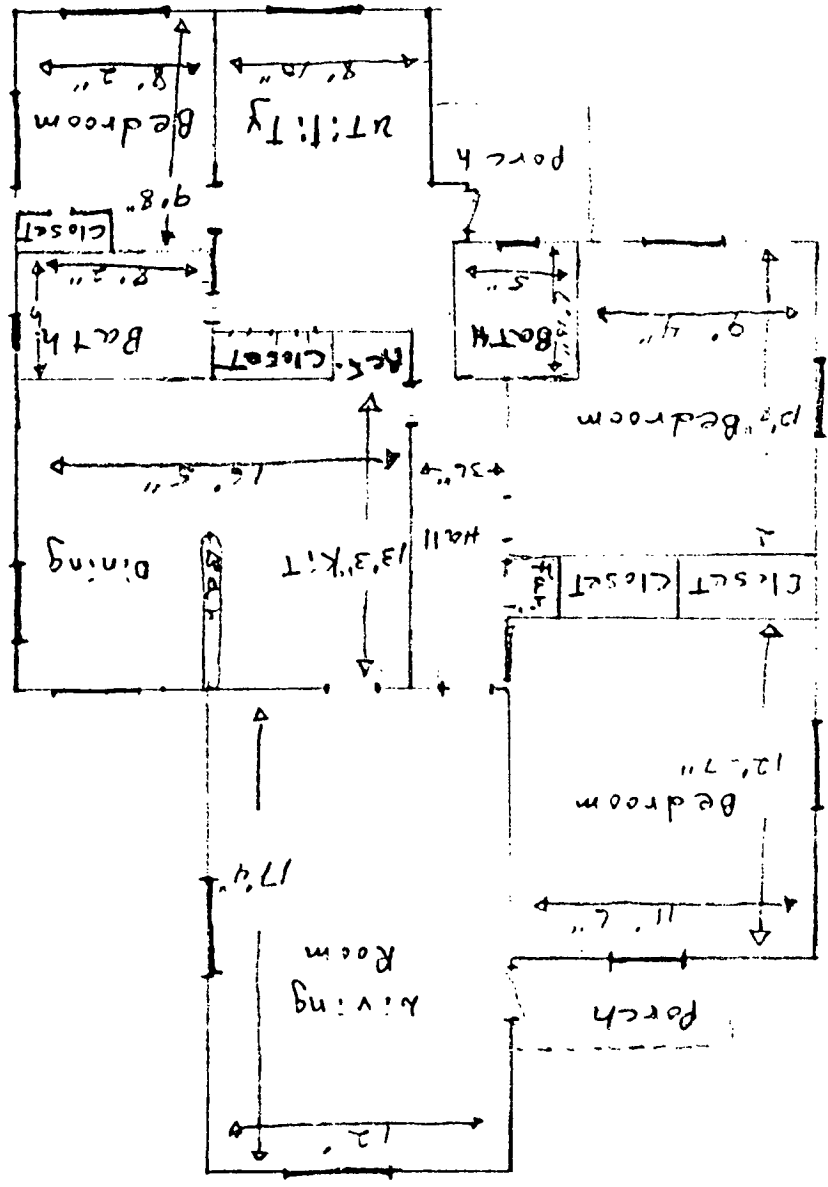
710 KESNER WAY

FLOOR PLAN

DR83-115 159 = 2 FT.

5-4-83

No. 5



PRE-INSPECTION WORK SHEET FOR MOVED BUILDINGS

INSP DATE 4/22/83

INSPECTOR JSS

EXISTING ADDRESS 8321 Fair Oaks Blvd

NEW LOCATION \_\_\_\_\_

CONTRACTOR/OWNER \_\_\_\_\_ TYPE OF STRUCTURE wood Frame AGE 40 50

NOTE: The following list of deficiencies was noted at the pre-inspection of the subject building prior to moving. You must agree to correct these deficiencies before the final inspection at the new location. (Sketch floor plan on reverse side of form for clarification.)

- BUILDING CODE REQUIREMENTS: ① Requires new Roof -
- ② Repair all exterior wall & paint
  - ③ Window Bed Room to meet Min Code UBC -1404)
  - ④ all wall to be repair inside
  - ⑤ Provide 20' off street Parking at new site.

NEW LOCATION

- PLUMBING/MECHANICAL CODE REQUIREMENTS: ① all plumbing to meet Min Code
- ② Bath Room to meet Min Code
  - ③ all mech. to meet Min Code Heat Dwgly 20° - 3 feet off floor -
  - ④ replace H W H. ~~And~~ Vent properly -

- ELECTRICAL CODE REQUIREMENTS: ① all Exposed wire Under Dwgly - to meet Min Code
- Provide - new service
- 2 appliance Cir
  - 1 Laundry Cir
  - Spic in Bath + one Receptacle Exterior
  - all Electrical interior to meet Min Code
  - Sub panel missing Replace or wire to main Panel.

AREA

NOTE: A moved structure may not be up on blocks more than 30 days (before or after move).

