

ARCHITECTURAL REVIEW BOARD

AMENDED STAFF REPORT

APPLICANT	John Parker, 5948 Via Casitas Avenue		
OWNER	Cora L. Mausier, 1270 North Drive		
PLANS BY	_____		
FILING DATE	4-28-80	50 DAY ARB ACTION DATE	REPORT BY: WW/jb
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	13-054-05

PROPOSAL: To move a duplex structure from 5109 Tyler Street to 3752 5th Avenue.

LOCATION: 3752 5th Avenue, Oak Park Community.

PROJECT INFORMATION:

Existing Zoning of Site: R-4
Existing Land Use of Site: Vacant
Surrounding Land Use:
North: Residential
South: Residential
East: Residential
West: Vacant
Square Footage of Building: 1,200
Materials: Stucco siding and composition shingle roof
Parking Provided: Two
Parking Required: Two

STAFF EVALUATION: The staff believes the structure is compatible with surrounding properties. The submitted site plan, however, indicates an eight foot courtyard setback. Zoning Ordinance requires a 10 foot courtyard setback. Therefore, the applicant must remodel the side courtyard or apply for a variance from the Planning Commission. In addition, the applicant proposes to add on a second floor for a total of four units, in the near future. This expansion would also require a variance for inadequate parking lot depth.

The building inspector has found the building to be in structurally sound condition.

STAFF RECOMMENDATION: The staff recommends approval of the house move subject to the following conditions and based on findings of fact:

CONDITIONS:

- ****
1. Subject to approval of a variance from the Planning Commission, if duplex is expanded to a four-unit apartment.

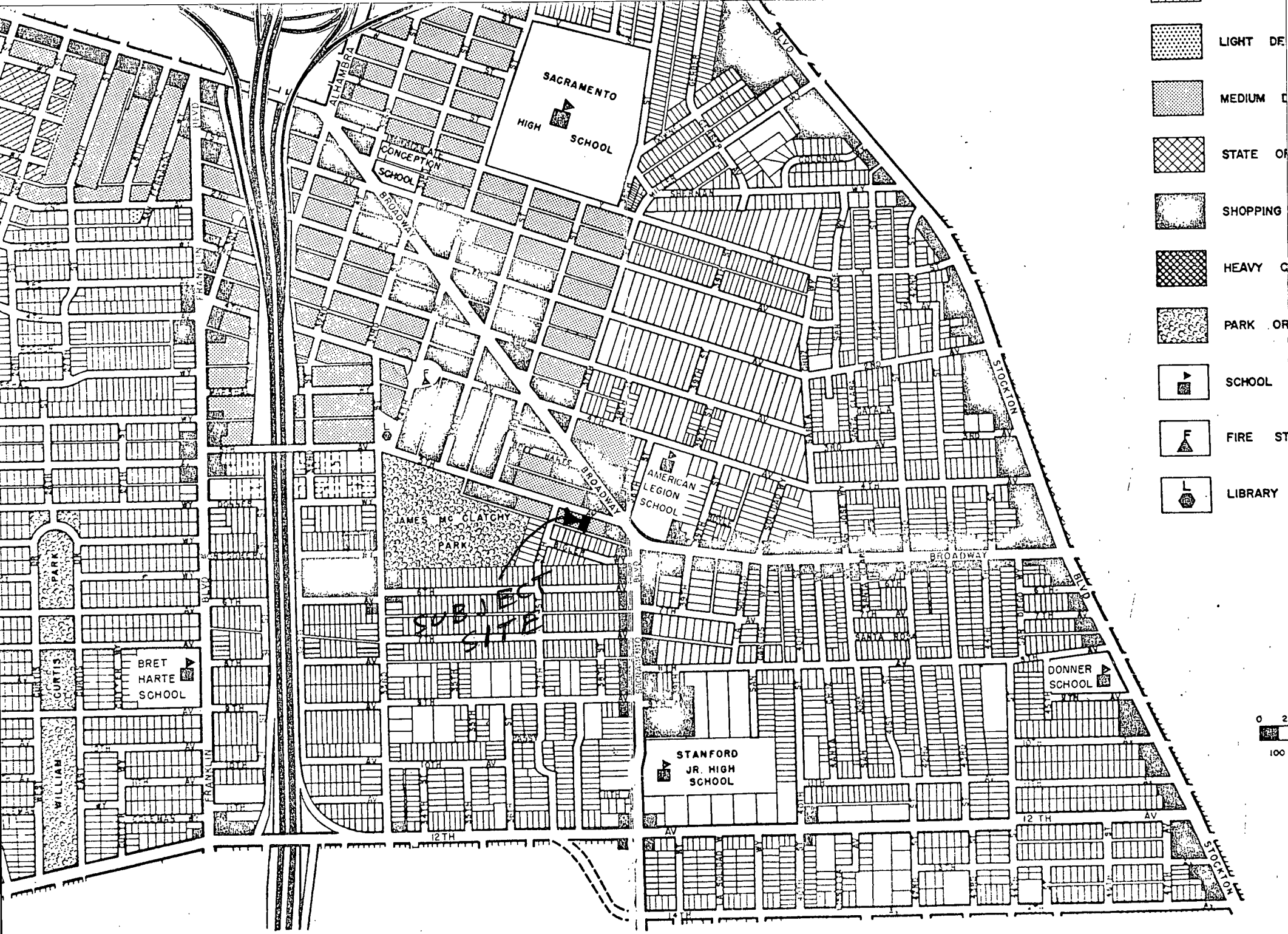
APPLC. NO. 80-47 MEETING DATE May 21, 1980 CPC ITEM NO. 6










2. The foundation shall not be installed until the courtyard setback is resolved by the Commission and applicant.
3. The proposed landscaping shall be compatible with surrounding residential properties.
4. The applicant shall comply with the City Building Division's requirement to upgrade the structure per building code.

****5-

FINDINGS OF FACT:

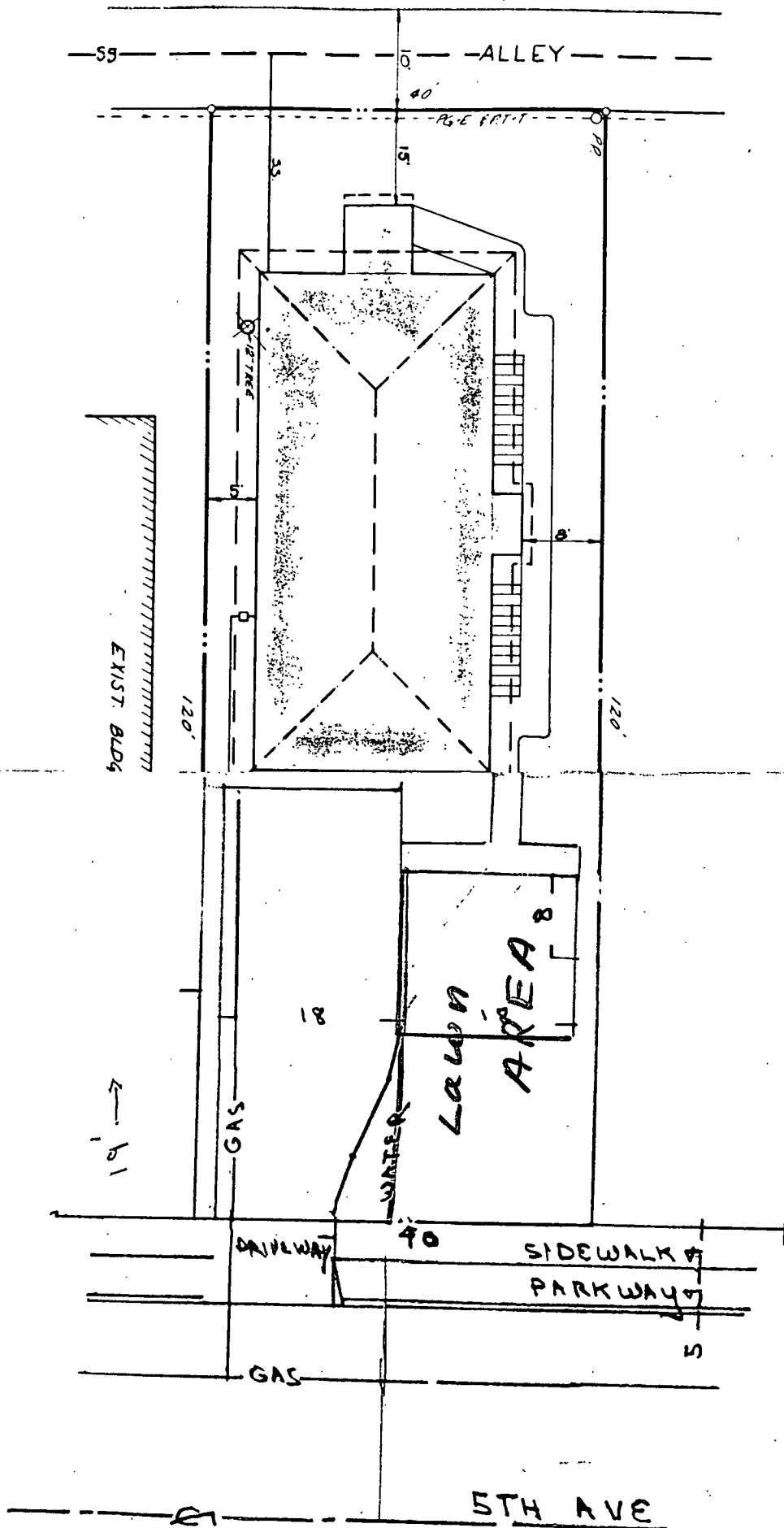
1. The subject structure is compatible with the character of the surrounding neighborhood.
 2. Adequate landscaping would be provided to conform to the surrounding properties.
 3. The required parking would be located on the subject property in conformance with the City Parking Regulations.
- **** 5. The project shall include an irrigation system and the landscaping shall consist of lawn, shrubs and trees.



-  LIGHT DE
-  MEDIUM D
-  STATE OF
-  SHOPPING
-  HEAVY C
-  PARK OR
-  SCHOOL
-  FIRE ST
-  LIBRARY

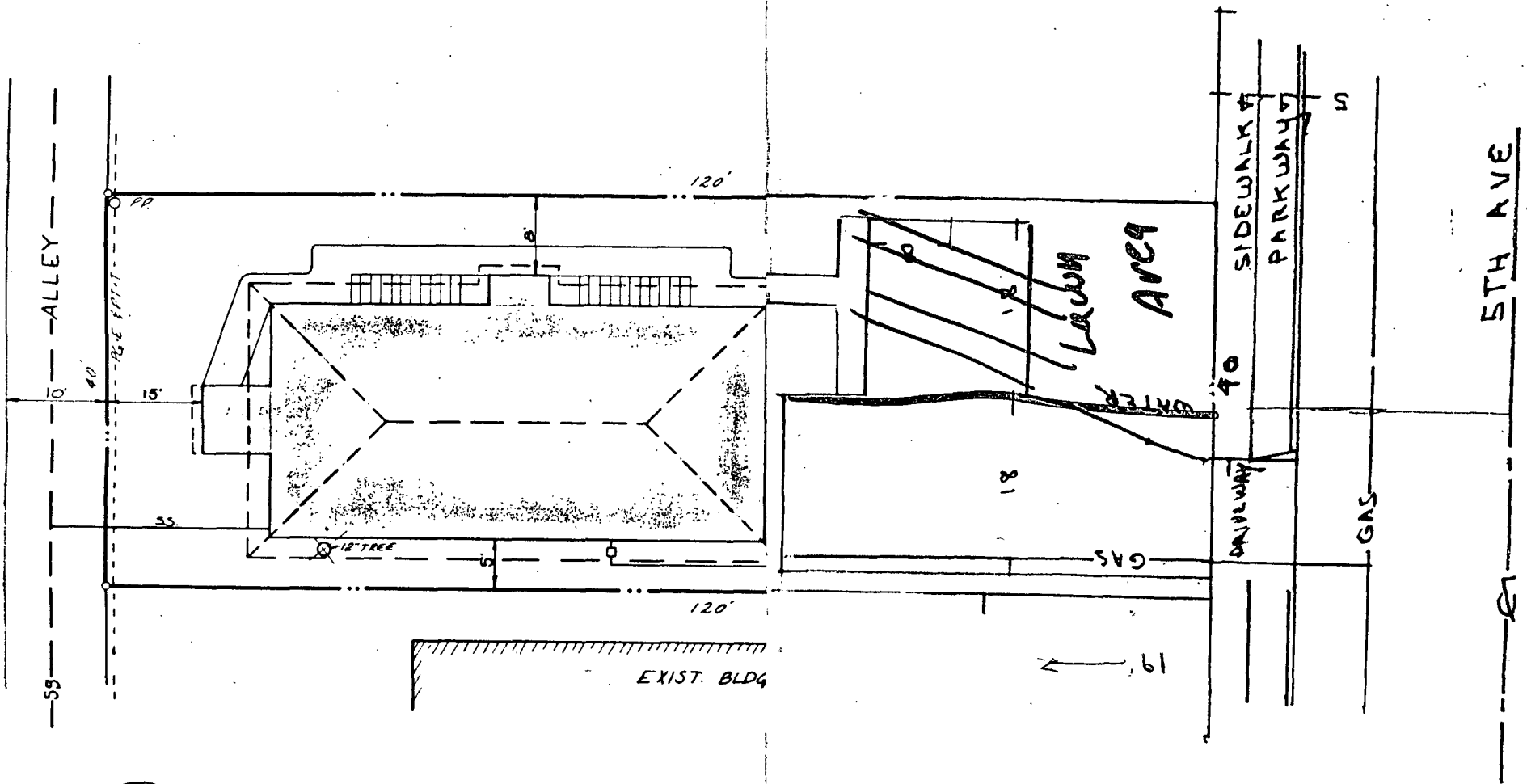
0 2
100

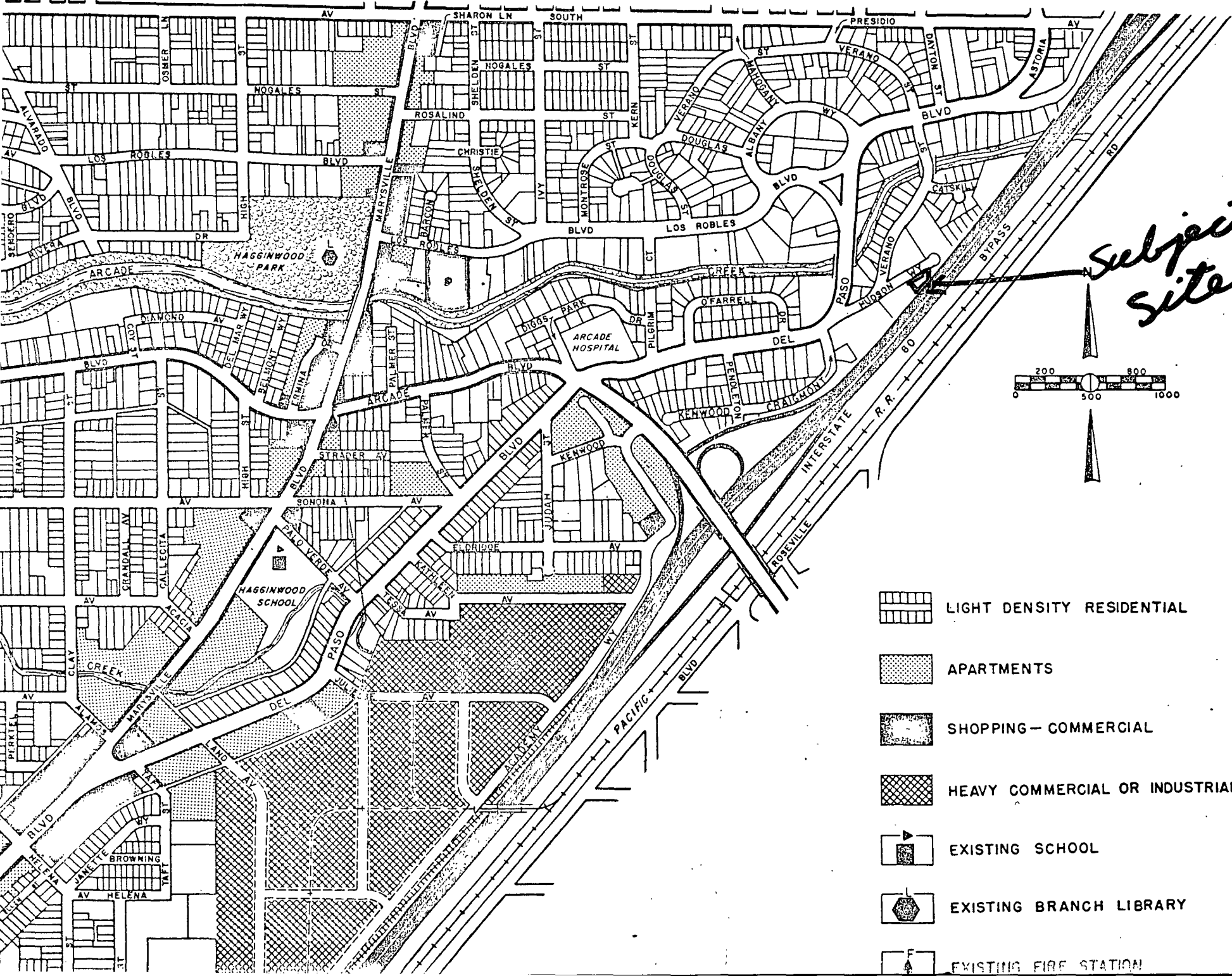
LOT 23, BLDG



6








LOT 23, BLO





Subject site

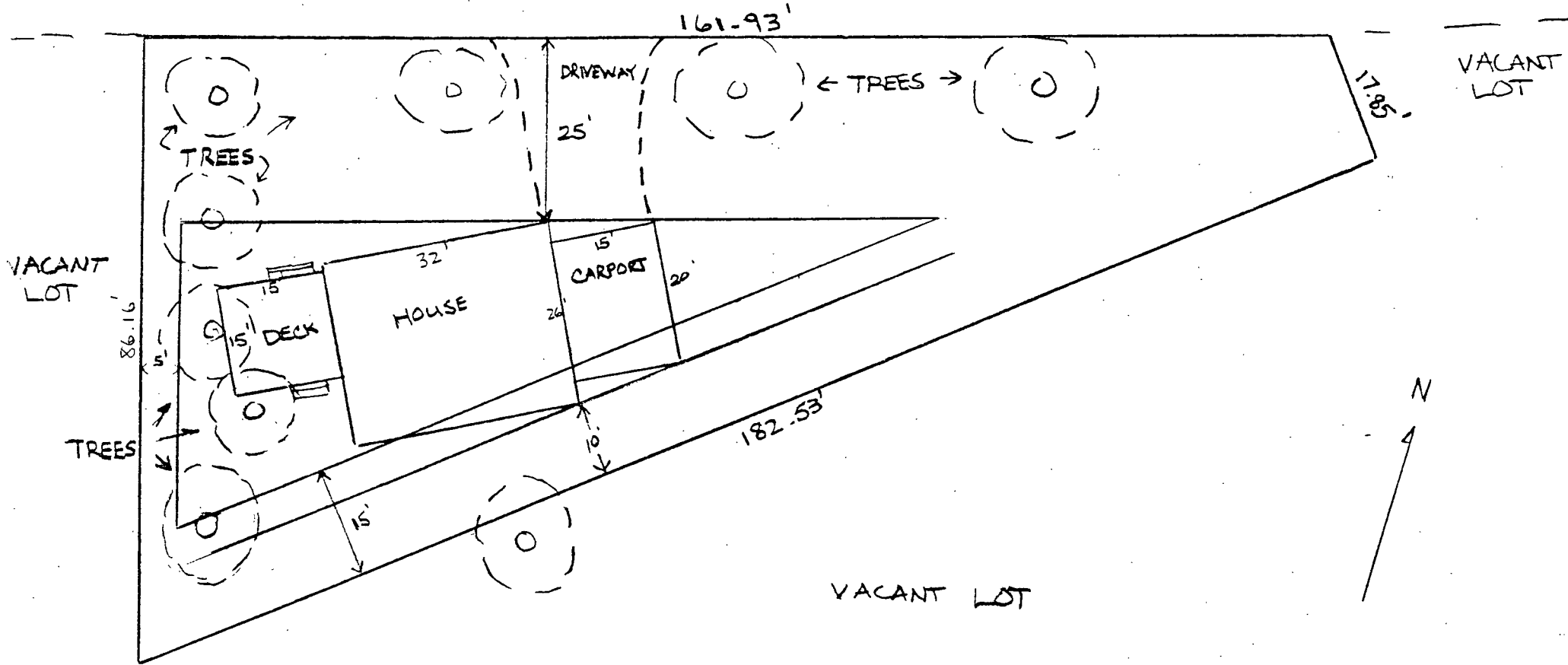


-  LIGHT DENSITY RESIDENTIAL
-  APARTMENTS
-  SHOPPING—COMMERCIAL
-  HEAVY COMMERCIAL OR INDUSTRIAL
-  EXISTING SCHOOL
-  EXISTING BRANCH LIBRARY
-  EXISTING FIRE STATION

DUPLEXES ACROSS STREET

5

HUDSON WAY



PLOT PLAN
Scale 1" = 20'

LOT 23, BLDG

