

ARCHITECTURAL REVIEW BOARD
AMENDED STAFF REPORT

APPLICANT	Jeffrey Fry, P. O. Box 822, Meadow Vista, California		
OWNER	Same		
PLANS BY	Jeffrey Fry		
FILING DATE	4-28-80	50 DAY ARB ACTION DATE	REPORT BY: WW/jb
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	252-292-21

PROPOSAL: To move a single family structure from 8131 North Antelope Road to 2060 Hudson Way.

LOCATION: 2060 Hudson Way

PROJECT INFORMATION:

Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant

Surrounding Land Use:

North: Duplex
East: Vacant
West: Vacant
South: Vacant

Property Area: 8,400 square feet
Square Footage of Dwelling: 832 square feet
Materials: Redwood siding and brick veneer

The applicant proposes to relocate the structure and upgrade the dwelling by replacing the composition roof with a shake roof and replacing the wood siding with new redwood and brick veneer.

STAFF EVALUATION: The proposed I-80 freeway bypass right-of-way created the subject ^{site} an irregular shaped lot. The property is surrounded on the north and west with large trees. In addition to the new carport, the applicant proposes to construct a redwood deck on the west side of the house. The submitted site plan indicates a 10 foot rear yard. The applicant has submitted an application for a Planning Director's variance to reduce a portion of the rear yard area to 10 feet. In addition, the existing trees on the west side would create a visual screen from the adjacent properties that could be developed with new dwellings in the future.

The staff believes the remodeled structure would be compatible with surrounding properties. The staff will present comments from the Building Inspector at the meeting.

APPLC. NO. 80-46 MEETING DATE May 21, 1980 CPC ITEM NO. 5

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

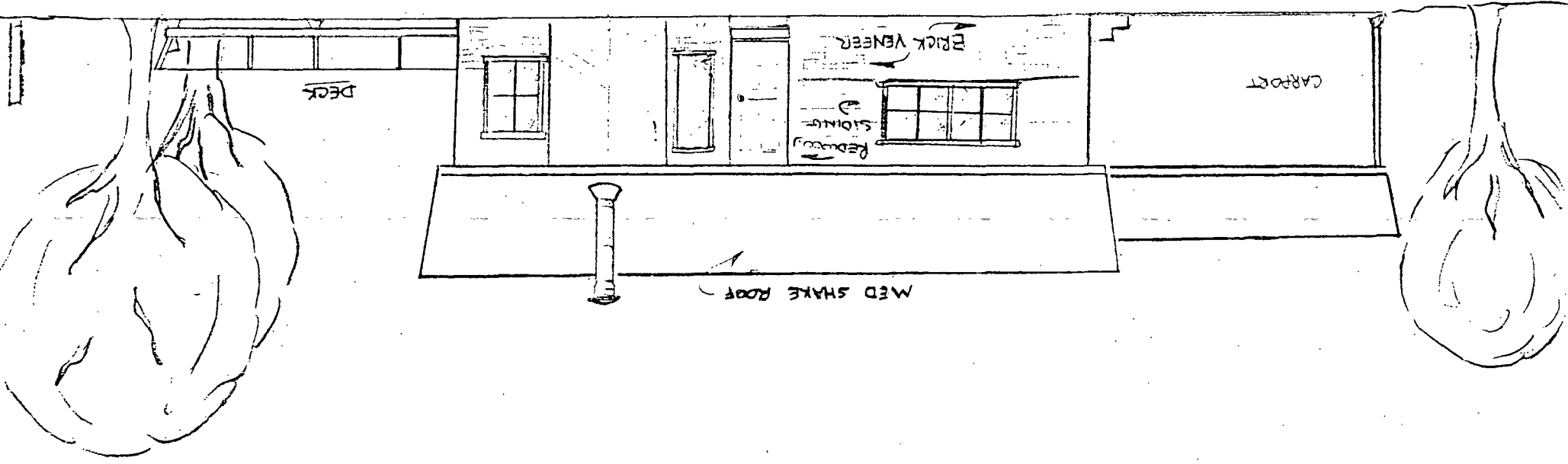
CONDITIONS:

1. Subject to approval of a Planning Director's variance or the dwelling must be shifted to the westerly portion of the property.
2. The landscaping shall be compatible with surrounding residential properties.
3. The applicant shall comply with the City Building Division's requirement to upgrade the structure per building code.
- ****4. & 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 surrounding properties.
 3. The required parking would be located on the subject property in conformance with the City Parking Regulations.
- ****4. The proposed carport shall be replaced with a garage.
- ****5. The building shall be shifted to the west. All trees shall be retained.

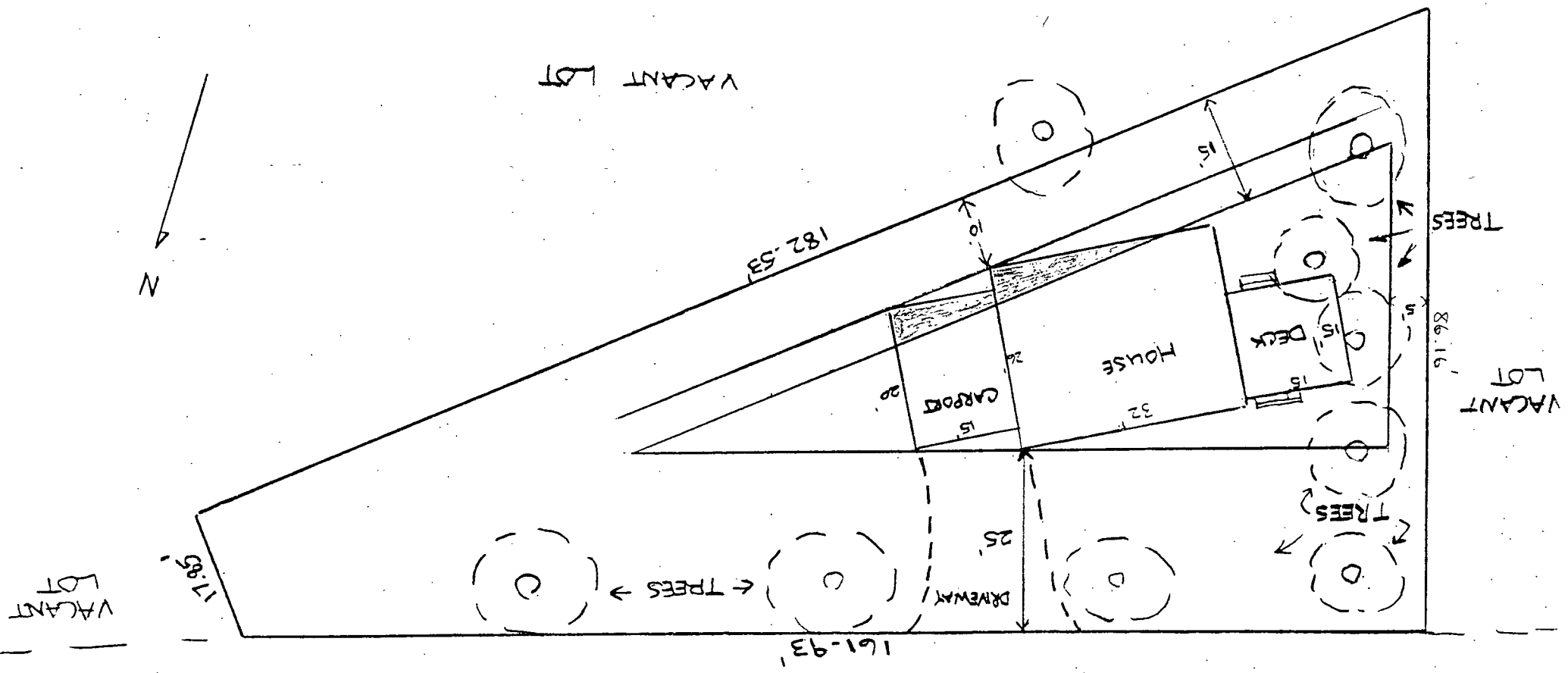
EXISTING FENCE
(W. PROPERTY LINE)



RESIDENCE FOR J. FRY
 FRONT ELEVATION
 SCALE 1" = 7 1/2'

DUPLEXES ACROSS STREET

HUDSON WAY



TREES

VACANT LOT

VACANT LOT

VACANT LOT

NOTE: SITE IS FIT

PLOT PLAN

Scale 1 = 20'

