

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	John Dailey, 601 University Avenue, No. 130, Sacramento, CA 95825		
OWNER	Carolina Associates, 601 University Avenue, No. 130, Sacramento, CA 95825		
PLANS BY	Carolina Associates, 601 University Avenue, No. 130, Sacramento, CA 95825		
FILING DATE	5-23-83	50 DAY DRACTION DATE	REPORT BY: RBH:bw
NEGATIVE DEC.	N/A	EIR	ASSESSOR'S PCL. NO. 010-196-02

LOCATION: 2232-32nd Street

PROPOSAL: Move a single-family house to site.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
Oak Park Community
Plan Designation: Medium Density, Multiple Family
Existing Zoning of Site: R-4
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Freeway; R-4/TC
South: Residential; R-4
East: Residential; R-4
West: Freeway; R-4

Parking Required: 1 space
Parking Provided: 1 space
Parking Ratio: 1/unit
Property Dimensions: 100' x 49' x 80'±
Property Area: 6,000 square feet
Square Footage of Building: 1,134
Exterior Building Colors: Light green
Exterior Building Materials: Wood and asbestos shingles

BACKGROUND: The project lot is trapezoidal due to the location of State Freeway 80. The sidewalk and curb running north and south in front of the lot curves at the north to follow 32nd Street as it turns to tie into 'V' Street. The lot line itself runs as a straight line and is not curved as one would suppose from the curb and sidewalk. A large tree is located in the front portion of the lot, and two telephone/electric poles are also located in the north portion of the site. A garage is not required at this site.

STAFF EVALUATION: Staff feels that the house will blend into the neighborhood. Staff has concern with the following:

1. A true scale drawing is needed to find exact location of house, front, side and rear yard setbacks.
2. Photograph and present location of garage is required before any action on garage is taken.
3. Garage may not fit on site and meet the required City driveway depth of 20 feet.

4. Exact location of existing Cedar tree and both telephone/electric poles must be shown on site plan.
5. New fencing will be needed along part of south property line.
6. Front porch is to remain on structure.

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

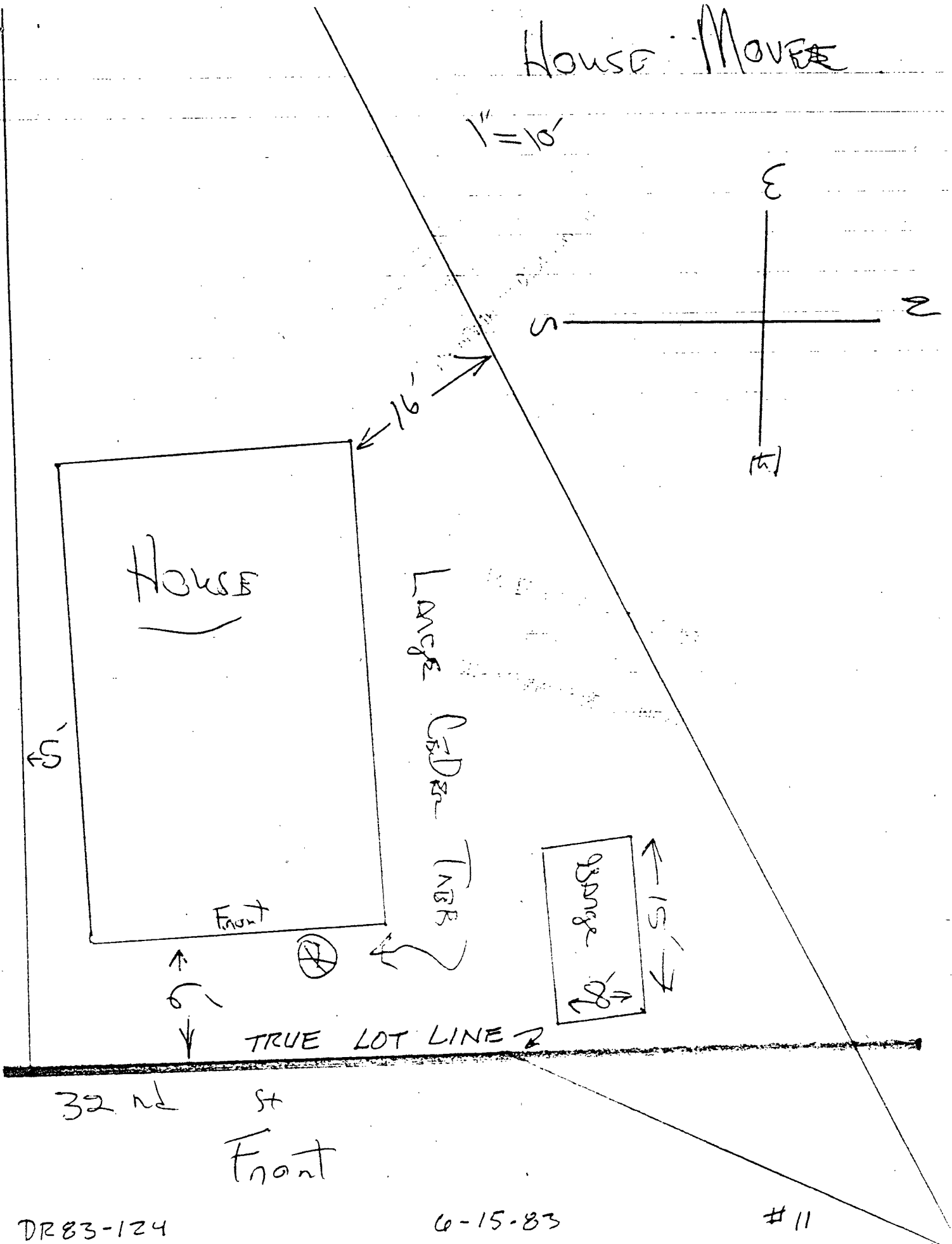
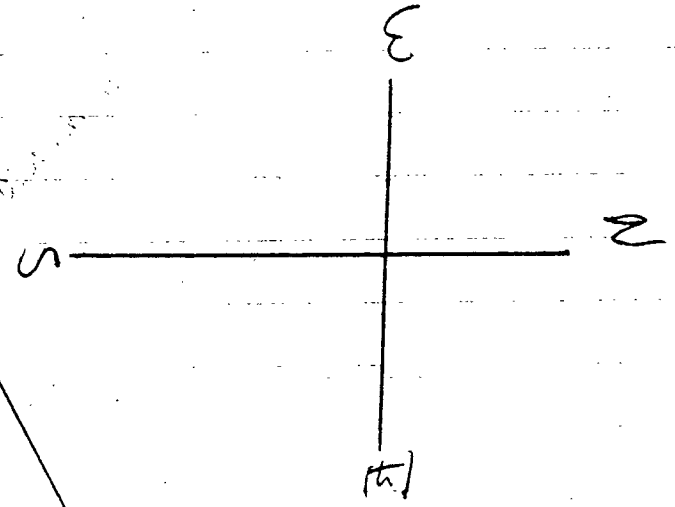
1. Applicant will return to staff with site plan scale drawings showing location of house, front, side and rear yard setbacks. All setbacks are to meet zoning ordinance requirements.
2. No garage is approved to be moved to site until staff is given photographs and present location of the garage structure. Staff will review garage and garage's proposed location at new site. If the structure meets Design Review Guidelines and the new location meets zoning ordinance requirements, then staff may approve relocation of the garage.
3. The site plan shall show the exact location of tree and telephone/electric poles.
4. The site plan shall show curb break and driveway and the on-site parking slab if no garage is to be provided.
5. The site plan shall show landscaping and irrigation to be reviewed and approved by staff.
6. New fencing will be provided as needed along south property line.
7. Front porch to remain on the building. Plans of house and site plan is to show porch. Front yard setback to be the same as adjacent building or 25 feet. Front setback is to be measured from front of porch.
8. Structure to be moved is to be reviewed by Building Department and all requirements of Building Department are to be met.

Approval is based on the following Findings of Fact:

- a. The house will blend into the neighborhood;
- b. Staff conditions will allow the project to meet all City requirements.

House Move

1" = 10'



DR83-124

6-15-83

11

DR 83-134

FRONT

6-15-83

11

