

# ARCHITECTURAL REVIEW BOARD

APPLICANT	Mr. Stan Bowers, 6834 Purslane Way, Citrus Heights, CA 95610				
OWNER	Mr. Stan Bowers, " "				
PLANS BY	Mr. Stan Bowers, " "				
FILING DATE	6/24/82	50 DAY ARB ACTION DATE	--	REPORT BY:	RBH:dgh
NEGATIVE DEC.	N/A	EIR	N/A	ASSESSOR'S PCL. NO.	022-151-25

LOCATION: 3350 - 26th Avenue

PROPOSAL: House Move

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1965 Fruitridge Community  
Plan Designation: Light Density Residential

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

Surrounding Land Use:  
North: Residential R-1  
South: Residential R-1  
East: Residential R-1  
West: Residential R-1

Parking Required: 1 Space  
Parking Provided: 1 Space  
Parking Ratio: 1:Unit  
Property Dimensions: 50' x 80'  
Property Area: 4,150 Square Feet  
Square Footage of Building: 890 Square Feet  
Exterior Building Colors: White  
Exterior Building Materials: Wood, Composition

BACKGROUND INFORMATION: When the Architectural Review Board reviewed this property for expansion of the photo studio it was recommended that the two residential buildings on site be made available for relocation before demolition took place. Neither structure is listed on the City's Official Register and they are not within the boundaries of a Preservation Area.

STAFF EVALUATION: Staff feels that the house will fit into the neighborhood. The building is equal to other houses in the area in size, design, and type of material.

STAFF RECOMMENDATIONS: Staff recommends approval of the project with the following conditions:

1. House is to meet Building Department's requirements.
2. Concrete walk be placed from the parking pad to the porch.

APPLC. NO. 82-165 MEETING DATE July 7, 1982 DR/PB ITEM NO. 19

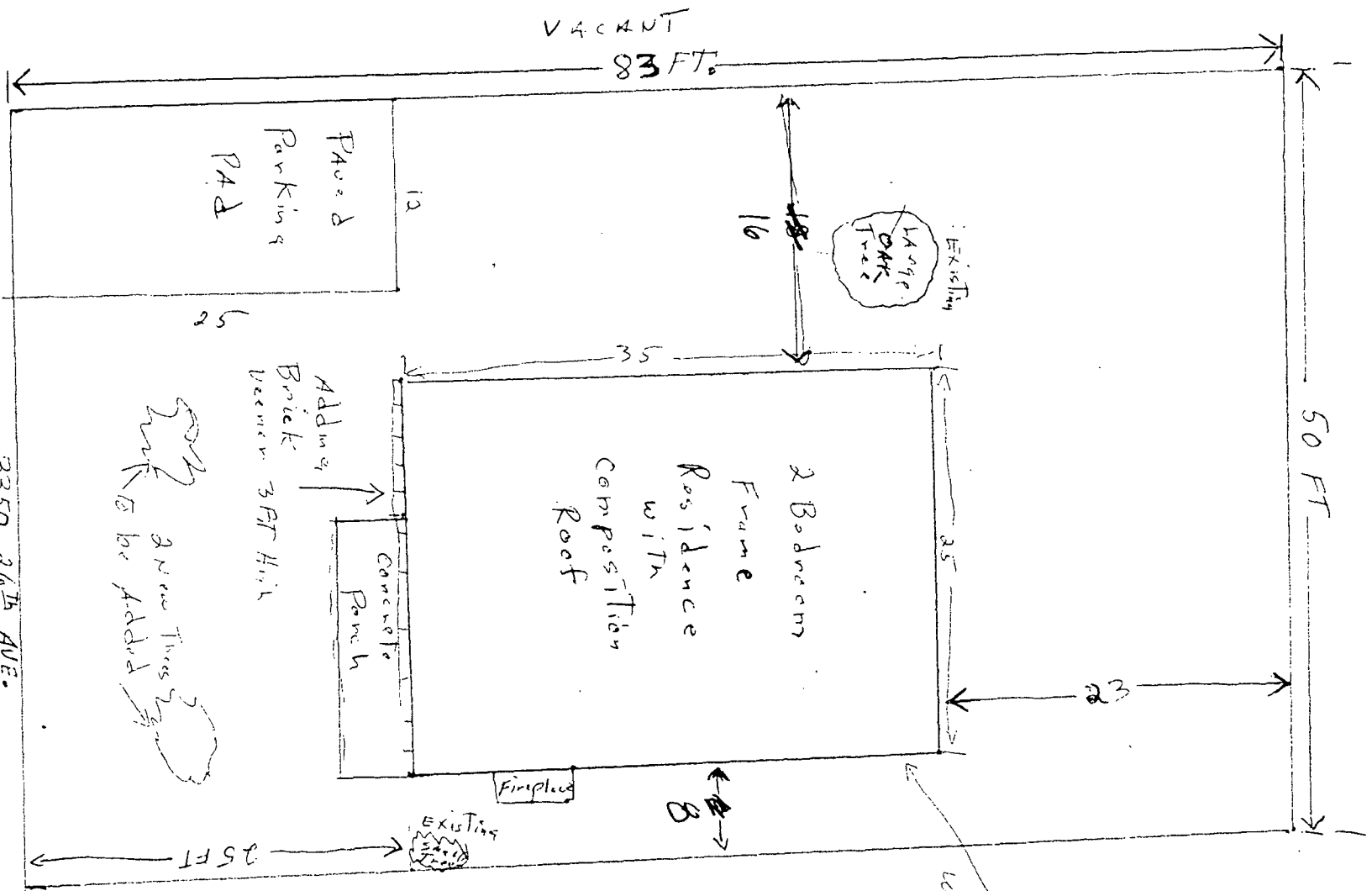
3. A rear concrete stoop to be placed at the back door.
4. A wood fence to be placed along the east and south property line.

Approval is based on the following Findings of Fact:

1. The house will blend into the existing neighborhood.
2. Moving the building will save a usable housing unit from demolition.

VACANT

SCALE  
3/32" = 1 FT



Will be Painted Tan with Brown Trim

VACANT

CITY PLANNING DEPARTMENT

JUN 24 1982

RECEIVED

3350 26th AVE.  
26th AVE  
7-7-82

#19