

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Richard Cable, 947 Fulton Avenue #523, Sacramento, Ca. 95825		
OWNER	Mary J. Cable, 917 38th Street, Sacramento, CA. 95816		
PLANS BY			
FILING DATE	2/27/84	REPORT BY	RBH:LR
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	

LOCATION: 1414 19th Street

PROPOSAL: House move from 2809 "K" Street to subject site.

PROJECT INFORMATION:


Existing Zoning of Site: R-5  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential; R-5  
South: Residential; R-5  
East: ~~Shrub~~ substation; C-2  
West: Residential; R-5

*Smud*

Parking Required: 1 space  
Parking Provided: 2 spaces  
Parking Ratio: 1/unit  
Property Dimensions: 80 x 34.5  
Property Area: 2,760 sq. ft.  
Square Footage of Building: 2,958+  
Significant Features of Site: Next to listed building/proposed- (Preservation Area #10)  
Exterior Building Colors: Yellow with blue trim  
Exterior Building Materials: Wood



BACKGROUND INFORMATION: The applicant proposes to relocate a building from 2809 K Street to the subject site. The building to the north is not a building on the City's official register but is a building which would be a supportive structure in a proposed preservation area. The applicant has applied to the CPC for a variance to encroach 4'-10" into a required 5 foot side yard setback at the alley side (P84-074).

STAFF EVALUATION: Staff supports the move with the following concerns:

1. A variance must be approved by the CPC to allow an encroachment into a side yard.
2. A survey of all properties within 1,000 feet of the subject site must be supplied to staff showing on site parking provided at buildings within the surveyed area. If over 50% of properties have garages then the subject project must have a garage. Any deviation from this requirement must be secured through a variance from the CPC.
3. The city arborist must determine if the structure can be moved onto the site without requiring the removal of an existing street tree. The city must approve the removal of a street tree before it can be cut down.

4. Staff feels that the building will fit into the existing neighborhood and will compliment the adjacent structures.

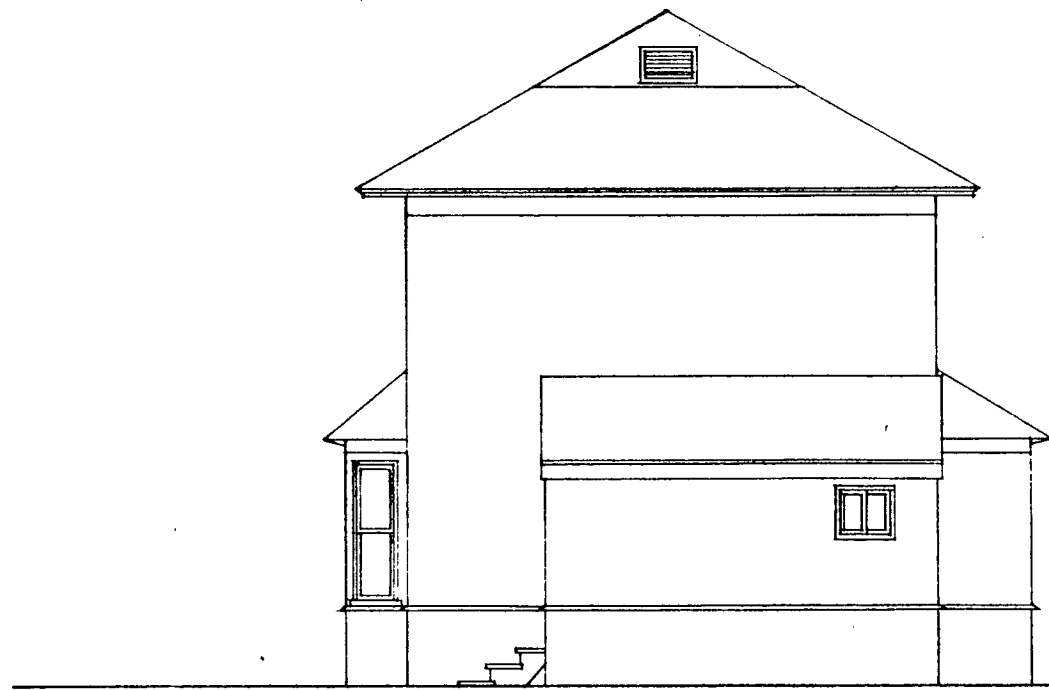
STAFF RECOMMENDATIONS: Staff recommends approval of the house move with the following conditions:

1. All required City Planning Commission actions must be approved.
2. City Arborist must approve move onto site if a street tree must be removed.
3. Should a garage be required, the design of the garage shall be subject to Board review and approval.

Approval is based on the following findings of facts:

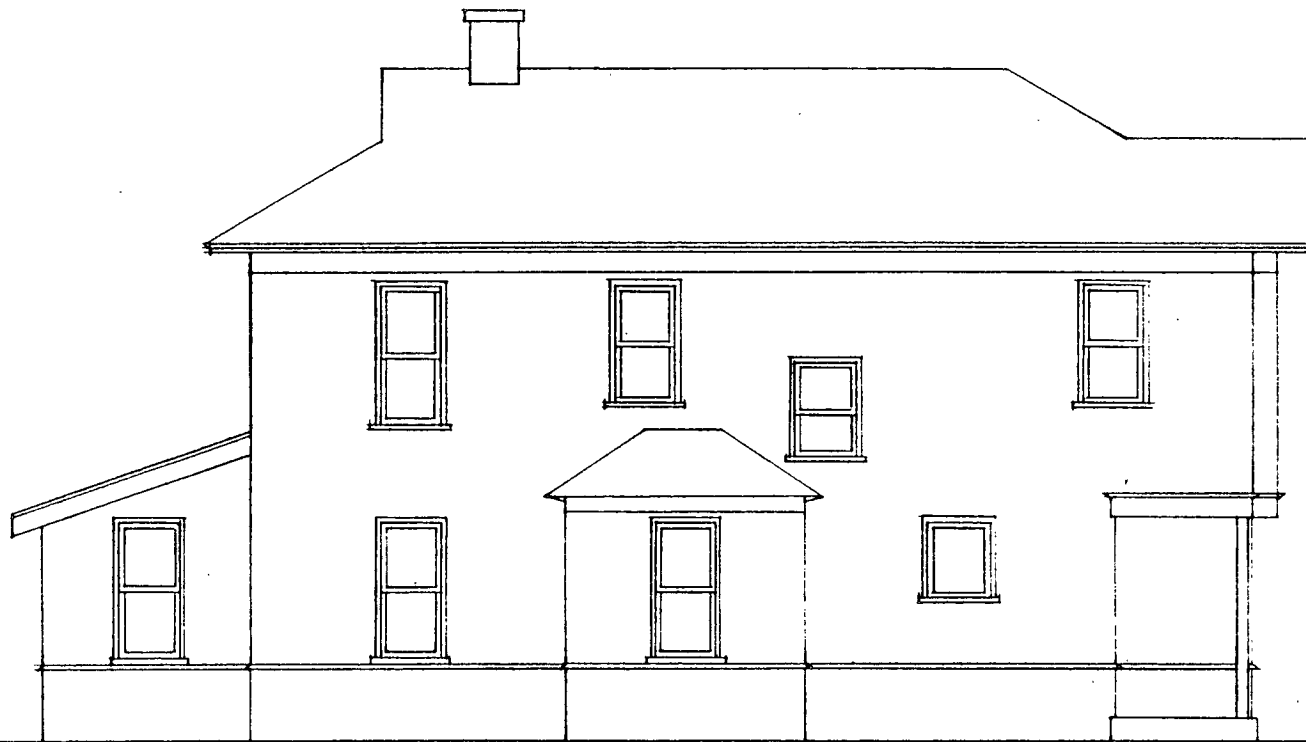
1. The proposed project, as conditioned, will blend into the existing neighborhood.
2. The proposed project, as conditioned, is in compliance with Design Review Board guidelines.

② → porch - important steps - use?  
① { → completion date  
→ secured w/ fencing  
- parking slab  
② - Set Back?  
- landscape



WEST ELEVATION

#3



#3

SOUTH ELEVATION