

ARCHITECTURAL REVIEW BOARD

AMENDED STAFF REPORT

APPLICANT	Darrell Ferreira	7486 Pocket Road
OWNER	Darrell Ferreira	7486 Pocket Road
PLANS BY	Darrell Ferreira	
FILING DATE	12-28-78	50 DAY ARB ACTION DATE _____
		REPORT BY: WW:dd
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO. 031-030-300

PROPOSAL: To move a single family structure from: 7600 Pocket Road
to: 7486 Pocket Road

LOCATION: 7486 Pocket Road
South Pocket Community Plan

PROJECT INFORMATION:

Existing zoning of site:	"A"
Existing land use of site:	single family
Surrounding land uses:	vacant fields
South Pocket Community Plan Designation:	low density residential
Square footage of building:	3,000 square feet
Material:	Wood siding
Height:	Two-stories
Property dimensions:	97 feet X 515 feet

The applicant proposes to move the structure temporarily on the front portion of the subject lot for approximately two months. The subject property is 97 feet X 515 feet in size.

An old milk barn located on the rear portion of the lot would be removed for the permanent house site. The applicant/owner would then extend the driveway to the rear and move the structure to the permanent site. The structure would be located 45 feet from the toe of the levee. The structure would then be renovated to its Victorian style. The renovation, according to the applicant, would take approximately one year. After the renovation is completed the owner would then move from the front house to the newly renovated victorian. The front house would then be demolished or removed.

STAFF EVALUATION:

The staff has reviewed the proposal and inspected the site and surrounding neighborhood and has the following observations:

1. The subject property is located on the west side of Pocket Road and adjacent to the Sacramento River. The property is 91 feet X 515 feet in size. This property would be difficult to subdivide in the future unless the adjacent properties were incorporated with the subdivision design.
2. The subject victorian home would be located on the rear portion of the property approximately 45 feet from the levee toe and

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35 feet from the north and south side yards. Therefore the remaining easterly portion of the property could be subdivided together with adjacent properties.

3. The South Pocket Specific Plan provides standards for residential development along the Sacramento River Parkway. The minimum distance required to develop a residential structure adjacent to the Sacramento River is 45 feet. The South Pocket Plan (See exhibit A) require streets parallel to the levee or cul-de-sacs streets perpendicular to the levee for new subdivisions. The staff suggests the applicant restudy the orientation of the victorian structure in applying the subdivision standards should new subdivisions be developed adjacent to the subject property. It is further suggested that the preliminary schematic subdivision design be developed for the adjacent properties and the subject property. If a future cul-de-sac were designed on the north side of the subject property, the new structure should then be located at least 60 feet from the levee toe and 35 feet from the north property line with the front of the structure located to the north property line.
4. The staff inspected the neighborhood and found several older single family residences along the Pocket Road.
5. If the site design, landscaping and fencing is designed properly the home would provide character to the developing area.
6. The proposed move would be classified as temporary storage of a house for two months. The house would then be relocated to the rear.
7. The existing single family structure would be demolished or removed from the site after the victorian home is renovated in approximately one year.

The City Building Inspector has inspected the victorian structure and has the following comments:

1. The building must meet all requirements for a new dwelling.
2. The entire roof covering shall be removed; and replaced with a new roof.
3. The building must be replaced.
4. The electrical and plumbing must be replaced.
5. All dry rot must be repaired and replaced.
6. The building must be repainted.

The staff, therefore, has no objection to the proposed house move.

STAFF RECOMMENDATION:

The staff recommends approval of the proposed house move subject to

conditions and based on findings of fact:

Conditions:

1. The subject move is for temporary storage until existing structure is removed.
2. The existing single family structure shall be removed after the victorian house is renovated. (approximately one year) Only one single family unit is permitted on the "A" zone property per Zoning Ordinance.
3. The building shall comply with all structural requirements for a new dwelling as indicated by the City Building Inspector.

Added Conditions:

- * 4. The applicant shall comply with the South Pocket Specific Plan which prohibits back-up lots; or request the Commission to amend the Plan. Furthermore, the applicant shall meet with staff to discuss the development criteria and resolve the future subdivision design of the subject site.