

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Donald E. Chancellor, 394 Ponderosa, Vacaville, CA 95688		
OWNER	Donald E. Chancellor, 394 Ponderosa, Vacaville, CA 95688		
PLANS BY	Donald E. Chancellor, 394 Ponderosa, Vacaville, CA 95688		
FILING DATE	11/14/83	REPORT BY:	RBH:bw
NEGATIVE DEC.	N/A	EIR	ASSESSOR'S PCL. NO. 250-210-23

LOCATION: 3425 Altos Avenue

PROPOSAL: House move from southwest corner Bell Avenue and Astoria Street

PROJECT INFORMATION:

Existing Zoning of Site: R-3  
Existing Land Use of Site: Vacant (garage to be removed)

Surrounding Land Use and Zoning:

North: Residential; R-3  
South: Residential; R-3  
East: Sacramento Northern Railroad  
West: Church; R-1

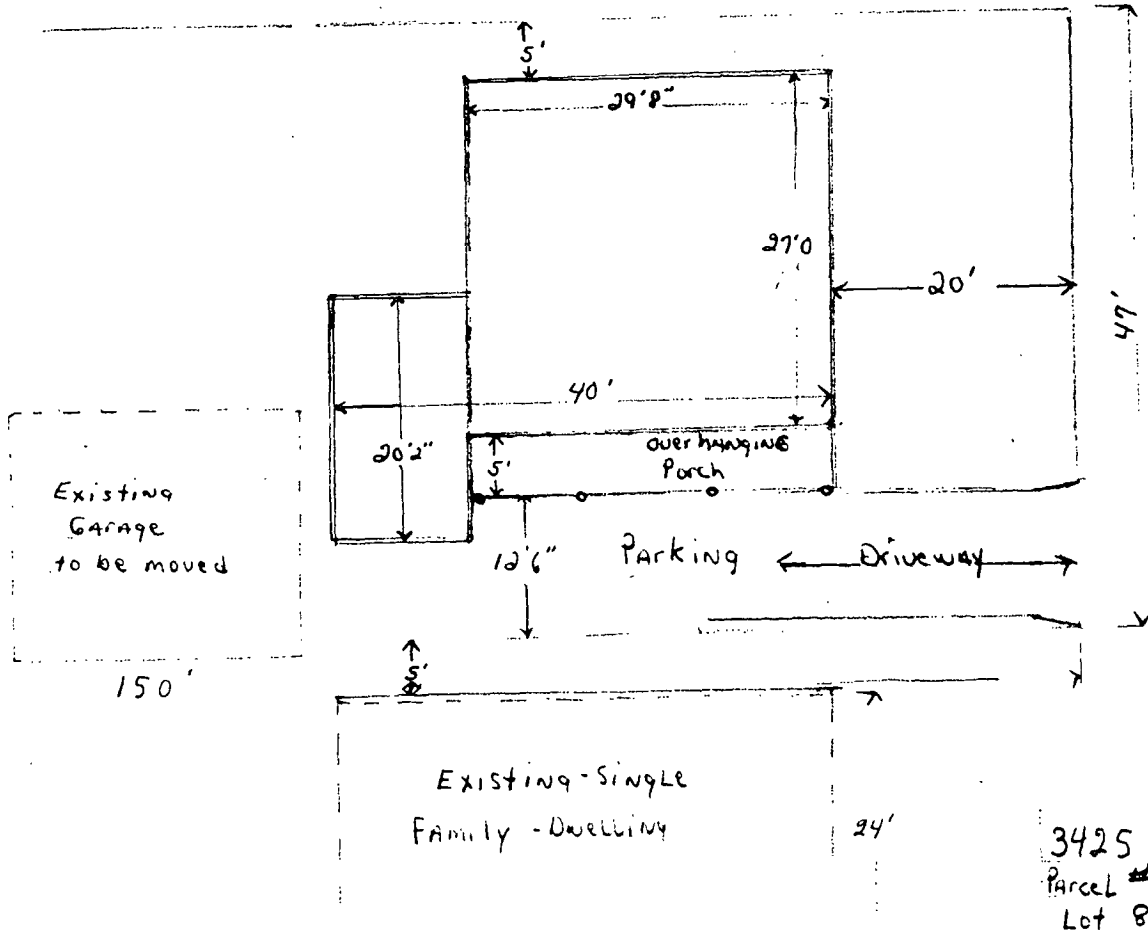
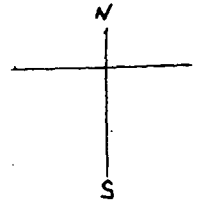
Parking Required: One space  
Parking Provided: One space  
Parking Ratio: 1:unit  
Property Dimensions: 150' x 47'  
Property Area: 7,050 square feet  
Square Footage of Building: 1,000±  
Exterior Building Colors: White and Green  
Exterior Building Materials: Wood and Stucco

BACKGROUND: The applicant proposes to move a single family wood and stucco house from the southwest corner of Bell Avenue and Astoria Street to the subject site. The existing garage on site will be moved to the adjacent site to the south. One on-site parking space will be provided.

STAFF EVALUATION: Staff feels that the house to be moved is consistent in design with the neighborhood. The problems of the project are as follows:

1. Dimension on lot width does not agree with house width and driveway width;
2. Lot is too narrow for right angle turn into garage;
3. House and garage cannot be turned to face street as structure would encroach into the side yard setback;
4. Fencing will be needed around the property line;
5. Landscaping will need to be provided.

STAFF RECOMMENDSTIONS: At this time, due to the size and layout of the structure, staff cannot recommend approval of the house move. Architecturally the house would be compatible to the neighborhood, but a garage is required by ordinance and this house and garage will not fit the lot.



ALTOS

3425 ALTOS  
Parcel # 250-210-23  
Lot 8  
Scale 1" = 10'

DR83-185

12-7-83

#8