

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	David P. Blase, 7521 Cripple Creek, Citrus Heights, Ca. 95610		
OWNER	H. P. Blase, 7521 Cripple Creek, Citrus Heights, Ca. 95610		
PLANS BY	David Blase		
FILING DATE	January 10, 1984	REPORT BY:	RL:mm
NEGATIVE DEC	EIR	ASSESSOR'S PCL. NO.	237-151-12

LOCATION: 4190 Fell Street

PROPOSAL: Relocate a single family dwelling from storage to the subject site and construct a two-car garage.

PROJECT INFORMATION:

Existing zoning of site: R-1
Existing land use of site: Vacant

Surrounding land use and zoning:

North: Single family and vacant; R-1
South: Drainage ditch and freeway 80; R-1 & TC
East: Vacant; R-1
West: Vacant and two family; R-1

Parking required: 1 space
Parking proposed: 2 spaces
Property Dimensions: Irregular
Property area: 1 ± ac.
Square footage of building: 1,490 s.f.
Significant features of site: Back up to Drycreek Rd/I-80 overpass
Exterior building colors: Green
Exterior building materials: 1" x 10" shiplap/compo shingle roof

BACKGROUND INFORMATION: The applicant proposes to relocate a 1,490 s.f. single family residence to the subject site. A two-car garage is proposed to be constructed.

STAFF EVALUATION: Staff has the following comments:

1. The dwelling to be relocated will have adequate setbacks from property lines and adequate separation from the proposed detached garage.

2. The site is quite large, extending more than 600 feet between Fell Street and Dry Creek Road. Trees near Dry Creek Road will be unaffected by the current proposal.
3. Staff notes the unsightliness of discarded tires and a trash heap visible from Dry Creek Road.

STAFF RECOMMENDATION: Staff recommends approval of the proposed house move subject to the following conditions:

1. Development of the site per the site plan and provision of a driveway satisfactory to Traffic Engineering.
2. Retention of all trees.
3. Removal of all discarded tires and other trash from the site.

Approval is based on the following findings of fact:

1. The project, as proposed, will blend into the surrounding neighborhood.
2. The project, as conditioned, will be in conformance with City ordinances and design criteria.

