

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Ismael Pena, 7300 Lincolnshire Drive, Suite 200, Sacramento 95823		
OWNER	F. J. Leslie, 20 Sioux Way, Portola Valley, Ca. 94025		
PLANS BY	Joseph B. Wooten		
FILING DATE	December 13, 1983	REPORT BY:	RL:mm
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	014-071-01

LOCATION: 2525 37th Street

PROPOSAL: Relocate single family residential structure from 3660 First Avenue to subject site.

PROJECT INFORMATION:

Existing zoning of site:	R-1
Existing land use of site:	Single car garage
Surrounding land use and zoning:	
North:	Single family; R-1
South:	Single family; R-1
East:	Single family; R-1
West:	Single family; R-4
Parking required:	1 space
Parking provided:	1 space
Parking ratio:	1/du
Property Dimensions:	60' x 80'
Property Area:	4,800 s.f.
Square footage of building:	1,450 s.f.
Exterior building colors:	Tan and brown
Exterior building materials:	Plaster/composition shingle roof

BACKGROUND INFORMATION: The applicant proposes relocation of a two-bedroom, two-bath, 1-1/2 story single family dwelling from a nearby parcel.

STAFF EVALUATION: Staff has the following comments:

1. The structure proposed for relocation is presently located at the southwest corner of 37th Street and 1st Avenue, a half block from the subject site.
2. The subject site has an existing single car garage located at the rear and accessed from the alley. The side door and window are in need of repair or replacement. The garage will be retained to serve the parking needs of the residence.
3. Staff has no objection to the proposed house move provided that any necessary repairs are made on both the house and the garage.

4. Fencing is needed along the rear property line.
5. The Oak Park PAC has no objections to the proposed project.

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

1. The applicant shall repair and/or replace the side door and the windows of the existing garage.
2. The applicant shall remedy any building code deficiencies.
3. A six-foot fence shall be built along the rear of the property.

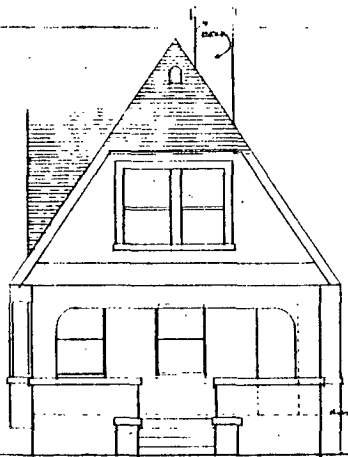
Approval is based on the following Findings of Fact:

1. The house and attached garage will blend into the existing neighborhood.
2. The project, as conditioned, will meet City Ordinance and Design Guidelines.

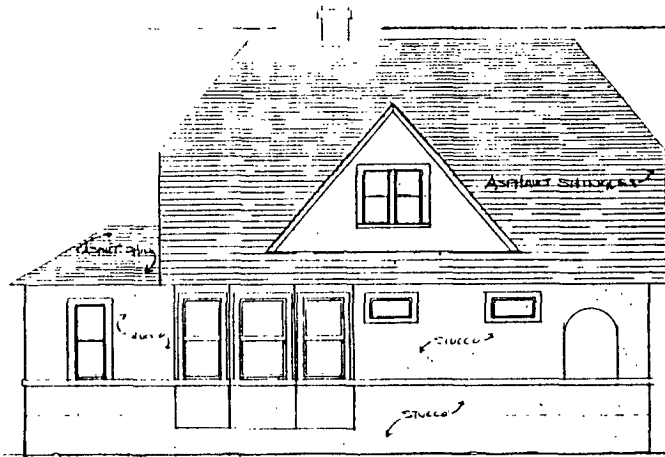
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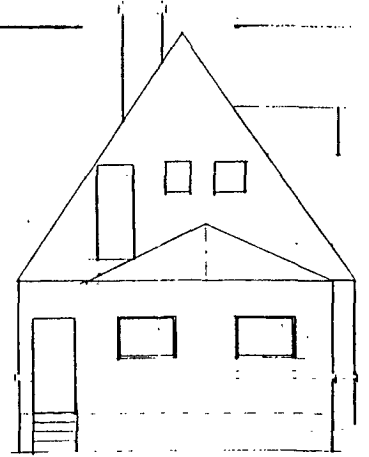
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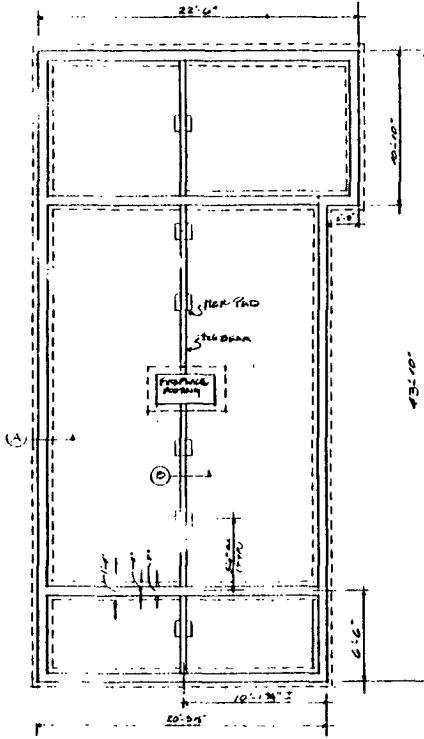
WEST (FRONT) ELEV.



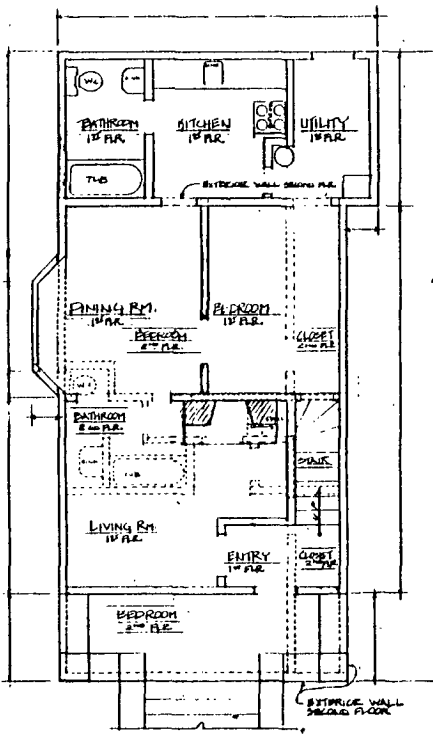
NORTH ELEV.



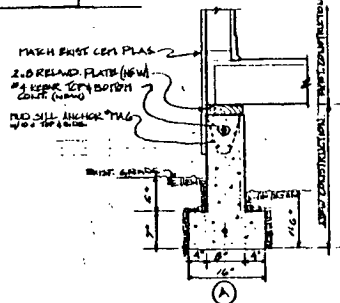
EAST ELEV.



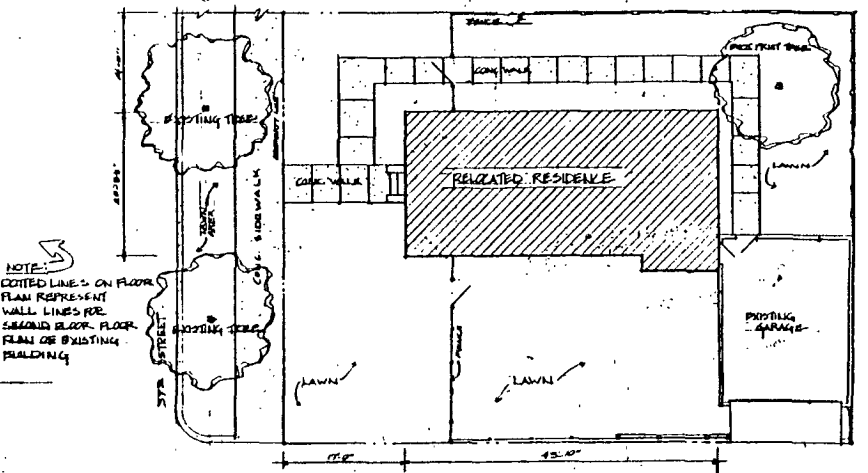
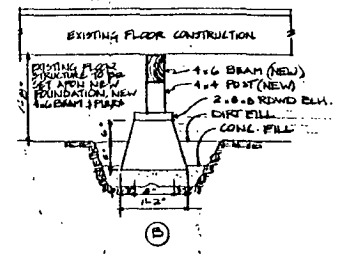
FOUNDATION PLAN



SECOND FLOOR REPRESENTED BY DOTTED LINE FLOOR PLAN



FOUNDATION DETAILS



20 FT. PUBLIC ALLEY PLOT PLAN

JOSEPH B. WOCZET ARCHITECT
 SACRAMENTO CALIFORNIA
 PHONE 454-8017
 APPROVED DATE



HOUSE RELOCATION
 LOCATION 2520 27th STREET
 SACRAMENTO, CALIFORNIA 95817
 SCALE 1/8" = 1'-0"
 DATE 12-13-83