

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Paul Y. Fong, 2009 'S' Street, Sacramento, CA 95814		
OWNER	Philip Wong, 1236 'X' Street, Sacramento, CA 95818		
PLANS BY	_____		
FILING DATE	10-28-83	50 DAY CPC ACTION DATE	_____
REPORT BY	GM:bw		
NEGATIVE DEC.	Ex. 15103(a)	EIR	ASSESSOR'S PCL. NO. 009-251-17

APPLICATION: Special Permit to convert a single family residence into two dwelling units in the General Commercial (C-2) zone.

LOCATION: 1236 'X' Street

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
1980 Central City Community
Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Single-family Residential

Surrounding Land Use and Zoning:

North: I-80; TC
South: Warehouse; C-2
East: Residential; C-2
West: Residential; C-2

Parking Required: 2 spaces
Parking Provided: 2 spaces
Property Dimensions: 40' x 80'
Property Area: 3,200 square feet
Square Footage of Building: 2,070±
Height of Structure: Two-story
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: White
Exterior Building Materials: Wood siding

STAFF EVALUATION: Staff has the following comments regarding this project:

1. The subject site is a 40' x 80' corner lot developed with a two-story single family residence located at the southwest corner of 13th and 'X' Streets. The site is zoned C-2 and is located on a block developed with a mix of uses. Surrounding uses consist of a residence and Sam's Auto Glass shop to the west, a warehouse and motorcycle clubhouse to the south, residences across 13th Street to the east, and I-80 freeway across 'X' Street to the north.
2. The applicant proposes to convert the existing two-story residence into two units with each floor developed as a dwelling unit. A two-car detached garage is located on the rear of the lot. The project meets the parking requirement of one parking space per dwelling unit.
3. Staff has no objection to the applicant's request in that the project will provide an additional living unit within the Central City and the existing two-car garage meets the parking requirement of two off-street parking spaces for the two proposed dwelling units.

003053

APPLC. NO. _____
P83-368

MEETING DATE December 15, 1983
1-12-84

CPC ITEM NO. 28-12

4. Although the structure is not listed on the City's Official Register of Priority and Essential Structures, the building is a two-story California bungalow constructed circa 1920's and has interesting design characteristics that should be retained.

Staff requests that any exterior modifications be treated in compatible manner with the existing architectural style of the building. As a condition of approval, staff recommends that the applicant submit detailed elevations of the exterior modifications to City staff for review and approval prior to issuance of building permit.

STAFF RECOMMENDATION: Staff recommends approval of the special permit, subject to condition and based on the Findings of Fact which follow.

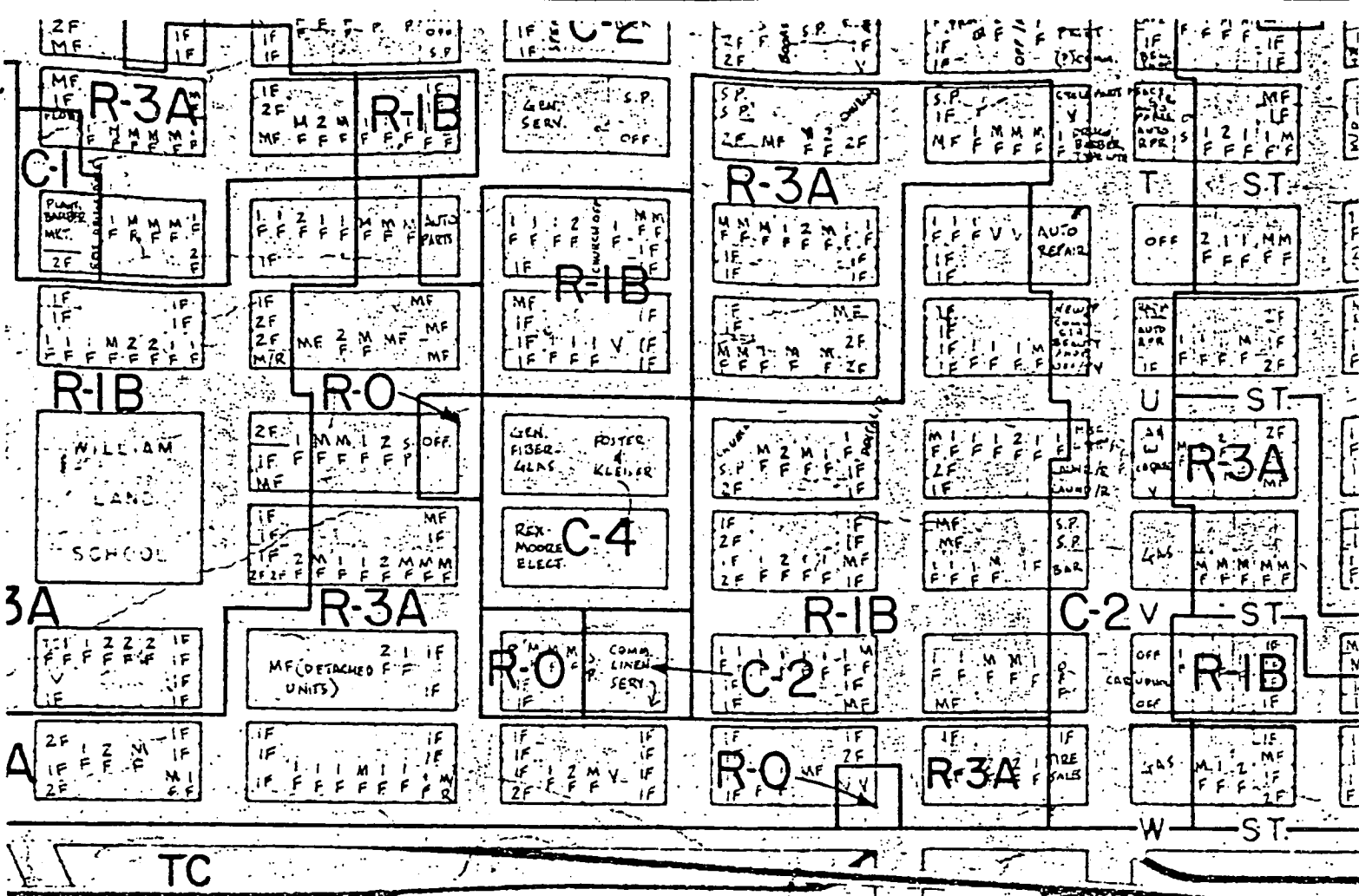
Condition

The applicant shall redesign the exterior modifications of the building in a manner compatible with the existing architectural design. The applicant shall submit revised detailed building elevations to City staff for review and approval prior to issuance of building permit.

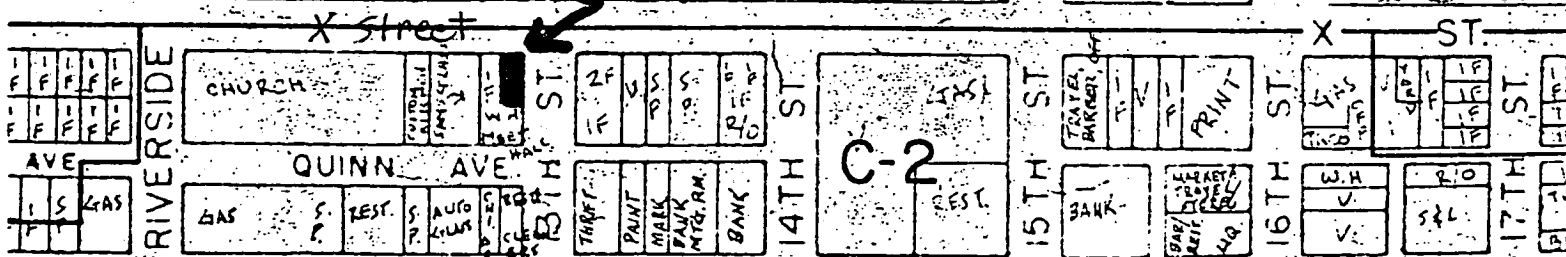
Findings of Fact

- a. The proposed project, as conditioned, is based upon sound principles of land use in that adequate off-street parking is provided and the existing use is residential;
- b. The project, as conditioned, is not injurious to the general public nor surrounding properties in that the project will not alter the characteristics of the neighborhood which consists of residential and commercial uses;
- c. The proposal is consistent with the City Zoning Ordinance in that residential uses are permitted in the C-2 zone, subject to special permit approval.

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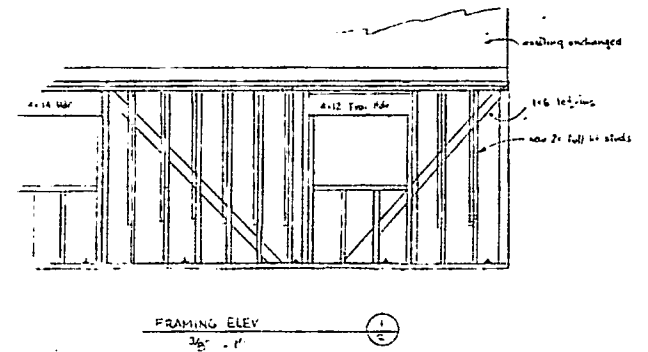
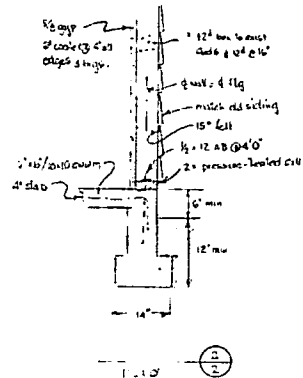
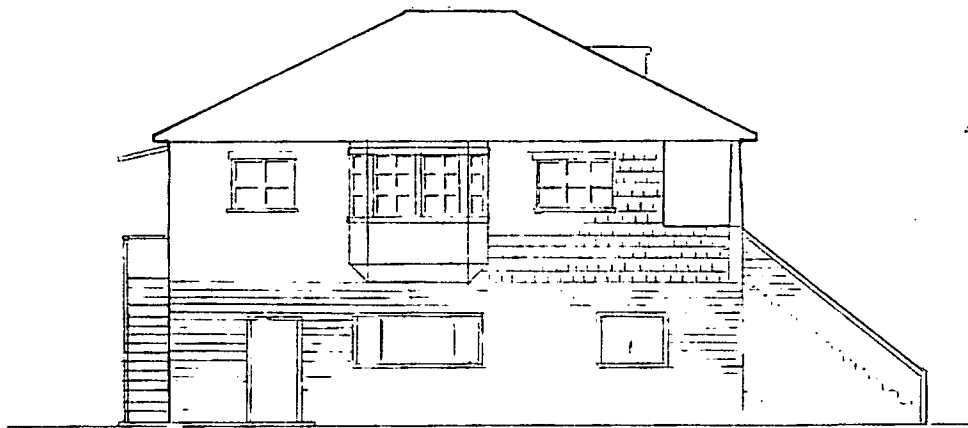
SUBJECT SITE



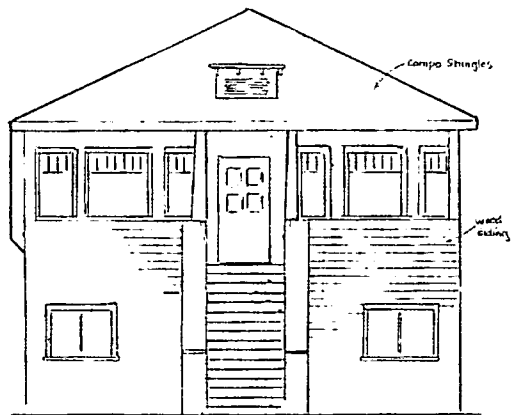
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ADOPTED ZONING VICINITY MAP

Y P-83-768
 C-1 LIMITED COMMERCIAL
 C-2 GENERAL COMMERCIAL
 No. 28-12

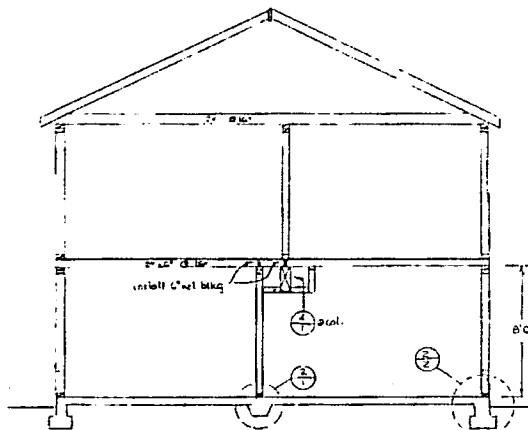


FRAMING ELEV
3/8" = 1'

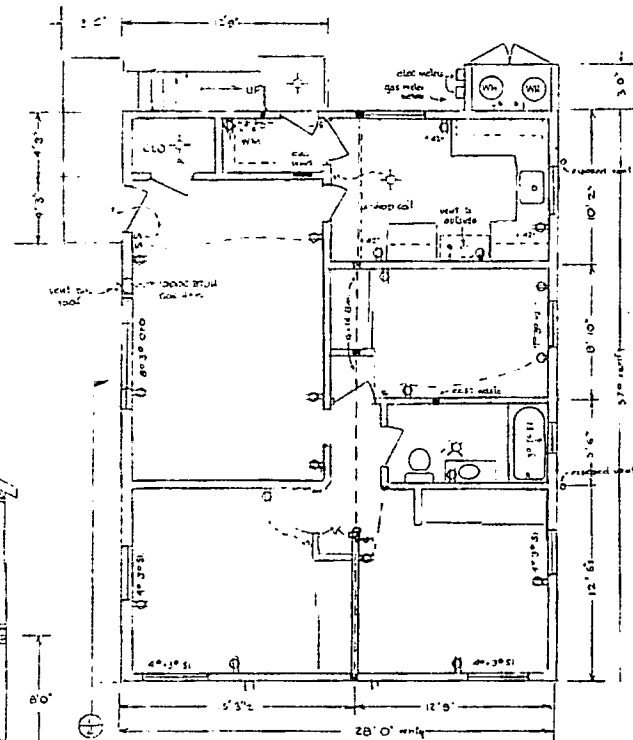


X STREET ELEV

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SECTION $\frac{A}{2}$



FIRST FLOOR
3/8" = 1'

DUPLEX REMODEL

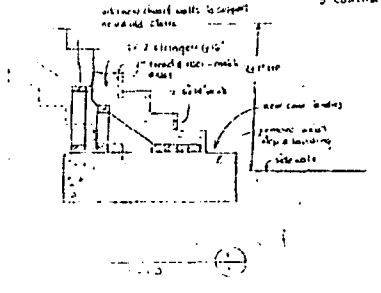
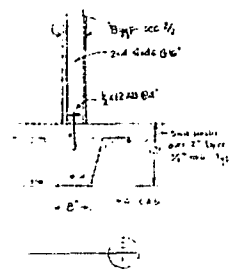
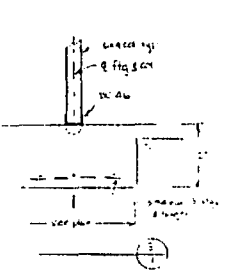
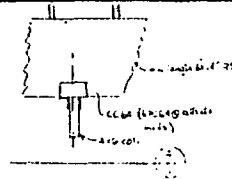
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1-12-84
12-15-84

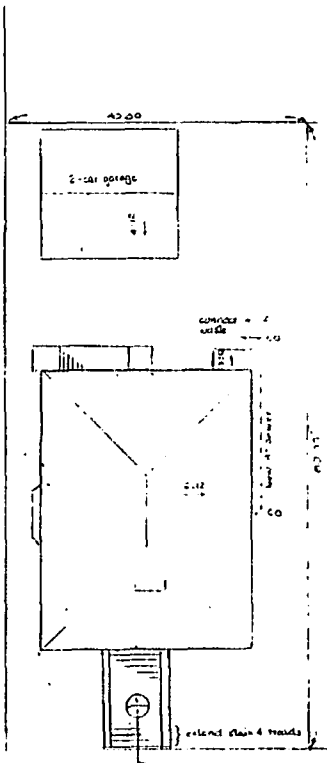
- GENERAL:**
All specifications herein referred to shall be in accordance with the 1982 Edition of the U.S. Building Code.
- ENVIRONMENT:**
Particular Climate—Type II or III, ASTM C1307.
Aggressiveness—ASTM C1307.
Water—Clear and free of substances harmful to masonry or reinforcing.
Administration—Only as approved by the Engineer.
Ready Mix—ASTM C191.
- CONCRETE:**
Meet minimum requirements for Reinforcing Concrete, ACI 308.2R, 7.7 & 7.8, UBC Sec. 19.13.
- | Strength | Min. Co. | W/C Ratio | Max. Size | Group |
|------------------|--------------|-------------|-----------|-------|
| psi (MPa) | lbs./cu. yd. | ratio (vol) | in. | |
| Footings 4 floor | 3500 | 4.75 | 3/4" | 1 |
| Structural | 3000 | 5.00 | 3/4" | 1 |
| Non-structural | 2000 | 5.50 | 3/4" | 1 |
| Slabs | 2500 | 5.50 | 3/4" | 1 |
| Form Concrete | 2000 | 5.50 | 3/4" | 1 |
- REINFORCING STEEL:**
- Intermediate grade deformed bars—ASTM A615-70, A615-72, A615-74, A706-70, Epoxi 1700 min. Lap splice 36D in vertical joints and 18D in 90° min. otherwise.
 - Welded wire fabric—ASTM A185-70, A185-74, A185-76. Lap splice 3 in. unless spacing of members beyond.
- PAVING:**
- Utility Building Code STD No. 17.7, National design specifications, road construction (4") min.
 - Utility building code—ASTM A363, 3/4" hot rolled rebar—12" max. max. max. max.
- WOOD:**
- Design for Code Requirements, Structural Gluing Schedules, W/F/F. Moisture of members—Select structural unless otherwise noted. Physical test methods—No. 1 and Aggregates, unless otherwise noted. Plywood sheathing—UMC STD 24-9, Heavy rated CD (exterior grade). Wood Pres—UMC STD 24-13.
 - Site and Good Laminated Wood, Douglas Fir, AITC 117-70 U.S. Dept. of Commerce Voluntary Product Std. PS 36-33.
 - Redwood, conforming to REDWOOD INSPECTION SERVICE. Plans in accordance with Foundation Grade 4-11.1.1.

---MIN. REQUIREMENTS---

Item	Quantity	Unit
1. 4" x 4" x 1/2" concrete pad	1	sq. ft.
2. 4" x 4" x 1/2" concrete pad	1	sq. ft.
3. 4" x 4" x 1/2" concrete pad	1	sq. ft.
4. 4" x 4" x 1/2" concrete pad	1	sq. ft.
5. 4" x 4" x 1/2" concrete pad	1	sq. ft.
6. 4" x 4" x 1/2" concrete pad	1	sq. ft.
7. 4" x 4" x 1/2" concrete pad	1	sq. ft.
8. 4" x 4" x 1/2" concrete pad	1	sq. ft.
9. 4" x 4" x 1/2" concrete pad	1	sq. ft.
10. 4" x 4" x 1/2" concrete pad	1	sq. ft.
11. 4" x 4" x 1/2" concrete pad	1	sq. ft.
12. 4" x 4" x 1/2" concrete pad	1	sq. ft.
13. 4" x 4" x 1/2" concrete pad	1	sq. ft.
14. 4" x 4" x 1/2" concrete pad	1	sq. ft.
15. 4" x 4" x 1/2" concrete pad	1	sq. ft.
16. 4" x 4" x 1/2" concrete pad	1	sq. ft.
17. 4" x 4" x 1/2" concrete pad	1	sq. ft.
18. 4" x 4" x 1/2" concrete pad	1	sq. ft.
19. 4" x 4" x 1/2" concrete pad	1	sq. ft.
20. 4" x 4" x 1/2" concrete pad	1	sq. ft.

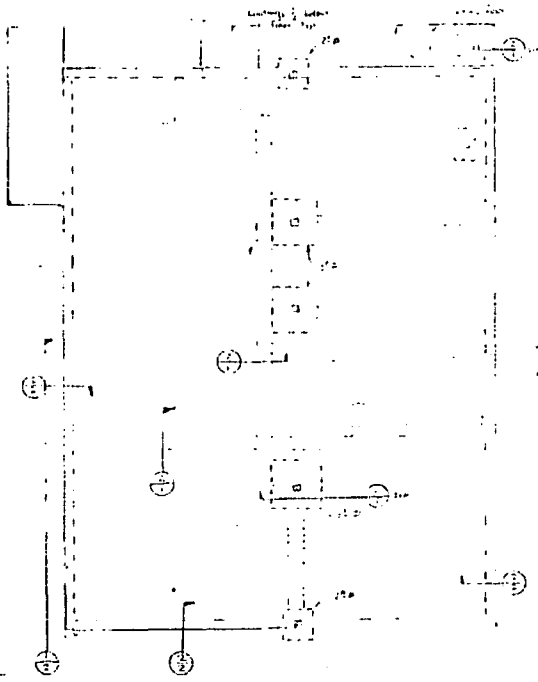


- NOTES:**
1. Utility second floor 20"
 2. Utility second floor is 20" x 20"
 3. Construct new foundation
 4. Extract existing walls to new foundation
 5. Construct new partitions of first floor

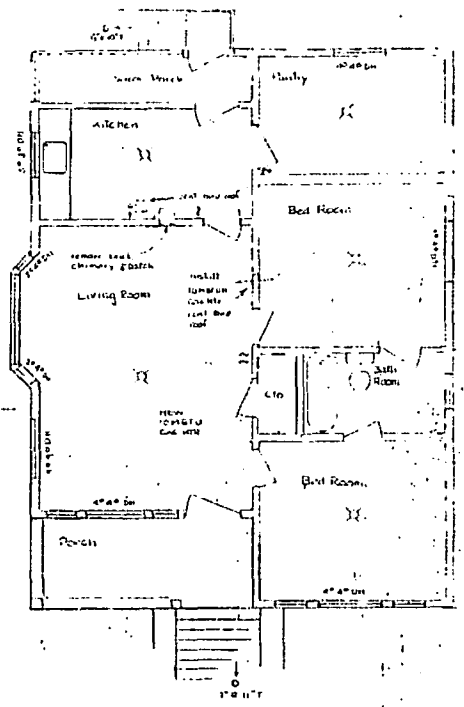


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PLOT 4 ROOF PLAN
1/8" = 1'0"



FOUNDATION PLAN



SECOND FLOOR
1/8" = 1'0"

PAUL FONG
CONTRACTOR

PHILIP WONG
1256 1/2 STREET
OWNER

DUPLEX REMODEL

1/8" = 1'0" SHEET

10.88