



00056384

DEPARTMENT OF
NEIGHBORHOODS,
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

PHONE 916-264-5381

FAX 916-264-7046

STAFF LEVEL PROJECT REVIEW

DR Number: ER00-
Address: 1260 and 1270 Arcade Blvd.
Description: **Exterior repairs**

Applicant: Mike Holt
Owner: Donald L. Holt
Date Filed: June 13, 2000
Date Approved: June 13, 2000
Staff Contact: Ellen A. Schmidt, Junior Architect, 264-5962

STAFF ACTION AND CONDITIONS OF APPROVAL:

Staff has reviewed the proposed project, and approves it with the following conditions of approval:

1. Roofing to be 25-year laminated dimensional composition shingle.
2. Repair carport roofing to match existing.
3. Repair and replace siding to match existing.
4. Repair rafters, sills, and other wood trim to match existing.
5. Front entry door shall have a raised panel design.
6. The scope of work is limited to the above items. Any changes shall be subject to review and approval by Design Review staff prior to any changes.

Sincerely,

Ellen A. Schmidt
Junior Architect
Design Review

Housing/Dangerous Bldgs Division

Case Field Check List

Case # **HSG9900558**

Address: **1260 ARCADE BL**

Location: 1260, 1262, 1264, 1266 & 1268 Arcade Blv

Date

Description

03/31/99

49.10.1002(13) General dilapidation or improper maintenance of the building.)

Owner to provide a termite and dry rot report for all three buildings to this department prior to requesting permits for each building.

Owner to provide access into all units for a complete inspection.

1260 Arcade Blvd. to be inspected once interior access has been obtained.

Exterior of building #3, duplex addressed 1268 & 1270 Arcade Blvd.

1268 Arcade to remain vacant until all requirements have been met.

1. Replace failing roof coverings with approved type and installation. Be sure over hangs abut to existing structure in an approved manner.
2. Repair damaged siding and trim, dry rot around openings such as doors and windows and repaint.
3. Car ports to be repaired and supported in an approved manner.
4. Remove all non conforming electrical wiring found on exterior areas.
5. Tenants shall not utilize extension cords to power units. I have informed the neighbor providing the power to the tenant SMUD service will be disconnect at his residence if this condition exists again. Units may not be occupied without electrical and/or gas service.
6. Exterior electrical fixtures to be approved for the locations they serve.
7. Provide termination bonnets for dryer vents.

1262 and 1264 Arcade Blvd.

Problems with the exterior are as noted for units 1268 and 1270 Arcade Blvd.

Additionally, the owner shall provide access to interiors for a complete list of required repairs.

04/13/99

Date

Description

Corrections below are additional violations discovered on April 12, 1999 following interior inspections of 1260, 1262, 1264, 1268 and 1270 Arcade Bl. These items are to be corrected as follows:

1. 1260 Arcade Bl;

- (a) provide smoke detectors in each bedroom and areas leading to such rooms,
- (b) open wall adjacent to tub for further review and required repairs,
- (c) replace dry rotted support posts for car port with new installed in an approved manner,
- (d) all windows to be operative and provided with cranks.

2. 1262 & 1264 Arcade Bl;

- (a) provide smoke detectors in each bedroom and areas leading to such rooms,
- (b) provide seismic supporting of water heater, install and terminate PTR valve and line in an approved manner and remove black pipe nipples installed on supply and discharge sides of water heater and replace with approved materials,
- (c) all windows to be operative and provided with cranks and screens,
- (d) provide a shower rod at tub,
- (e) repair damaged siding, trim, eaves and repaint exterior,
- (f) all exterior electrical fixtures to be of approved type and installation,
- (g) repair entry overhang for 1264, signs of water damage,
- (h) repair linoleum in bathrooms.

3. 1266 and 1268 Arcade Bl;

- (a) 1266 & 1268-provide smoke detectors in each bedroom and areas leading to such rooms,
- (b) 1268- clean and repair interior walls, ceilings, trim and doors and repaint,
- (c) all windows to be operative with cranks and screens,
- (d) all exterior electrical fixtures to be of approved type and installation,
- (e) repair damaged siding, trim, eaves and repaint exterior,
- (f) repair entry overhang for 1266, signs of water damage,
- (g) provide seismic supporting of water heaters, install and terminate PTR valve and line in an approved manner for each water heater,
- (h) repair damaged siding, trim, eaves and repaint exterior,