

CITY PLANNING COMMISSION

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

APPLICANT	James Barlow, P.O. Box 1681, Sacramento, CA				
OWNER	James Barlow, P.O. Box 1681, Sacramento, CA				
PLANS BY					
FILING DATE	2-17-83	50 DAY CPC ACTION DATE		REPORT BY:	SD:bw
NEGATIVE DEC	Exempt 15105	EIR		ASSESSOR'S PCL NO.	006-263-13

SUBJECT: Planning Director's Variance to reduce both side yard setbacks from five feet to three feet on a 40' x 160' lot

LOCATION: 1719 'P' Street

PROJECT INFORMATION:

General Plan Designation: Residential
1980 Central City Community Plan Designation: Multi-Family
Existing Land Use: Five-unit apartment and garage (vacant)

Surrounding Land Use and Zoning:

North: Multi-Family; R-5
South: Multi-Family; R-5
East: Single Family; R-5
West: Multi-Family; R-5

Property Dimensions: 40' x 160'
Topography: Flat

BACKGROUND INFORMATION: On February 2, 1983 the Design Review/Preservation Board reviewed and approved the rehabilitation off the five-unit structure and the garage structure.

STAFF EVALUATION: The subject site is 40' x 160', 6,400 square feet in size. Currently, a fire damaged residential structure is located at the front of the site and a single story garage is at the rear of the site. The applicant proposes to rehabilitate the residence to the five-unit apartment that existed prior to fire. In addition, the applicant proposes to raise the existing garage into the air and build a four-stall garage below it. The garage (2nd floor) will be converted to a 700± square foot apartment.

The garage structure is 34 feet in width and will be situated to the rear of the lot, with access from the alley. The applicant is requesting a Planning Director's variance to reduce side yard setbacks on each side of the structure to three feet. Staff has checked with Fire Prevention and they have indicated no objection to this proposal.

Because of the low interest rate funding through the Redevelopment Agency, the owner is required to rehab the existing structures which consist of a five-unit on front and a garage to the rear. The existing garage has three foot side yard setbacks on both sides.

The subject site is zoned R-5, Heavy Density Multiple Family. The proposed density is well within the limits of that zoning classification. In addition, the adjacent properties to the east and west contain two-story multi-family residences.

Staff has no objection to the project since it does not exceed density limits and meets fire code regulations.

000081

P 83066

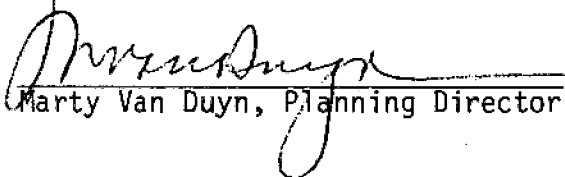
FINDINGS OF FACT

1. The variance does not constitute a special privilege in that the lot is excessively narrow and there is an existing structure at approximately the same location on the site.
2. The request does not constitute a use variance in that residential uses are allowed in the R-5 zone.
3. Granting the variance will not be injurious to surrounding property in that the proposed renovation meets fire regulations.
4. The request is in conformance with the 1980 Central City Plan which encourages the conservation and rehabilitation of sound housing stock.

REPORT PREPARED BY:

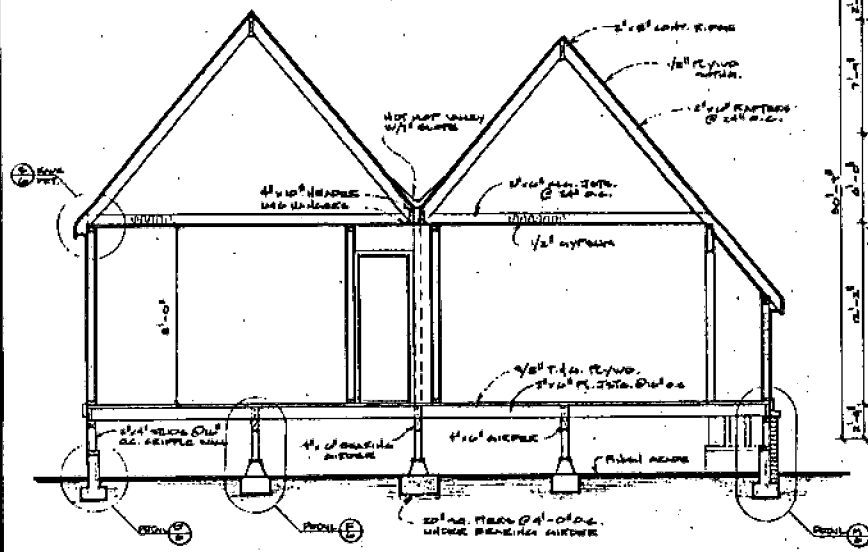

Susan Desmarais, Associate Planner

RECOMMENDATION APPROVED:

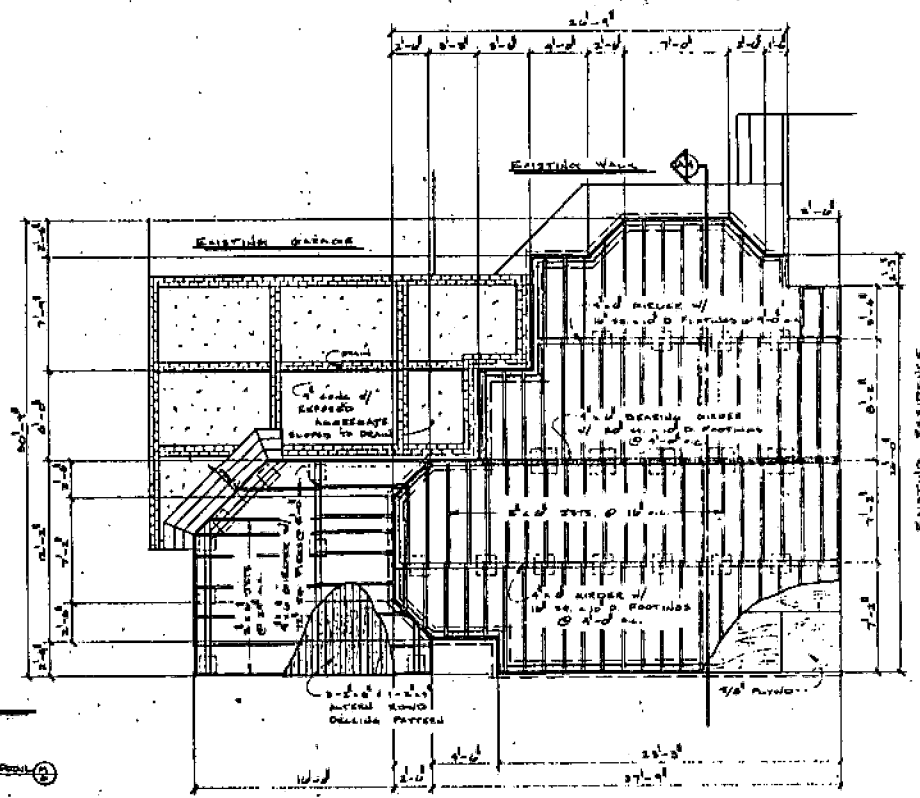

Marty Van Duyn, Planning Director

SD:bw

000082



SECTION A



FOUNDATION PLAN

P 83119

000097

DRAWN BY

Miller

CONTRACTOR

M.D. Iverson
Const

LINE DESIGN
Drafting Studio

DESIGN - DRAFTING - CALCULATING
AND ESTIMATING
1000 WASHINGTON ST., SUITE 11
CANTON, O. 44705
(614) 845-8121

ENGINEER

DRAWN BY

ERIC L. LAND

REVISIONS

JOB NO.

1683

DATE

APRIL 11, 1983

DESCRIPTION

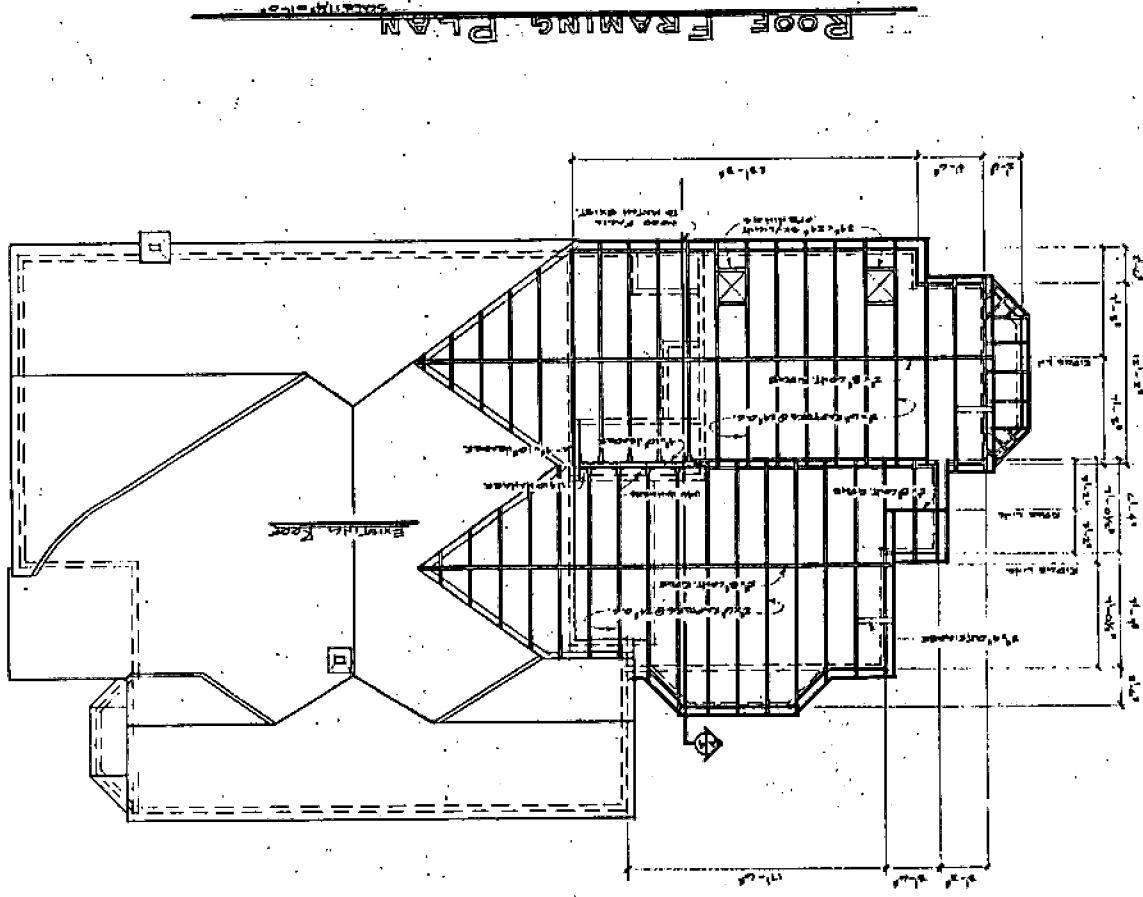
Foundation/Boat

NO.

4

OF 8 SHEETS

FIGS P 83119



ROOF FRAMING PLAN

000098

DRAWN FOR
Miller

CONTRACTOR
M.D. Liverbon
Const

LINE DESIGN
Drafting Studio
ARCHITECTS
300 BROADWAY, SUITE 10
NEW YORK, NY 10013

ENGINEER

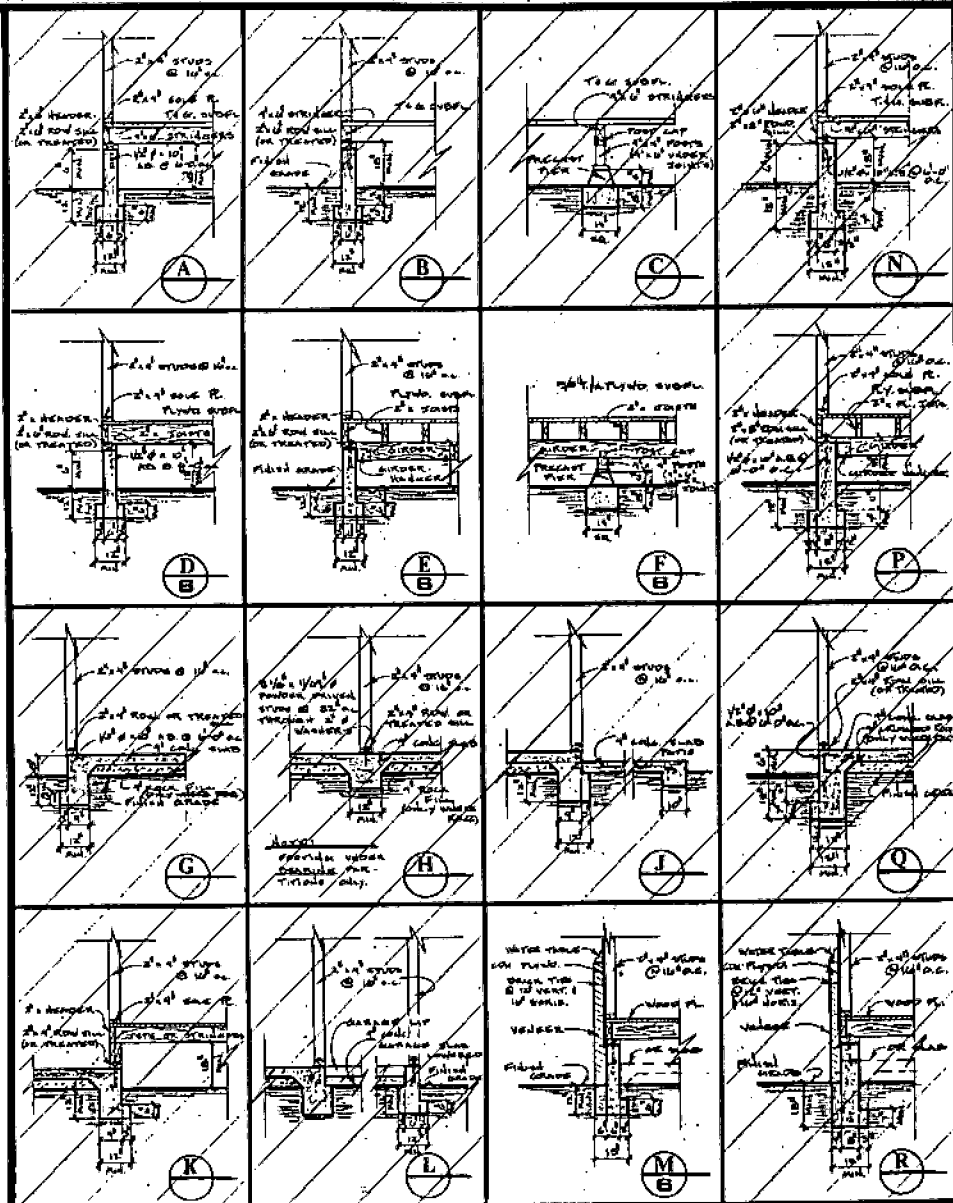
DRAWN BY
TODD ALWOOD

REVISOR

DATE
1983

DESCRIPTION
Roof Framing
NO.
5
OF 8 SHEETS

P 83179

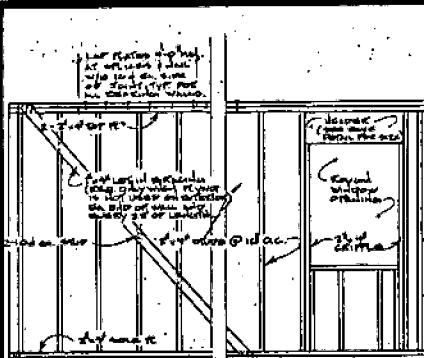


Shaded details do not apply.

FOUNDATION DETAILS

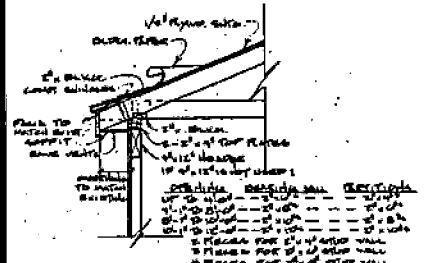
Single Story A-M
Two Story N-R

scale: 1/2" = 1'-0"



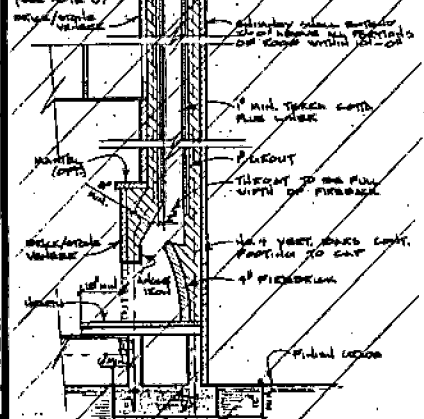
ROUGH FRAMING

scale: 1/2" = 1'-0"



EAVE DETAIL (S)

scale: 1/2" = 1'-0"



FIREPLACE DETAIL (T)

scale: 1/2" = 1'-0"

NOTES

- General:**
- 1) One hour fire rated 5/8" type 1 masonry on garage walls adjacent to house.
 - 2) Entrance, garage, and exterior outlets to have ground fault interrupter.
 - 3) Provide 1 1/2 sq. ft. of ventilation per 25 linear feet of exterior wall under floors.
 - 4) Provide attic ventilation. Fans not to be located within 48" (not locally above stairs or door opening in the story immediately below).
 - 5) Provide 20" x 18" min. access within 20 feet of plumbing elements in under floor areas. Install doorway finished at building corner 12 20 feet limit in not set.
 - 6) Chimney to terminate with a 16 sq. 3/8" mesh or 12 sq. 1" mesh diamond spark arrester.
 - 7) Weather all exterior joints and all exterior joints over 20" in height with "Gripco Storm-Tite" joint beam and cap construction or equivalent.
 - 8) All hangers and connectors to be "Gripco Storm-Tite" or equivalent.
- | | |
|-----------------------------------|----------------------|
| WOOD | FINISH |
| 2" Floor and ceiling joists | 7/16" ALUMINUM |
| 2" roof joists | 0 |
| other joists, rafters, 2" hangers | 0, 2, or 2 1/2 |
| brackets (including G-joists) | 1/2, 1 1/2, or 2 1/2 |
- Concrete:**
- 9) Structural concrete shall test not less than 2000 p.s.i. in 28 days.
 - 10) Carry all footings down to natural, firm, and undisturbed earth.
- Wood:**
- 11) All framing lumber to be Douglas Fir No. 2 or better unless noted otherwise.
 - 12) Columns, beams, and headers - standard grade free of heart center.
 - 13) Studs and blocking - standard grade.
 - 14) All plywood to be standard grade with exterior glue unless noted otherwise.
 - 15) Joists under and parallel to bearing partitions to be double and nailed together.
- Nailing Schedule:**
- 18) All nails for structural work to be common wire nails. Milling not indicated below to have 16 for 1" material and 16S for 2" material.
 - 17) Joists or rafters - 16 side of studs

2" x 4" joists	2 - 16S
2" x 6" joists	2 - 16S
at all bearings - toenail each side	2 - 16S
 - 18) Studs - 16 bearings

toenail each side 2" x 4" studs	2 - 16S
2" x 6" and 2" x 8" studs	2 - 16S
 - 19) Blocking - between joists, rafters, or studs and at all supports toenail each side each end and nail each end

2" x 4" studs	2 - 16S
---------------	---------
 - 20) Double top plates

lower plate in 2" x 4" studs	2 - 16S
2" x 6" and 2" x 8" studs	2 - 16S
upper plate to lower plate	10S @ 12" o.c. staggered
	10S @ 12" o.c. staggered
 - 21) Multiple studs

10S @ 12" o.c. staggered	10S @ 12" o.c. staggered
--------------------------	--------------------------
 - 22) Structural plywood

all supporting edges and over bearing w/ shear walls	16 @ 6" o.c.
interior bearings, each sheet	16 @ 12" o.c.
 - 23) Non-structural plywood (finish walls)

supporting edges	16 @ 6" o.c.
interior edges	16 @ 12" o.c.
- Insulation:**
- 24) Walls: 0 - 11
 - 25) Ceilings: 0 - 11
 - 26) Floors: 0 - 11
- Miscellaneous:**

000099

STRUCTURAL DETAILS

DRAWN FOR	Miller
CONTRACTOR	M.O. Iverson Const
LINE DESIGN	Drafting Studio
DESIGN - DRAFTING - BLUEPRINTING	1000 Commercial, Suite 101 Columbus, GA 31906 (706) 526-2222
ENGINEER	
DRAWN BY	John Ambler
REVISIONS	
JOB NO.	1683
DATE	APRIL 11, 1985
DESCRIPTION	Structural Detail
NO.	6
OF 8 SHEETS	