



DEVELOPMENT SERVICES
DEPARTMENT

PLANNING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

PLANNING
916-808-5656
916-264-5543 FAX

Minor Modification To Previous Approval

FILE NUMBER: P05-036

PREVIOUS FILE NUMBERS: Unknown

SPECIAL PERMIT _____ OR PLAN REVIEW X

PROJECT ADDRESS: 2715 21st Street

APN: 010-0342-011

APPLICANT'S NAME & ADDRESS:

Cynthia Easton, Architect

4532 Freeport Boulevard

Sacramento, CA 95822

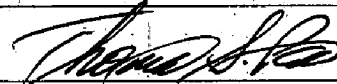
PROPOSED PROJECT: The applicant is requesting a minor modification to a plan review for an existing apartment complex located in the **Multi-Family (R-3)** zone. The project site contains two apartment buildings totaling 19,459 square feet, one constructed in 1939 and the other constructed in 1940. The apartments contain a total of 23 units, and 23 on-site parking spaces.

The applicant is requesting to modify from the original approval of the proposed project. Specifically, the applicant is requesting the necessary entitlements to repair a deck, and the covered parking area which exists underneath the apartment buildings. The applicant has stated that a deck located at the rear (east) of the site, containing parking below, has deteriorated and needs to be replaced. Through time, the weight bearing posts, which are integral structural elements of the deck and apartment building, have deteriorated. Therefore, the applicant would like to adjust the number of regular and compact parking spaces, in order to locate three new bearing posts so that the posts which support the apartment building are independent of those which support the deck. The current parking configuration provides 16 regular parking spaces, and 7 compact spaces. Upon completion of the proposed project, the parking configuration would provide 14 regular parking spaces and 9 compact spaces.

ANALYSIS & CONDITIONS: The request has been reviewed by the Development Services Department, Planning Division and does not object to the modified plan review. As proposed, the requested changes would repair a deteriorating deck and weight bearing posts. Additionally, the resulting parking configuration remains consistent with the City Zoning Ordinance. The modification is approved subject to the following conditions:

1. The proposed project shall substantially conform to the submitted plans.
2. Any additional modification to the site shall require Planning review and approval.

APPROVED BY: Thomas S. Pace, Senior Planner
FOR: GARY STONEHOUSE, PLANNING DIRECTOR



DATE: March 29, 2005

21st STREET REHAB & REMODEL

POWELL PROPERTIES, L.P.
Sacramento, California



| | | | | |
|---|---|--|--|--|
| A..... ABOVE ADC..... ABOVE CEILING ADJ..... ADJUT ALUM..... ALUMINUM BLSG..... BLOSSOMING BM..... BRAM BIT..... BITUMEN BLDG..... BUILDING CABNT..... CABINET CDM..... CEMENT CC..... CENTER TO CENTER CLK..... CLANK CLC..... CENTER LINE CLC..... CEILING CLC..... CLOSET CNTR..... COUNTER CO..... CLEAN OUT COM..... COMMUNITY CONC..... CONCRETE CONT..... CONTINUOUS CTRL..... CONTROL POINT CW..... COLD WATER | D..... DRY DDL..... DOUBLE DN..... DOWN DCR..... DOOR DS..... DOWN SPOUL DW..... DISHWASHER DWG..... DRAWING DWR..... DRAWER DXT..... EXISTING ELEC..... ELECTRICAL ELV..... ELEVATION EQ..... EQUIP EXT..... EXTERIOR EQUP..... EQUIPMENT FIN..... FINISH FLR..... FLOOR FLSH..... FINISH FLD..... FLOOR FLD..... FLOORING FR..... FRAMING FR..... FROD FSW..... FIRE SEPARATION WALL GALV..... GALVANIZED IRON GAS..... GAS WATER HEATER GY..... GYPSUM BOARD | HC..... HOLLOW CORE HD..... HARDWOOD HDWD..... HARDWOOD HT..... HEIGHT HW..... HOT WATER INSUL..... INSULATION INT..... INTERIOR JH..... JOIST HANGER LAM..... LAMINATE MAIL..... MAILBOX MECH..... MECHANICAL MR..... MECHANICAL MTL..... METAL MIN..... MINIMUM NEW..... NEW NOT IN CONTRACT..... NOT IN CONTRACT NOM..... NOMINAL NO..... NUMBER NTS..... NOT TO SCALE OFFENING..... OFFENING ON CENTER..... ON CENTER OVR..... OVER | PL..... PLATE PLAM..... PLASTIC LAMINATION PLAS..... PLASTIC LAMINATE PLYWD..... PLYWOOD PLUMB..... PLUMBING PRES..... PRESSURE RELIEF VALVE PAINT..... PAINT PVC..... POLYVINYL CHLORIDE RTR..... REFRIGERATOR REM..... REMOVE SAG..... SUTLTY AIR GRILL SD..... STRUCTURAL BOARD SC..... SOLID CORE SD..... SMOKE DETECTOR SENG..... SENSING SF..... STRUCTURAL PLYWOOD SHLV..... SHELVES SPL..... SPLASH SHLT..... SHIRT SIM..... SIMILAR SQ..... SQUARE SF..... SQUARE FOOT STRUCT..... STRUCTURAL SLDR..... SLIDER SS..... SANITARY DOWER STL..... STEEL | T..... TRIPLETEMPAKED TIK..... TICKET TV..... TELEVISION TYP..... TYPICAL UON..... UNITS OTHERWSE NOTED VCT..... VINYL COMPOSITE VERT..... VERTICAL VODP..... VENT DRAIN DOUGLAS FIR VTR..... VENT TO ROOF WI..... WITH WC..... WATER CLOSET WD..... WOODWASTE DRAIN WL..... WATER LEAK WO..... WITHOUT WR..... WATER RESISTANT WWC..... WOVEN WICK FABRIC WDC..... WINDOW |
|---|---|--|--|--|

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STRUCTURAL ENGINEER: ORION KILMISTO STRUCTURAL ENGINEERING, INC.
111 WOODBINE ROAD, SUITE 250
FOLSOM, CA 95630
(916) 673-3330
(916) 673-3331 FAX
CONTACT: BRIAN GOODNIGHT

OWNER: POWELL PROPERTIES, L.P.
4675 CABANA WAY
SACRAMENTO, CA 95827
(916) 456-8839
CONTACT: CRAIG POWELL

A.O..... GEN. NOTES, ADDRESS/REAS, PROJECT DATA,
DRAWING INDEX, PROJECT TEAM & MAPS
A-1..... NEW SITE PLAN, DEMOLITION FLOOR PLAN,
NEW FLOOR PLAN, VIEW ELEVATIONS & NOTES

ABBREVIATIONS

PARCEL NUMBER: 010-0347-011
ZONING: MULTI-FAMILY-R-3
CODE ANALYSIS OCCUPANCY GROUP: R-1
TYPE OF CONSTRUCTION: TYPE 2-A
FIRE SPRINKLERED: NO
PLAN CHECK DATA APPLICABLE CODES: CALIFORNIA BUILDING CODE 2001

SITE DATA
EXISTING LOT: 24,773 S.F.
EXISTING BUILDING COVERAGE: 9767 S.F.
EXISTING % COVERAGE: 39.4%
DECK REHABILITATIONS: 221 S.F.

EXISTING:
EXISTING NUMBER OF APARTMENT UNITS: 23
EXISTING PARKING SPACES: 16 REGULAR SPACES
7 COMPACT SPACES

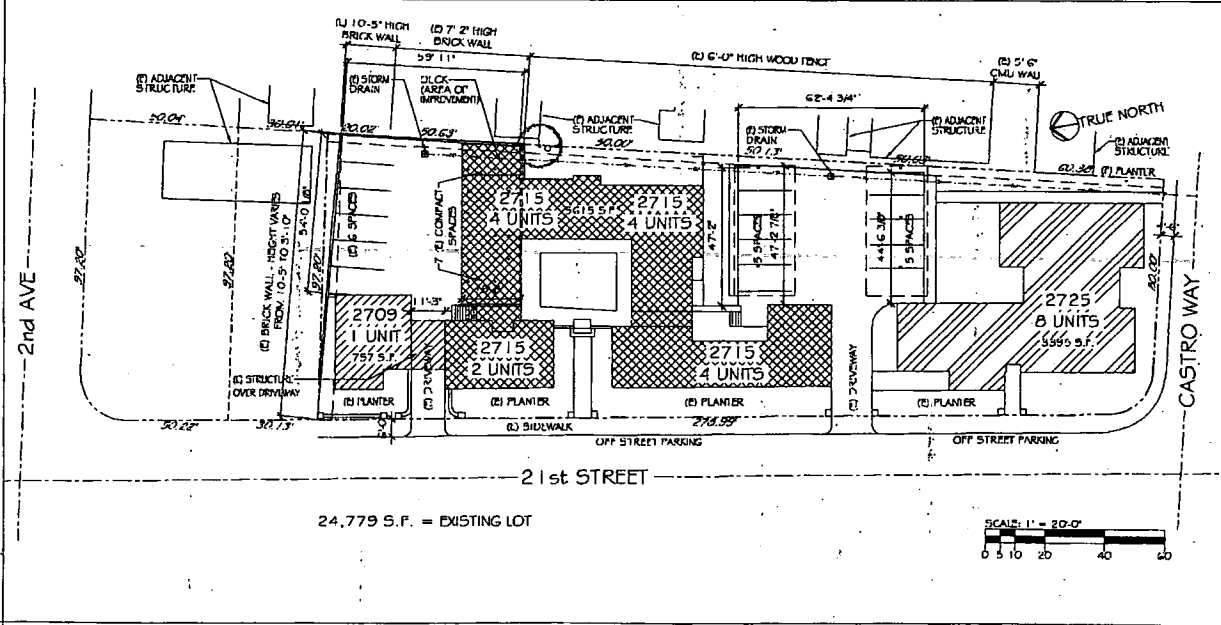
NO CHANGES:
* EXISTING DRAINAGE TO REMAIN
* NO CHANGE IN S.F.P. OF APARTMENTS
* NO CHANGE IN NUMBER OF APARTMENTS
* NO CHANGE IN S.F.P. OF DECKS
* NO CHANGE IN NUMBER OF DECKS

CHANGES:
(1) LADDER TO BE REPLACED WITH NEW STAR AND RAILING
* REVISED NUMBER PARKING SPACES:
14 REGULAR SPACES
3 COMPACT SPACES
1 TRASH AREA

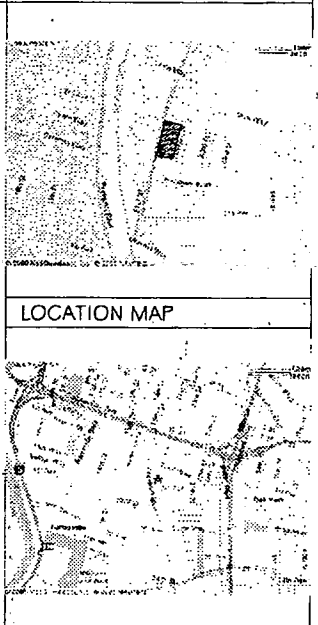
EXISTING ONE-HOUR CONSTRUCTION BETWEEN APARTMENTS & PARKING WALLS:
7/8" CEMENT PLASTER OVER WOOD STUDS WITH INTERIOR PLASTER

FLOOR CEILING: 7/8" CEMENT PLASTER OVER 2 x 10 @ 16" O.C. WITH 1" T&G DIAGONAL SUBFLOOR WITH 3/16" WOOD FLANK FLOORING

PROJECT TEAM



DRAWING INDEX



PROJECT DATA

EXISTING SITE PLAN

SCALE: 1" = 20'-0"

21st Street
Rehab & Remodel

27-5 21st Street
Sacramento
CA 95818

Powell Properties, L.P.
Craig Powell

4675 Cabana Way
Sacramento
CA 95827

Revisions

Drawings

Sheet 1 of 2

Scale: 1" = 20'-0"

AO

1 of 2 Sheets

