

~~DESIGN REVIEW~~ PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Building Division, City of Sacramento		
OWNER	Kier T. Palo, 2417 'H' Street, Sacramento, CA 95816		
PLANS BY	N/A		
FILING DATE	50 DAY	DRACTION DATE	REPORT BY: RBH:bw
NEGATIVE DEC	10/3/83	EIR	ASSESSOR'S PCL. NO. 002-075-23

LOCATION: 317-11th Street

PROPOSAL: Demolition of a Priority structure

BACKGROUND INFORMATION: The Community Improvement Section of the Division of Building Inspections has found the structure to be substandard and unsafe. The Community Improvement Section on May 11, 1983 heard in public hearing before the Housing Code Advisory and Appeals Board a recommendation that the structure be repaired, secured or demolished. The Housing Code Advisory and Appeals Board adopted a resolution declaring the building a public nuisance. The Community Improvement Section staff has therefore brought a demolition request before the Preservation Board.

STAFF EVALUATION: Staff feels that the structure is capable of being rehabed. Staff agrees with the Housing Code Advisory Appeals Board that the building is unsafe and a public nuisance. Staff feels that the present condition cannot be allowed to continue. Staff recommends that there be an 180 day demolition suspension to implement the following conditions:

1. The owner must secure the structure to prevent entry by vagrants or transients;
2. Keep the site free of trash, litter and weeds; and
3. Develop a rehabilitation time schedule to the satisfaction of the Director of the Building Division and Preservation Board.

These conditions will allow the owner to develop a rehab program which will correct the deficiencies noted by the Building Division.

Staff further recommends that, should the owner of the property not develop a rehabilitation program or a suitable securing and grounds maintenance program acceptable to both the Building Division and Preservation Board within 60 days, that the issuance of a demolition permit be brought back to the Preservation Board for further review and consideration.

STAFF RECOMMENDATION: Staff recommends that the issuance of a demolition permit be suspended for 180 days. Staff also recommends the following conditions:

1. The owner must secure the structure to prevent entry by vagrants or transients;
2. Keep the site free of trash, litter and weeds;
3. Develop a rehabilitation time schedule to the satisfaction of the Director of the Building Division and Preservation Board; and that
4. The issuance of a demolition permit be brought back to the Board if a rehabilitation program or securing and grounds maintenance program has not been agreed to within 60 days of the Preservation Board's action.



CHARLES HALL PAGE & ASSOCIATES

Urban & Environmental Planning & Design

400 Montgomery Street • San Francisco, California 94104 • (415) 362-5154

HISTORICAL/ARCHITECTURAL SURVEY FORM

Street Address: 317 11th Street

File Number:

Name of Structure:

Date of Construction: ca. 1892

Present Owner:

Building Type: 2 story wood frame

Original Owner: Annie Shea

Building Material: Clapboard

Present Use: Res.

Builder:

Original Use: Res.

Architect:

Occupant(s):

Style: Simple Delta Type

Additions & Alterations:

None

Significant Architectural Features:

Gable roof, flat front, front porch with balcony, symmetrical configuration of windows & doors, bandsaw details over windows & doors.

Ancillary Structures:

B am

Adjacent Land Uses:

Res., Industrial opposite

Intrusion on Neighborhood?:

EVALUATION

Historical/Cultural Significance

Exceptional

Major

Contributing

Non-Contributing

Architectural Significance

Exceptional

Major

Contributing

Non-Contributing

Environmental Significance

Exceptional

Major

Contributing

Non-Contributing

Design Integrity: Alterations

None or Little

Moderate

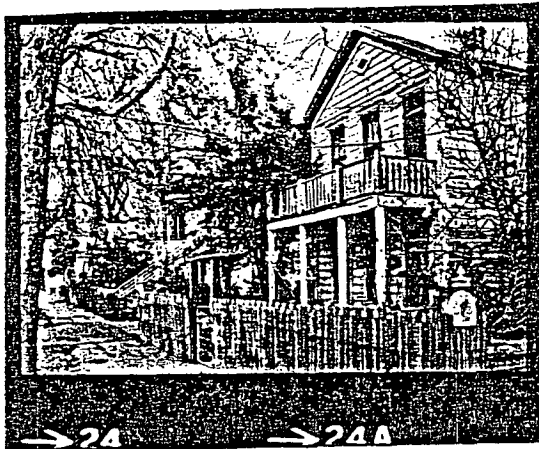
Considerable

Physical Condition

Good, or Minor Repairs

Major Repairs

Dilapidated



96119-24

Date: 1/5/76

By: MW

D83-016

Checked: MC

Mapped: X

11-2-83

#6

Priority - 2

Architectural Analysis:

A 2 story, Simple Delta Type with a gable roof, flat front and full porch. There is a diamond ventilator in the gable and scrollwork around the windows. Part of a group of simple, workingman's cottages.

Historical Information:

Built approximately 1892. Owner Annie Shea. Eugene Shea employed railroad shops.

Present Zoning:

Assessed Value - Land:
Improvements:
Total:

Lot Size:

Additional Comments:

jr
2/75

P83-016

11-2-83

*6



CITY OF SACRAMENTO

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CITY CLERK'S OFFICE
CITY OF SACRAMENTO

OCT 3 11 00 AM '83

NEGATIVE DECLARATION

The Environmental Coordinator of the City of Sacramento, California, a municipal corporation, does prepare, make, declare, and publish this Negative Declaration for the following described project:

PB83-016 Demolition of a two-story structure in the Light Industrial
M-1 zone. LOC: 317 11th Street APN: 002-075-2300

The Sacramento City Planning Department has reviewed the proposed project and has determined that the project, with the following mitigation measures, as resolved, will not have a significant effect on the environment. This conclusion is based on information contained in the attached Initial Study. The mitigation measures are:

180 day demolition suspension to implement the following mitigation measures:

- 1) the owner must secure each structure to prevent entree by vagrants or transients;
- 2) keep the site free of trash, litter and weeds;
- 3) and develop a rehabilitation time schedule to the satisfaction of the Directors of the Building Division and Preservation Board.

An Environmental Impact Report is not required pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California).

This environmental review process and Negative Declaration filing is pursuant to Division 6, Title 14, Chapter 3, Article 7, Section 15083 of the California Administrative Code and pursuant to the Sacramento Local Environmental Regulations (Resolution 78-172) adopted by the City of Sacramento and pursuant to Sacramento City Code, Chapter 63.

A copy of this document may be reviewed/obtained at the Sacramento City Planning Department, 725 "J" Street, Sacramento, CA 95814.

Marty Van Duyn
Environmental Coordinator of the
City of Sacramento, California,
a municipal corporation

By: 

PB83 016

Rev. 1/81



CITY OF SACRAMENTO

Planning Department
927 10th Street, Ste. 300
Sacramento, CA 95814
(916) 449-5604

INITIAL STUDY

BACKGROUND

- 1. Name of Proponent City of Sacramento - Building Division
2. Address and Phone Number of Proponent: 927 10th Street #100
3. Date of Checklist Submitted 10-3-83
4. Agency Requiring Checklist Sacramento City Plan. Dept.
5. Name of Proposal, if applicable PBB3-016 Damo.

ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" are provided)

Table with 3 columns: YES, MAYBE, NO. Rows include Earth, Air, Water, Plant Life, and Animal Life impacts with checkmarks in the NO column.

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>		<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	—	—	✓	e. Alterations to waterborne, rail or air traffic?	—	—	✓
d. Deterioration to existing fish or wildlife habitat?	—	—	✓	f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	—	—	✓
6. <u>Noise</u> . Will the proposal result in:				14. <u>Public Services</u> . Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Increases in existing noise levels?	—	—	✓	a. Fire protection?	—	—	✓
b. Exposure of people to severe noise levels?	—	—	✓	b. Police protection?	—	—	✓
7. <u>Light and Glare</u> . Will the proposal produce new light or glare?	—	—	✓	c. Schools?	—	—	✓
8. <u>Land Use</u> . Will the proposal result in a substantial alteration of the present or planned land use of an area?	—	—	✓	d. Parks or other recreational facilities?	—	—	✓
9. <u>Natural Resources</u> . Will the proposal result in:				e. Maintenance of public facilities, including roads?	—	—	✓
a. Increase in the rate of use of any natural resources?	—	—	✓	f. Other governmental services?	—	—	✓
b. Substantial depletion of any nonrenewable natural resource?	—	—	✓	15. <u>Energy</u> . Will the proposal result in:			
10. <u>Risk of Upset</u> . Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	—	—	✓	a. Use of substantial amounts of fuel or energy?	—	—	✓
11. <u>Population</u> . Will the proposal alter the location, distribution, density, or growth rate of the human population?	—	—	✓	b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	—	—	✓
12. <u>Housing</u> . Will the proposal affect existing housing, or create a demand for additional housing?	—	—	✓	16. <u>Utilities</u> . Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
13. <u>Transportation/Circulation</u> . Will the proposal result in:				a. Power or natural gas?	—	—	✓
a. Generation of substantial additional vehicular movement?	—	—	✓	b. Communications systems?	—	—	✓
b. Effects on existing parking facilities, or demand for new parking?	—	—	✓	c. Water?	—	—	✓
c. Substantial impact upon existing transportation systems?	—	—	✓	d. Sewer or septic tanks?	—	—	✓
d. Alterations to present patterns of circulation or movement of people and/or goods?	—	—	✓	e. Storm water drainage?	—	—	✓
				f. Solid waste and disposal?	—	—	✓
				17. <u>Human Health</u> . Will the proposal result in:			
				a. Creation of any health hazard or potential health hazard (excluding mental health)?	—	✓	—
				b. Exposure of people to potential health hazards?	—	—	✓

YES MAYBE NO

Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

— ✓ —

Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?

— — ✓

Archaeological/Historical. Will the proposal result in an alteration of a significant archaeological or historical site, structure, object or building?

— — ✓

Mandatory Findings of Significance.

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

— — ✓

b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

— — ✓

c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

— — ✓

d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

— — ✓

DISCUSSION OF ENVIRONMENTAL EVALUATION

The applicant's Environmental Questionnaire is attached as supplemental information.

17a. Demolition could create health hazards; however, if the structure is eventually removed it will be done pursuant to City Building Division Guidelines thereby minimizing potential environmental impacts. Later in security measures prior to rehabilitation will preclude entry by vagrants or transients.

18. Rehabilitation of the two-story structure and litter/pet control will minimize the adverse aesthetic effect on the environment. Rehabilitation time tables will be approved subject to approval by the Directors of the Building Division and Pollution Board.

DETERMINATION

On the basis of this initial evaluation:

I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date

10-3-83

(Signature)

CASE SHEET

PROPERTY RECORD

PROPERTY ADDRESS 317 11th St.

DESCRIPTION North 1/4 Lot 8 Block C & D. 11th & 12th Sts.

PARCEL No. 002-075-2300

OWNER Kier T. Palo

PLOT PLAN

? Res. Phone

OWNER'S ADDRESS 2417 H St.

? Bus. Phone

Sacramento, Ca. 95816

PERSON CONTACTED AT INSPECTION Pasquel Sanchez & RELATIONSHIP Tenants

Lupe Lopez

RENTAL Yes OWNER OCCUPIED No VACANT No

NO. UNITS Two NO. OF BLDGS Two TOTAL OCCUPANTS Two

STRUCTURE: Bdrms. Two ea. Dwelling 2-Flat Multi Unit _____ Commercial _____

INSPECTION RECORD

CONSTRUCTION: Foundation Block Ext. Walls Rustic Roof Composition

ACCESSORY BUILDING: There is a deteriorated single car garage at rear of property.

Routine _____ Complaint Alkalai Flat Redevelopment

PAK Office.

Building Interior Poor Building Exterior Poor Yard Poor

CONDITION over 50% Dilapidated _____ Poor X Fair _____ Good _____ New _____

DATE OF PICTURE 12/20/82 ROLL NO. Polaroid

PROGRESSIVE CASE HISTORY:

Staff Estimate To: Repair Incomplete

Located in Preservation Area #2 and listed as a Priority Structure in

approximately 880sq.ft. ea. unit

Alkalai Flat, this is a two story two flat dwelling, occupied and

substandard. It's major deficiencies are: 1. No kitchen facilities

upstairs, 2. No hot and cold water upstairs unit, 3. Both units are without

heating devices, 4. Inadequate electric service and basic wiring--extensive

use of extension cords, 5. Sloping floors due to probable underfloor rot
and/or inadequate foundation and piers, 6. Rear porch walls leaking water.

DATE 12-20-82

CT.# _____

CASE NO. 4669 RS/*D/F

CHECK LIST FOR 317 - 11th St. DATE 12/17/82 INSPECTOR J. Flanagan

X Articles checked are deficiencies # See remarks below
* Unable to inspect - No Action required

LIST APPLIES TO ALL LIVING UNITS UNLESS OTHERWISE NOTED

SEVERE

1. X HAZARDOUS OR UNSANITARY PREMISES Junk, Wood at Rear Y

EXTERIOR REQUIREMENTS

- 2. * Foundation Further inspection required. Y
- 3. X Foundation vents 2 sq. ft. per 25 lin. ft. Inadequate Y
- 4. * Floor supports Floors sloping, further inspection required. X
- 5. Roof Covering Overhang Deteriorated X
- 6. * Rafters Y
- 7. X Exterior walls Broken, deteriorated siding X
- 8. X Windows Broken & deteriorated Doors Deteriorated X
- 9. X Faulty weather protection Broken windows, det. paint, wall covering X
- 10. * Fireplace Further inspection required Chimney Flue/insp. required Y
- 11. X Porches Frnt/Rear det. Stairs Det. Handrails & guardrails det. X
- 12. Wood lacks 6" from soil Y
- 13. * Pest damage or dry rot Further inspection required, floors slope X
- 14. X Gutter and downspouts Deteriorated Y
- 15. X PUBLIC NUISANCE Y
- 16. X YARD REQUIREMENTS General Maint. Y
- 17. X ELECTRICAL Basic wiring y Service entrance y Ext. cords extensive y
Inadequate service & wiring. Extensive use of extension cords. Y

SANITATION

- 18. X No complete plumbing facilities for each living unit No kitchen, upstairs Y
- 19. X Hot and cold running water None, for upstairs unit Y
- 20. X Broken or leaking plumbing Drains & vents rusted & cracked X
- 21. X Absorbent or deteriorated materials around sink Cockroach infested X
Water closet compartment None, Upstairs Shower Y
- 22. X Appliances improperly installed All Heating device None Y
Venting Hot water tank Illegal location X
None

INTERIOR REQUIREMENTS

- 23. Occupancy overloaded Y
- 24. Ceiling heights -- rooms affected Y
- 25. Below minimum size rooms Y
- 26. Below minimum window area Y
- 27. X Wall covering Deteriorated & broken plaster X
- 28. X Painting Det. throughout Structural deficiencies Y
- 29. X Deteriorated floor Floor covering Deteriorated X
- 30. Interior stairs Handrails Y
- 31. Fire proofing required Y
- 32. X Dampness habitable rooms No heat, broken windows X
- 33. X ACCESSORY BUILDING: Attached Detached Garage Electrical Y
Deteriorated X Remove X or Repair
- 34. X PERMITS REQUIRED: BUILDING X ELECTRICAL X PLUMBING X OR WRECKING X
Check with Community Improvement Area Inspector before obtaining permits.
- 35. X Check list must be presented when applying for required permits.

REMARKS: Any deficiencies exposed after inspection must be corrected to comply with local codes.



CITY OF SACRAMENTO

DIVISION OF BUILDING INSPECTIONS
927 - 10TH STREET SACRAMENTO, CALIFORNIA 95814
ROOM 100

December 22, 1982

Mr. Kier T. Palo
2417 H Street
Sacramento, CA. 95816

Dear Mr. Palo:

The City of Sacramento is currently engaged in a program whereby structure(s) which are found to be substandard or unsafe may be required to be cleaned, repaired or secured. If requested to demolish, the structure(s) shall be subject to the review procedures of Article VIII, of Chapter 32, of the City Code.

As part of this program, your property located at 317 - 11th Street (North & Lot 8 Block C & D, 11th & 12th Streets -- 002-075-2500) was inspected by a Representative of the Community Improvement Section of the City of Sacramento. His inspection reveals the structure(s) on your property is/are substandard and as such come(s) within the provisions of the City Housing Code which requires you to take those steps necessary to eliminate the problem.

You are hereby requested to call or write the undersigned within thirty (30) days to discuss the matter. The telephone number is 449-5404.

It is very important that you call within the specified time period because, if you fail to do so, the City must take action which may ultimately lead to the abatement of the nuisance with the cost of action assessed against the property as a lien.

Your prompt attention to this matter will be appreciated.

Very truly yours,

James M. Flanagan

James.M. Flanagan
Representative, Community Improvement

Enc: Check list

4669 RS/*D/F

CITY OF SACRAMENTO
HOUSING CODE ADVISORY AND APPEALS BOARD

ITEM 1

Date of Hearing	MAY 11, 1985	Case No.	4669 RS/*D/F
Address	317 - 11th STREET		
Owner	KIER T. PALO		
Initial Inspection	DECEMBER 20, 1982	No. Contacts by Staff	15
Date of Notices	DECEMBER 22, 1982	Board	APRIL 29, 1983
Staff Request to Owner	REPAIR, SECURE OR *DEMOLISH		

General Information

Located in Preservation Area #2 and listed as a Priority Structure in Alkalai Flat, this is a two-story, two-flat dwelling, approximately 800 sq. ft. in each unit. Property is vacant, but not secured. This property was vacated during February, 1983.

The major deficiencies and/or corrections are:

1. Further inspection required on foundation.
2. Sloping floors. Complete termite inspection required.
3. No kitchen facilities in upstairs unit. Broken and rusted drains and vents. Re-plumb entire building.
4. No heating devices in either unit. Provide heating devices to Code.
5. No hot water tank, upper unit; illegal location, lower unit. Install hot water heaters to Code.
6. Electrical service and basic wiring unsafe. Extensive extension cord wiring. Install new service and re-wire complete structure to Code.
7. Broken and deteriorated windows. Repair and replace as required.
8. Deteriorated and broken plaster. Repair and/or replace wall covering as required.
9. Deteriorated and broken siding. Repair and/or replace as required.
10. Faulty weather protection.

Other deficiencies exist which are listed in the department file which has been accepted as part of the public hearing proceedings and record. Also, continued deterioration must be corrected.

Staff Recommendation

It is recommended that a resolution be adopted ordering the owner to have the structures repaired, secured or *demolished within 30 days. If structures are to be secured, they must be cleaned of combustible material and debris within the structures and the exterior of property cleared of all excess vegetation, and are to be maintained during this period. If properties are to be repaired, they are to be repaired within 60 days, and property is to be maintained as described above during this period. If structures are to be *demolished, *demolition is to be started within 30 days and completed within 30 days from the start of *demolition, and all foundations and debris removed and the lot cleared, filled with clean dirt, and graded to prevent accumulation of water. All specified times to start from the date of the adoption of this Resolution. Permits will be required to accomplish the above work. *A request to *demolish shall be subject of the review procedures of Article VIII of Chapter 32 of the City Code.

RESOLUTION ADOPTED DECLARING BUILDINGS TO BE A PUBLIC NUISANCE
AND ORDERING THE REPAIR, SECURE OR *DEMOLITION THEREOF

WHEREAS, the Housing Code Advisory and Appeals Board, after proper notice, held a public hearing on MAY 11, 1983, in the Council Chambers of the City of Sacramento on Housing Case No. 4669 RS/*D/F involving property owned by KIER T. PALO and located at 317 - 11th ST., in the City of Sacramento, and

WHEREAS, at the said public hearing, the said Board heard and considered all relevant evidence and material presented by all the interested parties, and

NOW THEREFORE BE IT RESOLVED, after careful consideration of all relevant evidence and material presented, the Housing Code Advisory and Appeals Board, hereby makes the following findings of fact in regard to that certain property described as a two-unit structure and a deteriorated garage at rear of property located in the City of Sacramento and further described as follows:

(THE NORTH 1/4 OF LOT 8, IN THE BLOCK BOUNDED BY 11th-12th,
C-D STREETS OF THE CITY OF SACRAMENTO)

1. The above-described property is hereby found to be a hazard, unsafe, unhealthy, and a public nuisance.
2. The above-described property is hereby found to be in violation of the provisions of the Housing Code found in Chapter 49 of the Sacramento City Code.
3. The conditions which make said property a hazard, unsafe, unhealthy, and a public nuisance are listed on that certain document entitled Appendix A (Findings of Fact) which is attached hereto and made a part of this Resolution, and

BE IT FURTHER RESOLVED, that because of the conditions of the structures as specified in the above findings, the said Board adopts a Resolution ordering the owner to have the structures repaired, secured or *demolished within 30 days. If structures are to be secured, they must be cleaned of combustible material and debris within the structures and the exterior of the property cleared of all excess vegetation, and are to be maintained during this period. If properties are to be repaired, they are to be repaired within 60 days, and property is to be maintained as described above during this period. If structures are to be *demolished, *demolition is to be started within 30 days and completed within 30 days from the start of *demolition, and all foundations and debris removed and the lot cleared, filled with clean dirt, and graded to prevent accumulation of water. All specified times to start from the date of the adoption of this Resolution. Permits will be required to accomplish the above work. *A request to *demolish shall be subject to the review procedures of Article VIII of Chapter 32 of the City Code, and

BE IT FURTHER RESOLVED, that if said structures are not repaired, secured or *demolished within said time, the Housing Official shall proceed to order the disconnection of the utilities and shall proceed to order the disconnection of the utilities and shall proceed to *demolish the structures in accordance with the procedure set forth in Section 49.1201, et seq. of the Sacramento City Code and the costs of said *demolition shall become a lien upon the real property involved in and as provided in the said Code, and

BE IT FURTHER RESOLVED, that the Housing Official shall post a copy of this Resolution conspicuously on the property referred to herein and shall mail a copy to the owner of said property as provided in Section 49.1131 of the Sacramento City Code.

ADOPTED: MAY 11, 1983

HOUSING CODE ADVISORY AND APPEALS BOARD

RES. NO. 4622
CASE NO. 4669.RS/*D/F
317 - 11th STREET

Neil S. Fairbanks
Neil S. Fairbanks, Chairman

APPENDIX A
FINDINGS OF FACT

After public hearing, the Board finds the following facts as set forth in paragraph numbers 1, 2, 3, 4, & 5 to be true:

1. The buildings are in the condition described in the Community Improvement written report and the pictures presented at the hearing of this case.
2. The buildings by reason of materials of construction, obsolescence, dilapidated condition, deterioration, damage, and electrical wiring is in such a condition as to be a fire hazard and a danger to the public health and safety and is so situated as to endanger life or other buildings or property in the vicinity and provide a ready fuel supply to augment the spread and intensity of fire arising from any cause.
3. The requirements for notice of these proceedings to the property owner, as set forth in Chapter 49 of the Sacramento City Code, have been met.
4. The buildings are unoccupied and open to transients or minors and, therefore, constitute a serious fire and health hazard.
5. The repairs required in order to obtain compliance with the Housing Code/Dangerous Building Code are those necessary to correct the deficiencies set forth in the check list for the subject structures dated DECEMBER 17, 1982 with the following exceptions: (List completed repairs, exceptions, etc., if any.)

CASE NO. 4669 RS/*D/F
317 - 11th STREET