

CITY OF SACRAMENTO

Permit No: 0113128

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Site Address: 515 TENAYA AV SAC

Thos Bros: 277F5

Parcel No: 262-0062-013

Sub-Type: ASFR

Housing (Y/N): Y

CONTRACTOR

OWNER

ARCHITECT

PETE TOPLEAN
6514 MI CT
CITRUS HEIGHTS, CA 95621

Nature of Work: 325 SF ADDITION AND REMODEL TO SFR, NEW GOUND MOUNTED HVAC, ELECTRICAL SERVICE, WATER HEATER, RETEXTURE STUCCO (BRICK WAINSCOAT TO REMAIN)

CONSTRUCTION LENDING AGENCY : I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name _____ Lender's Address _____

LICENSED CONTRACTORS DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

License Class _____ License Number _____ Date _____ Contractor Signature _____

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code; any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 8 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00);

I, as a owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professional Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his/her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

I am exempt under Sec. _____ B & PC for this reason: _____

Date _____ Owner Signature _____

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant, that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements.

I certify that I have read this application and state that all information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 10 31 01 Applicant/Agent Signature _____

WORKER'S COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor Code, for the performance of work for which the permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier

Policy Number

Exp Date

(This section need not be completed if the permit is for \$100 or less) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall comply with those provisions.

Date 10 31 01 Applicant Signature _____

WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEE.

PLANNING AND ZONING REVIEW

..... to be filled out by Planning staff

ADDRESS: 515 TENAYA Ave

APN: 262-0062-013 ZONING: R1

DESIGN REVIEW AREA: Expanded North Area -

PREVIOUS FILES RELATED TO SITE: SP01-063 (Preservation
director determined not historically significant)

EXISTING LAND USE: 2 fam (detached), one detached
garage, and one detached storage building.

PROPOSED USE: _____

Add 325 sq ft to front house for master
bedroom and bathroom; minor interior
re-model.

COMMENTS: Year off, resheet + re-roof 25 year
laminated dimensional comp
shingles. Retexture stucco on
entire house - install rain gutters
and downspouts. Install ground-mounted
HVAC unit (no roof unit)

DATE: _____ BY: _____

DOES IT APPEAR THAT THE PROJECT WILL REQUIRE A PLANNING APPLICATION?

YES NO (If yes, circle applications needed below)

.....Staff.....ZA.....Planning Commission.....Design Review.....Preservation Review.....

CONCLUSION: Okay to re-stucco home, per
Allen - must retain all trim.

No other exterior work - use ogee
gutters + downspouts + 25 yr lami dim
Comp. Addition DATE: _____ BY: _____

not visible from street, so design

review application not required.
Brick mansarding to remain. M May 10 10 st.



CITY OF SACRAMENTO
CALIFORNIA

DEPARTMENT OF
NEIGHBORHOODS,
PLANNING AND DEVELOPMENT

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

INVESTIGATION & REPORT

EDSWASEY

Applicant:	<u>CODE ACTION TEAM</u>	Date:	<u>4-5-01</u>
Mailing Address:	<u>1231 I ST, RM 200</u>	Phone:	<u>566-6515</u>
	<u>SACTO 95814</u>	Fax:	
Assessor's Parcel #:	<u>262-0062-013</u>	Existing Zoning:	<u>R1</u>
Property Address:	<u>515 TENAYA AV</u>	Land Use:	<u>2F</u>

Information Desired: HISTORIC BLDG REVIEW

Findings and Comments: NOT HISTORICALLY SIGNIFICANT
NO RECOMMENDATION

Investigated By: _____ Date: _____

Reviewed By: Vincent March Date: 4-5-01

I&R# 01-063

1201-063

Memorandum

Date: APRIL 5, 2001
To: ED SWASEY
From: Vincent Marsh, Preservation Office

Subject: Proposed Building Demolition by the City of Sacramento
Location/Address: 515 TENAYA AVENUE
APN: _____

Upon preliminary review and based upon:

information found on MetroScan,
 available historic records, and
 other _____;

Preservation staff has determined that the subject structure:

appears to be over 50 years old,
 appears to be less than 50 years old;

but/and is:

potentially of historical/architectural significance.
 not of historical/architectural significance.

Additionally, _____

Therefore, regarding your intention to demolish this structure, Preservation Staff is:

opposed to demolition.
 not opposed to demolition.
 has no recommendation.

Please noted that in this matter,

a Public Hearing and an action by the Design Review and Preservation Board is required prior to the City proceeding with the demolition process.
 neither the Design Review and Preservation Board nor its Staff has the authority to either approval or deny demolition.



DEPARTMENT OF NEIGHBORHOODS
PLANNING & DEVELOPMENT SERVICES
Code Action Team Section

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET, #200
SACRAMENTO, CA
95814

Code Action Team
916-566-6515

March 22, 2001

TO: Vincent Marsh, Preservation Director

FROM: Ed Swasey, Supervising Building Inspector
Property Address: 515 Tenaya Ave.
Council District: 1
Owner: Goree

Action Requested: Approval for abatement for demolition.

Property Description: This property consists of three structures, one single family dwelling of approximately 400 square feet in a failing condition, a second structure of approximately 609 square feet in fair to poor condition and a third non conforming garage structure also in poor condition.

Summary of Facts: This case was initiated on January 24, 2001 due to conditions warranting the relocation of the tenants and securement of all structures by the City of Sacramento. It was found the rear dwelling structure is in such disrepair that the structural integrity has been compromised and is failing. The second structure also in disrepair has signs of foundation failure and requires substantial repairing. The garage does not meet the minimum requirements of the prevailing codes and will require removal to reconstruction. Both the owner and beneficiary have been served with the Notice and Order, but to date have not attempted to repair the structure. The City has been back to the property on two occasions to resecure the front and rear units as the owner does not maintain the property in accordance with Title 8 Section 8.100.1220 of the Sacramento City Code. This section requires the owner to rehabilitate the property and maintain it against becoming a blight on the community. The structures have no redeemable qualities and are beyond there economical value to repair. As such the property is subject to demolition for non compliance to the Notice and Order issued on January 29, 2001, the continued blighted condition and the structural failures as noted.

Attachments:
Pictures
Current MetroScan

Please note: Inquiries regarding the Preservation review process will be referred directly to your office.



FIRST AMERICAN TITLE COMPANY

2200-A DOUGLAS BLVD.,
ROSEVILLE, CA 95661
PH: (916) 786-5300

PRELIMINARY REPORT

1ST AMENDED REPORT (OCTOBER 2, 2001)

ESCROW OFFICER: PINA MCDERMOT
TITLE OFFICER: BETTY PECH
ESCROW NO.: 2143819
LOAN NO.:

OWNER: JOHN F. POPE, CHRISTINE A. POPE, MIKE K. HAYS AND CAROL C. HAYS
BUYER: PETE TOPLEAN

PROPERTY ADDRESS: 515 TENAYA BLVD., SACRAMENTO, CA 95833

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE, THIS COMPANY HEREBY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED, AS OF THE DATE HEREOF, A POLICY OR POLICIES OF TITLE INSURANCE DESCRIBING THE LAND AND THE ESTATE OR INTEREST THEREIN HEREINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY REASON OF ANY DEFECT, LIEN OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN EXCEPTION BELOW OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF THE POLICY FORMS.

THE PRINTED EXCEPTIONS AND EXCLUSIONS FROM THE COVERAGE OF THE POLICY OR POLICIES ARE SET FORTH IN EXHIBIT A ATTACHED. COPIES OF THE POLICY FORMS SHOULD BE READ. THEY ARE AVAILABLE FROM THE OFFICE WHICH ISSUED THIS REPORT.

PLEASE READ THE EXCEPTIONS SHOWN OR REFERRED TO BELOW AND THE EXCEPTIONS AND EXCLUSIONS SET FORTH IN EXHIBIT A OF THIS REPORT CAREFULLY. THE EXCEPTIONS AND EXCLUSIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS WHICH ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED.

IT IS IMPORTANT TO NOTE THAT THIS PRELIMINARY REPORT IS NOT A WRITTEN REPRESENTATION AS TO THE CONDITION OF TITLE AND MAY NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE LAND.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

DATED AS OF **SEPTEMBER 18, 2001** AT 7:30 A.M.

OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNERS

An owner-builder building permit has been applied for in your name and bearing your signature.

Please complete and return this information in the envelope provided at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed Improvement (yes or no) _____
2. I (have/have not) _____ signed an application for A building permit for the proposed work.
3. I have contracted with the following person (firm) to provide the proposed construction:

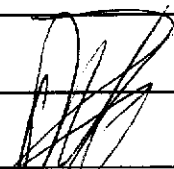
Name _____ Address _____
City _____ Telephone _____
Contractors License No. _____

4. I plan to provide portions of the work, but I have hired the following person to coordinate, Supervise, and provide the major work.

Name _____ Address _____
City _____ Telephone _____
Contractors License No. _____

5. I will provide some of the work but I have contracted (hired) the following to provide the Work indicated:

Name	Address	Phone	Type of work

Signed  _____

Job Address \$15 TENAYA AVE SACTO CA. 95833

Permit No: 011312817