

CITY OF SACRAMENTO

Permit No: 9804340

1231 I Street, Sacramento, CA 95814

Insp Area: 1

Site Address: 1330 Q ST SAC

Sub-Type: ACOM

Parcel No: 0060285012

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

BOHL JOHN/MARGARET
1330 Q ST
SACRAMENTO CA 95814

Nature of Work: CONVERT RESIDENCE TO OFFICE

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 22 Sept 1998 Owner Signature Margaret Bohl

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 22 Sept 1998 Applicant/Agent Signature Margaret Bohl

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

(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 forthwith comply with those provisions.

Date 22 Sept 1998 Applicant Signature Margaret Bohl

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.

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.

**CITY OF SACRAMENTO
APPLICATION FOR BUILDING PERMIT**

98-04340C

**DEVELOPMENT SERVICES DIVISION
PERMIT SERVICES DIVISION**

1231 I Street, Rm. 200
Sacramento, CA 95814 (916) 264-7619 FAX 264-7046

→ Applicant must complete ALL Unshaded areas ←

PC# 6086 AREA # 1C

ADDRESS 1330 Q ST. Suite _____
PARCEL # 006-0285-012

<p align="center">CONTACT</p> <p>Name <u>TIM SULLIVAN</u> Address <u>2420 K ST #250</u> <u>Sacramento</u> Zip <u>95816</u> Phone <u>492-2450</u> FAX <u>492-2460</u></p>	<p align="center">LICENCED CONTRACTOR Lic No. # _____</p> <p>Name _____ Address _____ Zip _____ Phone _____ FAX _____</p>
<p align="center">ARCHITECT/ENGINEER</p> <p>Name <u>TIM SULLIVAN / SKY ENGINE</u> Address <u>2420 K ST.</u> <u>Sacramento Co.</u> Zip <u>95816</u> Phone <u>492-2450</u> FAX <u>492-2460</u></p>	<p align="center">OWNER/TENANT</p> <p>Name <u>BOHL CORP</u> Address <u>1330 Q ST</u> <u>Sacramento Co.</u> Zip <u>95814</u> Phone <u>424-4444</u> FAX _____</p>

→ Will the permittee have any employees on the jobsite? Yes No please call Peggy Bohl 443-8000 (phone) to pick up permit

→ If yes, WORKER'S COMPENSATION POLICY # _____ EXPIRATION DATE: _____

NAME OF INSURANCE COMPANY: _____

NATURE OF WORK IN DETAIL: PROVIDE SEISMIC TIES, HANDRAILS, to CONVERT RESIDENCE TO OFFICE

HISTORICAL STRUCTURE

DBA: _____ VALUATION: 2500

FLOOD STATUS:				S.C.A.T.						
JOB DESCRIPTION		BLDG	SHEL	APT	TI()	REM()	SW	FIRE	ADD	OTH
INSP. DISCIPLINES			BLDG	MECH	PLUMB	ELEC	SITE	FIRE		
# Stories	1st flr Area.	Total Area	Use Zone	Occp Group	Const type	Fire Req. Y/N		Fed Code	Vio. File	
				<u>B</u>	<u>VN</u>	Spr	Alarm			
<u>(B)</u>	<u>(L)</u>	<u>P</u>	<u>M</u>	<u>E</u>	<u>(F)</u>	<u>(S)</u>	<u>(D)</u>	<u>(R)</u>		
<u>JT</u>	<u>JT</u>					<u>605 7-16-98</u>				

COMMENTS: _____

REGIONAL SANITATION FEES? Yes No HEALTH DEPARTMENT? Yes No

THE BOHL CORPORATION
1330 Q Street
Sacramento, CA 95814
916-443-8000 (phone)
443-8939 (fax)

September 10, 1999

RE: 1330 Q Street, Parcel Number 0060285012, Permit Number 9804340
Sent Via Fax and US Mail

Mr. Don Dumford,
Building Inspections
1231 I Street
Sacramento, CA 95814

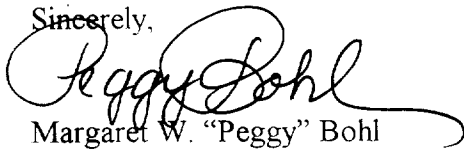
Dear Mr. Dumford,

A permit was issued to me on September 1998 to rezone my building, 1330 Q Street, from R/O to Commercial. The foundation work has been completed and passed inspection earlier this year. The remaining work is a small job and the contractor has been slow in getting to the guardrails which are required at the entry. He assures me that this work will be ready for inspection on September 22, 1999 - the deadline. I can not rely on this based upon his performance. I shall be in China visiting Sacramento's Sister City for the last two weeks of September.

Please extend my permit for an additional six months. I can assure you that I am trying to motivate the contractor, as I want to get this work completed.

Thank you for your attention to this matter. I shall appreciate your consideration of my request.

Sincerely,


Margaret W. "Peggy" Bohl

Post-It® Fax Note	7671	Date	9/10/99	# of pages	1
To	Don Dumford	From	Peggy Bohl		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	264-8370	Fax #			

OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNER

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) YES

2. I (have/have not) HAVE 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 N/A Address _____
City _____ Telephone _____
Contractors License No. _____

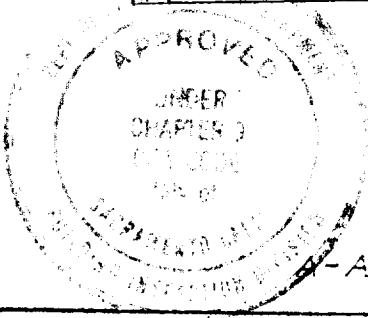
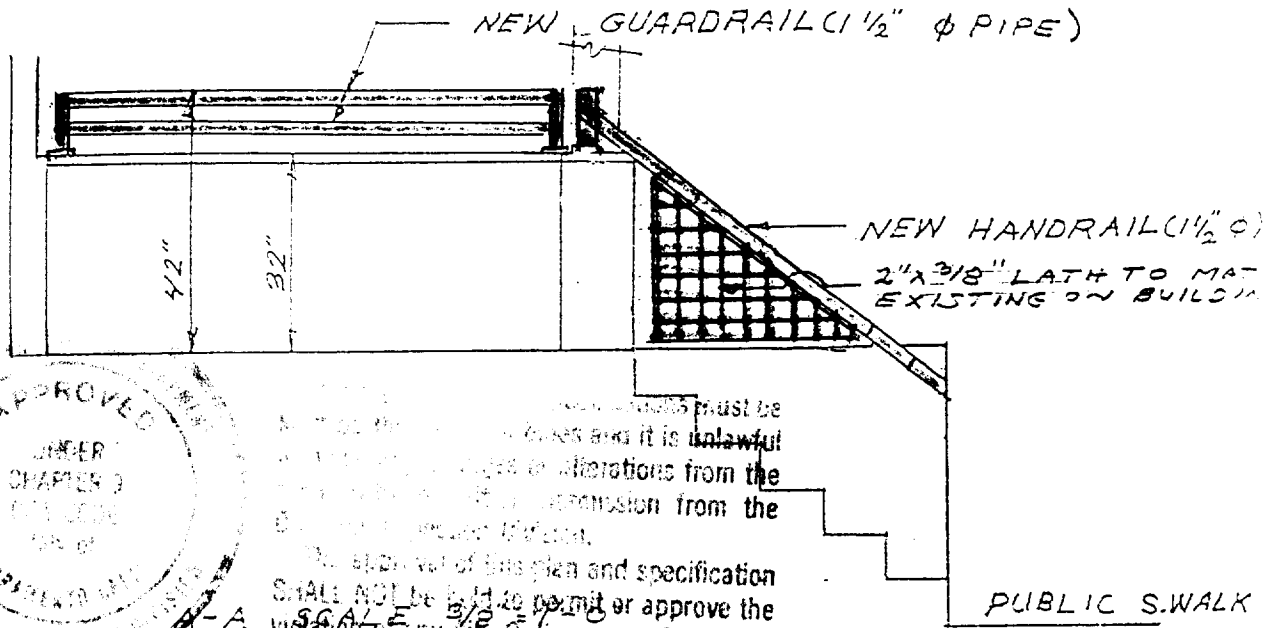
4. I plan to provide portions of the work, but I have hired the following person to coordinate, supervise, and provide the major work.

Name N/A 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
<u>N/A</u>			

Signed [Signature]
Job Address 1330 'G' STREET Date 22. SEPTEMBER 1998
SACRAMENTO, CA 95814
Permit No.: _____



... must be
 ... it is unlawful
 ... alterations from the
 ... permission from the
 ...
 ... approval of this plan and specification
 SHALL NOT be held to permit or approve the
 violation of any City Ordinance or State Law.

PUBLIC S.WALK

**CITY OF SACRAMENTO
 PRESERVATION REVIEW**

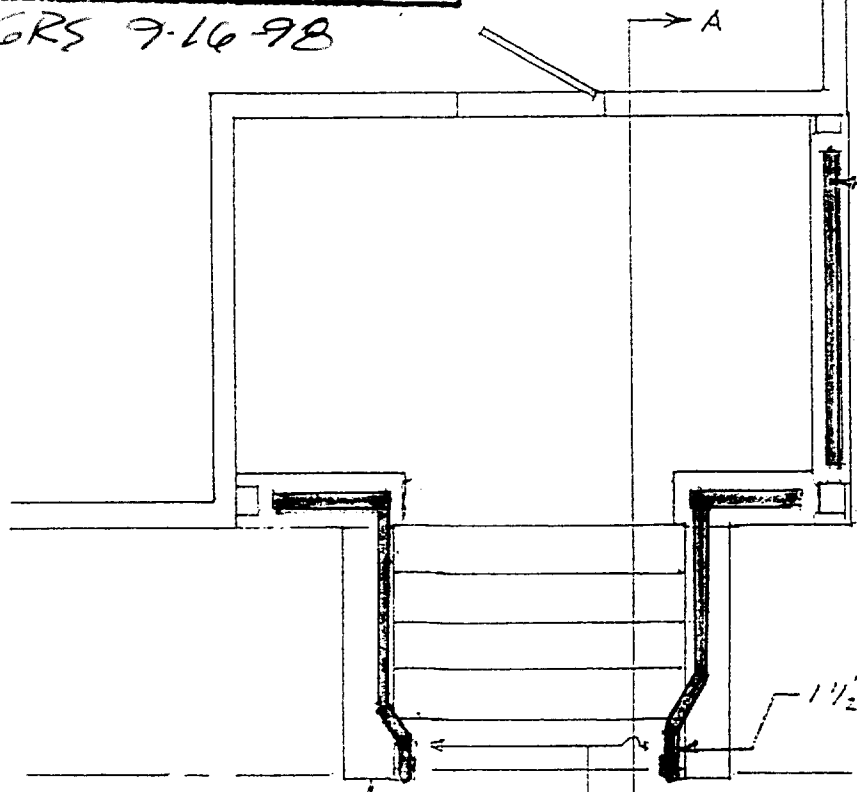
PROJECT NO: FB98-035

APPROVED BY: [Signature]

Subject to Conditions: Yes No

APPROVAL DATE: 4-15-98

GRS 9-16-98



PROVIDE RAIL @
 42" ABOVE FLOOR

ISSUED

SEP 22 1998

Sacramento Building Division

1 1/2" BETW RAIL & BULKHEAD

PROVIDE BELL FOR USE
 BY DISABLED CLIENTS

NEW HANDRAILS

FRONT STAIR 1/4" = 1'-0"

98-04340
File

SYNOPSIS OF PROCEEDINGS
SACRAMENTO JOINT CITY/COUNTY
ACCOMMODATIONS FOR PHYSICALLY HANDICAPPED PERSONS
APPEALS BOARD

JULY 20, 1998

Members Present: Farley, Kletzing, Schwarman,

Members Absent: Kletzing, Soltau

Staff Present: Boehm, Brown

I. ROLL CALL

II. ACTION OF THE BOARD

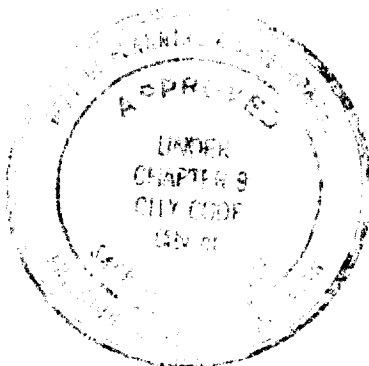
1. 1330 Q Street - Tim Sullivan, Agent
Appeal of 1994 UBC Section 1134B - Accessibility for Existing Buildings

Testimony: Tim Sullivan, agent
John Bohl, Peggy Bohl (owners)

The Board approved the appeal with the following condition:

- A. Provide street level access bell or voice actuated speaker, with a sign giving instructions to disabled persons, per 1995 CPC.

Office Copy



The Board's decision must be approved by the Building Division and it is unlawful to make any alterations from the Building Code without the permission from the Building Division.

The Building Division and specification SHALL NOT be held to permit or approve the violation of any City Ordinance or State Law.

ISSUED

SEP 22 1998

Sacramento Building Division

THE BOHL CORPORATION

1330 Q Street, Sacramento, California 95814

Telephone 916-443-8000

Telex 916-443-8939

DATE/TIME/MONTH/YEAR: / 2 / 9 20TELEX NUMBER: 916-264-830

Please deliver the following transmission as soon as possible.

TO: Howard E. CookeFROM: Peggy BohlSUBJECT: Fire Safety Correction: 1330 Q St.Number of Pages 2 (including cover page)Original will not follow: Original will follow:

Please notify sender immediately, if this transmission is not properly received.

Howard,
 Thank you for the inspection this morning.

Attached please find
 1) receipt for fire extinguisher + bracket
 2) photo copy of 2A:10B:C ~~two~~ spec.
 on the purchased extinguisher.

I shall call Valerie Brown tomorrow
 the extinguisher + bracket will be installed
 tomorrow.

Peggy Bohl

NOTE The information contained in this transmission is privileged and confidential. It is intended only for the use of the addressee. If you are not the intended recipient, please be advised that any dissemination, distribution or duplication of this transmission is unauthorized. If you received this transmission in error, please notify us immediately and return the transmission to us by mail. We will reimburse your postage and long distance charges. Thank you for your cooperation.

PROFESSIONAL FIRE EXTINGUISHER 2A:10B:C

MEETS COMPLIANCE STANDARD FOR
NFPA 10 METAL HANDLE/VALVE

#2



Fights
these
fires:



THE HOME DEPOT 6649
3611 TRUXEL RD
STORE MANAGER DON GOODALL (916)928-0722

SALE 6649 00008 59439 02/09/00
11 316 01:30 PM

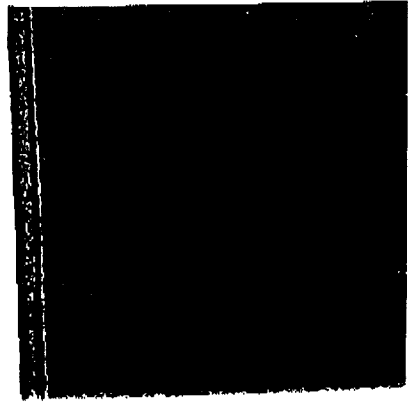
#1



047871201181 BRACKET	5.92
047871664078 FIREEXT	29.46
SUBTOTAL	35.38
TAX CA 7.750	2.74
TOTAL	\$38.12
4024428000116233 VISA/MC	38.12
AUTH CODE 071791/3082462	TA



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CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday June 11, 1997, the Zoning Administrator approved a special permit to convert an existing 1,200± square foot single family house to office use on 0.07± developed acres in the Residential Mixed Use R Street Corridor Special Planning District (RMX{SPD}) zone, and; Special Permit to waive one parking space for a 1,200 square foot office in the Residential Mixed Use R Street Corridor Special Planning District (RMX{SPD}) zone known as Z97-021. Findings of Fact and conditions of approval for the project are listed on page 4.

Project Information

- Request: A. **Zoning Administrator Special Permit** to convert an existing 1,200± square foot single family house to office use on 0.07± developed acres in the Residential Mixed Use (R Street Corridor Special Planning District) (RMX{SPD}) zone, and;
- B. **Zoning Administrator Special Permit** to waive one parking space for a 1200 square foot office building in the Residential Mixed Use (R Street Corridor Special Planning District) (RMX{SPD}).

Location: 1330 Q Street

Assessor's Parcel Number: 006-0285-012

Applicant: John A. Bohl
 1330 Q Street
 Sacramento, CA 95814

Property Owner: John & Margaret Bohl
 1330 Q Street
 Sacramento, CA 95814

General Plan Designation: Special Planning District
Central City

Community Plan Designation: Residential Mixed Use
Existing Land Use of Site: Single Family Residential
Existing Zoning of Site: RMX

Surrounding Land Use and Zoning:

Z97-021

June 11, 1997

Item 3

Staff supports the request to waive one parking space since the size of the lot and the configuration of the house limits the available space for parking. Staff has visited the site and observed that adequate on-street parking is available on 14th Street to serve this site.

The two proposed parking spaces back out onto 14th Street. One and two family residential units are the only uses allowed to back out onto a street. Multi-family or commercial uses may require a variance from Chapter 38 of the City Code if back out parking is proposed. Public Works, however, has determined that a variance is not required since 14th Street is a minor local street.

Agency Comments

The proposed project has been reviewed by the City Transportation and Engineering Division, Utilities Division, and Building Division. The comments are noted below or made conditions of approval.

Utilities: There is no existing water distribution main adjacent to this parcel. Although there is existing domestic water service for this parcel, if the fire engineer determines that a fire service is required for this project, a water main extension may be required to provide fire service.

Solid Waste: The project is subject to Section 34 of the Zoning Ordinance. A written statement from the project developer indicating that they will subscribe to either the City's service or an equivalent service would represent adequate compliance with Section 34 of the City's Zoning Ordinance.

Tree Services: City street trees will not be impacted by this project.

Neighborhood Comments

The project was routed to CCAN, Midtown Business Association, Fremont Park Neighborhood Association, SOCA, Stanford Park Homeowners Association, R Street Corridor Group.

A letter from the R Street Corridor was received indicating no opposition to this request. However, the Group does not feel "completely comfortable with a residential property being sanctioned by the city for commercial use". The Group suggested that a time limit be placed as a condition so that future owners would not benefit from this action and the structure would revert to residential use once the present owners vacate the site.

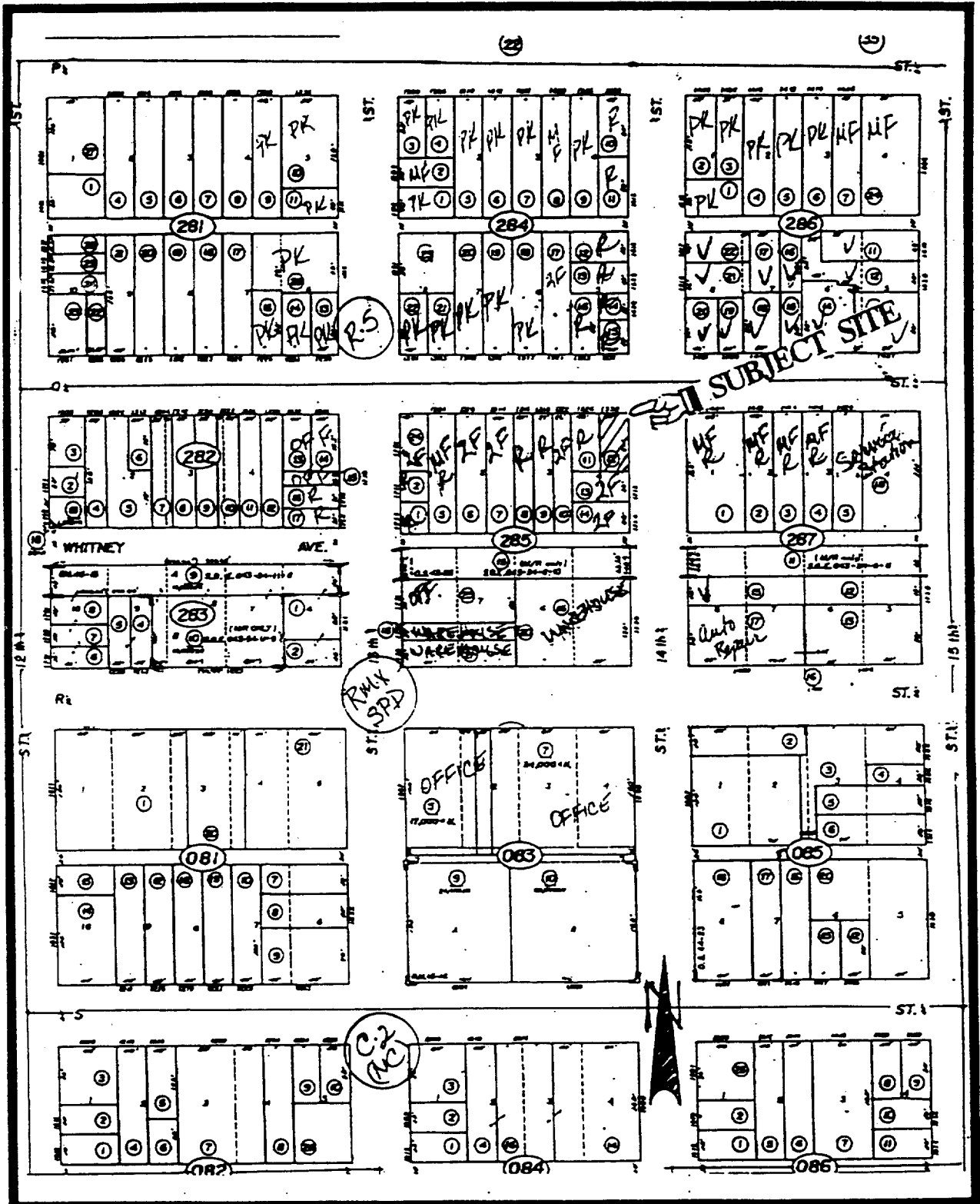
Staff does not support placing a time limit on the special permit, since staff does not know when the applicant will vacate the site. The applicant proposes minor interior changes to the floor plan which will not preclude a future owner from utilizing the structure as a residence.

Joy D. Patterson

Joy D. Patterson
Zoning Administrator

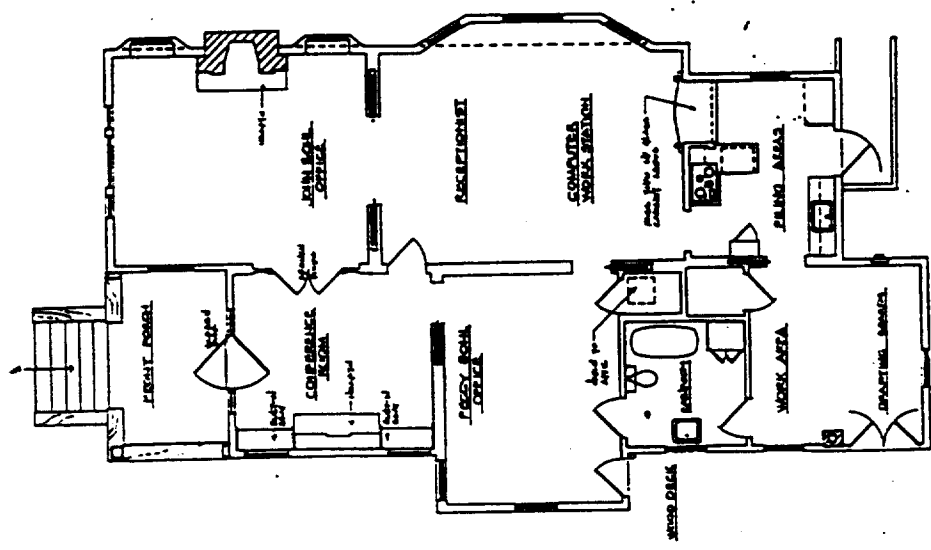
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

*Applicant
File
Log book*

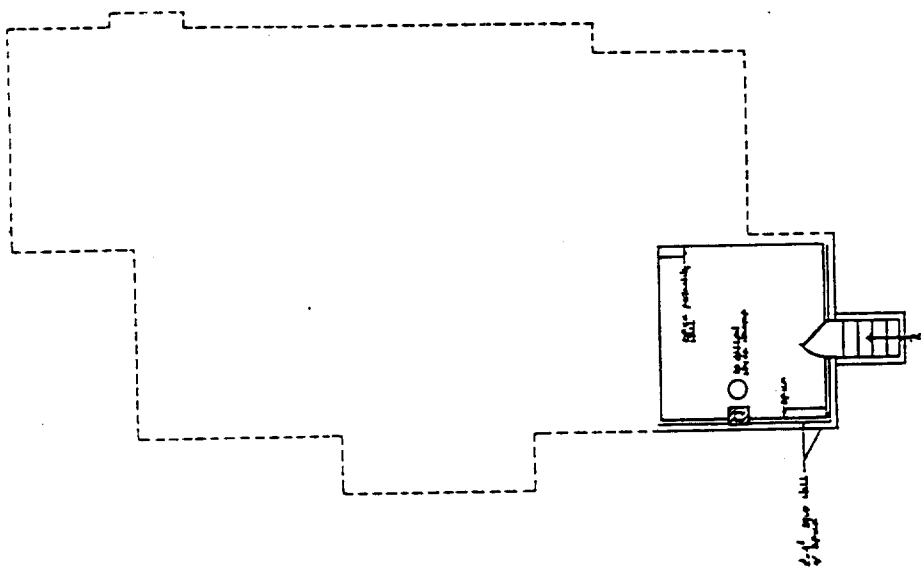


LAND USE AND ZONING MAP

REVISED 06/97



GROUND FLOOR PLAN



BASEMENT FLOOR PLAN



297-021

6-11-97

R Street Corridor Group
2620 P Street
Sacramento, CA 95816
March 1, 1997

Jeanne Corcoran
City Planning
1231 I Street
Sacramento, CA 95814

Dear Ms. Corcoran:

RE: 1330 Q Street
P96-115

After reviewing this application and being assured by you that it is not a rezone but a special use permit, the R Street Corridor Group has decided to not oppose it.

We are not completely comfortable with a residential property being sanctioned by the city for commercial use. Is there a condition that could be put on the special permit that is time limited or which would prevent a future owner from benefiting from this action? We would like not to close the door on the possibility that the building could be used as residential when the present owner abandons office use. From the drawing it looks as though few changes have been made to the interior and the building could easily be used as a residence again.

The Sacramento Old City Association will also be taking similar action and you should be hearing from Ed Cox, SOCA president shortly.

Sincerely,



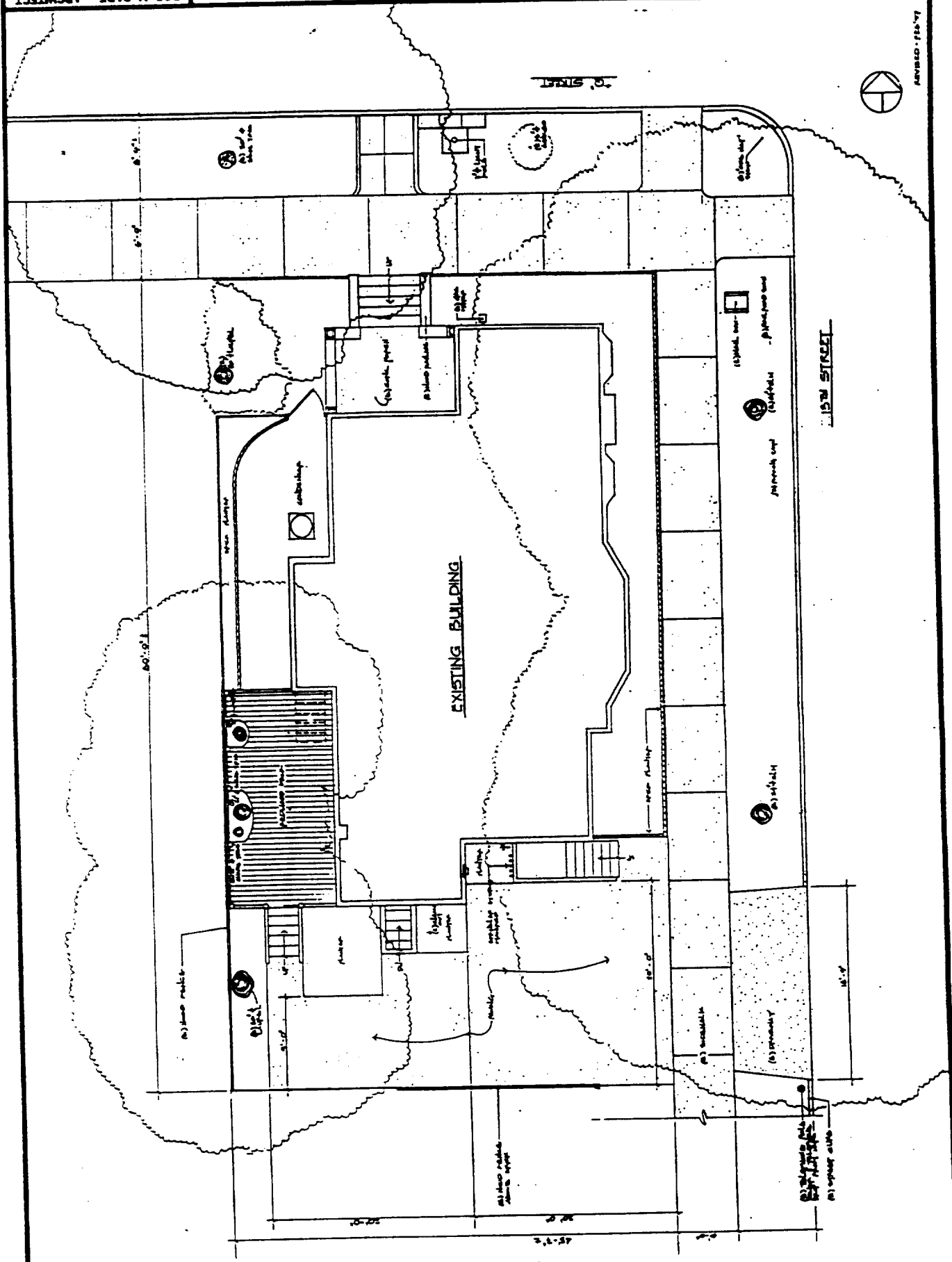
Kay Knepprath
Coordinator

cc: John and Peggy Bohl
Ed Cox, SOCA

RECEIVED APR 07 1997
6-11-97

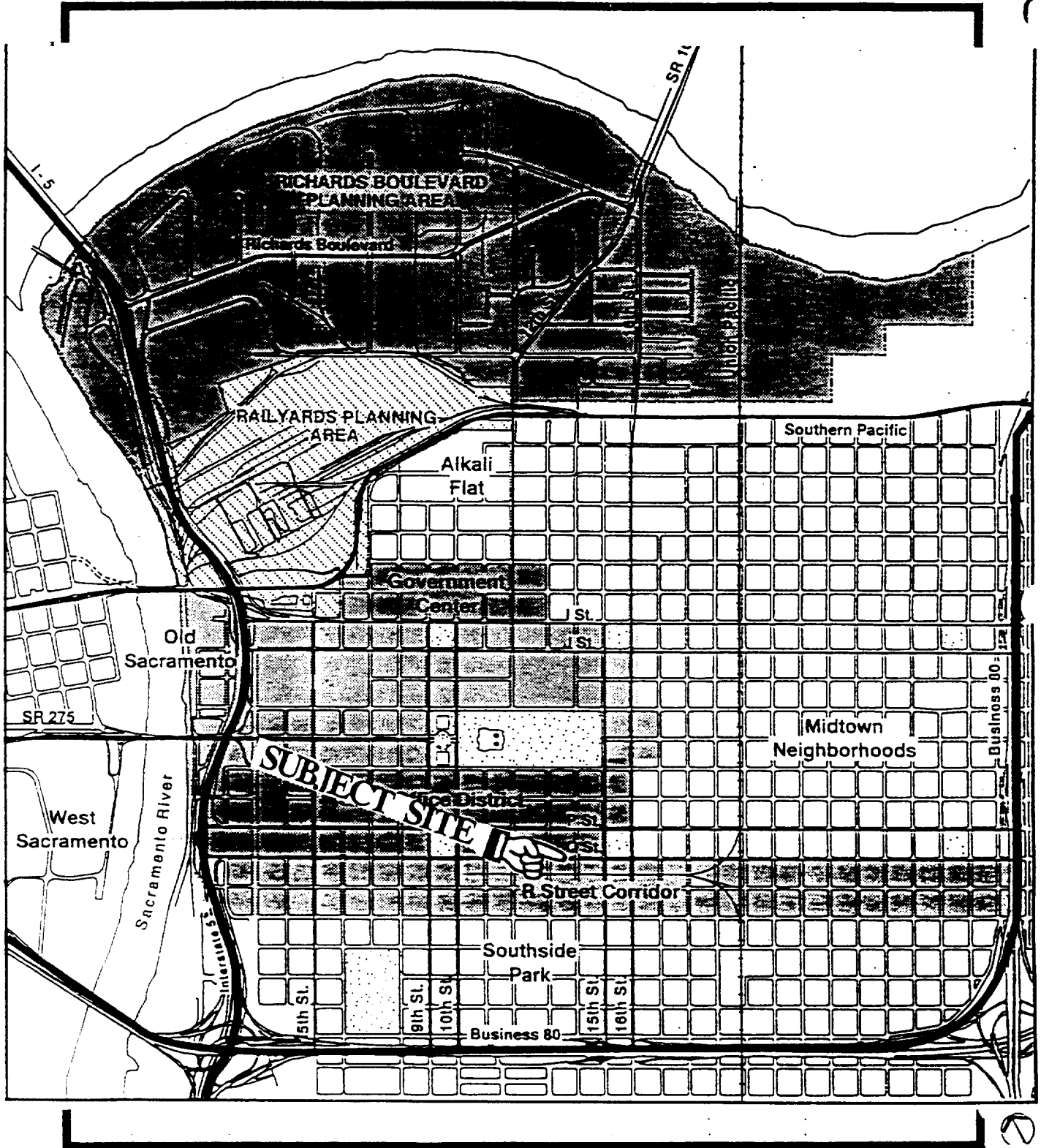
297-021

LANDSCAPE ARCHITECT



297-021

6-11-97



VICINITY MAP

Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15303(a)}.

Conditions of Approval

1. The applicant shall submit for a building permit and comply with commercial building code standards.
2. A recycling plan shall be submitted and approved prior to issuance of occupancy permit.
3. If any of the sidewalk along 14th Street is to be replaced, ornamental type lighting shall be installed. *Not applicable*
4. If any exterior modifications are required, the applicant shall an application for the review and approval of the preservation staff.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. The office use provided for the restoration of a structure within a designated preservation area;
 - b. The lot does not exceed 3,200 square feet;
 - c. An existing structure is developed on the site and the demolition of a portion of the structure to provide parking will diminish the historical context of the site, and;
 - d. The office use is compatible with the existing land uses of multi-family residential, parking lots and gardens.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. The applicant shall comply with commercial building code standards for the conversion of the residential unit to office space, and;
 - b. adequate parking on-street parking is available in the area.
3. The project is consistent with the General Plan and Central City Community Plan designations of High Density Residential and Residential Mixed Use respectfully. Office use is a permitted use in these designations.

North: R-5; Residential; Parking lots; Public Garden
 South: RMX; Residential, Warehouse/Industrial
 East: RMX; Residential
 West: RMX; Residential

Property Dimensions: 40' X 80'
 Property Area: 0.07± acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibit A

Previous File Numbers: M94-016

Background Information: On June 21, 1994, the City Council adopted several General Plan and Community Plan amendments and rezones (M94-016) within the area identified as the R Street Corridor. The property located at 1330 Q Street was one of the properties in which the General Plan and Community Plan were amended from Heavy Commercial or Warehouse to Special Planning District, and Multi-Family Residential to Residential Mixed Use, respectively. The property was also rezoned from Residential Office (RO) to Residential Mixed Use (RMX). On December 10, 1996, the City Council adopted the R Street Corridor Special Planning District Ordinance (M96-014) for properties within the R Street Corridor. The R Street Corridor Special Planning District provides for the establishment of 100 percent commercial uses on properties not exceeding 3200 square feet, subject to the approval of a Zoning Administrator Special Permit.

Additional Information: The applicant is requesting the necessary entitlements to legally utilize the existing residential property as an office. The applicant is currently utilizing the residential unit as an office. However, the structure does not comply with commercial building code standards. In 1990 the property was restored as a residential structure. The applicant, also proposes to waive one of the required parking spaces for a 1,200 square foot office use.

The site is a 3,200 square foot lot developed with a single family residential unit. The site is located in the 1200-1300 Q Street Preservation area. In 1990, the applicant restored the structure as a residential unit. The applicant has been operating an office from this structure without obtaining the necessary approvals. The applicant is now requesting approval of a special permit to continue the office use at this site. Staff has no objections of the use of the site as office. The size of the office will not impact the residential ambiance of the neighborhood and the residential character of the structure is being maintained.

The applicant is also requesting a waiver of one parking space for the office use. A 1,200 square foot office use requires three parking spaces. The applicant proposes to provide two side by side parking spaces in the driveway. The applicant could provide a third tandem parking space in the driveway, however, building code upgrades may prevent a third parking space at the rear of the lot.