

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0104265
Insp Area: 1

Site Address: 4975 F ST SAC
Parcel No: 004-0262-013

Sub-Type: ASFR
Housing (Y/N): N

CONTRACTOR

OWNER
MUSS JEFFREY ALAN/MARILYN
4975 F ST
SACRAMENTO CA 95819

ARCHITECT
TOM SCHANBERGER

Nature of Work: SFR ADDITION AND REMODEL(614 sqr ft 1st floor; 565 sqr ft 2nd floor; 110 sqr ft 2nd floor deck; 60 sqr ft 1st floor deck; 20 sqr ft covered patio; 500 sqr ft covered garage)

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: JUL 13 2001

Date 7/13/01 Owner Signature [Signature]

NEIGHBORHOODS PLANNING AND DEVELOPMENT SERVICES

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 above-mentioned property for inspection purposes.

Date 7/13/01 Applicant/Agent Signature [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 forthwith comply with those provisions.

Date 7/13/01 Applicant Signature [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.

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

Certification of Compliance
School District Development

Part I - To be completed by the APPLICANT

Owner's Name/Address Jeffrey Mues / Mercedes Keyant
Project Address 4775 F Street
Parcel Number 044-2002-01 Lot No. _____
Subdivision Name _____ No. of Units 1
Applicant's Signature [Signature] Title owner
Phone No. 916-447-1064 Date 7/9/01

Notice to Applicant: Pursuant to Government Code Section 66020(d), this will serve to notify you that the 90-day approval period in which you may protest the fees or other payment identified above will begin to run on the date in which the building or installation permit for this project is issued or on which they are paid to the district(s) or to another public entity authorized to collect them on behalf of the district(s), whichever is earlier.

Part II - To be completed by the BUILDING DEPARTMENT

Plan Identification Number 0104265
Building Type (check one) Residential Apartment/Condominium Commercial/Industrial
Square Feet of Chargeable Building Area 1134 sq. ft. new - 262 demp =
Signature/Title [Signature] Brian Fish Date 6-4-01
7/9/01 \$72 new
NET

Part III - To be completed by the SCHOOL DISTRICT

School District WILD Certificate No. 414
 Exempt Comments _____
Residential/Apartment/etc. _____ Square ft. x \$ _____ = \$ _____
Commercial/Industrial _____ Square ft. x \$ _____ = \$ _____
Total fees collected..... = \$ 1499.84

This certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance.

As the authorized school official, I hereby certify that the requirements of Government Code Section 65995 and any other authorized requirements have been complied with by the above signed applicant.

Signature [Signature] Date 7/9/01

Date of Request: _____

By: _____

CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION
PLANNING AND ZONING INFORMATION REQUEST

X Project Address: 4975 F St, Sac, 95819 ✓

Assessor's Parcel Number: 004-0262-013-000

Previous Use: _____

X Description of Request/Proposed Use: R-1 Remodel & addition
per attached plans

Is This a Change of Use? _____

Prior Applications for Project Site(P#, Z#, DRPB#): Z01-008 Zoning Designation: R1

Comments: See Z01-008 - (Attached)

Are There Any Planning Issues?: (circle one) YES NO - see above

- * ~~Staff Site Plan Check Required? (Circle one)~~ YES NO
- * ~~Field Inspection Required? (Circle one)~~ YES NO
- * Design Review/Preservation Required?: (Circle one) YES NO

Planning Review by/Date: Ronda Hay 4-6-01

A list of items that must be reviewed by Planning is provided on the reverse side of this form.

MICROFILM AFTER FINAL

Prelim

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

ACTION OF THE ZONING ADMINISTRATOR

On March 13, 2001, the Zoning Administrator approved with conditions a Special Permit to reduce the front setback length for the project known as Z01-008. Findings of Fact and Conditions of Approval for the project are listed on page 3.

Project Information

Request: **Zoning Administrator Special Permit** to reduce the front setback from 25 feet to 20 feet located on 0.17± developed acre in the Standard Single Family (R-1) zone.

Location: 4975 F Street (D3, A1)

Assessor's Parcel Number: 004-0262-013

Applicant: Jeffrey Muss & Marilyn Bryant
4975 F Street
Sacramento, CA 95819

Property Owner: Same as above

Project Planner: Donna Decker

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Land Use of Site: Single Family Residence
Existing Zoning of Site: Standard Single Family (R-1) zone

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: R-1; Residential	Front:	25'	20'
South: R-1; Residential	Side:	5'	5'
East: R-1; Residential	Street Side:	12.5'	12.5'
West: R-1; Residential	Rear:	15'	22'

Property Dimensions: Irregular
Property Area: 0.17± acre
Square Footage of Buildings:
Existing Residence: ± 1,450 square feet
Proposed Addition: ± 1,304 square feet (Includes new garage)
Total: ± 2,704 square feet

Height of Building: One Story; Residence - 23'-9"
Proposed Garage - 16'-6"

Exterior Building Materials:	Wood siding
Roof Materials:	25 yr Laminated Dimensional Composition Shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

<u>Project Plans:</u>	Exhibit A-D
<u>Letters:</u>	Exhibits E-F
<u>Previous Files:</u>	None

Additional Information: The applicant is requesting a Special Permit to modify and construct a 1,304± addition to an existing single family residence. The modification involves relocating the existing detached garage to the east side of the property. The garage projects five to six feet into the front setback area. The removal of the existing detached garage allows the applicant to construct a two story addition to the home. The purpose of the modification is to enlarge a small two bedroom, one bath home to a four bedroom, three bath home. The project requires a Zoning Administrator Special Permit to allow the addition to encroach into the front setback area. The current floor plan has both bedrooms fronting on 50th Street. Historically, traffic noise on 50th Street is greater than on F Street due to buses and delivery trucks using 50th Street as a route to Sutter Memorial Hospital. The applicant wishes to relocate the bedrooms from the 50th Street frontage to the west side of the property placing them on F Street. The area proposed currently has a detached garage located which will be demolished. The remodel has included an attached garage fronting onto 50th Street. The proposed garage projects approximately five feet beyond the adjacent garage. There was some concern that the proposed location may impact the views or back-out zone of the adjacent structure. During a site review, the property was staked to ensure the view would not be impacted from the north property. It was determined that the garage at the north property projects forward of the dwelling entry. Views from the front entry of the north property have not been impacted by the proposed project. The addition is proposed to be constructed with like materials so that it will appear as an integral component of the existing structure, will be complementary to the existing structure and will be compatible with the surrounding properties. The Zoning Ordinance allows modifications to be made with a special permit to existing residences that enhance the desirability and vitality of an existing house in order to encourage the continued ownership and occupancy. The modifications allowed include reducing required setbacks. The applicant is requesting the special permit under those provisions.

The project was noticed to the East Sacramento Improvement Association, the McKinley Elvas Neighborhood Alliance, as well as the neighboring owners within a 100 foot radius of the subject site property corners. There were some calls for additional information. There was opposition to the project expressed from the property owner to the North. However, per the discussion above, no impact to the adjacent property was evidenced. The East Sacramento Improvement Association and the McKinley Elvas Neighborhood Alliance were notified and both groups responded in support of the project.

Agency Comments: The proposed project was reviewed by the Building Division, and any comments received have been included as conditions..

Environmental Determination: This project will not have a significant effect on the environment and is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Sections 15301(e) and 15305(a).

Conditions of Approval

1. The applicant shall obtain all necessary building permits prior to commencement of construction. The project shall be constructed as shown on the submitted plans. Any modification may require additional review and approval by the Planning Department and revised plans may be required to be submitted.

1. All roof jacks and roof ventilation protruding from the roof shall be painted to match the roof color or the trim.

2. There shall be no additional encroachment into the front yard setback area.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 1. The proposed project will not substantially alter the characteristics of the surrounding neighborhood; and,
 2. The proposed structure is compatible in architecture with the existing residence.

2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - A. There is adequate available yard area;
 - B. The addition to the existing residence adds vitality and desirability for the existing home to allow the present occupants to remain.

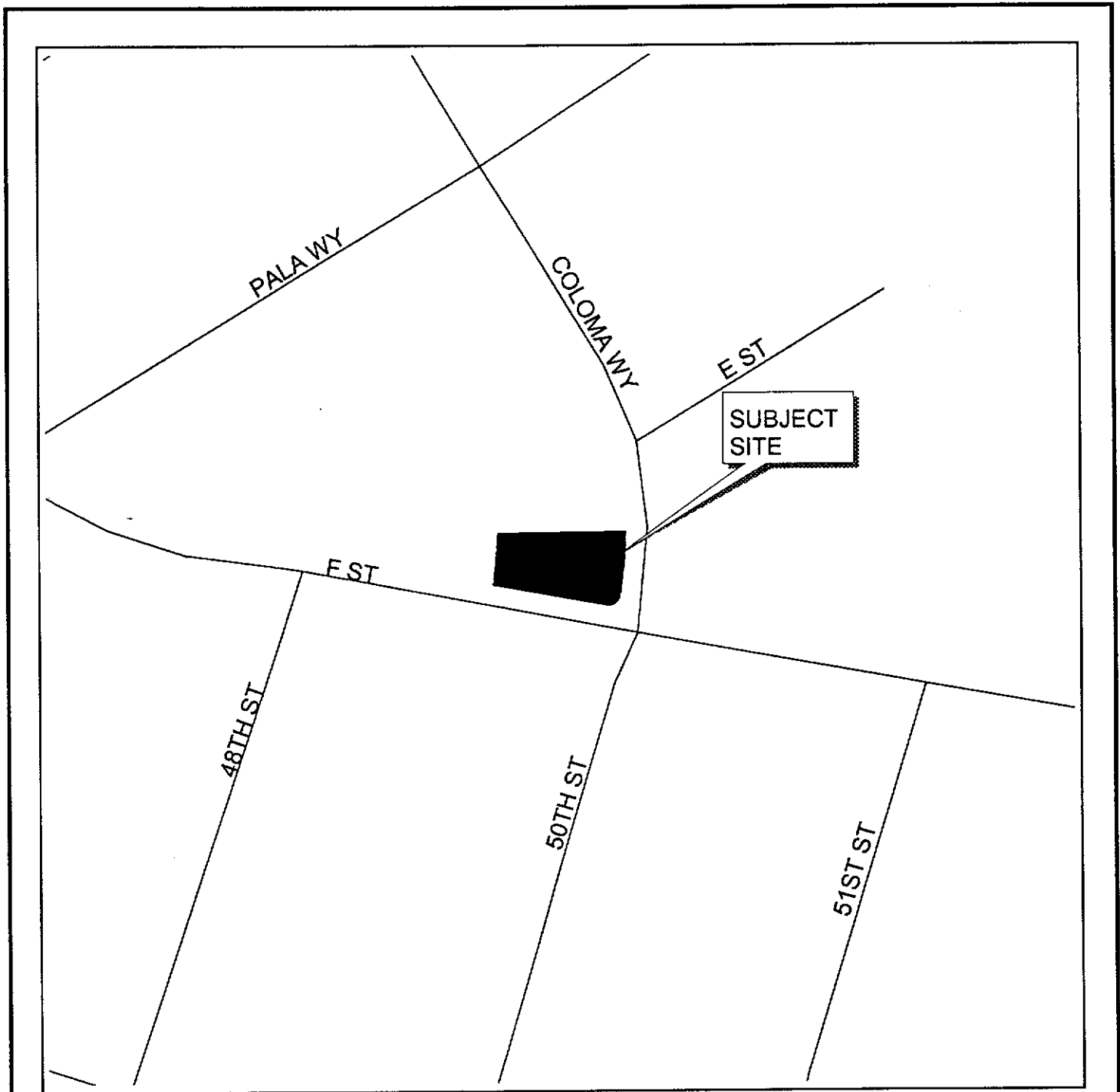
3. The project is consistent with the General Plan Designation which designates the subject site as Low Density 4-15 du/na.

Joy D. Patterson
Zoning Administrator

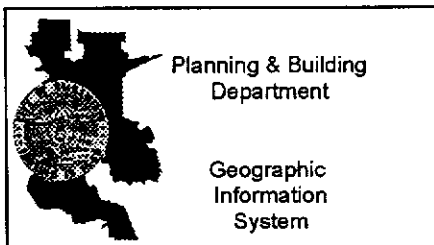
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

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.

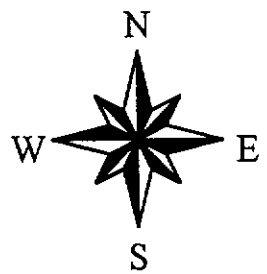
cc: File
Applicant
Owner
ZA Log Book



40 0 40 80 Feet



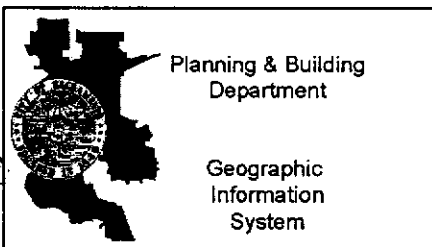
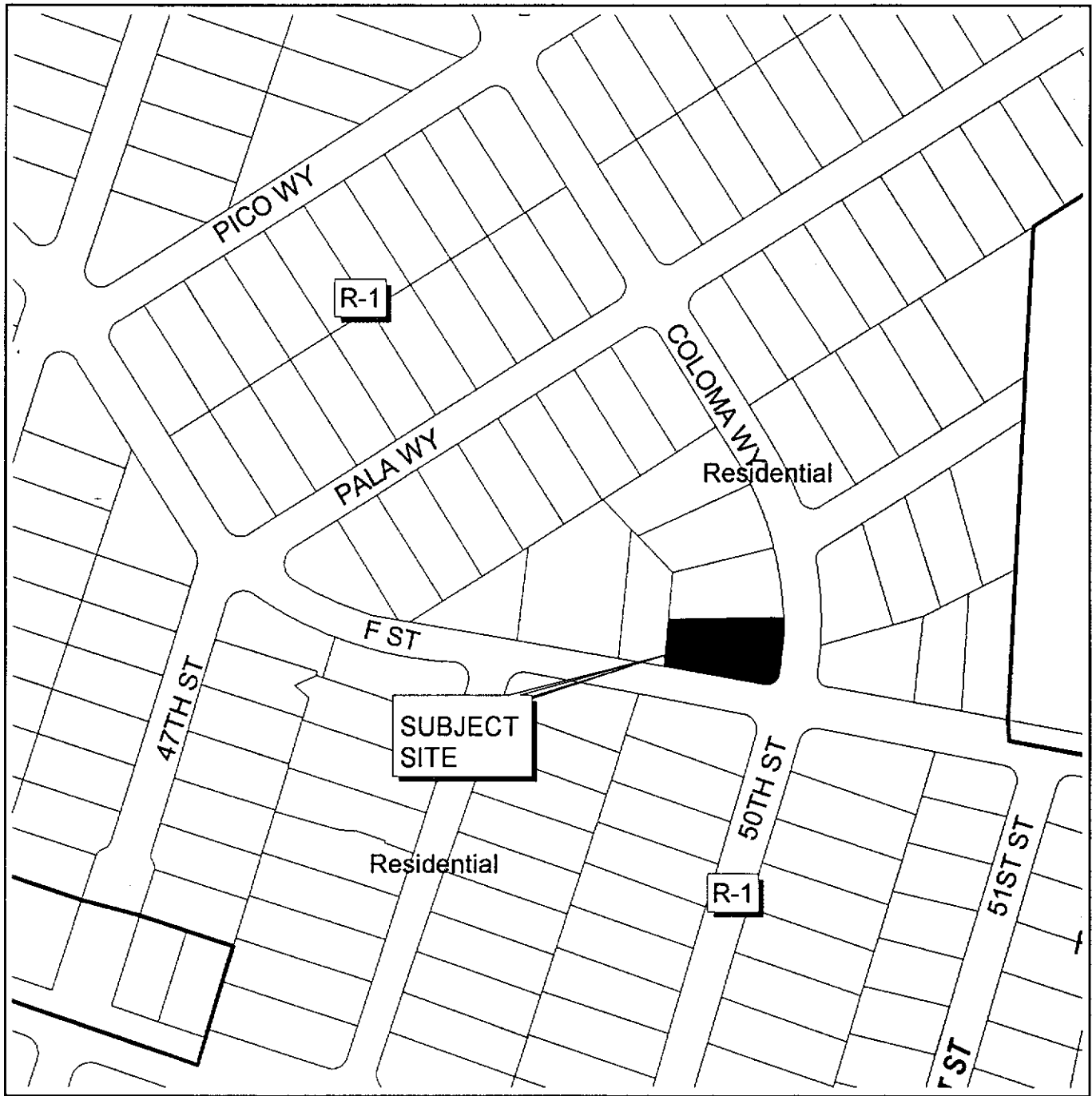
VICINITY MAP



Z01-008

March 13, 2001

Item 4

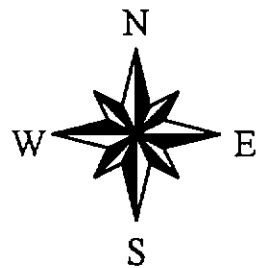


Planning & Building
Department

Geographic
Information
System

LAND USE & ZONING

March 13, 2001



Z01-008

Item 4

REVISIONS BY	

muss residence

DATE: 01-13-00
 DRAWN BY: JON SCHMIDT
 CHECKED BY: JON SCHMIDT
 PROJECT: 1010-008

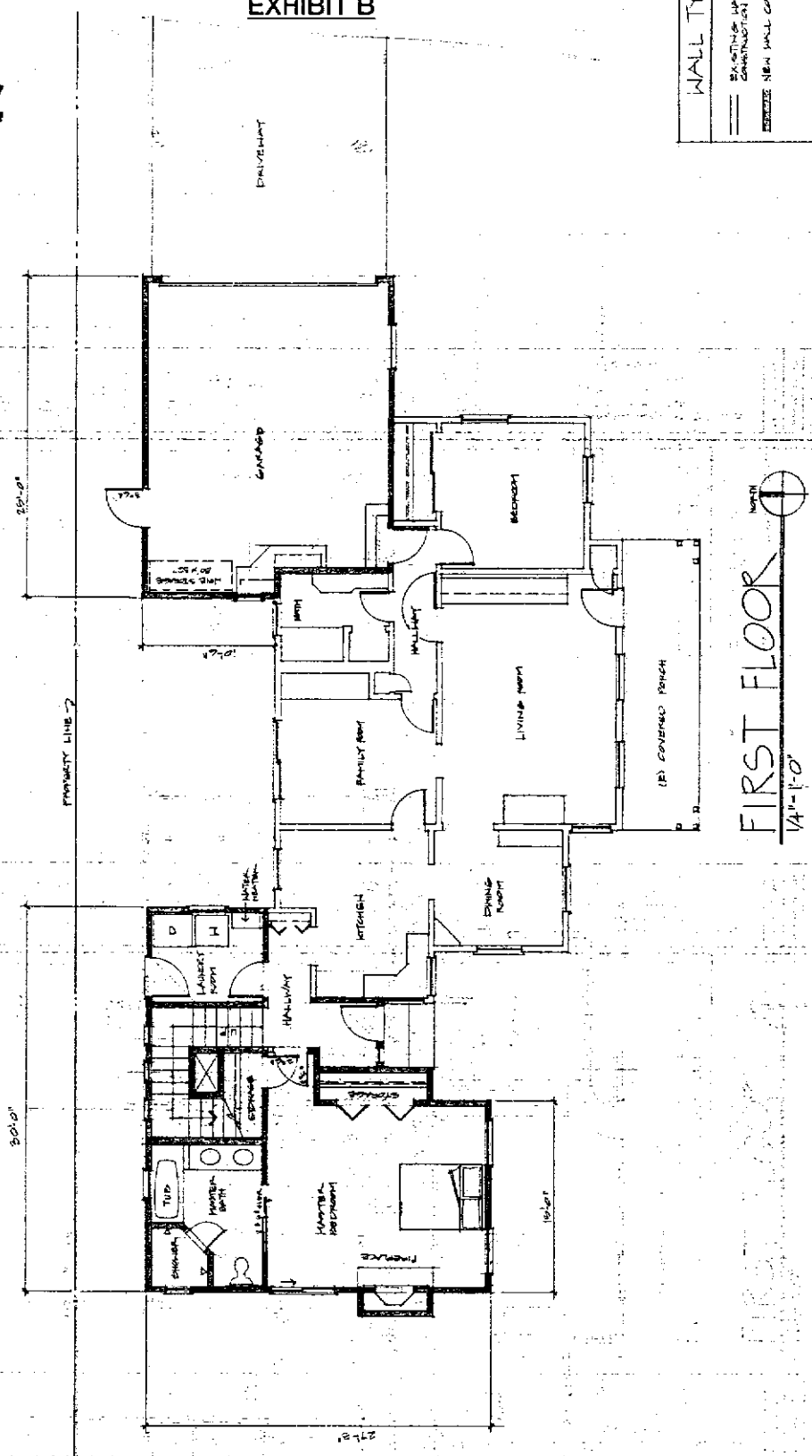
DATE: 01-13-00
 DRAWN BY: JON SCHMIDT
 CHECKED BY: JON SCHMIDT
 PROJECT: 1010-008

42

7 01 008
 JAN 16 RECD

EXHIBIT B

WALL TYPES
 EXISTING WALL CONSTRUCTION
 NEW WALL CONSTRUCTION



FIRST FLOOR
 1/4"=1'-0"
 NORTH

REVISIONS BY	

muss residence

PROJECT NO: 101-30-0000
 DATE: 12/28/00
 DRAWN BY: J. H. [unclear]
 CHECKED BY: [unclear]
 SCALE: 1/4" = 1'-0"

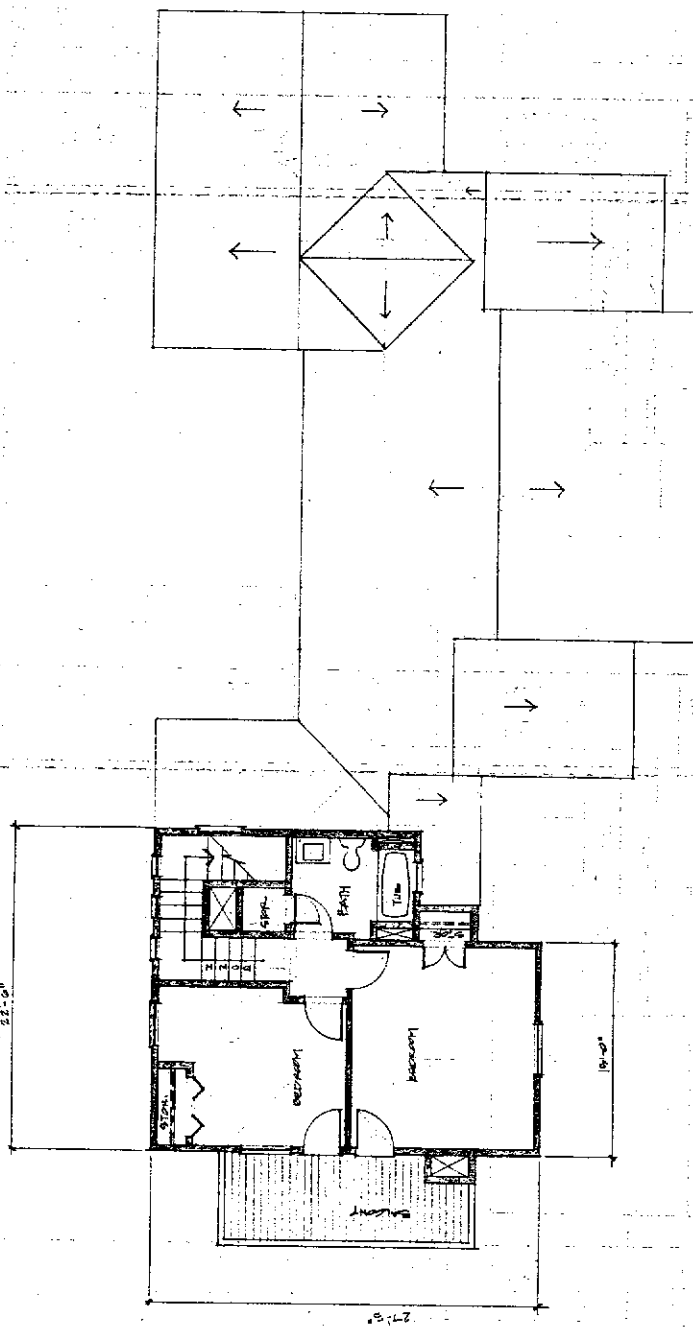
DATE	12/28/00
SCALE	1/4" = 1'-0"
DRAWN BY	J. H. [unclear]
CHECKED BY	[unclear]
DATE	
SCALE	
DRAWN BY	
CHECKED BY	

ASB

800 01 Z
 JAN 16 RECD

EXHIBIT C

WALL TYPES
 NEW WALL CONSTRUCTION



SECOND FLOOR
 1/4" = 1'-0"

EXHIBIT D

4901 F Street
Sacramento, CA 95819

Donna Decker
Assistant Planner
City of Sacramento

Ref: Z01-008

Dear Ms. Decker,

As the neighbors immediately to the west of the proposed project, we will be looking at the two-story side of the house.

We have seen the plans and support the project.

-We don't think the project will have any negative impacts on the neighborhood.

We have known Marilyn and Jeff since they moved into the house in 1987 and we would much rather have them live in the house than move somewhere else and rent out the house.

Thank you,

Mr. & Mrs. Virgil Emery.
March 8th 2001

EXHIBIT E

Ms. Donna Decker
Assistant Planner
City of Sacramento
Fax# 284-5543

Ms Decker:

My husband and I have lived at 600 50th Street for the last 11 years and have kept a close eye on any changes going on in the neighborhood. We have a very close neighborhood group in our area.

We have recently been made aware that there are some concerns about the renovations to be made at a home directly across from us on F street owned by Marilyn & Jeff Bryant, specifically the location of the garage.

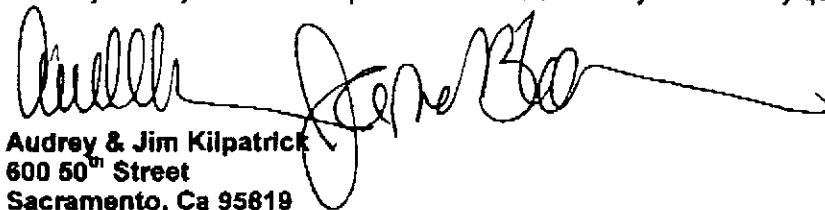
Marilyn and Jeff started talking to us about their plans about a year ago and wanted our input in the changes that they were going to make to their house since we live directly across from them and would be looking at it every day. We were very pleased with the designs and thought that it was commendable that they wanted to stay with the original design of the house. We also have seen the design of the garage (to be moved to another location on the property) and thought that it fit well.

- We, as with Marilyn and Jeff, live on a corner lot and it presents challenges when trying to come up with a way to add some more living space, keep with the uniqueness of the neighborhood houses and not infringe on our neighbors space. We are being faced with the challenge of needing more living space for a growing family and wanting to stay in such a unique and cherished area. The driveway and garage areas are always a challenge on corner lots and we think that the way that they have designed it will not have any negative impact on the neighborhood or the neighbor that live next to their proposed garage, as their house also has a garage there and there would not be a problem with restricting view from windows as there are none in that area.

As a neighbor in East Sacramento, we have been always mindful and concerned that our houses are occupied and owned and not rented. We like to see our neighbors stay in the area and update their homes instead of moving out to gain more room and leaving a tenant to potentially not maintain the property. We do not want to see contractors buy up our houses, tear them down and put up new home designs that don't keep with the designs of East Sacramento. The changes that Marilyn and Jeff are making are keeping with the original designs of the home.

Again I would like to let you know that we have seen the full plans and are very much in support of the project. We do not see any negative impact on the neighborhood and, in fact, see this as an enhancement to an area that is very special to our neighbors and us.

Thank you for your time and please feel free to call if you have any questions.



Audrey & Jim Kilpatrick
600 50th Street
Sacramento, Ca 95819
916-462-9358