

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0512859

Insp Area: 4

Thos Bros: 257H7

Site Address: 552 EXCHANGE ST SAC

Parcel No: 226-0152-026

DESIGN REVIEW AREA

Sub-Type: NDUP

Housing (Y/N): N

CONTRACTOR

HOUSE ANGELS INC
8316 CRESTSHIRE CIRCLE
ORANGEVALE CA 95662

OWNER

RAPOZO DEANNE
548 EXCHANGE ST
SACRAMENTO, CA 95838

ARCHITECT

Nature of Work: CONVERSION OF 840sf OF EXISTING 1500sf GARAGE TO EFFICIENCY DWELLING UNIT. - DESIGN REVIEW AREA -

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 B License Number 739418 Date 10-14-05 Contractor Signature Roy Robinson

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 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.)

PAID
CITY OF SACRAMENTO
OCT 14 2005

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

Date _____ Owner Signature _____

NEW CITY HALL

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 herby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 10-14-05 Applicant/Agent Signature Roy Robinson

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 AIG Policy Number 005-00026983 Exp Date 1-1-06

(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 10-14-05 Applicant Signature Roy Robinson

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
 PLANNING & BUILDING DEPARTMENT
 BUILDING DIVISION
 www.cityofsacramento.org



Help Line: 1-916-808-5656 OR 1-866-EZ-PERMIT
 Inspection: 1-916-808-5191

Downtown Permit Center
 1231 I Street, Suite 200, Sacramento, CA 95814

North Permit Center
 2101 Arena Blvd., Suite 200, Sacramento, CA 95834

PRELIMINARY RESIDENTIAL APPLICATION
 1-916-808-5656 OR 1-866-EZ-PERMIT

552 EXCHANGE ST.		
BUILDING SITE ADDRESS	SUITE	INSP. AREA 0512859
ASSESSOR'S PARCEL NO.	COMMUNITY PLAN NO.	PLAN CHECK NO.

NAME OF APPLICANT	ADDRESS	ZIP CODE	PHONE #	FAX #

PROPERTY OWNER				
Roy L. HANNAH HOUSE ANGELS INC	8316 CRESTGARD Cir ORANGEVALE, CA	95602	723-5763	726-9659

LICENSED CONTRACTOR	LICENSE #

ARCHITECT/ENGINEER				

No. of Stories	No. of Rooms	Comp Roof Covering	1400 Area 1 st Floor	1400 Total Area	560 Garage Area	Patio Area
1						

THIS PERMIT IS FOR:

- BUILDING MECHANICAL PLUMBING ELECTRICAL SITE FIRE

NATURE OF WORK IN DETAIL

CONVERT EXISTING 1400 SQ FT GARAGE INTO 560 SQ FT GARAGE AREA AND 840 SQ FT OF STORAGE AND BATHROOM AND LAUNDRY ROOM FOR OWNERS.

\$ 40,000
 VALUATION

12/28/2004

**APPLICATION FOR MINISTERIAL REVIEW OF
SECOND RESIDENTIAL UNITS**

The purpose of this application is to determine whether or not your project meets the Zoning Code criteria for a second residential unit that is permitted as a matter of right in the zoning district where your property is located. Planning staff will check your plans based upon the information submitted. If the proposed second unit is permitted by right, you will be notified and you will be allowed to submit for a building permit application.

If your proposal does not meet the second residential unit criteria, there may be other options available (for example, modification of plans, or submittal for discretionary review of the second residential units with a public hearing before the Zoning Administrator or Planning Commission). A staff planner will discuss these options with you.

If your project is located on a lot that includes a landmark or contributing resource structure, the project does not meet the criteria for ministerial review and a Preservation application will be required. You still need to complete this form and submit it with your Preservation application.

Application Submittal Requirements

1. Two full size set of plans, drawn to scale. Set of plans ~~to include~~ a site plan which shows the main residential unit, the proposed second residential unit, the location of the front door of the proposed second unit and any accessory building(s) located on the project site; a floor plan of the proposed second residential unit which labels all rooms in the unit and shows the location of the front door; building elevations of all four sides of the proposed second residential unit.
2. One 8½" x 11" reduction of the set of plans.
3. Color photographs of the project site including photos of the main residential unit and any accessory building; photos of the residences on either side of the project site and directly across the street from the project site.
4. Completed "Second Unit Ministerial Review Application Information Form"
5. Ministerial Review Fee of \$339 plus 4% technology fee will be added.
(\$352.56)

- 74.82

\$277.68 pd.
10/13/05

SECOND UNIT MINISTERIAL REVIEW
APPLICATION INFORMATION FORM

GENERAL INFORMATION

Name of applicant: ROY HANNAH HOUSE ANGELS INC.
Address: 8316 CRESTSHIRE CIR ORANGEVALE, CA. 95662
Phone: (916) 723-5763 E-mail: _____
cell (916) 622-4864 FAX 726-9659
Address of property: 548 EXCHANGE ST. SAC.
APN of property: 226-0152-026
Zone of property: R-1

Applicant is owner of subject property yes no. If no, complete following:

Name of owner: _____
Address: _____
Phone: _____ E-Mail: _____

There is one existing single-family residence already on the subject property?

yes no

If the answer to above is no, then is a single family residence proposed to be built concurrently with the proposed new second residential unit?

yes no*

(List the applicable planning files and building permits: _____).

Square footage of the primary single-family residence: 2560 square feet.

Square footage of the proposed 2nd residential unit: 840 square feet.

Is the second residential unit proposed to be attached or detached to the primary residential structure? attached? detached?

If attached, is the proposed second unit floor area 30% or less of the floor area of the primary residence? yes no*

If detached, the square footage of the entire proposed second residential building (excluding garage) 850 square feet or less? yes no*

Main entrance to second unit:

The main entrance to the unit faces (check one):

The front of the lot;

The street-side yard of the lot (corner lot);

Faces the interior or rear property line and there is a minimum 10 foot wide clear path of travel (courtyard) from the front yard or street-side yard property line.

Faces an improved public alley with a minimum width of 30 feet;

None of the above*

Second Unit ministerial Application
Page 2 of 6

CITY OF SACRAMENTO DESIGN REVIEW	
PROJECT NO:	<u>1R05-415</u>
APPROVED BY:	<u>E. Gump</u>
APPROVAL DATE:	<u>9/14/05</u>

Setbacks of Proposed Second Unit:	Required	Provided
Front:	<u>20'</u>	<u>48'</u>
Rear:	<u>15'</u>	<u>35'</u>
Left Side:	<u>5'</u>	<u>10'</u>
Right Side:	<u>5'</u>	<u>10'</u>

Minimum distance between the main unit and the second residential unit: 44'
 (Minimum distance required is six feet)

LOT COVERAGE

Indicate the percentage of the lot that is covered with structures after the second unit is constructed. Include all structures including the main residential unit, second unit and any accessory structures: 22 %

Maximum lot coverage permitted in the zone: 40 %

PARKING

Existing number of parking spaces on subject property: 3

Proposed number of parking spaces after second unit is constructed: 2

Number of bedrooms in the proposed second residential unit: 1
 (One parking space per bedroom is required)

Location of parking spaces: one in garage and one on the driveway where is outside the front setback.

(Parking space(s) for the proposed second residential unit must be located out of any required front or street side yard setback. Parking space(s) may be provided in an existing or proposed garage)

CITY OF SACRAMENTO
 DESIGN REVIEW

PROJECT NO: 1205-415

APPROVED BY: E. GLOUM

APPROVAL DATE: 9/14/05

DESIGN STANDARDS

The subject property is located in an established design review district, special planning district, overlay zone or PUD: yes no.

If yes, name the district: Expanded North

Does the subject property has a structure located on the lot which is designated a landmark or contributing resource structure?: **yes no.

Is the subject property located within a historic district? **yes no.

Color scheme of main residential unit: off white

Color scheme of proposed second unit: off white

Exterior building materials used on the main residential unit. Please include roof materials, type(s) of siding, window types, detailing and trim:

Exterior building materials proposed for the second unit. Please include roof materials, types of siding, window types, detailing and trim:

* If you answer "no" to any of the questions marked with an *, you do not qualify for a ministerial second residential unit permit.

** If you answer "yes" to this question, you do not qualify for ministerial review. Continue to complete this form and submit it with your Preservation application.

CITY OF SACRAMENTO DESIGN REVIEW	
PROJECT NO:	<u>1R05-415</u>
APPROVED BY:	<u>E. GUYEN</u>
APPROVAL DATE:	<u>9/14/05</u>

PROPERTY OWNER CERTIFICATION:

I certify that, as property owner of the subject property (APN _____), there will be a maximum of two dwelling units on the subject property and that I will occupy one of the two units on the subject property. I understand that this restriction carries over to subsequent owners of the subject property as long as two dwelling units are maintained on the property.

Reanne M. Rapozo _____ 10/13/05
Signature of Property Owner Date

LETTER OF AGENCY FROM PROPERTY OWNER

This section of the application is required to be completed if this application is submitted by someone other than the property owner.

I, the undersigned legal owner of record, hereby grant permission to

Roy L. Hannah, House Angels Inc.
Name of applicant

to apply for a ministerial review of the second residential unit proposed for my property.

Reanne M. Rapozo _____ 10/13/05
Signature of Property Owner Date

I hereby state that the information provided above, to the best of my knowledge is accurate and correct.

Roy L. Hannah House Angels Inc. _____ 10/13/05
Signature of Applicant Date

FOR PLANNING STAFF USE

Date Application Submitted: 9/13/05 IR R05-415

Application Reviewed By E. GUNN
Application Meets Following Criteria (Y, N, or NA)

- Y Existing SFR on property or SFR being built concurrently.
- Y 2nd Unit is 850 sq. ft or less or if attached 2nd unit sq. ft. ≤ 30% of primary unit.
- Y 2nd Unit meets setback requirements for zone.
- Y All structures on the property comply with the maximum allowed lot coverage.
- Y 2nd Unit is a minimum of 6 feet from the primary unit.
- Y 2nd Unit meets the main entrance requirements.
- Y 2nd Unit design is compatible with primary unit.
- Y 2nd Unit design conforms to any and all applicable design guidelines for any Design Review District, Overlay zone, PUD, SPD in which the property is located.
- Y Parking requirements for 2nd unit and primary residence have been met.
- Y Either primary residence or 2nd unit will be owner occupied.

Application Meets Second Unit Ministerial Review Criteria: yes no

If no, describe reasons why: _____

Applicant informed of determination: at public counter____, by telephone____, by e-mail____, by mail____, by fax____
on _____, by _____
Date Planning Staff

If approved, applicant given copy of this form, both full size sets of stamped plans (reductions for file) and "Planning Review For Building Permit Submittal" form on 9/14/05, by E. GUNN
Date Planning Staff

Robla

Certification of Compliance School District Development Fees

PART 1 To be completed by APPLICANT

Owner's Name & Address RAPOZO DEANAJE
 Project Address 548 Exchange St.
 Parcel Number 226-0152 Lot No. _____
 Subdivision Name _____ Number of Units _____
 Applicant's Signature & Title [Signature]
 Date 8/30/05 Phone No. _____

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 2 To be completed by BUILDING DEPARTMENT

Plan Identification Number 0512859 Building Type (CHECK ONE)
 Residential
 Apartment/Condominium
 Commercial/Industrial
 Square Feet of Chargeable Building Area 840sf
 Signature [Signature] Date 08-23-05
 Title Building Inspector

PART 3 To be completed by SCHOOL DISTRICTS

Grant Joint Union High School District
 District Certification No. 06-0064
 EXEMPT _____
 Comments _____
 RESIDENTIAL / APARTMENT / CONDOMINIUM
840 Sq.Ft. x \$ 119 = \$ 999.60
 COMMERCIAL / INDUSTRIAL
 _____ Sq.Ft. x \$ _____ = \$ _____
 OTHER FEE TYPE _____
 _____ Sq.Ft. x \$ _____ = \$ _____
 TOTAL FEES COLLECTED = \$ 999.60

Robla Elementary School District
 District Certification No. 06-006
 EXEMPT _____
 Comments _____
 RESIDENTIAL / APARTMENT / CONDOMINIUM
840 Sq.Ft. x \$ 96 = \$ 806.40
 COMMERCIAL / INDUSTRIAL
 _____ Sq.Ft. x \$ _____ = \$ _____
 OTHER FEE TYPE _____
 _____ Sq.Ft. x \$ _____ = \$ _____
 TOTAL FEES COLLECTED = \$ 806.40

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 district 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.

GRANT Authorized School District Official **ROBLA**
 Signature [Signature] Signature P. B. Zaccalino
 Title _____ Title Admin Assist
 Date 8/30/05 Date 8/20/05

Original: Grant Joint Union High School District / Robla Elementary School District
 1st Copy: Building Department
 2nd Copy: Applicant

GJUHS: Facilities Planning and Construction Department
 Certificate of Compliance Form (rev. 10/02) bep