

CITY OF SACRAMENTO

Permit No: 9807148

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Site Address: 4111 FELL ST SAC

Sub-Type: AOTHR

Parcel No: 2370221011

4109 FELL ST

Housing (Y/N): N

CONTRACTOR

NIKOLAY FEITSER
6060 SUNRISE VISTA DR #1300
CITRUS HEIGHTS, CA 95610

OWNER

COPELAND ESSIIE L
4109 FELL ST
SACRAMENTO CA 95838

ARCHITECT

Nature of Work: ADDITION TO GARAGE & CONVERSION OF SAME FOR 2ND DWELLING
UNIT ADD STORAGE BLDG

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 686873 Date 09-14-98 Contractor Signature Nikolay Feitser

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

Date 09-14-98 Applicant/Agent Signature Nikolay Feitser

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, forthe performance of work for which the permit is issued.

X 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 UNICARE INS Company Policy Number SASO-098-17683 11/1/99

(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 09-14-98 Applicant Signature Nikolay Feitser

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.

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

CERTIFICATION OF COMPLIANCE

SCHOOL DISTRICT DEVELOPMENT FEES

PART I: To be completed by APPLICANT	
PROPERTY OWNER'S NAME	
OWNER'S ADDRESS	
PROJECT ADDRESS 4111-Fell St	
PARCEL NUMBER	LOT NUMBER
SUBDIVISION NAME	
NUMBER OF UNITS	
APPLICANT'S SIGNATURE	
TITLE OF APPLICANT	
DATE	TELEPHONE NUMBER
PART II: To be completed by BUILDING DEPARTMENT	
PLAN IDENTIFICATION NUMBER 98-07148	
BUILDING TYPE (CHECK ONE)	
<input type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> APARTMENT/CONDOMINIUM
<input type="checkbox"/> COMMERCIAL/INDUSTRIAL	
SQUARE FEET OF CHARGEABLE BUILDING AREA	
SIGNATURE	
TITLE	DATE
PART III: To be completed by SACRAMENTO CITY UNIFIED SCHOOL DISTRICT	
DISTRICT CERTIFICATION NUMBER 041-99	
EXEMPT	COMMENTS
RESIDENTIAL / APARTMENT / ETC.	740 SQ. FT. X \$ 1.72 = \$ 1272.⁸⁰
COMMERCIAL / INDUSTRIAL	SQ. FT. X \$ _____ = \$ _____
OTHER FEES TYPE	SQ. FT. X \$ _____ = \$ _____
TOTAL FEES COLLECTED..... \$ 1272.⁸⁰	
<p><i>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.</i></p> <p><i>As the authorized school district official, I hereby certify that the requirements of Government Code Section 65095 and any other authorized requirements have been complied with by the above signed applicant.</i></p>	
AUTHORIZED SCHOOL DISTRICT OFFICIAL	
SIGNATURE	
TITLE	DATE 9/11/98

COUNTY SANITATION DISTRICT NO. 1
 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
SEWER IMPACT FEE
 PERMIT AND CALCULATION SHEET

APPLICATION NO:	BLDG PERMIT NO: 0117
GENERAL INFORMATION	THIS PERMIT GOOD ONLY WHEN VALIDATED BY THE CASHIER 245670 SEP 11
	- DEPT 26 SEWERWATER \$1,168.00 - T# TRAN 373218 09/11/98 - RECEIPT 663783 C#1 \$1,168.00
	THIS PERMIT TO CONNECT EXPIRES ONE YEAR FROM DATE OF ISSUANCE

FEE CALCULATION		BUILDING USE	
INSPECTION	<input checked="" type="checkbox"/>	RESIDENTIAL	SF <input checked="" type="checkbox"/> MF <input type="checkbox"/>
CSD-1	<input checked="" type="checkbox"/>	COMMERCIAL USE	UNITS <input type="checkbox"/>
SRCSO	1,168	Garage conversion for a second unit	
CONSTRUCTION			
IN-LIEU			
TOTAL FEE	1,168		

APN: **227-2271-011**

DESCRIPTION/SUBDIVISION _____ LOT: _____

PROPERTY ADDRESS **4107 Fall ST. 95833**

OWNER **Jack Brown**

MAILING ADDRESS **4107 Fall ST**

CITY-STATE-ZIP **SACRAMENTO CA 95833** PHONE _____

ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.

APPLICANT SIGNATURE *Lyndis Clarno*

CONSOLIDATED UTILITY BILLING USE ONLY

ACCT _____ INPUT _____ START _____

RECEIPT



**City of Sacramento Development Services Division
Planning and Zoning Information Request**

Project Address: 4109 Fell Street

Assessor's Parcel Number: 237-0221-011

Current Land Use: Single Family

Description of Request/Proposed Use:

Create a 2nd unit by converting
garage into a 720 sq ft dwelling

Zoning Designation: R-1

Prior Applications for Project Site(P#,Z#,DRPB#): 298-045

Comments: On July 8, 1998 the Zoning Admin.
approved this 2nd unit conversion
subject to conditions. Design staff

Are There Any Planning Issues?: (Circle One) YES NO

Site Plan Check Required? (Circle One) YES NO

Design Review/ Preservation Required?: (Circle One) YES NO

Planning Review by/Date: W. Westman 7-7-98

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

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, July 8, 1998, the Zoning Administrator approved with conditions a Special Permit to allow a single family home to add a second unit (File Z98-045) Findings of Fact and conditions are listed on pages 2 and 3.

Project Information:

Request: Zoning Administrators Special Permit to allow a 720+ square foot second unit on a parcel totaling .40± developed acres in the Single Family (R-1) zone.

Location: 4109 Fell Street (D2, Area 4)

Assessor's Parcel Number: 237-0221-011

Applicant: Essi lee Copeland
 4109 Fell Street
 Sacramento, CA 95838

Property Owner: Essi Lee Copeland
 4109 Fell Street
 Sacramento, CA 95838

Project Planner: Sharon L. Caudle

General Plan Designation: Low Density Residential
North Sacramento
Community Plan: Low Density Residential
Existing Land Use of Site: Developed
Existing Zoning of Site: Single Family (R-1)

Surrounding Land Use and Zoning:

North: R-1: Single Family
South: R-1: Single Family
East: R-1: Single Family
West: R-1: Single Family

Property Dimensions: Rectangular
Property Area: .40 ± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Additional Information The applicant proposes to add a second unit to an existing single family house for use by a family member. The applicant intends to add 280 square feet to an existing 440 square foot accessory structure to create a 720 square foot unit. The driveway will also be extended and a parking pad created for the unit. The project is located in the Del Paso Heights Redevelopment Area and was sent before the PAC for their review on June 29th. The Del Paso Heights PAC listed concerns regarding this request. The main concern of the PAC was the loss of the garage and where storage and parking is provided. The PAC was also concerned with landscaping and whether or not the main unit is going to be rented. Design Review and planning staff met with the applicant to discuss these concerns and an agreement was made between staff and the applicant to certain conditions that would address the PACs concerns.

Agency Comments

The proposed project has been reviewed by the Building Division, Fire Department, City Utilities' Division, Del Paso PAC and the Design Review staff. The comments received pertaining to the parcel have been included as conditions on this page. The Building Division and Fire Department indicated that more detailed plans will be required in order to obtain a Building Permit.

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 15301).

Conditions of Approval

1. The second unit will meet the requirements of the Building Division and the applicant shall obtain a Building permit prior to commencing construction.
2. The applicant will extend the existing driveway to the second residential unit as indicated on the submitted site plan and provide a minimum 8' x 18' pad with 26' of maneuvering area on the site for the additional unit.
3. The applicant shall provide a minimum 10' X10' storage unit to the rear of the second unit to provide storage space for the site.
4. To ensure that the site is provided adequate landscaping two planter barrels with seasonal plants will be provided near the front entrance of the second unit. The existing tree between the two units shall remain.
5. The applicant shall install an address on the second residential unit that is visible from Fell Street. The address shall be internally illuminated or

placed below the porch light. The applicant shall also place an address sign at the front of the parcel to indicate the second unit is in the rear.

6. The second unit will comply with any conditions required by the Design Review Board staff.

Findings of Fact

1. The proposed project as conditioned is based upon sound principles of land use in that it is consistent with the objectives of the General Plan and any Specific Plan for the area in which it is to be located.
2. The proposed use will be located, designed, constructed, operated and maintained so as to be compatible with the existing character of the general vicinity and shall not change the essential character of the area.
3. Where the proposed use may be potentially hazardous or disturbing to existing or planned neighboring uses, that it is justified by the common public interest as to the community as a whole.
4. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed second unit will not substantially alter the characteristics of the surrounding neighborhood;
 - b. the proposed second unit, as conditioned, is architecturally compatible with the existing unit;
 - c. the proposed second unit meets the requirements of the Zoning Ordinance to not exceeding 850 square feet of living area.
5. The project will not be detrimental to the public health nor result in a nuisance in that:
 - a. there will be adequate yard area;
 - b. there will be adequate setback, landscaping, and on-site parking for the proposed second unit;
6. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na)
7. The unit will not be detrimental to the public safety or welfare as conditioned.

Joy D. Patterson

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 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 (original)
ZA Log Book
Applicant
Design Review staff (Luis Sanchez)

141

22' 7"

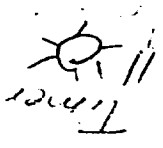
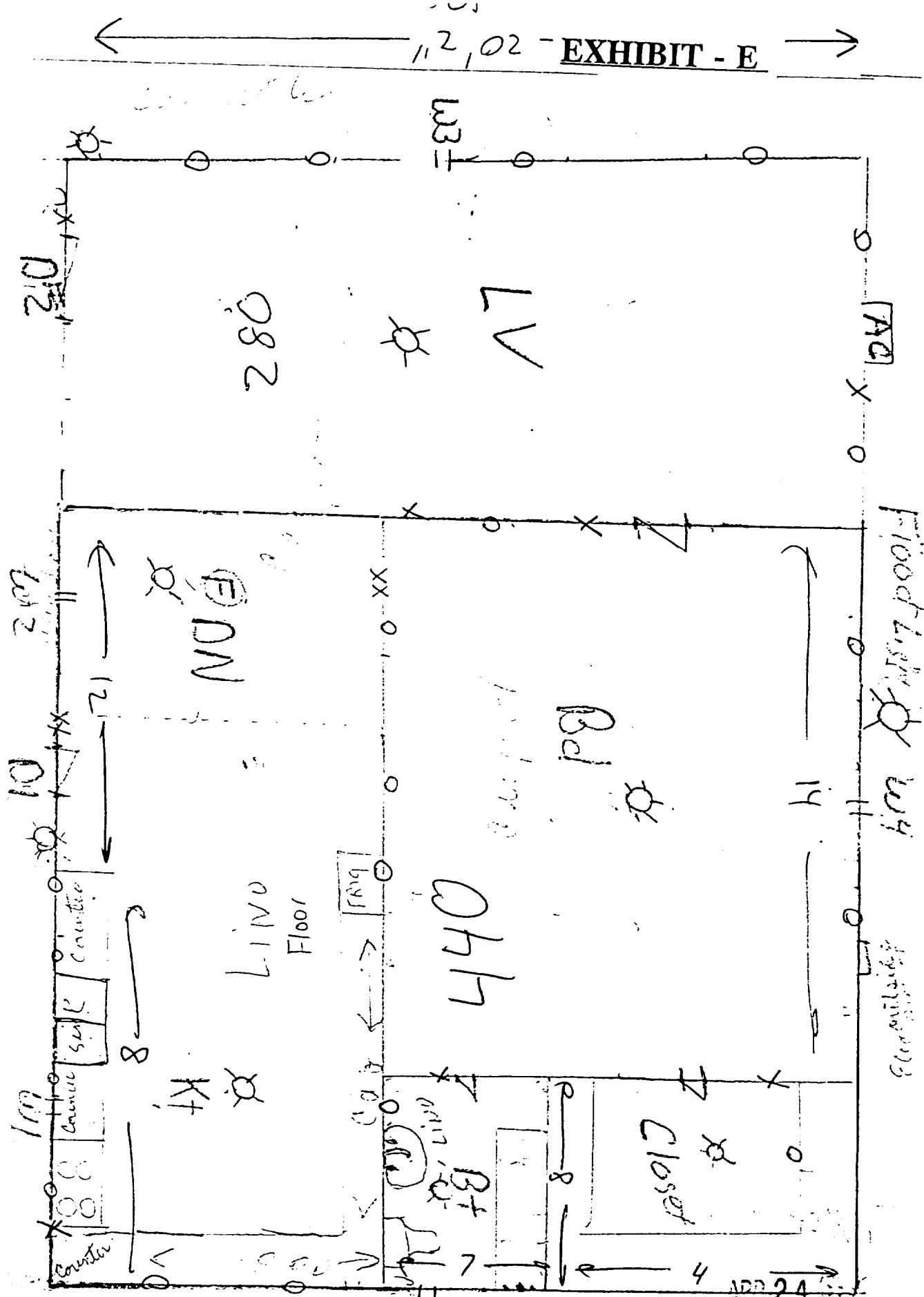
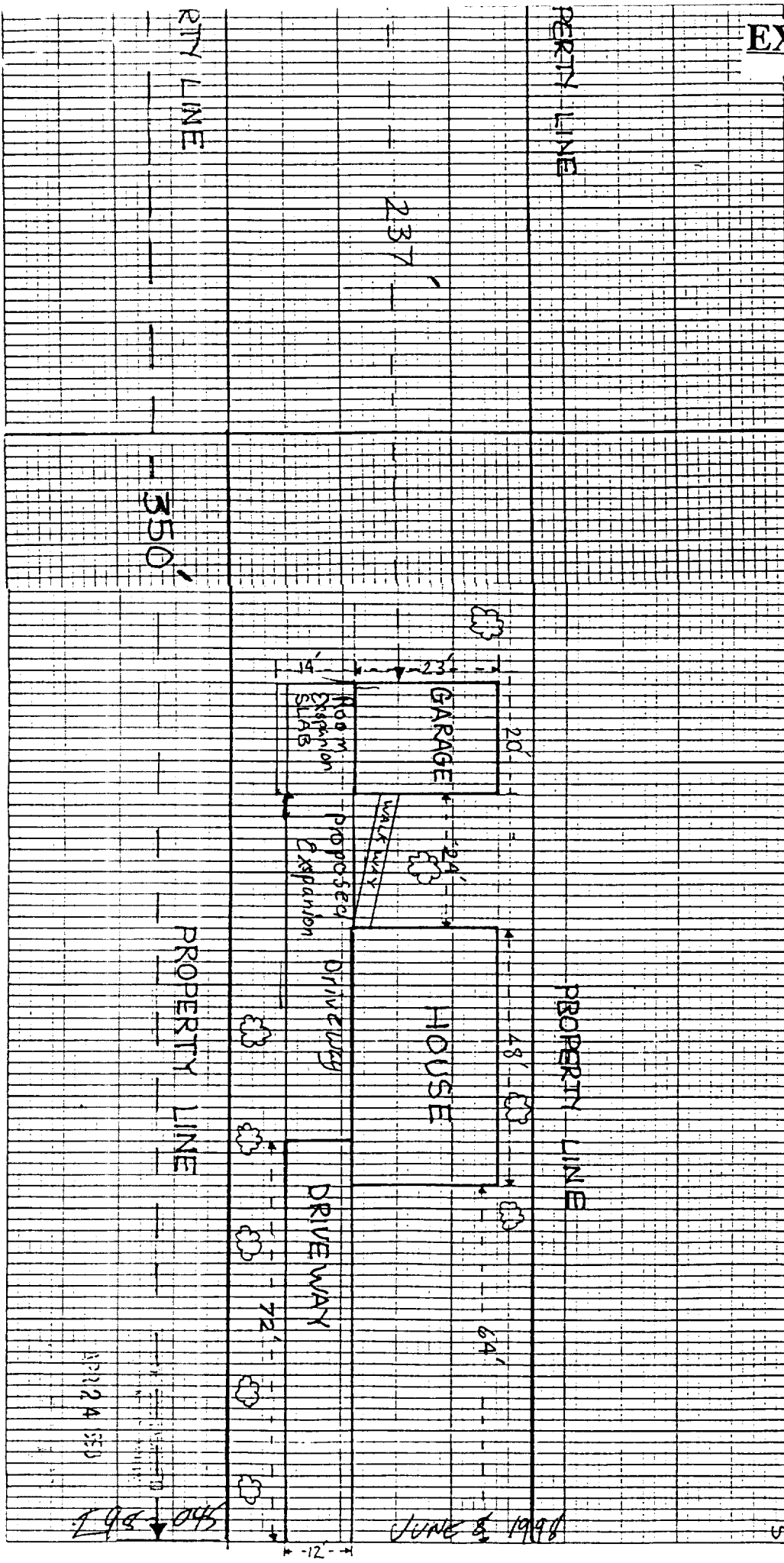
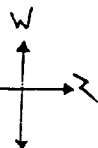


EXHIBIT - F



ENGINE SCALE: 1/4" = 1'-0"

NOTE: EACH SQUARE
EQUALS 2 FT



ITEM 1

APR 24 1998

4109 FILL ST

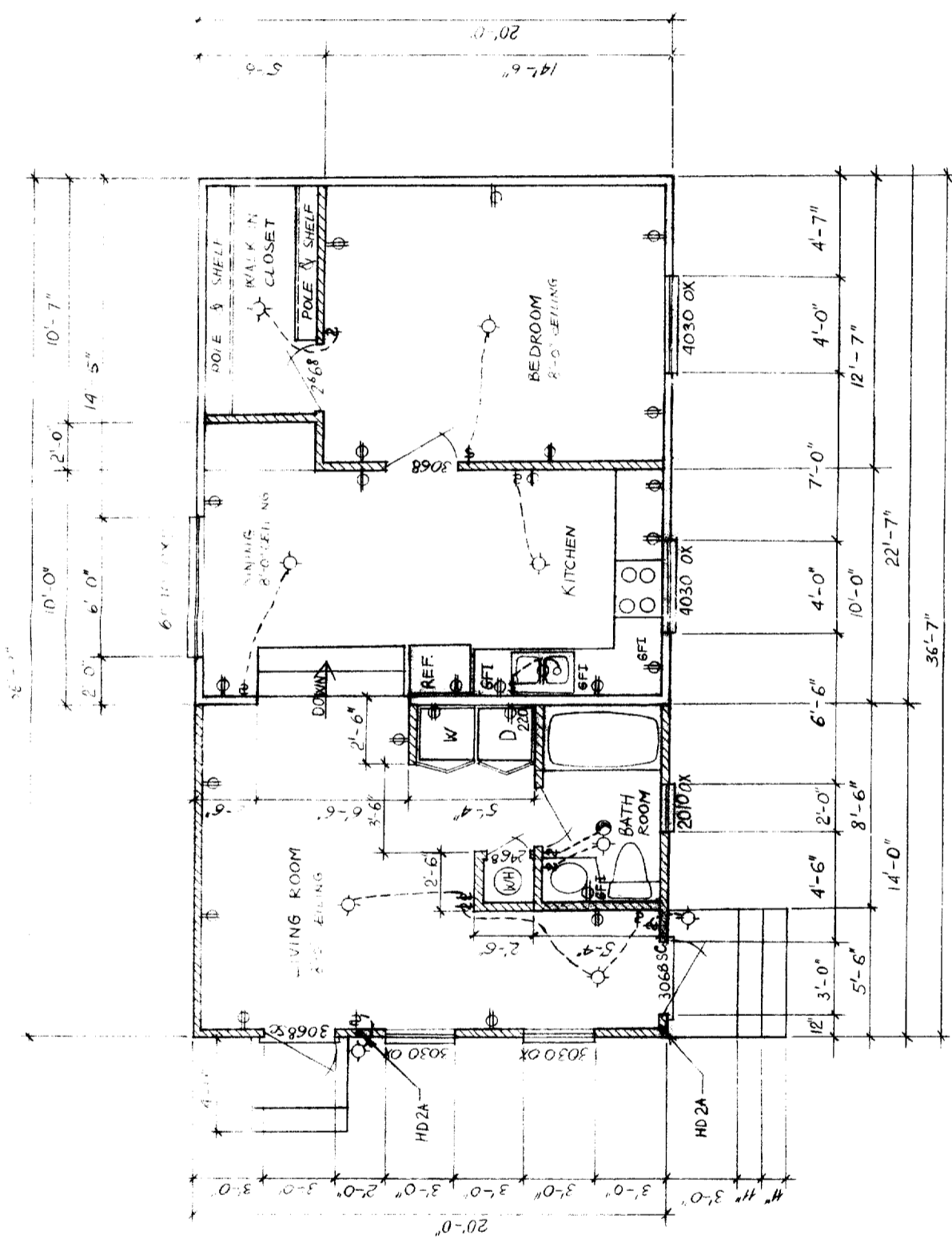
REVISIONS	BY

GARAGE CONVERSION
AND ADDITION
FLOOR PLAN

FEITSER CONSTRUCTION
451 PARK FAIR DR SUIT 1 SACRAMENTO CA 95864

Date	JULY
Scale	SHOWN
Drawn	L. V.
Job	
Sheet	A-2
Of	5 Sheets

*Capland
4111 Fall St.
237 0221-01
75 67/48
740
4R*



NOTE:

1. WATER HEATER HAVING NON-RIGID WATER CONNECTION AND OVER 4'-0" IN HEIGHT SHALL BE ANCHORED OR STRAPPED.
2. CLOTHES DRYER VENTED TO EXTERIOR.
3. CAULK ALL JOINTS WHERE FIXTURES CONTACT WALLS OR FLOORS.
4. SHOWER/TUB SHALL HAVE NON-ABSORBENT WATERPROOF MATERIAL ON WALLS TO A HEIGHT OF 70" ABOVE DRAIN INLET AND PROVIDED WITH BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS.
5. WATER RESISTENT GYP. BD AT ALL BATH WALLS AND CEILINGS.
6. ALL EXTERIOR DOORS TO HAVE DEAD BOLT SECURITY.
7. ALL WINDOWS TO BE DUAL-PANE AND EQUIPPED WITH TYPE SECURITY DEVICES.
8. WATER CLOSET SHALL BE MINIMUM 1/6 GALLONS PER FLUSH.
9. ATTIC VENTILATION 1/150 OF ATTIC AREA PER UBC SHALL BE PROVIDED.
10. WINDOWS IN KITCHEN, DINING AND BEDROOM SHALL BE INSTALLED IN EXISTING WALLS. SEE SHEET A-4 FOR HEADERS SIZE.

FLOOR PLAN
SCALE 1/4" = 1'-0"