

CITY OF SACRAMENTO  
1231 I Street, Sacramento, CA 95814

Permit No: 0513805  
Insp Area: 4  
Thos Bros: 278B5

Site Address: 1828 JULIESSE AV SAC  
Parcel No: 266-0203-005

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

CONTRACTOR

OWNER  
JENKINS FRANKLIN C/NANCY ANN  
1828 JULIESSE AV  
SACRAMENTO, CA 95815

ARCHITECT

Nature of Work: Kitchen remodel-new cabinets, counters, floor, electrical, plumbing - Bath remodel-new bathtub - Replace rear windows (4) like for like, repair vinyl siding on the rear of the house. No structural work is authorized

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 9/9/05 Owner Signature *Franklin C. Jenkins*

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, and that I, as the applicant, 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 \_\_\_\_\_ Applicant/Agent Signature *SEP 09 2005*

WORKER'S COMPENSATION DECLARATION: I hereby affirm under penalty of perjury that I have and will maintain a certificate of consent to self-insure for workers' compensation 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 9/9/05 Applicant Signature *Franklin C. Jenkins*

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.

PD: 09/09/2005 040 GBP  
 DATE: 09/09/2005 11:52AM 00130380  
 PMT#: [REDACTED] SHT RES BLD PT  
 0200BLDG PNT-RESID \$291.00  
 0206BUSINESS TAX \$21.25  
 0213GENERAL PLAN FEE \$4.72  
 0259TECH SURCHARGE \$12.49  
 PC CHANGE \$329.46  
 \$0.00

Bank

PC

TO BE  
 Micro filmed  
 Proof of  
 Receipt  
 SUM



Richard

929 9210

CALL ME AT

A copy of receipt

ATTN: KIMAZA

RE BHT @ 513805



## ADDITIONS/EXTERIOR MODIFICATIONS VISIBLE FROM STREET VIEWS

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### EXPANDED NORTH AREA DESIGN REVIEW DISTRICT CITY OF SACRAMENTO DESIGN REVIEW/PRESERVATION BOARD STAFF REVIEW APPLICATION PACKET 1 and 2 Family Residential Construction

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#### DESIGN REVIEW AUTHORITY AND CRITERIA

On July 30, 1996, the City Council established the Expanded North Area Design Review District, consisting of Council District 2 in its entirety and the portion of Council district 1 north of the American River (see Attachment A for map).

New 1 and 2 family infill dwellings will be reviewed with an expedited review process utilizing the Minimum Standards for New Construction. Additions/modifications visible from street view of 1 and 2 family dwellings will be reviewed with the Minimum Standards for Additions/Exterior Modifications (Form B attached).

New multifamily housing and additions/modifications to existing multifamily housing and non-residential projects in the Northgate SPD will also be reviewed in the Expanded North Area Design Review District utilizing the North Sacramento Redevelopment Area Design Guidelines and reviewed under the standard design review process and standard application.

#### DESIGN REVIEW APPLICATION PROCESS

The following shall be provided for staff review of 1 and 2 family projects:

##### Additions/Modifications of existing 1 and 2 family dwellings

1. Provide three (3) sets of plans to scale which include: site/landscaping plan, floor plan, roof plan, and exterior elevations of all building sides
2. Provide photographs of subject site and surrounding properties (labeled)
3. Complete application Form A
4. Complete checklist Form B
5. Provide appropriate application fee (fee schedule attached)

**EXPANDED NORTH AREA DESIGN REVIEW MINIMUM STANDARDS**  
**1 and 2 Family Residential Construction**

**FORM B**

**I. Site Design Standards**

**A. Setbacks:** Additions shall be placed on the site to generally align with adjacent and surrounding structures. Provide photos and drawings to indicate compliance.

*Check one:*

- 1. Front yard setback is the average of the two adjacent structures.
- 2. Front yard setback does not vary more than 5'-0" from adjacent and surrounding structures.
- 3. No adjacent structures exist, meets Zoning Ordinance requirements for front yard setback.
- 4. Front yard setback not impacted by proposed addition or remodel.

**B. Landscaping (Required):** Front and street side yard landscaping shall be provided.

*Check one:*

- 1. Front and street side yard landscaping provided including: shade tree(s), lawn, and sprinkler system for irrigation.
- 2. Existing landscaping consisting of lawn and tree(s) to remain.

**C. Fencing:** New fencing proposed shall meet the following minimum standards. Existing fencing proposed to remain shall be repaired as needed.

*Interior side yard/rear yard fencing (no setback required)*

*Check one:*

- 1. Wood fencing provided.
- 2. Standard chain link fencing provided (dark green vinyl coating recommended).
- 3. Painted concrete block, brick, or plaster finished wall provided.

*Street side yard fencing (minimum 5'-0" setback required; less than 3 ft. height, no setback required.)*

*Check one:*

- 1. Not a corner lot or no street side yard fencing proposed.
- 2. Wood fencing provided
- 3. Chain link with vinyl coating (green color recommended) with vines provided.
- 4. Painted ornamental steel (wrought iron) fence provided.
- 5. Painted concrete block, brick, or plaster finished wall provided (max. 6'-0" high except at front yard setback shall be max. 3'-0' high").

*Front yard fencing (Shall be 3'-0" high or less if within front setback.)*

*Check one:*

- 1. No front yard fencing proposed.
- 2. Painted wood picket or split-rail fence (max. 3'-0" high) provided.
- 3. Chain link with green vinyl coating (max. 3'-0" high) with vines provided.
- 4. Painted ornamental steel (wrought iron) fence (max. 6'-0" high) provided.
- 5. Painted concrete block, brick, or plaster finished wall provided (max. 3'-0' high").

*Existing fencing*

- 1. Existing fence to remain and shall be repaired as needed.

**F. Exterior Materials:** Exterior materials shall be of highest quality found on adjacent and surrounding structures and shall compliment and improve the aesthetics of the surrounding area. Materials shall be consistent on all street facades and shall wrap a minimum of 2'-0" around facades not facing the street. Exterior materials on proposed additions shall match the existing structure.

**Siding**

**Check one:**

- ON REAR OF HOUSE ONLY! (NOT VISIBLE FROM STREET VIEW)*
- 1. Horizontal siding provided.
  - 2. Wood shingle or shake siding provided.
  - 3. Plaster (stucco) siding and door/window trim provided.
  - 4. Brick as main facade material provided.
  - 5. Grooved, textured plywood siding with vertical and horizontal trim (2" X 6" min. around doors and windows) and a brick wainscot provided. If untextured plywood with no grooves is proposed, 1X battens at a min. of 12" on center shall be provided to create a board and batten appearance.
  - 6. Additions/remodels proposed with plywood siding to match existing shall also add the following to street facing elevations: 2" X 6" (min.) trim at doors, windows, building corners and base, and planter shelves or shutters shall be added to windows.
  - 7. Vinyl siding with wood trim at doors and windows provided.

**Roofing**

**Check one:**

- 1. Laminated dimensional composition shingles (30 yr. min.) with heavy ridge caps provided.
- 2. Concrete or tile roofing provided.
- 3. Wood shake or shingle roofing provided.
- 4. Addition proposed with roofing to match existing.

**Gutters/Downspouts (Required if matches existing)**

**Check one:**

- 1. Painted or prefinished gutters/downspouts shall be provided to match existing.
- 2. No gutters or downspouts proposed (none on existing structure).

**G. Doors/Windows:** New doors and windows shall match types and trim styles of the existing structure. Windows proposed at street facing facades shall be decorative windows not visible from street view may be of simpler design and trim. All windows shall have integral paint color.

**Entry doors**

**Check one:**

- 1. Exterior doors with raised panel design and decorative trim are provided.
- 2. Existing exterior doors to remain/no new doors proposed.

**Garage doors**

**Check one:**

- 1. Decorative sectional garage door with raised panel design and decorative trim provided.
- 2. Alternative garage door that provides raised panel design provided.
- 3. Existing door to remain and repaired as needed.

**Windows**

**Check one:**

- (NOT VISIBLE FROM STREET VIEW) ON BACK OF HOUSE ONLY!*
- 1. Double or single hung windows with decorative trim/sill provided.
  - 2. Horizontal sliding windows with grids and decorative trim/sill provided.
  - 3. Horizontal sliding windows with wide frames and decorative trim, no grids, and with decorative shutters and/or decorative plant shelf provided.
  - 4. Existing windows to remain/no new windows proposed.

**H. Mechanical Equipment:** New mechanical equipment shall not be placed on the roof where it may be visible from any street view. Replacement of existing equipment may remain in the same location.

**Check one:**

- 1. Mechanical equipment shall be attic and/or ground mounted with screening.
- 2. Mechanical equipment shall be roof mounted where not visible from any street views and a diagram indicating compliance provided.
- 3. Replacement of existing equipment in same location proposed.
- 4. Existing equipment to remain/no change proposed.

## Appeals

### To Design Review/Preservation Board

Appeal of Staff Review Project	\$ 179
Appeal of Staff Review (Expanded North Area Project)	\$ 560

### To Planning Commission

Applicant Appeal	\$ 598
Third Party Appeal	\$ 298
Appeal of Staff Review Project	\$ 179

### To City Council from Planning Commission

Applicant Appeal	\$ 1,192
Third Party Appeal	\$ 298

### To City Council from Environmental Coordinator

Applicant Appeal	\$ 1,192
Third Party Appeal	\$ 298

### To City Council from Design Review/Preservation Board

Applicant Appeal	\$ 1,192
Third Party Appeal	\$ 298

**\*\*\* ALL PROJECTS WILL HAVE AN ADDITIONAL 4% TECHNOLOGY FEE ADDED**

Revised 09-23-2003