

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0101415
Insp Area: 1

Site Address: 1633 38TH ST SAC
Parcel No: 008-0451-046

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

CONTRACTOR

OWNER

ARCHITECT

WALSH MICHAEL J/LAURIE F
1633 38TH ST
SACRAMENTO CA 95816

Nature of Work: REMOVE EXISTING DETACHED GARAGE BUILD NEW 576 SF GARAGE WITH 288 SF LOFT UPSTAIRS

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 April 18, 2001 Owner Signature Laurie F. Walsh

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 April 18, 2001 Applicant/Agent Signature Laurie F. Walsh

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's policy number are:

Carrier _____ Policy Number _____ Exp Date _____

(This section need not be completed if the permit is for \$1000 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 April 18, 2001 Applicant Signature Laurie F. Walsh

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.

OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNERS

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) _____

2. I (have/have not) _____ 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 TBA 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 _____ 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

Signed 3844 Garnie F. Walsh

Job Address 1633 88th St

Permit No: 0101415

Date of Request: 5/14/00
By: _____

**CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION
PLANNING AND ZONING INFORMATION REQUEST**

Project Address: 1633 38th ST SACTO 95816

Assessor's Parcel Number: 008 0451 046 0000

Previous Use: _____

Description of Request/Proposed Use: Demolish old garage +
rebuild a new garage + ^{MW} ~~off~~ storage.

Is This a Change of Use? No

Zoning Designation: (R-1)

Prior Applications for Project Site(P#, Z#, DRPB#): none

Comments: max height for detached
accessory structure 18'.
needs variance.

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

- * Staff Site Plan Check Required? (Circle one) (YES) NO
- * Field Inspection Required? (Circle one) (YES) NO
- * Design Review/Preservation Required?: (Circle one) YES (NO) not D.R. area.

Planning Review by/Date: [Signature] 5/14/00

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

MICROFILM AFTER FINAL

0101415 R

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

ACTION OF THE ZONING ADMINISTRATOR
On Wednesday, November 30, 2000, the Zoning Administrator approved with conditions a special permit to rebuild a garage that will exceed the maximum allowed height for the project known as Z00-137. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: **Zoning Administrator Special Permit** to allow a proposed garage addition to exceed the maximum 18 foot height limit by five feet (23 foot height) on 0.18± developed acres in the Standard Single Family (R-1) zone.

Location: 1633 38th Street (D3, Area 1)

Assessor's Parcel Number: 008-0451-046

Applicant: Michael and Laurie Walsh
1633 38th Street
Sacramento, CA 95816

Property Owner: Same as Applicant

Project Planner: Sandra Yope

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)

Surrounding Land Use and Zoning:	Setbacks (Residence)	Required	Existing
North: R-1; Single Family Residence	Front:	25'	41.5'
South: R-1; Single Family Residence	Side(N):	5'	3.7'
East: R-1; Single Family Residence	Side(S):	5'	3.7'
West: R-1; Single Family Residence	Rear:	5'(alley)	43'

Property Dimensions: 50' x 160'
Property Area: 0.18± acres
Square Footage of Buildings: Existing House- 2,575 square feet

	Existing Garage-	371 square feet
	New Garage/Loft-	1,152 square feet
	Total-	3,356 square feet
Height of Garage Building:	Two Stories;	23 feet
Exterior Building Materials:	Stucco	
Roof Materials:	Dimensional Composition Shingles	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibits A-B

Previous Files: None

Additional Information: The applicant is requesting to demolish an existing garage and replace the structure with a larger two car garage with a second floor. The proposed garage will be 24 feet wide by 24 feet deep for a 576 square foot footprint. The second floor will be primarily be used as storage space. The second floor access will be from the west side and the actual garage door will open to the alley on the east side. There will be no windows on the north elevation. The proposed garage will be set six feet away from the rear (east) property line. The alley is 20 feet wide. The proposed design is consistent with the high pitched roof of the tudor style residence. The new garage will not be located within the rear yard setback area. The Zoning Ordinance allows accessory structures to be a maximum of 18 feet high. The applicant is requesting to increase the height to 23 feet high to match the height of the existing residence. A Zoning Administrator Special Permit is necessary to vary from the accessory building requirements. The lot is also substandard in width (50 feet wide).

The site is located within the East Sacramento Improvement Association (ESIA) neighborhood area. The project plans were sent to ESIA and they have no comment. The project has been noticed and staff received one call requesting additional information.

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

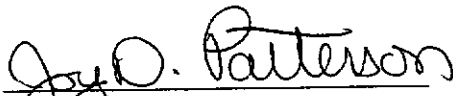
Conditions of Approval

1. The accessory structure shall not be used for a living unit. If the property owner wishes to convert the accessory structure to a guest house or second residential unit in the future, all necessary entitlements must be obtained.
2. Size and location of the structure shall conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to commencing construction. The following are the Building Division's comments:

- a. If the eave or gutter is less than three feet to the property line then additional fire separation requirements will apply;
 - b. Complete structural and architectural plans are required. These plans will require engineering and calculations. Drawings must be stamped and signed by a licensed engineer or architect.
4. All roof jacks and roof ventilation protruding from the roof shall be painted to match the roof color or the trim.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed garage will not substantially alter the characteristics of the site or the surrounding neighborhood; and
 - b. the proposed garage will be located in the same location as the old garage structure.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed garage is compatible in design with the existing house and other properties in the neighborhood;
 - b. the second floor area will not be used as living area;
 - c. there will still be adequate yard area; and
 - c. the lot is substandard in width.
3. The project is consistent with the General Plan which designates the subject site as Low Density Residential (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.

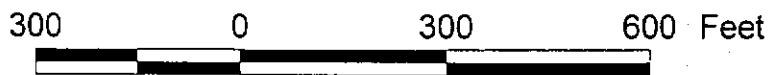
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File Applicant ZA Log Book

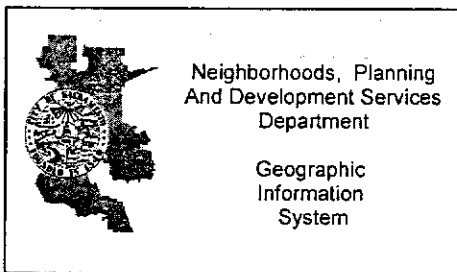
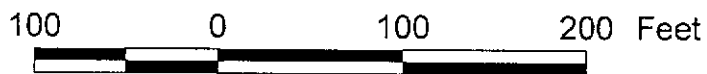
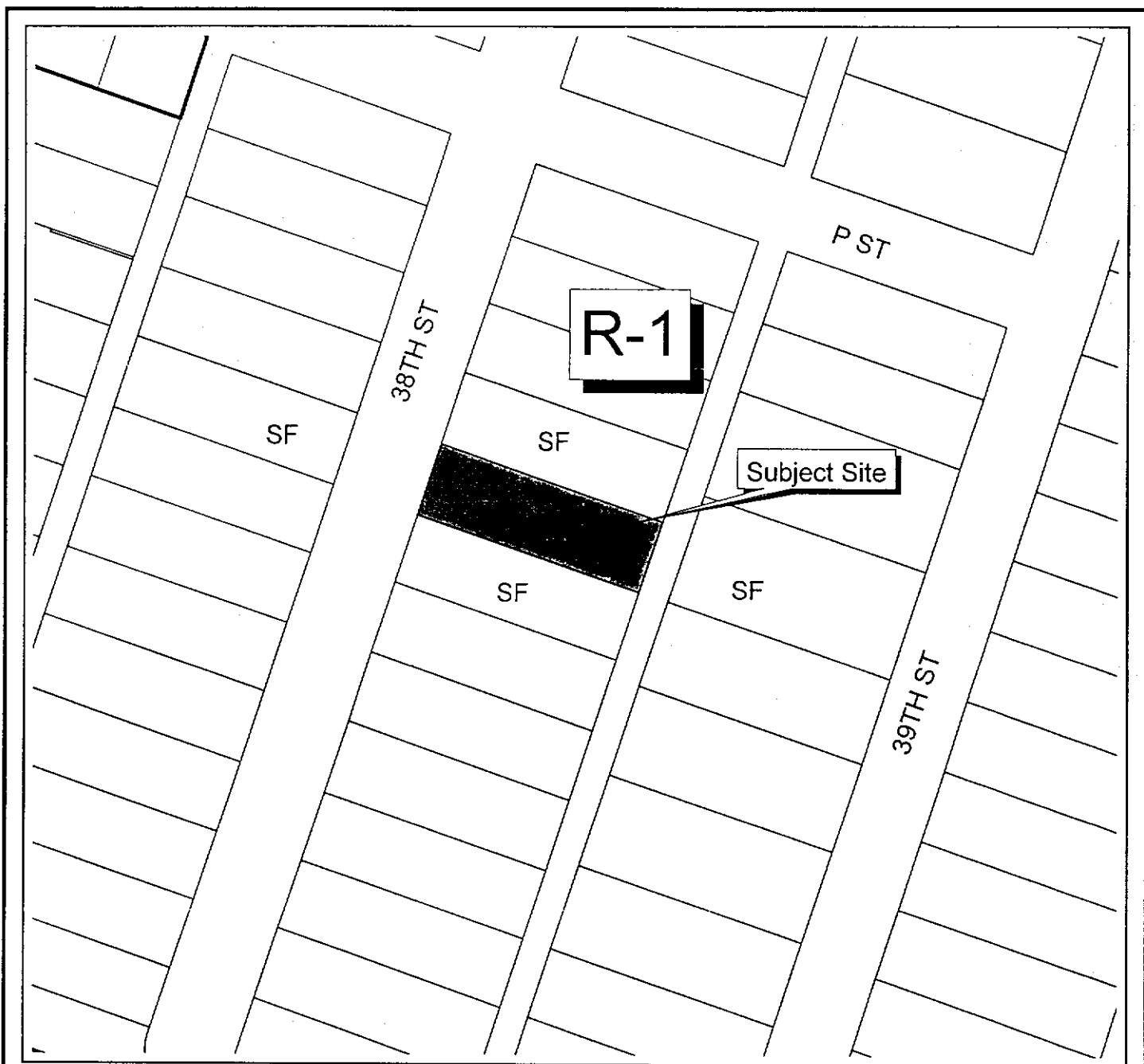


Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



VICINITY MAP



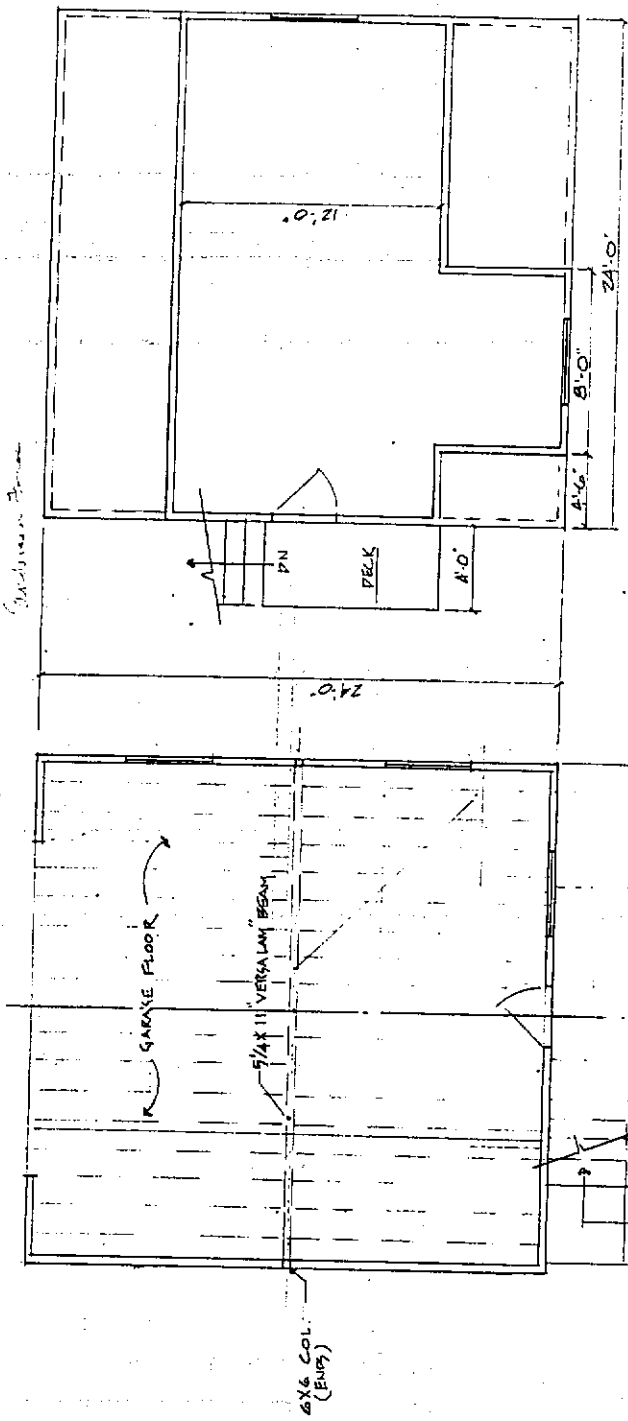
LAND USE AND ZONING



EXHIBIT B

PROPOSED GARAGE REMODEL /
1635 38th St.
SACRAMENTO, CA
FOR MIKE/LAURIE WALSH

P. GARDNER
1-88



LOFT FLOOR PLAN

