

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0005106
Insp Area: 2

Site Address: 919 8TH AV SAC
Parcel No: 012-0331-044

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

CONTRACTOR

OWNER
MELLON RON, ANGIE
919 8TH AVE
SACTO. CA. 95818

ARCHITECT

Nature of Work: NEW SECOND LIVING UNIT OVER GARAGE. NEW 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, 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 am exempt under Sec. _____ B & PC for this reason: _____
Date 7/7/00 Owner Signature Ron Mellon

FAIL
CITY OF SACRAMENTO
JUL 17 2000
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 abovementioned property for inspection purposes.

Date 7/7/00 Applicant/Agent Signature Ron Mellon

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 7/7/00 Applicant Signature Ron Mellon

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.

**Certificate of Compliance
School District Development Fee**

(Print or Type) If Printing, press hard for four copies

PART I To be completed by the APPLICANT

OWNER'S NAME For of Ave. Miller
 OWNER'S ADDRESS 719 8th Avenue, Sacramento CA 95818
 PROJECT ADDRESS 919-8th Ave " " "
 PARCEL NUMBER 012-0271-044 LOT NO. _____
 SUBDIVISION NAME _____
 NUMBER OF UNITS _____

Upon payment of the fees listed below, a 90-day approval period commences upon which the applicant paying the fees may protest such fees. Any failure to file such protest within the 90-day period shall result in forfeiture of any rights to challenge such fees, through litigation or otherwise.

APPLICANT'S SIGNATURE [Signature]
 TITLE OF APPLICANT Agent
 DATE _____ PHONE NUMBER 716-775-9483

PART II To be completed by BUILDING DEPARTMENT

PLAN IDENTIFICATION NUMBER 0005106
 BUILDING TYPE
 RESIDENTIAL APARTMENT/CONDOMINIUM () COMMERCIAL/INDUSTRIAL ()
 SQUARE FEET OF CHARGEABLE BUILDING AREA 839 SF
 SIGNATURE [Signature] KIM ROBINSON
 TITLE BUILDING INSPECTOR I DATE 05.12.00

PART III To be completed by SCHOOL DISTRICT

SCHOOL DISTRICT SLDSD
 DISTRICT CERTIFICATION NO. 4823
 EXEMPT _____ COMMENTS _____
 RESIDENTIAL/APT/CONDO 839 SQ FT X \$ 1.72 = \$ 1443.08
 COMMERCIAL/INDUSTRIAL _____ SQ FT X \$ _____ = \$ _____
 OTHER FEE _____ TYPE _____ SQ FT X \$ _____ = \$ _____
 TOTAL FEES COLLECTED _____ = \$ 1443.08

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.

SIGNATURE [Signature]
 TITLE CIVIC CENTER CENTER DATE 7/7/00

Original: School District 1st copy: School District 2nd copy: Building Department 3rd copy: Applicant

Date of Request: _____

By: _____

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

Project Address: 919 8th Avenue

Assessor's Parcel Number: 012-0331-044

Previous Use: _____

Description of Request/Proposed Use: New first floor garage
& second floor second unit

Is This a Change of Use? Yes

Zoning Designation: ~~200-019~~

Prior Applications for Project Site(P#, Z#, DRPB#): _____

zone: (R1)

Comments: files: 200-019

See 200-019

Checked plans w/ conditions of Ok. Verfy
with inspection that conditions are satisfied
Are There Any Planning Issues?: (circle one) YES NO

- * Staff Site Plan Check Required? (Circle one)
- * Field Inspection Required? (Circle one)
- * Design Review/Preservation Required?: (Circle one)

YES NO D. Decker JR.
 YES NO
 YES NO 7/17/00 D. Decker

Planning Review by/Date: [Signature]

5/12/00.

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

MICROFILM AFTER FINAL

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, March 15, 2000, the Zoning Administrator approved with conditions a Special Permit for a second residential unit for the project known as Z00-019. Findings of Fact and Conditions of Approval for the project are listed on pages 2-3.

Project Information

Request: **Zoning Administrator Special Permit** for a second residential unit above a detached accessory structure located on 0.32± developed acre in the Standard Single Family (R-1) zone.

Location: 919 8th Ave (District 4, Area 2)

Assessor's Parcel Number: 012-0331-044

Applicant: John Terry, Architect
1718 3rd Street, Ste 201
Sacramento, CA 95814

Property Owners: Ron & Angie Mellon
919 8th Street
Sacramento, CA 95814

Project Planner: Donna Decker

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

Surrounding Land Use and Zoning:		Setbacks	Required	Proposed
North:	R-1; Standard Single Family	Front (S):	11'	11'
South:	R-1; Standard Single Family	Side (E):	5'	44'
East:	R-1; Standard Single Family	Side(W):	5'	5.5'
West:	R-1; Standard Single Family	Rear(N):	6'	15'

Property Dimensions: 90' x 160'
Property Area: 0.33± acre
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Project Plans: Exhibits A-C
Previous Files: P85-376

Additional Information The applicant proposes to construct a detached accessory structure with a second residential unit above. The proposed residential unit is approximately 817 square feet which includes the stairwell from the first floor. The garage below has the same building footprint as the proposed residential unit. A shade structure is attached to the east side of the structure which has two 30" stone columns as support. The detached structure has been designed to match the existing residence. The first floor exterior is stucco with a 2x12 wood band separating the second floor exterior board and batten siding. Roofing material is dimensional asphaltic shingle roofing to match the existing residence. Parking is provided and accessed from the alley to the north. A total of six parking spaces are available on site for the single family residence and the second residential unit. The existing driveway access pad will provide two spaces, the proposed garage provides two spaces and the driveway at the alley will provide two additional spaces if needed. There will not be any parking impacts associated with the second residential unit. The applicant proposes to use the second residential unit as a "Nanny's Quarters" who currently resides in the existing home.

The project was noticed and staff received calls for general project information. No concerns were raised by the neighbors calling to discuss this project.

Agency Comments

The proposed project has been reviewed by the Building Division, and Public Works - Transportation and Engineering Planning Divisions. The 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 15303(c) and 15303(a).

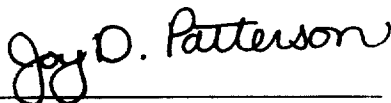
Conditions of Approval:

1. The proposed structure shall be constructed to conform to the plans submitted. The applicant shall submit revised plans to Planning for review should changes to the submitted plans be effected.
2. The applicant shall obtain all necessary building permits prior to commencement of construction.
3. If the second residential unit is given a separate address, the unit shall have a lighted address installed visible from the alley and the front entry facing 8th Avenue. One exterior light shall be provided at the entry to the stairs at the first floor south entry.
4. The garage shall have an automatic garage door opener. No cars shall overhang into the alley. No cars shall park in the alley. Visitors shall park on 8th Avenue.

Findings of Fact

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - A. The proposed project will not substantially alter the characteristics of the surrounding neighborhood;
 - B. A second residential unit is allowed in the Standard Single Family (R-1) zone with a Zoning Administrator's Special Permit;

2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - A. The proposed project is compatible in design with the existing property and existing surrounding properties in the neighborhood;
 - B. Adequate off-street parking is available for the second residential unit; and,
 - C. The addition will be compatible in materials and design with the existing building.
3. The project is consistent with the General Plan Designation which designates the subject site as Low Density 4-15 du/na.

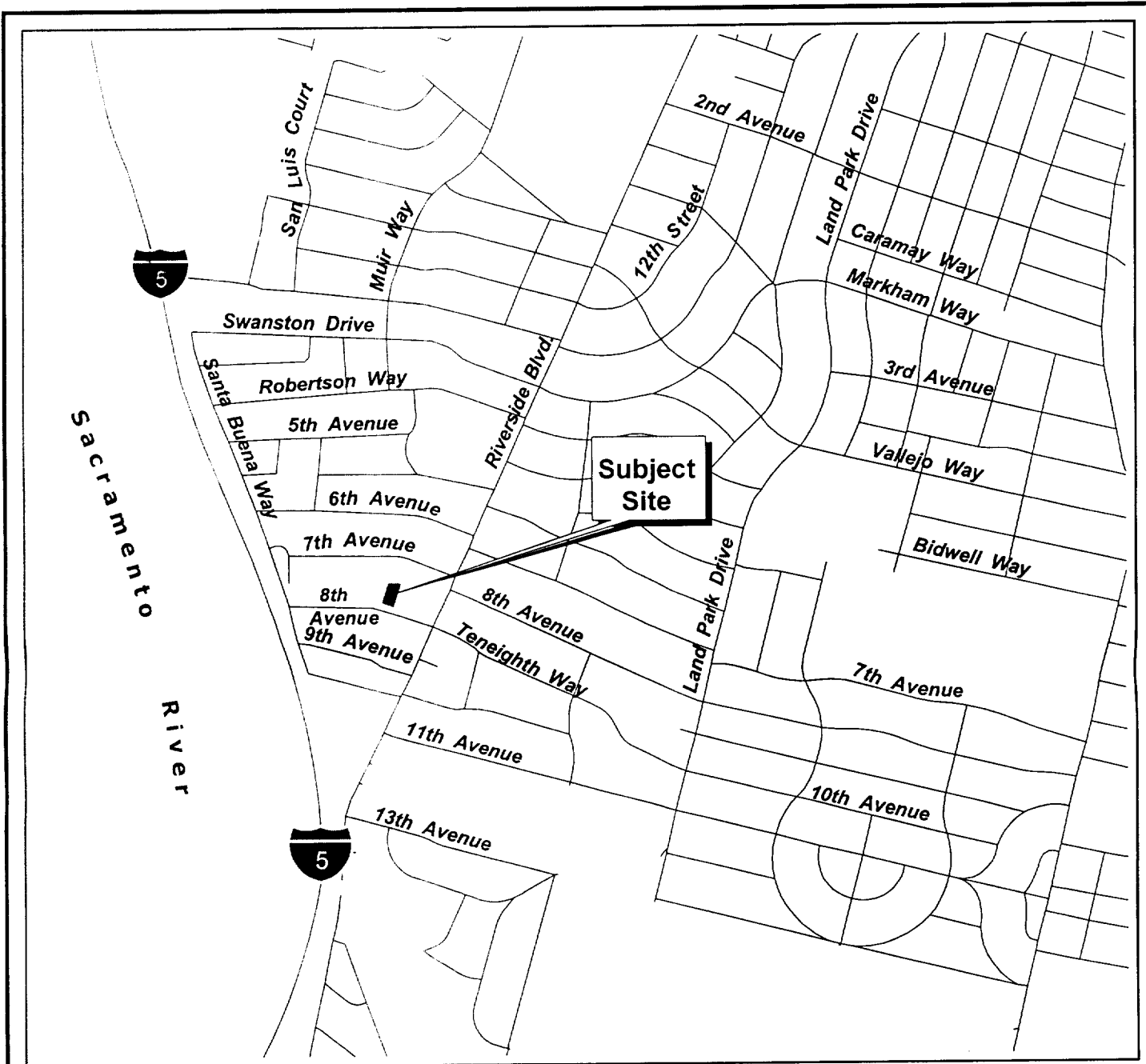


Joy D. Patterson
Zoning Administrator

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 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.

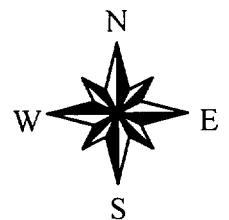
cc: File (original)
ZA Log Book
Applicant

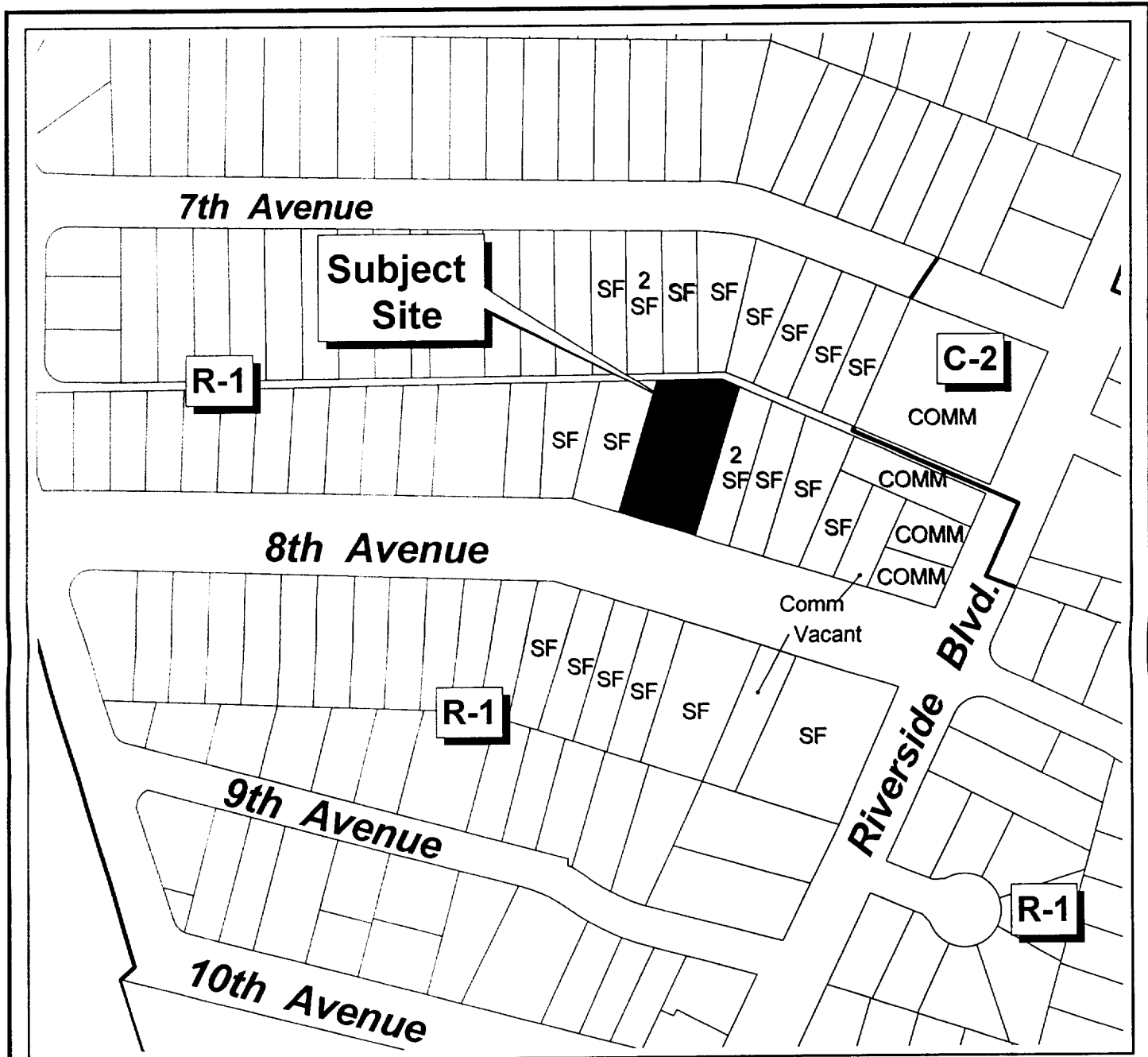


Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

VICINITY MAP





Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

LAND USE AND ZONING

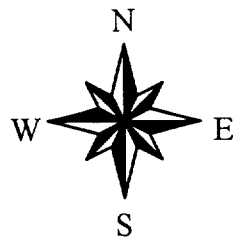
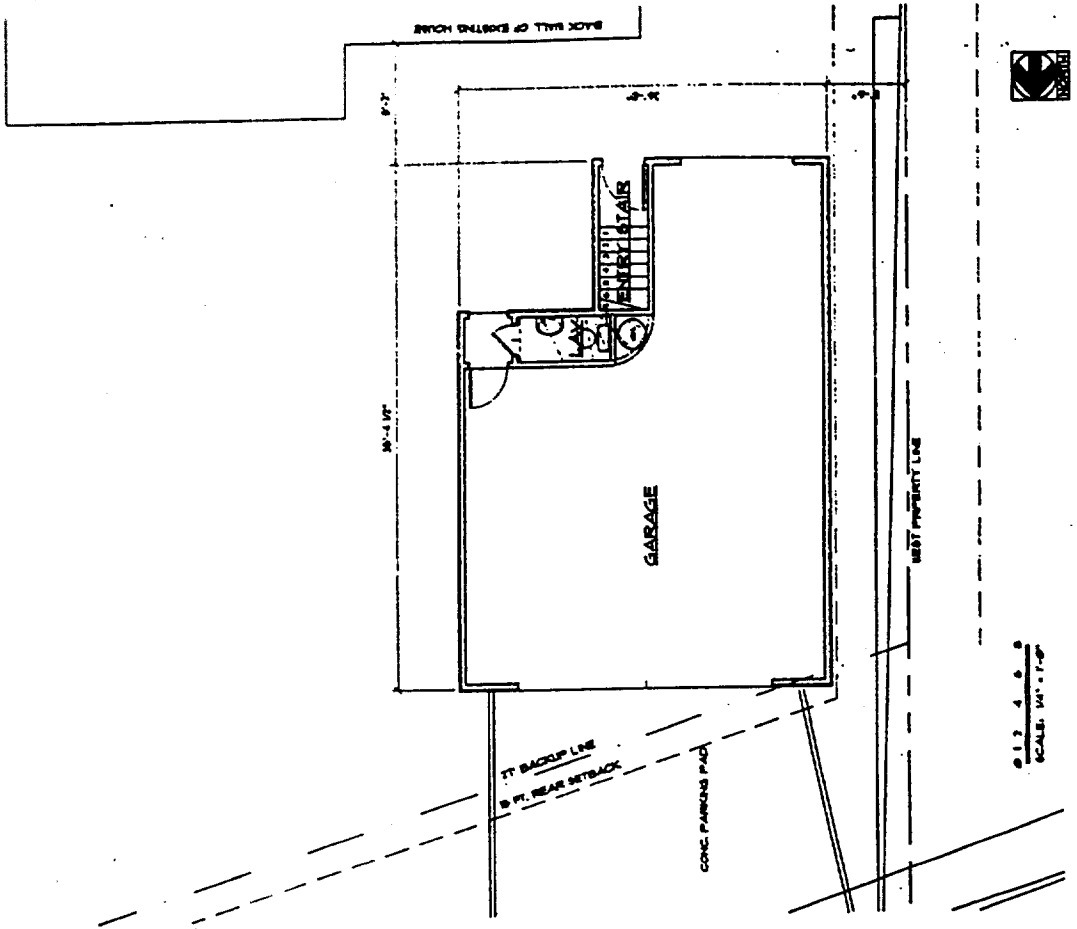
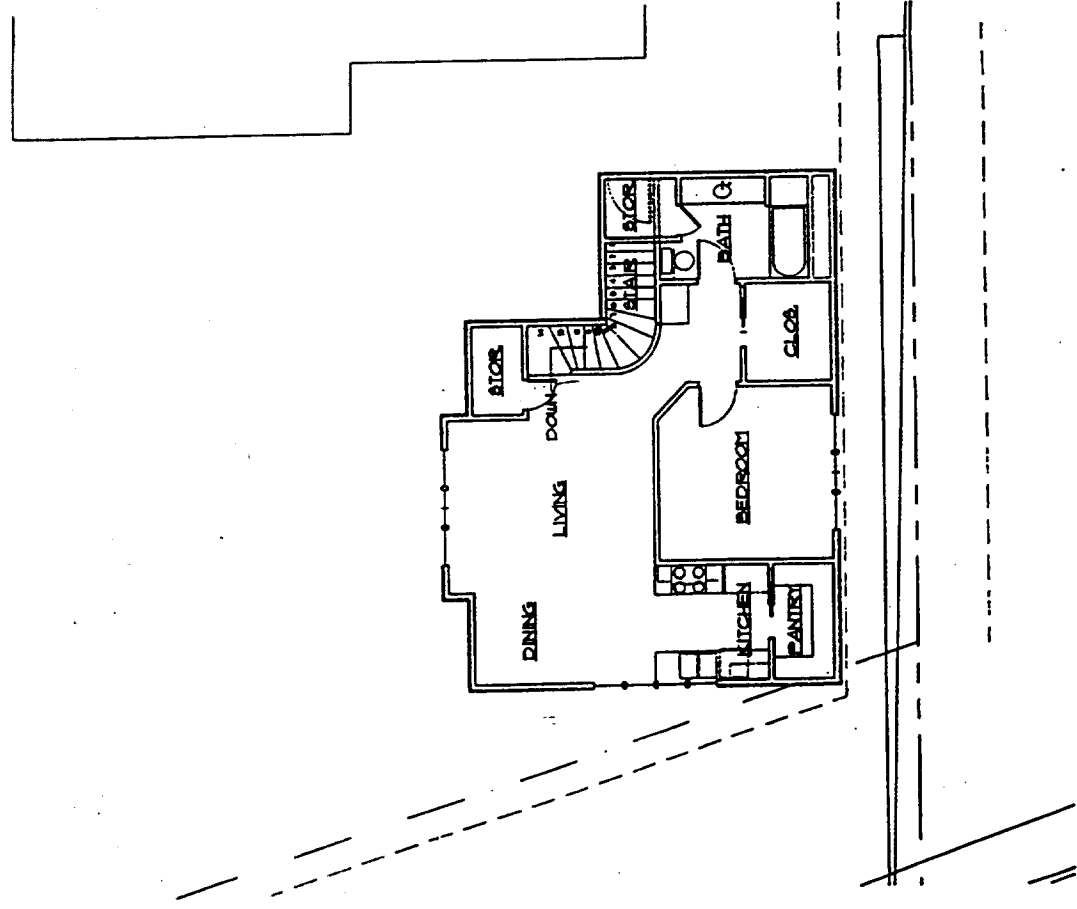


EXHIBIT B



FIRST FLOOR GARGAE
SCALE: 1/4" = 1'-0"



SECOND FLOOR NANNY UNIT
SCALE: 1/4" = 1'-0"

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) 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 N/A 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 Bill Lowry Address _____

City _____ Telephone _____

Contractors License No. Yes

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
<u>Will</u>	<u>Sub Contract</u>		

Signed [Signature]

Job Address 919 8th Ave SAC Ga.

Permit No: _____

Sheet 1 of 2

OWNER'S NAME: Mr. & Mrs. [unclear]
 PROJ. ADDRESS: 919 8th Ave
 CITY: 0331044
 APN: 0005166
 BLDG. PERMIT # 83911
 NEW FLOOR AREAS: 773 sq ft Garage only
includes: 800 sq ft Banisters
759 sq ft Upstairs
839 sq ft

AC CONDENSER & UNDERGROUND LINE TO BUILDING

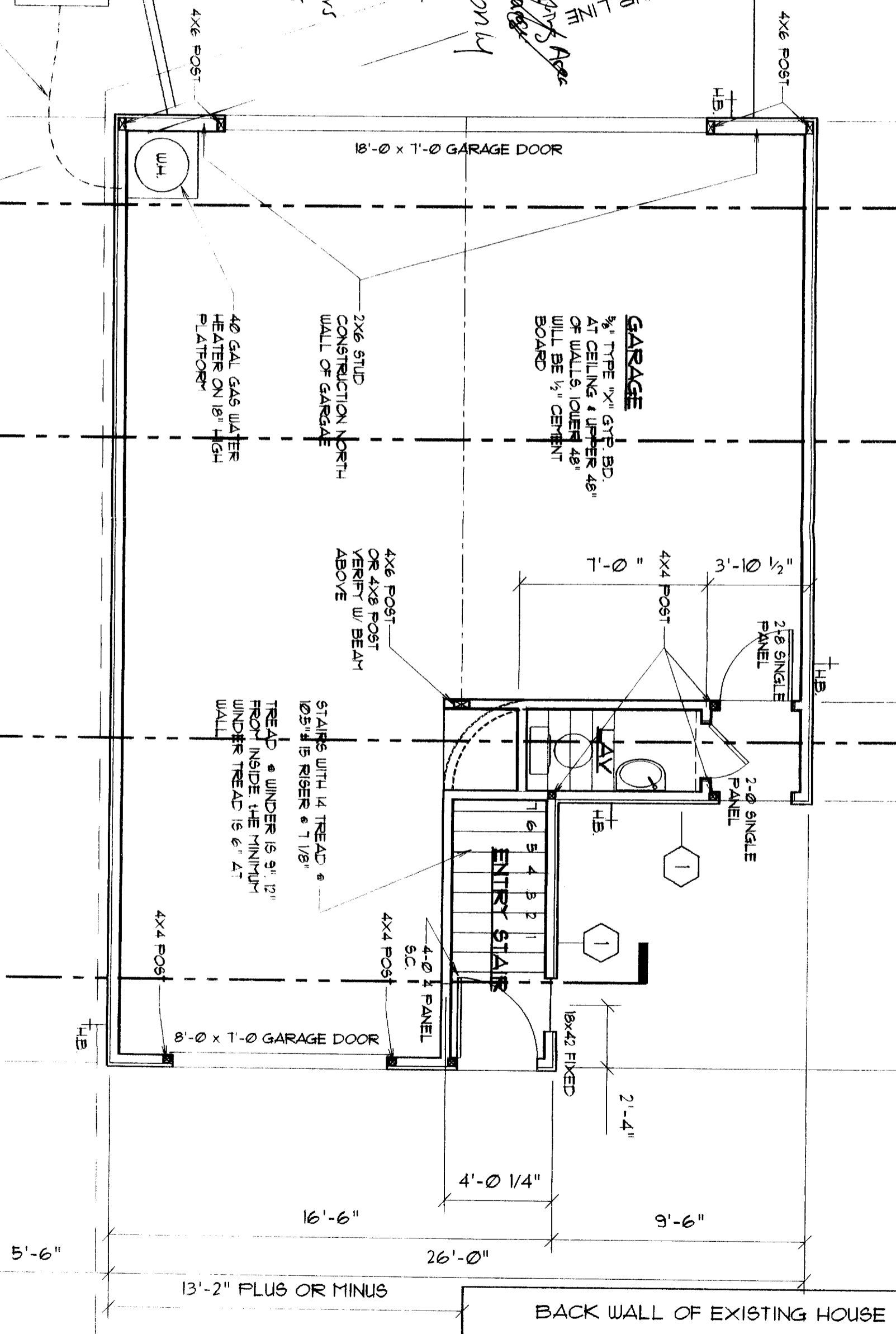
6 FOOT HIGH WOOD FENCE

CONC. DRIVEWAY

773 sq ft Garage only

includes: 800 sq ft Banisters
759 sq ft Upstairs
839 sq ft

WEST PROPERTY LINE



NEW GARAGE & NANNY UN

SHEET 1ST FL PLAN 2ND FL PLAN

REVY REVIS

26'-0"

13'-0"

4'-8 1/4"

8'-9"

8'-9"

6'-6"

10'-6"

12'-9 1/2"

6'-9"

16'-9"

6'-6"

4'-9"

16'-6"

4'-0 1/2"

16'-6 1/2"

9'-5 1/2"

1'-9"

Sheet 2 of 2

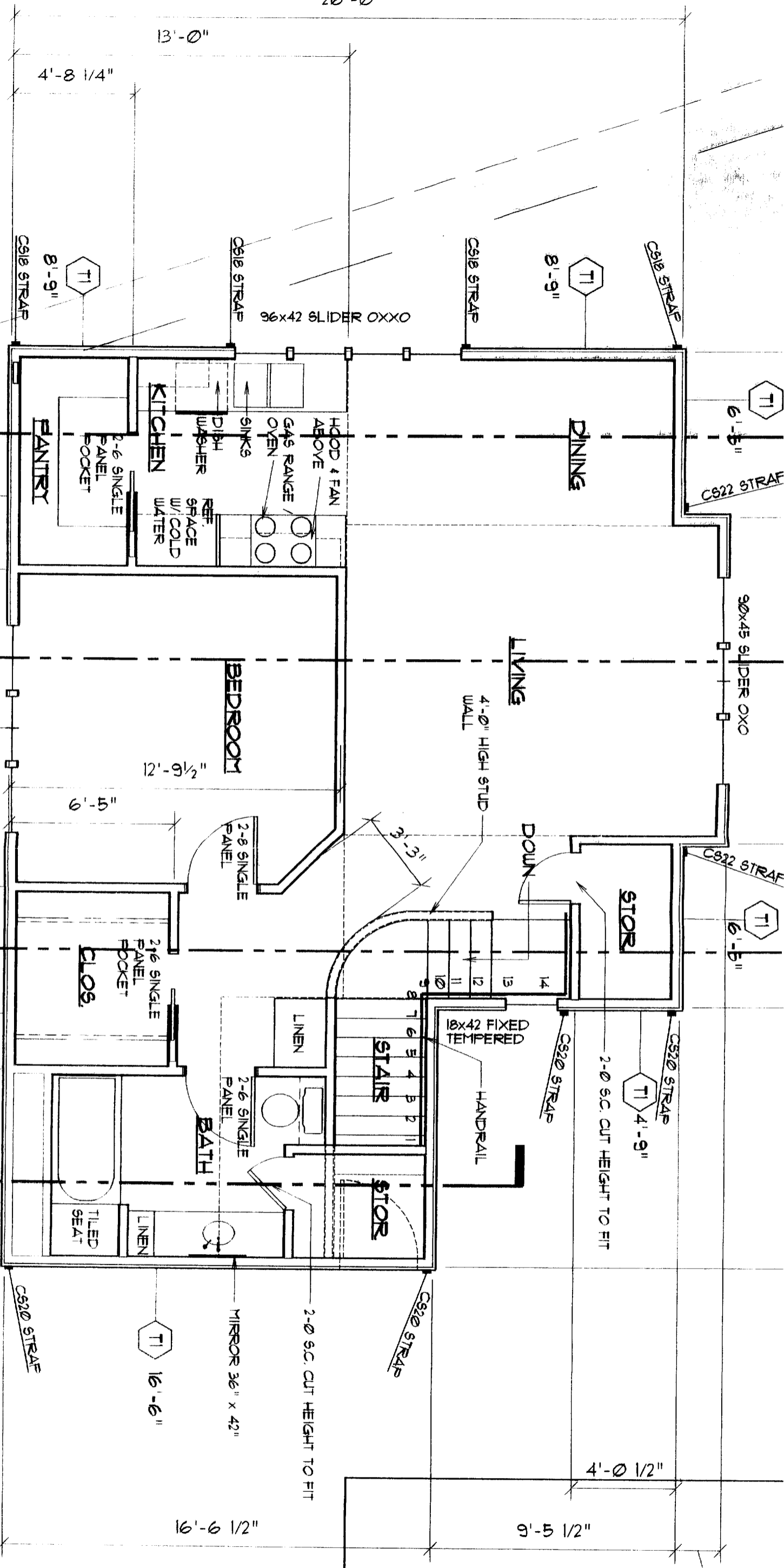
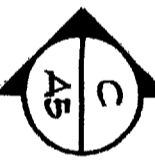
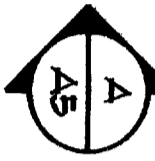
MULLIN

219 8th Ave

012 033 1044

008 5 106R

See Sheet 1 for doors



AC CONDENSE UNDERGROUND BUILDING

6 FOOT HIGH

CC