

**CITY OF SACRAMENTO**  
1231 I Street, Sacramento, CA 95814

**Permit No: 9913658**  
**Insp Area: 1**

**Site Address: 2101 28TH ST SAC**  
Parcel No: 010-0124-003

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

CONTRACTOR

OWNER

ARCHITECT

TED ROSS  
2101 28TH ST  
SAC CA 95818

DARRYL CHINN  
2612 J ST  
SAC CA 95816

**Nature of Work: INTERIOR & EXTERIOR REMODEL; CONVERT COMMERCIAL TO RESIDENTIAL**

**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 2-10-00 Owner Signature [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 hereby authorize representative(s) of this city to enter upon the above mentioned property for inspection purposes.

Date 2-10-00 Applicant/Agent Signature [Signature] **PAIL CITY OF SACRAMENTO**

**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 2-10-00 Applicant Signature [Signature]

**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) no
2. I (have/have not) have 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

X Signed [Signature]

X Job Address 2101 28th St Sac X Date 2-10-00

Permit No: \_\_\_\_\_

CERTIFICATION OF COMPLIANCE

SCHOOL DISTRICT DEVELOPMENT FEES

(Print or Type)

PART I TO BE COMPLETED BY APPLICANT

PROPERTY OWNER'S NAME Ted J. Ross  
OWNER'S ADDRESS 4924 T St. / Sacramento, CA 95819  
PROJECT ADDRESS 2101 28<sup>th</sup> St  
PARCEL NO. 010 0124 003 LOT NO. \_\_\_\_\_  
SUBDIVISION NAME \_\_\_\_\_  
NUMBER OF UNITS \_\_\_\_\_  
APPLICANT'S SIGNATURE [Signature]  
TITLE OF APPLICANT OWNER  
DATE 2/10/00 TELEPHONE NUMBER (916) 446-4747

PART II TO BE COMPLETED BY BUILDING DEPARTMENT

PLAN IDENTIFICATION NO. 9913658R  
BUILDING TYPE (CHECK ONE)  
RESIDENTIAL  APARTMENT/CONDOMINIUM ( ) COMMERCIAL/INDUSTRIAL ( )  
SQUARE FEET OF CHARGEABLE BUILDING AREA convert from comm'l to residential  
SIGNATURE [Signature] 4682 sq ft living area  
TITLE Bldg Insp DATE 2/10/00

PART III TO BE COMPLETED BY SCHOOL DISTRICT

SCHOOL DISTRICT \_\_\_\_\_  
DISTRICT CERTIFICATION NO. 6730 NOT ADDING # TO EXISTING TENANT IMPROVEMENT - 2  
FEES COLLECTED EXEMPT - 5512 # EXISTING - 4682 #  
RESIDENTIAL -830 SQ. FT X \$ 0 = \$ 0  
APARTMENT/CONDOMINIUM \_\_\_\_\_ SQ. FT X \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
COMMERCIAL/INDUSTRIAL \_\_\_\_\_ SQ. FT X \$ \_\_\_\_\_ = \$ \_\_\_\_\_

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 have been complied with by the above signed applicant.

AUTHORIZED SCHOOL DISTRICT OFFICIAL

SIGNATURE [Signature]  
TITLE CIVIC CENTER PERMITS DATE 2/10/00

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

Department of Planning and Development  
Building Inspection Division  
Grading and Erosion Control Questionnaire

To be completed for all residential new construction and additions

**PART I** (To be completed by applicant)

Site Address 527 Potomac A.P.N. 011 0124 013

Applicant Information

Name Lorenzo DeLeon  
Address 527 Potomac Ave  
Phone 301-271-2122

Project Information (Check One)

Single Family Dwelling   
Duplex   
Triplex   
Deep Lot Development

**PART II** (To be completed by the applicant when the project is not a part of a larger subdivision)

Are there existing structures on site?  Y  N  
Does the site front on a paved road?  Y  N \*  
Is the site higher than the crown of adjacent road?  Y  N \*  
Is the proposed building site higher than the back of the sidewalk or curb?  Y  N \*  
Describe existing frontage improvements along road.  
 Ditch \*  Curb and Gutter  Curb, Gutter, and Sidewalk  
The direction of drainage on this site is:  
 Front to Rear \*  Rear to Front  Side to Side \*  
Does an adjacent site drain across this parcel?  Y \*  N  
Does this site have an existing low area or drainage swale?  Y \*  N  
Will construction require cut or fill on site? (\* >50FT3 or >2FT)  
- How much cut? \_\_\_\_\_ Yards Depth  Y \*  N  
- How much fill? \_\_\_\_\_ Yards Depth  Y \*  N  
Has building site been previously been filled?  Y \*  N  
Will existing drainage be re-routed?  Y \*  N  
Do you plan to construct or modify culverts or drainage ditches?  Y \*  N

Print Name Lorenzo DeLeon Title Owner

Signature [Signature] Date 11-12-95  
Owner or Contractor

**PART III** (To be completed by staff)

What is the acreage of the parcel to be built on? 1.2 Acres.  
If greater than 1/2 acre has an approved erosion and sediment control plan been provided?  Y  N  
If greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP?  Y  N  
Is the parcel to be built on part of a larger subdivision?  Y  N  
Subdivision Name: N/A  
If yes has an approved erosion and sediment control plan been provided?  Y  N  
If the original subdivision is greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP?  Y  N  
Is grading and drainage approval required prior to permit issuance?  Y  N  
Approved by: [Signature] Date: 12/3/99  
Building permit #: 9913658

White Copy - Permit Jacket  
Yellow - Utilities  
Pink - Bldg. Div.

Date of Request: \_\_\_\_\_

By: \_\_\_\_\_

CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION  
PLANNING AND ZONING INFORMATION REQUEST

Project Address: 2101 28TH ST. SAC. CA 95818

Assessor's Parcel Number: 010-0129-003

Previous Use: COMMERCIAL

Description of Request/Proposed Use: INTERIOR REMODEL FOR  
NEW RESIDENCE - ~~NO EXTERIOR CHANGES~~

Is This a Change of Use? \_\_\_\_\_

Prior Applications for Project Site(P#, Z#, DRPB#): 11288-026 Zoning Designation: C2 SPA Alham  
DR88 116 DR99-184 Corrid

Comments: Windows will be covered - requires  
D.R.  
Regs. Driveway permit &  
Review & approval by Traffic Engineer

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

Planning Review by/Date: [Signature] 11-29-99

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

MICROFILM AFTER FINAL

Family zoned property located within a Design Review District if the project is reviewed by the Design Review Board or located within a Planned Unit Development. Notwithstanding the above, a Plan Review is not required for a project for which a Special Permit is required.

76. Residential Uses in a Commercial Zone: A Special Permit is required except within the Central City, where the use is permitted by right subject to the following development standards:
- a. Noise Standards: The building design of all new residential structures within an area of the City above 60 dB Ldn shall incorporate the following construction standards in order to reduce interior noise levels:
- 1) All penetrations of interior walls shall include a ½ inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
  - 2) The roof shall be finished with a minimum 7/16" OSB or plyboard of equivalent surface weight, minimum 30 lb. felt paper and minimum 240 lb/square foot composition shingles or equivalent.
  - 3) Skylights shall not be used unless they have an STC rating of 29 or better.
  - 4) Windows shall have a minimum STC rating of 29.
  - 5) Windows shall have an air filtration rate of less than or equal to 0.15 CFM/lin. ft. when tested with a 25 mile per hour wind per ASTM standards.
  - 6) Sliding glass doors shall have a minimum STC rating of 29.
  - 7) An HVAC system shall be installed which will provide minimum air circulation and fresh air supply requirements as specified in the Uniform Building Code (UBC).
  - 8) Gravity vent openings in attic space shall not exceed code minimum in size and number.
  - 9) Alternative methods and materials may be used to achieve an interior noise level of 45 dB Ldn or less, subject to the approval by the Environmental Coordinator.

- b. Off-Street Parking Reduction. Notwithstanding the provisions of Chapter 3 Section 2 of this Ordinance, for mixed use projects which incorporate both residential and commercial retail or service uses, the Zoning Administrator may reduce or waive up to four spaces or up to 50 percent, whichever is greater, of the required off-street parking for the ground floor commercial retail or service uses. If the amount of parking proposed to be waived or reduced is greater than that which the Zoning Administrator may waive or reduce, a Special Permit approved by the Planning Commission is required pursuant to Chapter 7 Section 5 of this ordinance.
77. Office Uses in the RO Zone: A Special Permit is required to locate the use in this particular zone. The following criteria shall be used to evaluate requests for office uses in Residential-Office zone:
- a. The structure is historically or architecturally important and conversion to office use will allow for preservation of the structure.
  - b. Parking to accommodate non-residential use of the structure can be accommodated, either on-site without detracting from the residential appearance of the structure, or off-site without negatively affecting the character or residential parking supply in the area.
  - c. The structure remains predominantly residential in appearance. To this end, conditions may be placed on parking area location and design, signage, and landscaping.
  - d. Where the structure has two or more floors, the floors above the ground floor shall be devoted to residential uses unless the Planning Commission finds such uses are undesirable or infeasible.
  - e. The conversion is compatible with surrounding uses.

APPLICATION FOR DRIVEWAY PERMIT

City of Sacramento  
Department of Public Works  
Engineering Services  
1231 I Street, Room 200  
Sacramento, CA 95814

CITY OF SACRAMENTO  
PERMIT

DEC 22 1999

Name of Property Owner: Ted Ross / Eric Jensen  
Home Address: 4924 T Street Sac CA 95819  
(Street) (City) (State) (Zip Code)

RECEIVED

hereby makes application to install and maintain 1 Commercial/Residential driveway(s) serving property at:  
2101 28th Street (Project Address) or 010-0124-003 (Assessor's Parcel No.)

in the following manner:  
16' Feet Each on V Street Street  
Feet Each on \_\_\_\_\_ Street  
Feet Each on \_\_\_\_\_ Street

it is agreed that the driveway(s) shall be constructed in an expedient manner and in strict conformance with the City Driveway Standards, Standard Construction Specification, special instructions of the driveway inspector, and the plans approved by the Traffic Engineer. It is further agreed that the curb section will be restored to original condition by the property owner if and when a driveway becomes unnecessary due to land use changes or this permit is revoked for any reason.

In the event of failure by the property owner to abide by the terms of this agreement, the City may proceed with corrections or restoration of the curb section and the work done shall be charged against the owner and shall be lien against the property.

This Permit and all its attachments is to remain available to the job site until final driveway inspection.

Removal or alteration of any part of this Permit renders the entire Permit null and void. Any errors and/or omissions on the plan or application are the responsibility of the applicant as are any and all costs incurred due to such omissions.

No deviations from or changes in the plan will be permitted without written permission from the Traffic Engineer.

Driveways will be constructed from this plan and its attachments only.

OWNER: Ted Ross / Eric Jensen  
BY: Darini Chinn Architects  
2612 J Street #2  
Sac, CA 95816

APPROVED BY: Joe Clant  
For Traffic Engineer  
\_\_\_\_\_  
For Electrical Engineer

DATE: 11/29/99 PHONE: 446-1293

Trees \_\_\_\_\_  
Parking Meters \_\_\_\_\_  
Permit Fee: \_\_\_\_\_

Inspectors Note: \_\_\_\_\_ Date: \_\_\_\_\_

Street Improvement Plans:  Yes  No