

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0309048

Insp Area: 4

Thos Bros: 277 J4

Site Address: 933 SONOMA AV SAC

Parcel No: 265-0012-034

Sub-Type: NSFR

Housing (Y/N): N

CONTRACTOR

OWNER

BARRAGAN ARY M / ADALIA S
478-C RINCON RD
EL SOBRANTE CA 94803

ARCHITECT

Nature of Work: NSFR 1345 SQ FT LIVING, 483 SQ FT ATTACHED GARAGE & 185 SQ FT COVERED PORCH

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 9/2/03 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 herby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 9/2/03 Applicant/Agent Signature [Signature]

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 _____

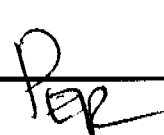
(This section need not be completed if the permit is for \$100 or less) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 9/2/03 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.

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 933 Sonoma Ave	APN: 265-0012-034
DRPB AREA / PUD / SPD: Expanded North Area	ZONING: R-2B
EXISTING LAND USE: Vacant lot	
PROPOSED USE: New SFR	
PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:	
<input type="checkbox"/>	Planning review is NOT required.
<input type="checkbox"/>	Use is NOT allowed; applicant CANNOT submit for plan check.
<input type="checkbox"/>	Requires APPLICATION(s): PC ZA IR ER DR PB Required Planning application must be submitted <i>before</i> project can be submitted for plan check.
<input type="checkbox"/>	Application(s) IN PROGRESS: Applicant may submit for concurrent building permit plan check, at applicant's risk. Building Division must check with Planning staff and/or SITE before issuing building permit.
<input checked="" type="checkbox"/>	Application(s) COMPLETED: Z03-131 for Plan Review app'd 5/15/03 Building permit must conform to approved plans and comply with all conditions of approval. Do NOT issue building permit prior to end of 10 day appeal period.
<input checked="" type="checkbox"/>	Plans may be submitted for plan check. Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards <i>prior to issuance</i> of building permit.
<input type="checkbox"/>	Meets setback & lot coverage requirements as shown on site plan provided.
<input type="checkbox"/>	Plans to be submitted have been stamped/signed by Planning counter staff.
<input type="checkbox"/>	Route to SITE for plan check and inspection.
<input type="checkbox"/>	Preliminary review ONLY; the information on this form must be reviewed again and confirmed at the time of building permit submittal.
COMMENTS: See Z-file for approved plans for comparison and staff report for any conditions of approval. NOTE: Separate design review app (attached) not necessary with ZA approval of Plan Review.	
DATE: 6/20/03	BY: Phil Reed 

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

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, May 15, 2003, the Zoning Administrator approved with conditions a plan review to construct a new single-family residence in the Multi Family Residential (R-2B) zone for the project known as (File Z03-131). Findings of Fact and conditions of approval for the project are listed on page 2.

Project Information

Request: Zoning Administrator Plan Review to construct a new 1,340 square foot single-family residence on 0.14± undeveloped acres in the Multi Family Residential (R-2B) zone.

Location: 933 Sonoma Avenue (D2, Area 4)

Assessor's Parcel Number: 265-0012-034

Applicant: Ary & Idalia Barragan
478 – C Rincon Road
El Sobrante, CA 94803

Property Owner: Ary & Idalia Barragan
478 – C Rincon Road
El Sobrante, CA 94803

Project Planner: Cindy Gnos, AICP

General Plan Designation: Medium Density Residential (16-29 du/na)
Existing Land Use of Site: Vacant
Existing Zoning of Site: Multi-Family Residential (R-2B)

Surrounding Land Use and Zoning:

North: R-2B; Single Family Residential
South: R-2B, R-1; Multi Family and Two Family Residential
East: R-2B; Single Family Residential
West: R-2B; Vacant

Property Dimensions: 52 feet x 115.63 feet
Property Area: 0.14± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Attached

Previous Files: None

Additional Information: The applicant is proposing to construct a new 1,340 square foot single family residence on 0.14± undeveloped acres in the Multi Family Residential (R-2B) zone. The proposed residence meets all setback, lot coverage, and parking requirements. In addition, with the implementation of the conditions of approval, the proposed residence will comply with the Single Family Design Review Checklist.

The project was noticed and staff did not receive any calls or concerns regarding the proposal.

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, New Construction.

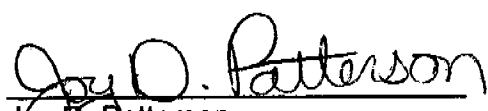
Conditions of Approval:

General

1. The applicant shall obtain all necessary building permits prior to commencing construction.
2. The roof pitch of the new house shall be a minimum 5/12.
3. No mechanical equipment shall be placed on the roof of the building.

Findings of Fact:

1. Granting the Plan Review would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. the project will not substantially alter the characteristics of the site or the surrounding neighborhood; and
 - b. the project will comply with the requirements of the Zoning Ordinance.
2. The project is consistent with the General Plan which designates the site as Medium Density Residential.
3. The property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this title.


Joy D. Patterson
Zoning Administrator

A use for which a Plan Review is granted must be established within two years after such permit is approved. If such use is not so established the Plan Review shall be deemed to have expired and shall be null and void. A Plan Review 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 (original)
ZA Log Book
Applicant

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cc: File (original)
ZA Log Book
Applicant

GRANT JOINT UNION HIGH SCHOOL DISTRICT
Natomas Unified School District

1901 Arena Blvd. • Sacramento, CA 95834

Phone 916/567-5468 • Fax 916/567-5470

1333 GRAND AVENUE
 SACRAMENTO, CA 95838

CERTIFICATION OF COMPLIANCE

SCHOOL DISTRICT DEVELOPMENT FEES

PART I: TO BE COMPLETED BY APPLICANT

Property Owner's Name BARBAGAN
 Owner's Address 478-C RINCON RD
 Project Address 933 SONOMA
 Parcel Number 0265-0612-034
 Subdivision Name _____
 Number of Units _____
 Print Applicant's Name KEY M. BAKRAGAN Applicant's Signature [Signature]
 Title of Applicant OWNER
 Date 8/8/03 Telephone Number 510/38-0126

PART II: TO BE COMPLETED BY BUILDING DEPARTMENT

Plan Identification Number 03-09048
 Building Type (Check One)
 Residential Apartment/Condominium Commercial/Industrial
 Square Feet of Chargeable Building Area 1345
 Signature [Signature] Date _____
 Title 310/1150

PART III: TO BE COMPLETED BY NATOMAS UNIFIED SCHOOL DISTRICT

District Certification Number 04-163
 Fees Collected: 12778.30 RECEIPT # 7518
 Residential: 1345 Sq. Ft. X \$ 2.14 = \$ 2878.300
 Apartment/Condominium: _____ Sq. Ft. X \$ _____ = \$ _____
 Commercial/Industrial: _____ Sq. Ft. X \$ _____ = \$ _____

NOTICE TO APPLICANT: Pursuant to government code section 66020 (d), this will serve to notify you that the 90-day approval period in which you may protest the fees, or other payment identified above, will begin to run on the date in which the building or installation permit for this project is issued, or on which they are paid to the District, or to another public entity authorized to collect them on behalf of the District, whichever is earlier.

Applicant Signature: [Signature] Date: 8/8/03

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 Natomas Unified School District official, I hereby certify that the requirements of Government Code Section 65995 have been complied with by the above signed applicant.

SIGNATURE: Amayot Baans DATE: 8/8/03
 TITLE: BUDGET TECHNICIAN



CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND
BUILDING DEPARTMENT
PLANNING DIVISION

1231 I STREET, ROOM 200
SACRAMENTO, CA
95814-2998

WATER DEVELOPMENT FEE WAIVER

Applicant: ARY BARRAGAN Phone: 510.758.0214
Property Address: 933 SONOMA AVE
APN: 265.0012.034 Zoning: R2B Number of Units: 1

This project qualifies for the waiver because it is in a:

REDEVELOPMENT AREA; or

DESIGNATED INFILL AREA; or

QUALIFIED INFILL AREA, meeting all of the following requirements:

1. The site is located in a neighborhood where the median year of housing construction is 1965 or earlier as shown on the Neighborhood Statistics Boundary Map, or the applicant has proof to the satisfaction of the Planning Director that the median age of housing within 500 feet of the site was developed prior to 1965; and
2. The lot is surrounded on three sides by existing or approved development; and
3. The project is consistent with the General Plan or more specific plan designation; and
4. The site is no more than 5 acres in size for single family development, or 2 acres in size for multiple family development; and
5. The site has City sewer, water, and drainage services, or is within proposed or existing assessment district for these services; and the services provided are capable of serving the proposed development to the satisfaction of the Public Works Director.

Fee Waiver Denied by: _____ Date: _____

Fee Waiver Approved by: Jessie Anderson Date: 8/7/03

WD No: _____