

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

**Permit No: 0106045**  
**Insp Area: 4**

**Site Address: 2140 SOUTH AV SAC**  
Parcel No: 252-0242-006

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

**CONTRACTOR**  
QUALITY PLUS  
PO BOX 41023  
SAC CA. 95841

**OWNER**  
BELTON MOURAS  
650 HOWE AV #1020  
SAC CA 95825

**ARCHITECT**

**Nature of Work: FIRE REPAIR NEW SIDING, WINDOWS, HVAC, & INTERIOR NO WALLS OR ROOF STRUCTURE DAMAGE.**

**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 B License Number 393240 Date 5-1-2001 Contractor Signature [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 \_\_\_\_\_ Owner 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 5/1/2001 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 5/1/2001 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.**

Sacramento Fire Department - Incident Report

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Incident No : 990023761 Call# : 99053548 Date: 06/09/99 Time: 17:29  
Address : 2140 SOUTH AV  
Type : 11 BUILDING FIRE  
Action Taken: 12 VENTILATION, EXTINGUISH, SALVAGE, OVERHAUL  
Property : 1-2 FAMILY RESIDENTIAL: SINGLE FAMILY  
UBC : DWELLINGS AND LODGING HOUSES  
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Weather : 77 Degrees / Clear  
Resources : 2 Engines, 1 Truck, 1 Medic  
1 Other Apparatus  
1 Fire Rescue Unit

Fire Casualties : None

Fire Damage : Confined to structure of origin  
Smoke Damage : Confined to structure of origin  
Property Loss : \$50,000 Contents Loss : \$20,000  
Property Value : \$80,000 Contents Value: \$20,000

Area of Origin : Insufficient information to classify Level: A01

Caused by : Equipment: Insufficient information

Form of Heat : Lighter, flame type

Ignition Factor : Failure to use ordinary care

Type of Material : Other specialty gas

Form of Material : Undetermined

Type of Material : Man-made fabric, fiber, finished goods

Form of Material : Bedding, blanket, sheet, comforter

Smoke Travel : Opening in construction

Other Factors : Acts or Omissions Insufficient information

Extinguished by : Water-carried on first in unit

Structure Type : Building with one specific property use

Structure Status : In use

Occupied

Construction Type: Type V - Wood Frame

Roof Type : Composition

Number of Stories: 1

Detector Type : No detector

Extinguishing Sys: No extinguishing system

Report Author : F448

Date of Request: 5/11/01  
By: QUALITY + CONST

CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION  
PLANNING AND ZONING INFORMATION REQUEST

Project Address: 2140 SOUTH AVENUE

Assessor's Parcel Number: 252.0242.006

Previous Use: SFR

Description of Request/Proposed Use: ~~NEW~~ REPAIR EXISTING HOUSE

Is This a Change of Use? No

Zoning Designation: R1 EXPANDED NORTH

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

Comments: SUBJECT TO EXPANDED NORTH CHECKLIST REQUIREMENTS

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: Dead thing

ERO 1.051  
APPD PER ELLEN  
5/11/01

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

MICROFILM AFTER FINAL

ADDITIONS/EXTERIOR MODIFICATIONS VISIBLE FROM STREET VIEWS

EXPANDED NORTH AREA DESIGN REVIEW DISTRICT

CITY OF SACRAMENTO

DESIGN REVIEW/PRESERVATION BOARD

STAFF REVIEW APPLICATION PACKET

1 and 2 Family Residential Construction

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 C 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 two 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
- 3. Complete application Form A
- 4. Complete checklist Form C
- 5. Provide appropriate application fee (fee schedule attached)

Exempt by Ellen Schmidt

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

Please complete the following application for staff level review of 1 and 2 family projects in the Expanded North Area subject to staff level Design Review. The action of staff is ministerial and must comply with the Minimum Standards for approval.

Project Address: 2140 South Ave.

Assessor's Parcel Number: 252-0242-006

Applicant Name: Quality-Plus Construction

Mailing Address: P.O. BOX 41023, SACRTO, CA 95841

Phone number: 916-727-1658

Owner Name: Belton Morris

Mailing Address: P.O. BOX 189145

Phone number: SACRTO, CA. 95818

Parcel Dimensions: 50 x 100

Parcel Zoning: R-1 <sup>Expanded</sup> North Area Existing Use: SFR

No. of units: 1 No. of stories: 1 Square footage of unit(s): 1080 sq ft

Statement Of Work Proposed: Rebuild back to existing (Fire). New HVAC, Elec., Plumbing, Window, siding, Insulation Sheetrock and interior trim per FORM C - APPROVAL BY ELLEN

Design Review Number: ER01-05 | Date Received Stamp:

ADDITIONS/EXTERIOR MODIFICATIONS VISIBLE FROM STREET VIEWS

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

FORM C

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.

*✓ No new fencing, repair and replace missing or damaged fencing to match existing*

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

Check one:

- 1. Wood fencing provided.
- 2. Chain link with vinyl coating (green color recommended) with vines provided.
- 3. Painted ornamental steel (wrought iron) fence provided.
- 4. Painted concrete block, brick, or plaster finished wall provided (max. 6'-0" high except at front yard setback shall be max. 3'-0' high").

*No Change*

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").

*No Change*

Existing fencing

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

II. Building Design Standards

A. Building Height/Roof Forms and Pitch: Roof forms of the proposed addition shall match the existing structure and be similar to adjacent and surrounding structures. Provide photos and drawings to indicate compliance.

Check one:

- 1. Height of addition compliments existing structure and is similar to surrounding structures.
- 2. Roof forms and pitch of the proposed addition match the existing structure and are similar to adjacent and surrounding structures.

*No Change*

*no drawings req'd. Approve at counter per ellen*

**B. Street Facade:** Existing porches and entries facing the street shall not be removed with an addition or remodel. Any addition shall allow for the "front" of the structure and the entry to face the street. Proposed additions shall allow for any existing windows and front door to remain facing the street.

**Check one:**

- 1. Entry and "front" of structure faces the street.
- 2. Windows provided facing the street.
- 3. Front door with decorative raised panels provided.
- 4. Proposed addition/remodel will not impact the street facade.

**C. Front Porch/Decorative Entry Element:** Any existing front porch shall not be removed with proposed addition or remodel. New porches proposed shall be a minimum depth of 5'-0" where existing setbacks allow. Decorative posts and railing shall be provided or a decorative entry element consisting of a "concrete stoop" (min. 4'-0" square where existing setbacks allow) with decorative columns and a decorative roof cover that matches the existing building.

**Check one:**

- 1. Front porch with decorative posts and railing provided (5'-0" square min. where setback allows).
- 2. Decorative entry element with concrete stoop (min. 4'-0" square where setback allows), decorative columns and decorative roof cover provided.
- 3. New front porch provided, sized as allowed by existing setbacks.
- 4. New decorative entry element provided, sized as allowed by existing setbacks.
- 5. Front porch/entry not impacted by proposed addition/remodel.

**D. Garages:** Proposed garages shall be recessed back 3'-0" to 5'-0" from the primary face of the structure, and shall match the design of the primary structure.

**Check one:**

- 1. Garage recessed 3'-0" to 5'-0" from primary structure.
- 2. Side entry garage with decorative window in side facade provided.
- 3. Detached garage matching the primary structure design provided.
- 4. Existing garage not impacted by proposal/no garage proposed.
- 5. No garage exists

**E. Accessory Structures:** All new attached or detached accessory structures such as storage sheds, workshops, etc., as defined by the Zoning Ordinance, shall match materials and design of existing primary structures on the property.

**Check one:**

- 1. Attached/detached accessory structure visible from street view matches material and design of existing primary structures on the property.
- 2. No accessory structures proposed.

**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:**

- 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 (25 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. *None*

**Windows**

**Check one:**

- 1. Double or single hung windows with decorative trim/sill provided.
- 2. Horizontal sliding windows with grids and decorative trim/sill provided. *front aluminum white*
- 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.
- 5. *windows on rear and side shall be aluminum non-gridded*

**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.



# FEEES

## Expanded North Area Design Review District

### Exterior Additions, Modifications, and Rehabilitations

Residential and Non-residential projects (Exterior work valued up to \$50,000)	\$ 60
Residential and Non-residential projects (Exterior work valued from \$50,000 to \$100,000)	\$ 120
Residential Projects (Exterior work valued over \$100,000)	\$ 235
Non-residential projects (Exterior work valued over \$100,000)	\$ 350

### New Construction

1 and 2 Family Units (With minimal staff review/modification required)	\$ 60
1 and 2 Family Units (With some staff review/modification required)	\$ 120
1 and 2 Family Units (Extensive staff review/modifications required)	\$ 235
Multi-family Units (3 or more units)	\$ 252
Non-residential Developments	\$ 470

Note: All projects in the Expanded north Design Review District are reviewed by staff unless appealed to the Design Review/Preservation Board. Projects requiring additional staff review and coordination will be billed at a rate of \$95.00 per hour based on the amount of staff time required for final action.

# Appeals

## To Design Review/Preservation Board

Appeal of Staff Review Project	\$ 150
Appeal of Staff Review (Expanded North Area Project)	\$ 470

## To Planning Commission

Applicant Appeal	\$ 500
Third Party Appeal	\$ 250
Appeal of Staff Review Project	\$ 150

## To City Council from Planning Commission

Applicant Appeal	\$ 1,000
Third Party Appeal	\$ 60

## To City Council from Environmental Coordinator

Applicant Appeal	\$ 1,000
Third Party Appeal	\$ 40

## To City Council from Design Review/Preservation Board

Applicant Appeal	\$ 1,000
Third Party Appeal	\$ 65