

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0006776
Insp Area: 4

Site Address: 2730 OAKMONT ST SAC
Parcel No: 263-0142-019

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

CONTRACTOR

OWNER

GUNVANT PATEL
5163 MADISON AV
SACRAMENTO CA 95841

ARCHITECT

Nature of Work: REPAIRS PER HSG CHECKLIST APTS 5-8

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 3 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 improve the property (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.

PAID
CITY OF SACRAMENTO

AUG 21 2000

I am exempt under Sec. _____ B & PC for this reason: _____

Date _____ Owner Signature _____

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 8/21/00 Applicant/Agent 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 8/21/00 Applicant 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.

00.06776
H.

Date of Request: _____
By: _____

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

Project Address: 2730 Oakmont St.

Assessor's Parcel Number: 263-0142-019.

Previous Use: MF Residential

Description of Request/Proposed Use: Repairs per housing

checklist ~ replace windows; new ch. In fence
at perimeter; front wrought iron

Is This a Change of Use? No

Prior Applications for Project Site(P#, Z#, DRPB#): 0 Zoning Designation: R-1

Comments: Comply w/ Design Review requirements
multifamily; Units shown on land use
Survey.

FILE # ER00-061

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] 8/21/00

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
CALIFORNIA

PLANNING AND
BUILDING
DEPARTMENT

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

PHONE 916-264-5381

FAX 916-264-7046

STAFF LEVEL PROJECT REVIEW

DR Number:
Address: 2738, 2744 and 2730 Oakmont Street
Description: **Exterior repairs and new windows**

Applicant/Owner: Gunn Patel
Date Filed: August 21, 2000
Date Approved: August 21, 2000
Staff Contact: Ellen A. Schmidt, Assistant Architect, 264-5962

STAFF ACTION AND CONDITIONS OF APPROVAL:

Staff has reviewed the proposed project, and approves it with the following conditions of approval:

1. No new roof-mounted mechanical equipment is allowed.
2. Replace existing plaster as necessary to match existing color and texture.
3. All windows shall be gridded, aluminum horizontal sliders. Color shall be white.
4. Install new timer, sprinkler heads, and repair existing front yard automatic irrigation system.
5. Cut back existing rafter tails flush with fascia.
6. Install chainlink fence with green slots or wood fence at side and rear property lines.
7. Paint all exposed wood railings to match existing trim color.
8. The scope of work is limited to the above listed items. Any changes are subject to Design Review staff approval.

Sincerely,

Ellen A. Schmidt
Junior Architect
Design Review

HOUSING AND DANGEROUS BUILDINGS

Case Field Correction List

Case #: HSG9900732 Address: 2730 OAKMONT ST

Corrective Action:

Violation: B01 - Building

Description: Attractive Nuisance. 49.04.402(A)

Comments: Owner is to upgrade all deteriorated or unserviceable electrical service equipment. Some found with panels missing, exposed wiring or equipment damaged.

Corrective Action:

Violation: B02 - Building

Description: Dangerous to human life or detrimental to health. 49.04.402(C)

Comments: -Owner shall repair all concrete walk areas and paved areas with approved materials and manner of installation. These areas are tripping hazards and allow water to accumulate and stagnate on the property.

Owner is to maintain parameter fencing of the pool and common areas at all times.

This is not a complete list of repairs. A complete list will be provided to the owner upon completion of interior inspections and assessment of the dry rot/termite reports have been completed. During the regular course of repairs and inspections additional violations may be discovered which will require correcting.

Corrective Action:

Violation: B11 - Building

Description: General dilapidation or improper maintenance of the building. 49.10.1002(13)

Comments: Owner is to make arrangement for interior inspection of all units. Additionally, the owner is to provide a current dry rot and termite report for each building in determining the extent of repairs to be completed. All repairs shall be completed under the guidance of a representative of this division with permits for each building.

Following is a list of violation I noted on an inspection of the buildings and pool areas on April 15, 1999. A complete interior inspection of all units was not completed due to access.

Corrective Action:

Violation: B12 - Building

Description: Deteriorated or inadequate foundations. 49.10.1003(1)

Comments: -Replace damaged or missing foundation vents.

-Other conditions may exist with review of the termite and foundation report.

Corrective Action:

Violation: B17 - Building

Description: Deteriorated or ineffective waterproofing of exterior walls, roof, foundation or floors

including broken windows or doors. 49.10.1008(20)

Comments: - Repair exterior stucco, doors, siding, trim, eaves and rafters and repaint the exterior of all buildings. Additional repairs may be required based on the results of the above mentioned report.

- Provide approved method of supporting parking area covers, replace all damaged support members with approved size materials and method of installation

-All stairs, railings, balconies and landings shall be repaired in an approved manner.

-All damaged exterior doors and jams to be replaced and painted

-All windows are to be in good working order and provided with locks and screens.

Corrective Action:

Violation: E01 - Electrical

Description: Unsafe electrical service equipment. 49.07.702

Comments: -Owner is to upgrade all deteriorated or unserviceable electrical service equipment. Some found with panels missing, exposed wiring or equipment damaged.

Corrective Action:

Violation: P09 - Plumbing

Description: All gas appliances shall be approved type and installed in an approved manner.

49.10.1007

Comments: -All water heaters to be in good working order and installed with approved PTR valves and termination lines, vents, vent connectors, seismic supporting and provided with combustion air in an approved manner.