

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0000203
Insp Area: 4

Site Address: 3121 PALMER ST SAC
Parcel No 265-0052-049 **3131**

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

CONTRACTOR

OWNER

ARCHITECT

TRANSITIONAL LIVING & COMMUNITY SUPPORT
2555 3RD ST, STE 10
SAC CA 95818

Nature of Work: REMODEL UNIT 1, REMODEL UNITS 12 & 13 INTO OFFICE SPACE

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 (See 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 from the same on 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 one 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: _____

X Date 10-00 _____ 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 abovementioned property for inspection purposes.

Y Date 10-00 _____ 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 _____

→ I (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.

X Date 10-00 _____ 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.

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) _____
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 TBD 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 TBD 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
<u>TBD</u>			

Signed _____

Job Address 3121 PALMER AVE

Permit No. 0000203

CITY OF SACRAMENTO

APPLICATION FOR COMMERCIAL BUILDING PERMIT

DEVELOPMENT SERVICES DIVISION
 PERMIT SERVICES SECTION

1231 I Street, Rm. 200
 Sacramento, CA 95814 (916) 264-7619 FAX 264-7046

ACTIVITY # 0000203 Insp. Area 4

Applicant **MUST** complete ALL Unshaded areas

ADDRESS 3121-3131 PALMER STREET, SACRAMENTO Suite _____

PARCEL # 265-0052-049

<p style="text-align: center;">CONTACT</p> <p>Name <u>GEORGE JONES - TLCS</u></p> <p>Address <u>2555 3RD ST. STE 110 SACRAMENTO</u></p> <p>Phone <u>441-0123</u> FAX <u>441-6893</u></p> <p>E-mail _____</p>	<p style="text-align: center;">LICENSED CONTRACTOR Lic No. # _____</p> <p>Name _____</p> <p>Address _____</p> <p>Phone _____ FAX _____</p> <p>E-mail _____</p>
<p style="text-align: center;">ARCHITECT/ENGINEER</p> <p>Name <u>ROBERT A. OGDEN</u></p> <p>Address <u>200 DELWOOD WAY</u></p> <p>Phone <u>441-0123</u> FAX <u>441-6893</u></p> <p>E-mail _____</p>	<p style="text-align: center;">OWNER</p> <p>Name <u>TRANSITIONAL LIVING & COMMUNITY SUPPORT</u></p> <p>Address <u>2555 3RD ST., STE 110, SACRAMENTO 95818</u></p> <p>Phone <u>441-0123</u> FAX <u>441-6893</u></p> <p>E-mail _____</p>

→ Will permittee have any employees on the jobsite? No Yes → INSURANCE CO: _____

→ WORKER'S COMPENSATION POLICY # _____ EXPIRATION DATE: _____

NATURE OF WORK IN DETAIL: INTERIOR DET. REMODEL FOR ADD REQ.
UNIT 1 & INTERIOR REMODEL FOR OFFICE USE
& ADD REQ. UNITS 12 & 13

OCCUPANT/TENANT: PALMER APTS VALUATION: \$ 35,000

FLOOD STATUS:		S.C.A.T.								
JOB DESCRIPTION		BLDG	SHELL	APT	TI()	REM(<input checked="" type="checkbox"/>)	SW	FIRE	ADD	OTH
INSPECTION DISCIPLINES		<u>BLDG</u>	MECH	<u>PLUMB</u>	<u>ELEC</u>	SITE	FIRE			
# Stories	1st flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Req. Y/N	Fed Code	Vio. File		
		<u>2400</u>			<u>VN</u>	<u>Y/N</u>	<u>04</u>	[H] [Quad]		
						SPR	ALARM			
<u>B</u>	<u>L</u>	<u>P</u>	M	<u>E</u>	F	S	D	PW	UTIL	
<u>non</u>	<u>12</u>	<u>UNIT 13</u>		<u>TIM 13</u>		<u>None</u>	<u>None</u>			

COMMENTS: _____

REGIONAL SANITATION FEES? Yes No HEALTH DEPARTMENT? Yes No

WATER FLOW TEST FOR NEW BUILDINGS OR ADDITIONS? Provided Faxed

Date of Request: _____

By: _____

CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION
PLANNING AND ZONING INFORMATION REQUEST

Project Address: 3121 PALMER ST

Assessor's Parcel Number: 265-0052-049

Previous Use: Apts.

Description of Request/Proposed Use: Remodel (2) 1st floor
apts for office/rec. room

Is This a Change of Use? _____

Prior Applications for Project Site(P#, Z#, DRPB#): _____
Zoning Designation: R-3
DR 99-110

Comments: Manager's office/rec
room remodel (relocated
from 2nd floor is OK)

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: N. J. Gougeon 01/07/00

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

MICROFILM AFTER FINAL



NEIGHBORHOODS, PLANNING,
AND DEVELOPMENT
SERVICES DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

PLANNING
916-264-5959
FAX 916-264-7046

September 23, 1999

George Jones, Property Manager
Transitional Living and Community Support
2555 3rd Street #110
Sacramento, CA 95818

SUBJECT: Palmer Apartments, 3121-3131 Palmer Street (APN 265-0052-049)

Dear George:

On April 27, 1979 a building permit was issued for an 18 unit apartment complex at 3121-3131 Palmer Street located on 31,969 square feet in the Multiple Family (R-3) zone. The R-3 zone permits a maximum density of 29 units per acre ($43,560 \text{ sq. ft.} \div 1500 = 29.04$). The density of the project indicated on the building plans was 22 units per acre ($31,969 \text{ sq. ft.} \div 1500 = 21.3$). No planning entitlements were required of the project in 1979.

The zoning today is still R-3. If you propose any exterior changes to the apartment buildings or the site, the Zoning Ordinance has been amended since 1979 to require plan reviews for apartments. The proposed changes would require Planning/Design Review review and approval either at staff level or at a public hearing, depending on the nature of the changes. Interior changes to the apartments are permitted as long as the use still remains an apartment complex and the changes comply with building code (for example: an apartment unit could be converted to the clubhouse/rec room for the apartment complex as long as building code requirements were met).

If you have any questions, please contact me at 264-5607.

Sincerely,

Joy D. Patterson
Senior Planner

c: Scot Mende, Senior Planner North Area