

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0512164

Insp Area: 1
Thos Bros: 297F4

Site Address: 617 23RD ST SAC
Parcel No: 003-0185-021

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

CONTRACTOR

OWNER
DOREY LYN/BRENT
617 23RD ST
SACRAMENTO, CA 95816

ARCHITECT

Nature of Work: (PAPERLESS PERMIT) DEMO 400SF DETACHED GARAGE

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 27 License Number _____ Date 8/12/05 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: _____ AUG 11 2005

Date 8/12/05 Owner Signature [Signature]

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant that he/she has 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 8/12/05 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 STATA RUIP Policy Number 1665307 Exp Date 10-11-05

(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 8/12/05 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 & BUILDING DEPARTMENT
 BUILDING DIVISION
www.cityofsacramento.org

2 INSPECTION PERMIT

Approval by the following City Departments must be obtained prior to the issuance of wrecking permit by the Building & Planning Department. Design Review approval required on all wrecking permits in Central City or Alhambra Blvd. Corridor prior to sewer disconnect permit being issued.

Address: 617 23RD STREET

Owner: BRENT DOREY

IR05-249

Design Review/Planning 1231 I Street, Room 200 (916) 808-5656- <i>OK'd</i> Helpline Selection 3 <i>by Preserv.</i> <i>for Garage Only</i> X: <i>IR05-249</i>	Housing & Dangerous Buildings 1231 I Street, Room 200 (916) 808-5404 X:
Dept of Utilities (All) 1395 35 th Ave (916) 808-5371 X:	Fire Department (All) 5770 Freeport Blvd, Suite 200 (919) 433-1692 X: <i>J. Beaton</i>
Traffic Engineer (Commercial) 1000 I Street, Suite 170 (916) 808-5307 X:	Arborist/Tree Service (Downtown & Commercial Bldgs.) Call for Appointment 5730 24 th Street (916) 433 6345 X:

1. Route to Planning and Fire
2. Sewer Disconnect after calling 808-5371 Kill Tap Bring Permit (signed off by Plumbing Inspector) back to the Building Dept. to apply for a Wrecking Permit.
*Unless City Awarded Contract
3. Commercial buildings are required to have an Asbestos Form and are not to be issued before Air Quality Date is on the Asbestos Form (bottom right corner).

CITY OF SACRAMENTO
PLANNING & BUILDING DEPARTMENT
BUILDING DIVISION

95814-2998
Permit Service
916-264-7619
FAX 916-264-7046

APPLICATION FOR WRECKING PERMIT

LOCATION

Address: 617 23RD ST
Lot: _____ Tract: _____
Lot Depth: 80 Lot Width: 40 Corner Lot: _____ Interior Lot: _____
Owner: BRENT DORLEY
Address: 617 23RD ST

BUILDING DATA

Length: 20 Width: 20 First Floor Area: 400 (Sq. Ft.) No. Stories: 1
Use of Building: GARAGE Construction Type: FRAME Height: 13
of Units: _____ Rear Yard: _____ Side Yard: _____ Set Back: _____
City Sewer: _____ Water: _____ Septic: _____ Well: _____

CONTRACTOR INFORMATION

Name: ALTEL CONSTRUCTION State License No: 740844
Address: 4219 S. MARKET CT
Phone: 916 641 9550 Fax: 641 1732
Liability Insurance P.L. _____ P.D. _____ Policy on File: _____

CODE REQUIREMENTS

Notification of Adjacent Property Owners: _____ Date: _____
Copy of Notification on File: _____ Use of Property Required: _____
Pedestrian Protection Required: _____ Requirements Attached: _____
Basement or Other Excavations on Lot: _____ To Be Filled: _____ Fenced: _____

PREPARE PLOT PLAN SHOWING LOCATION OF BUILDING ON LOT. ALSO TYPE AND LOCATION OF BUILDING BARRICADE.

SPECIAL CONDITIONS

I have read the above application and know the contents thereof; the same is true and correct. I further state that I am familiar with the laws governing the demolition of buildings within the City of Sacramento and the State of California and that the above structure will be razed in conformity therewith. I further state that I understand that this permit may be revoked for any violation of the provisions of the Code of the City of Sacramento pertaining to or affected by the demolition procedure to be used on the above building.

No. W _____
Date: _____
Fee: _____

Applicant: BT Jay
Title: OWNER
(Applicant/Owner)

PERMIT EXPIRES		
Month	Day	Year
/	/	

Y THIS IS A REVOCABLE PERMIT



CITY OF SACRAMENTO
PLANNING & BUILDING DEPARTMENT
BUILDING DIVISION

DOWNTOWN PERMIT CENTER
1231 I Street, Suite 200, Sacramento, CA 95814

DEMOLITION PERMIT NOTIFICATION

BUILDING INSPECTOR
916-264-5716
PERMIT SERVICES
916-264-7819
FAX 916-264-7046

WRECKING PERMIT # 05121641

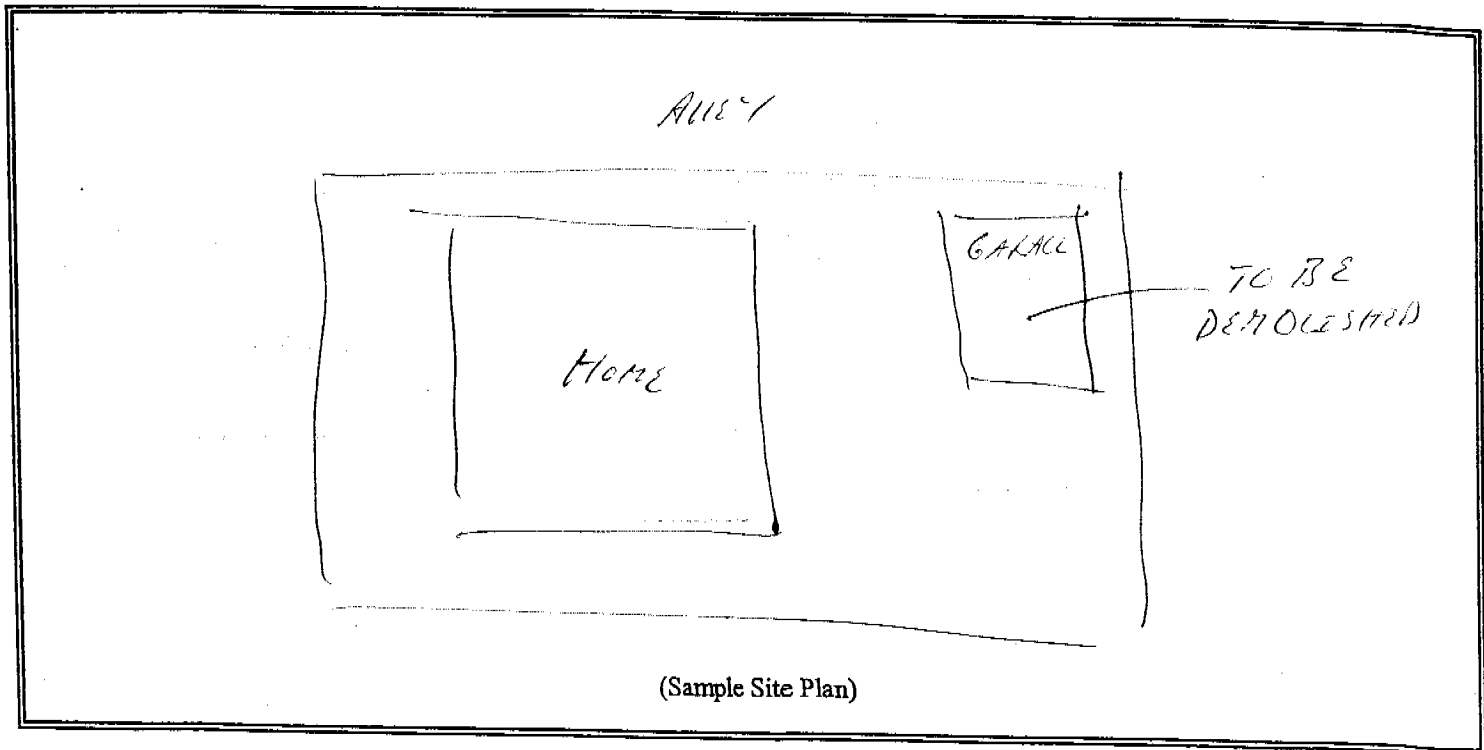
A Demolition Permit for a 1 story building at:

617 23RD STREET
(Address)

Parcel No. 003-0185-02 has been issued on 8-11-05
(Date)

The structure is scheduled for demolition within 30 days.

Please update your service and billing records accordingly.



- cc: P.G. & E (Terry Clark)
- SMUD
- SOLID WASTE (3141)
- UTILITIES (3350)
- UTILBILLING (1125)
- FIRE DEPT. (2510)

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-264-5716
Permit Services
916-264-7619
FAX 916-264-7046

AGREEMENT TO HOLD CITY HARMLESS FROM LIABILITY
BY REASON OF DEMOLITION OF BUILDING

DATED: _____ 19 _____

KNOW ALL MEN BY THESE PRESENT:

The undersigned owner of the premises at _____

pursuant to provisions of the City code, hereby agrees as follows:

1. That the building to be demolished consists of a single story building, garage, and other supplemental buildings to be demolished by owner with personnel employed by him.
2. That the structure to be demolished will be so torn down so as to complete all operations within the normal setback area from the property line.
3. That in accordance with provisions of sub-section (3) of Section 913 - 4408 of the City Building Code, the undersigned shall comply with the following:

"The permittees shall take all necessary precautions to adequately protect adjacent property and its occupants. Said permittee shall, at least ten (10) days before said demolition of a building or structure begins, notify, in writing, each property owner, tenant, or occupant on either or both sides of the time when said work will commence."

4. That in consideration of waiver of insurance as allowed in an opinion written by the City Attorney dated March 31, 1964 (City Code Section 913 - 4401) setting forth the conditions under which a waiver could be allowed, the undersigned owner hereby agrees to hold the City of Sacramento, a municipal corporation, its officers and employees, harmless from liability, suits, actions, claims and damages of every kind and description to which the City or its officers or employees may be subjected by reason of negligent

injury to persons or property arising out of the granting of permission by the City to the undersigned to demolish the building and salvage the materials from the premises above named.

IN WITNESS THEREOF, the undersigned has fully read this Agreement and executed this Agreement the day and year first above written.

Owner

Address

Subscribed and sworn to before me this _____ day of _____

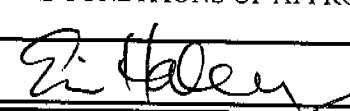
19_____.

Notary Public in and for the County of
Sacramento, State of California

City of Sacramento
Development Services Department

~~05/21/06~~
05/21/06

PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 617 23 RD ST		APN: 003-0185-021	
DRPB AREA / PUD / SPD: CENTRAL CITY DR		ZONING: R-3A	
EXISTING LAND USE: SFR			
PROPOSED USE: ADD 2 ND RES UNIT			
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 approved <i>before</i> project can be submitted for plan check		
<input type="checkbox"/>	Application(s) IN PROGRESS: File Number:		
	Application must be approved before project can be submitted for plan check.		
<input checked="" type="checkbox"/>	Application(s) COMPLETED: File Number & approval date: Z05-076, APPROVED 05/25/05		
	Building permit must conform to approved plans and comply with all conditions of approval. Do NOT accept applications for a building permit prior to the end of the 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"/>	Route to SITE for inspection only , plan check not required.		
<input type="checkbox"/>	Preliminary review ONLY ; the information on this form must be reviewed again and confirmed at the time of building permit submittal.		
CONDITIONS AND COMMENTS:		PLANS MUST CONFORM TO ALL CONDITIONS OF APPROVAL OF Z05-076, APPROVED 05-25-05.	
DATE: 07-15-05		BY: ERIN HALEY 	

CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, May 25, 2005, the Zoning Administrator approved with conditions a special permit to construct a Second Residential Unit that does not meet the standard setbacks in the Multi-Family (R-3A) zone for the project known as (File Z05-076). Findings of Fact and conditions of approval for the project are listed on pages 3-4.

Project Information

Request: **Zoning Administrator Special Permit** to construct a two-story, 400 square foot Second Residential Unit above a new 400 square foot detached garage that does not meet the required 15 foot rear yard setback (at 0'-8") on 0.07± developed acres in the Multi-Family (R-3A) zone.

Location: 617 23rd Street (D 3, Area 1)

Assessor's Parcel Number: 003-0185-021

Applicant: Brent Dorey
617 23rd Street
Sacramento, CA 95816

Property Owner: Same as Applicant

Project Planner: Robert W. Williams

General Plan Designation: High Density Residential (30+ du/na)
Central City Community Plan Designation: Multi-Family Residential
Existing Land Use of Site: Single Family Residence
Existing Zoning of Site: Multi-Family Zone (R-3A)

Surrounding Land Use and Zoning:	Setbacks of Structure			
	Setbacks	Required	Existing	Proposed
North: R-1B; Multi-Family Residences	Front:	25'	61'-6"	No Change
South: R-3A; Single Family Residence	Side (N):	3'	3' 1"	No Change
East: R-3A; Multi-Family Residences	Side (S):	5'	15'-6"	17'-6"
West: R-3A; Multi-Family Residences	Rear:	15'	0' 8"	No Change

Property Dimensions: 40' x 80'
Property Area: 0.07± acres, 3200 sq ft.

Conditions of Approval:**General:**

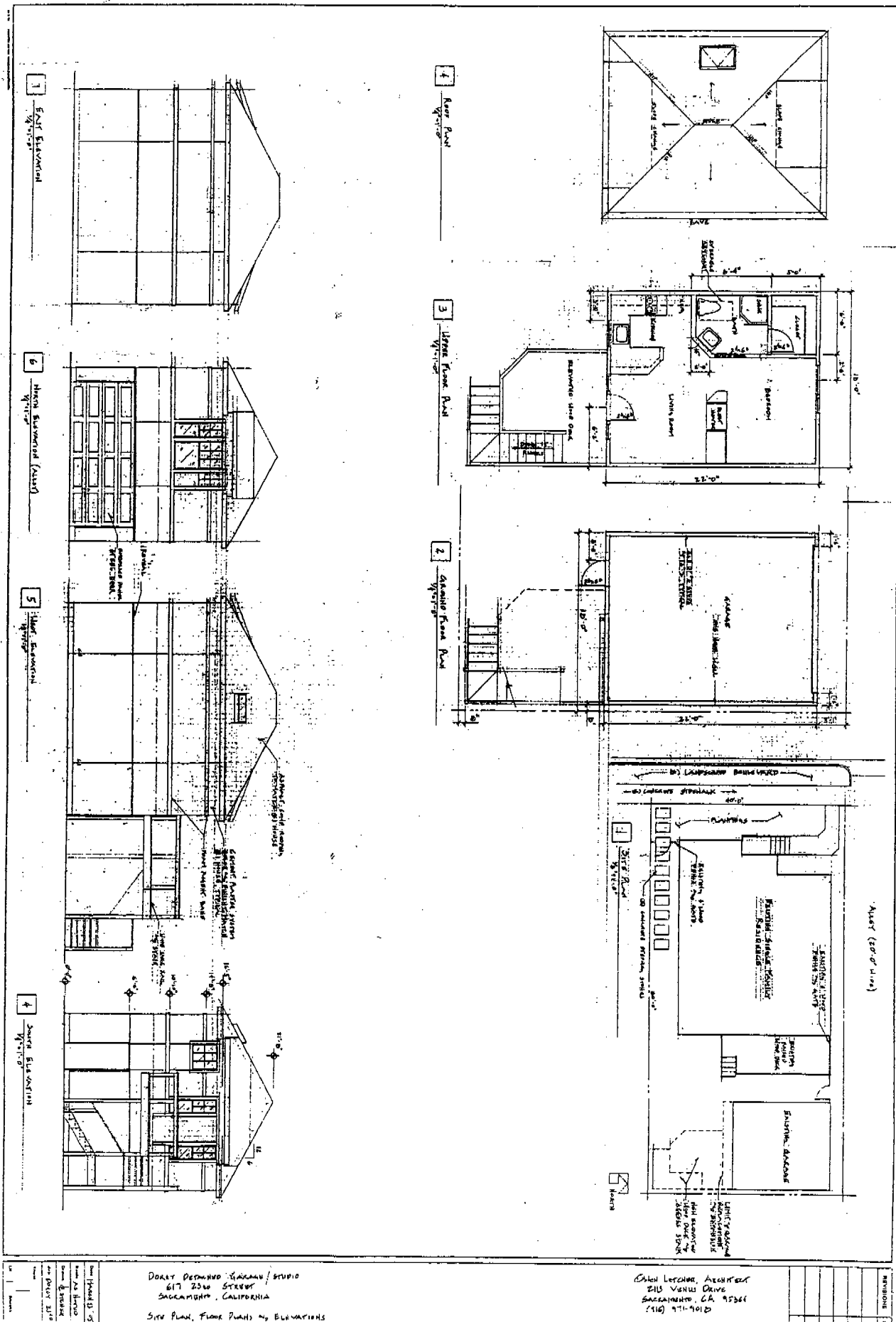
1. The proposed Second Residential Unit shall be built in substantial conformance to submitted plans, except for any revisions that are required by these Conditions of Approval.
2. The applicant shall obtain the necessary building permits prior to commencing construction.
3. No mechanical equipment shall be placed on the roof. Any necessary roof vents shall be painted to match the roof color.
4. Addressing for the Second Residential Unit shall be located on the property such that is visible from the street.
5. The siding material shall be smooth stucco finish siding as shown on plans.
6. The roof material shall be minimum 30-year dimensional laminated composition as shown on plans.
7. All windows shall be single or double hung with trim and sills in conformance with the standard Design Review window elevation detail guidelines; however grids in the windows are optional.
8. The elevated wood deck on the south elevation that was shown on submitted plans is not permitted. Only stairs and necessary landings are allowed.
9. The stairs and landing area shall be setback from property lines to avoid building code requirements for one hour fire rated wall and a parapet.
10. The design of the stairs and landing shall have wooden rails, posts, and pickets; and must conform to the standard Design Review stair detail guidelines.
11. The garage door shall have a raised panel design and trim around the entrance; the preferred raised panel design should be square shaped rather than rectangular. It is also preferred for the garage door to have a centerpiece design.
12. Any modification of the second unit shall require additional Planning review and approval.

Development Engineering & Finance:

13. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and Finance Division.
14. The site plan shall conform to A.D.A. requirements in all respects.

Utilities:**ADVISORY COMMENT:**

15. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs)



Z05-076
REC'D Mar. 21, 2005

Z05-076

May 25, 2005

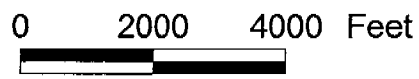
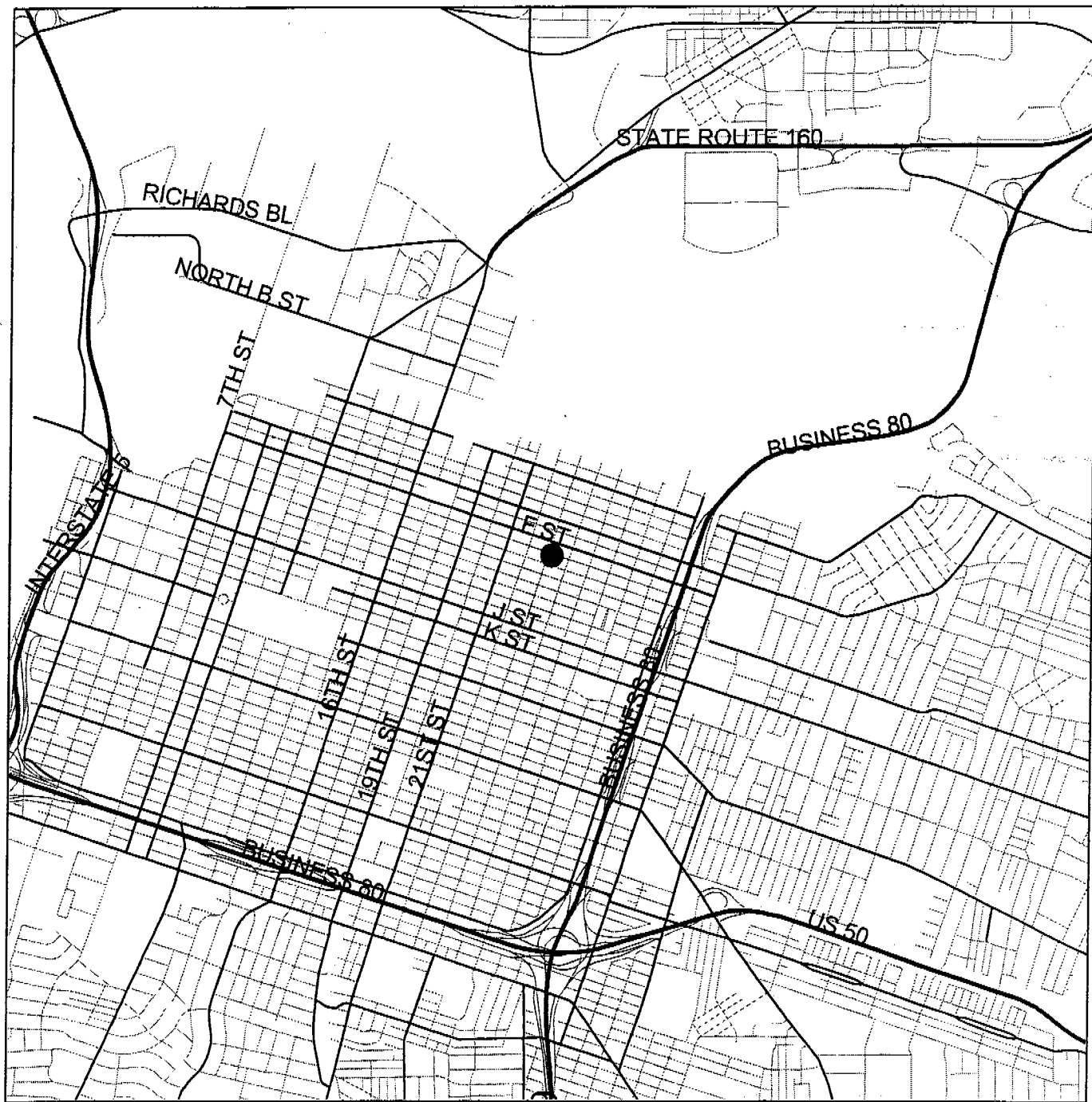

Item 10

DORIS DEBONO KAYAKU / STUDIO
617 25th STREET
SACRAMENTO, CALIFORNIA

DAVID LUTHER ARCHITECT
2115 VENTURE DRIVE
SACRAMENTO, CA 95861
(916) 471-9010

DATE	10/11/05
BY	DL
DESCRIPTION	REVISED
DATE	10/11/05
BY	DL
DESCRIPTION	REVISED

SITE PLAN, FLOOR PLANS & ELEVATIONS

Development Services
Department

Geographic
Information
Systems

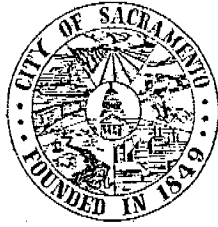
Vicinity Map



Z05-076

May 25, 2005

Item 10



CITY OF SACRAMENTO
CALIFORNIA

PLANNING & BUILDING DEPARTMENT
PLANNING DIVISION

1231 I STREET, ROOM 200
SACRAMENTO, CA 95814

INVESTIGATION AND REPORT

PRESERVATION REVIEW OF A BUILDING 50 YEARS OF AGE OR OLDER

The applicant is required to provide the following application components:

*Garage
only
no fee*

- Photos: clear color photos, minimum size 3" X 5". The photos should include the front of the building. Additional photos may be requested by staff.
- \$226: cash, credit card, or checks made payable to City of Sacramento (unless this building is being declared immediately dangerous then no charge)
- Reason for demolition: Fill in appropriate section below
- In addition, the applicant is asked to provide any information available related to the age and history of the structure: Fill in appropriate section below.

Preservation staff will review each application and may require further information from the applicant before deeming the application complete.

SECTION 1: to be filled out by the applicant

Applicant Name: Brent Dorey Date: June 1 2005
 Mailing Address: 617 23rd St Phone: 916-399-9550
Sacramento CA 95816 Fax: 916-641-1737
 Assessor's Parcel #: 003-0185-021 Existing Zoning: R-3A
 Property Address: 617 23rd Street Existing Land Use: SFR

Reason for Demolition: New 2nd Unit Approved
Demo for garage only
205-096
with Garage

Proposed Land Use after Demolition: New 2nd Unit

Additional Information: Contact Robert Williams for
additional info

Home Built 1966

I & R Number: IR05-249

REC'D JUN 02 2005

SECTION 2: For Staff use only:

The structure is:

- Currently a Landmark structure
- Located within an existing Historic District _____
- Located within a proposed Historic District _____
- None of the above

- 50 years of age or greater
- less than 50 years old
- no determination made

Date built: _____ Source of information: _____

With regards to the property located at 617 23rd St.
the following determination has been made:

- Demolition of this structure is not subject to review by the Preservation Director for the reason checked below.**
 - The structure is less than 50 years of age
 - The Building Official, Code Enforcement Manager or designee has determined this building to be immediately dangerous and has exhausted all feasible alternatives to demolition.

Building Official to sign here: _____ Date: _____

The Preservation Director has made the preliminary determination that the structure is not eligible for placement on the Sacramento Register; therefore, the Preservation Director cannot oppose demolition.

- Demolition is not allowed for the reason checked below.** If the applicant wishes to pursue demolition, they must submit a DRPB Board-level application. In addition, an environmental review will be required, and appropriate fees must be paid.
 - This is a Landmark structure or a contributory structure located within a historic district; therefore, this structure is protected from demolition.
 - The Preservation Director has made the preliminary determination that the structure is eligible for consideration by the Board and Council for placement on the Sacramento Register. This building shall be treated as a Nominated Resource per 15.124.250.F and is protected from demolition.

COMMENTS: GARAGE ONLY

R. Deering
Roberta Deering

06-28-05
Date

I & R Number: IR 05-249

NOTE: If this is a residential structure, the applicant must submit plans and pay plan check fees to the Building Department for a new replacement residential structure on this site OR apply for and obtain a Special Permit from the Planning Department prior to issuance of a demolition permit