

CITY OF SACRAMENTO

Permit No: 0610755

1231 I Street, Sacramento, CA 95814

Insp Area: 1

Site Address: 1365 47TH ST SAC

Thos Bros:

Parcel No: 008-0274-024

Sub-Type: RES

Housing (Y/N): N

CONTRACTOR  
CAROLAN CONSTRUCTION  
148 40TH ST  
SACRAMENTO CA 95819

OWNER  
NEWMANN ELEANOR P  
1731 J ST  
SACRAMENTO, CA 95814

ARCHITECT

Nature of Work: DEMOLISH EXISTING 320 SF 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 B License Number 566825 Date 7-17-06 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 \_\_\_\_\_

PAY  
CITY OF SACRAMENTO  
JUL 17 2006

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 improvements 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 7-17-06 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 EXEMPT Policy Number NO EMPLOYEES 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 7-17-06 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**

www.cityofsacramento.org  
 Help Line: 1-916-808-5656 OR 1-866-EZ-PERMIT  
 Inspection: 1-916-808-7622

New City Hall  
 915 I Street, 3<sup>rd</sup> Floor  
 Sacramento, CA 95814

North Permit Center  
 2101 Arena Blvd., Suite 200  
 Sacramento, CA 95834

**WRECKING INSPECTION FORM**

Approval by the following City Departments must be obtained prior to the issuance of a 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: 1365 47th St

Owner: Ken O'Brian

<p><b>Design Review/Planning</b>          1231 I Street, Room 200          916-808-5656 - Helpline Selection #3  <i>Old app for BR 05-512 + Bldg permit.</i>  <i>X 05/11/36 which includes new detached garage. M. May 7/17/06.</i></p>	<p><b>Housing &amp; Dangerous Buildings (All)</b>          1231 I Street, Room 200          916-808-5404          X <i>[Signature]</i></p>
<p><b>Dept. of Utilities (All)</b>          1395 35<sup>th</sup> Ave          916-264-5371          X</p>	<p><b>Fire Department (All)</b>          2101 Arena Blvd., Suite 200          916-808-5558          X <i>[Signature] 7/17/06</i></p>
<p><b>Traffic Engineer (Commercial)</b>          1000 I Street, Suite 170          916-808-5307          X</p>	<p><b>Arborist/Tree Service (Downtown and Commercial Bldgs.) Call for Appointment</b>          5730 24<sup>th</sup> Street          916-433-6345          X</p>

1. Route to Planning and Fire
2. Sewer Disconnect after calling 264-5371 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

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915 I Street, 3rd Floor
Sacramento, CA 95814

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Sacramento, CA 95834

PERMIT # 0610755

APPLICATION FOR WRECKING PERMIT

LOCATION

Address: 1365 47TH ST.
Lot: 33 Tract:
Lot Depth: 142' Lot Width: 50' Corner Lot: Interior Lot:
Owner: KEN OBIEN
Address: MAHON BEACH CA.

BUILDING DATA

Length: 20' Width: 16' First Floor Area: 320 (Sq. Ft.) No. Stories:
Use of Building: GARAGE Construction Type: 1 Height: 10'
# of Units: 1 Rear Yard: Side Yard: Set Back:
City Sewer: Water: Septic: NO Well: NO

CONTRACTOR INFORMATION

Name: CAROLAN CONSTRUCTION State License No:
Address: 148 40TH ST. SACRO CA 95819
Phone: 916 508-6397 Fax: 916 454-4625
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:
Title:
(Applicant/Owner)



Y THIS IS A REVOCABLE PERMIT



# FAX TRANSMISSION

CITY OF SACRAMENTO  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
915 I STREET THIRD FLOOR NEW CITY HALL  
SACRAMENTO, CA 95814  
(916)808-5381  
FAX: (916) 808-5543

TO: Keith: 454-4625

FAX #: ~~616-808-5543~~

FROM: Lawrence

SUBJECT: Job

COMMENTS:

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DATE: 1/5/06

PAGES: 3 total

PHONE: 808-8310



CITY OF SACRAMENTO  
CALIFORNIA

PLANNING & BUILDING DEPARTMENT  
PLANNING DIVISION

915 I Street, Room NCH 3000  
Sacramento, CA 95614

**INVESTIGATION AND REPORT**  
PRESERVATION REVIEW OF A BUILDING 50 YEARS OF AGE OR OLDER

The applicant is required to provide the following application components:

- 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.
- ~~Fee~~: 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.

*(For Garage demo only)*

**SECTION 1: to be filled out by the applicant**

Applicant Name: KEITH CAROLAN Date: 10/28/05  
Mailing Address: 178 40TH ST, SAC 95819 Phone: 908-6397  
008-6274-033 Fax: 454-4025  
Assessor's Parcel #: \_\_\_\_\_ Existing Zoning: R-1  
Property Address: 1365 47TH ST. Existing Land Use: SER

Reason for Demolition: EXTENSIVE DRYROT, FLAT ROOF LEAKS, STUCCO HAS MANY CRACKS, AND GARAGE IS TOO SMALL

Proposed Land Use after Demolition: NEW GARAGE

Additional Information: BUILT 1927 PER METRASCAN

I & R Number: IR05-512

S:\Current\DRPB\Historic\Pref

**IR05-512**  
**10-28-2005**

**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: 1927 Source of information: Metros.com

With regards to the property located at 1365 47th 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

11-02-05  
Date

I & R Number: IR05-512

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

City of Sacramento  
Development Services Department  
**PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL**

ADDRESS: 1365 47 <sup>th</sup> Street	APN: 008-0274-033
DRPB AREA / PUD / SPD: None	ZONING: R1
EXISTING LAND USE: One-story single family home with detached garage.	
PROPOSED USE: Demolish garage and build new detached garage; Add second floor to existing one-story single family residence and expand footprint of same.	
<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 <del>Required Planning application must be approved before project can be submitted for plan check.</del> Applicant may submit plans at applicant's risk - See Comments & Conditions Below!
<input type="checkbox"/>	Application(s) IN PROGRESS:    File Number:
<input checked="" type="checkbox"/>	Application(s) COMPLETED:    File Number & approval date:    IR05-512    11-2-05
<p><i>MN</i> 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.</p>	
<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. <b>READ COMMENTS &amp; CONDITIONS BELOW!!!!</b>
<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"/>	Preliminary review <b>ONLY</b> ; the information on this form must be reviewed again and confirmed at the time of building permit submittal.
CONDITIONS AND COMMENTS:	<p><u>Regarding proposed detached garage:</u> Needs preservation clearance (I&amp;R) from Roberta Deering, Preservation Director, prior to demolition of existing detached garage. Maximum wall height for detached garage is 10' from grade to plate line and 18' from grade to highest point of roof. Plans dated 10/19/2005 show 20' from grade to highest point of proposed 12:12 pitched roof. See red-line notes on garage elevation sheets for revised height (max wall 10'; max overall 18'). <u>Regarding proposed expansion of existing single family dwelling:</u> This home has an existing 3' side yard setback. The 3' side setback me be continued along that side of house but shall not be reduced to less than 3. The proposed 12:12 pitched roof gives an overall height of 35.5' to the house. Maximum height for a <i>dwelling</i> in this zone is 35' from grade to plate line. The roof can then exceed the height by 25% or 7'. Therefore, the proposed overall height of the home is okay. <u>Regarding setbacks and lot coverage:</u> The back portion of this lot is very irregularly-shaped. The lot size per Metroscan is 9,440 sq. ft.. The footprint of the house with expansion and proposed covered back porch is roughly 1,900 sq. ft. With the proposed replacement garage (506 sq. ft.), the proposed total lot coverage is 2,494 sq. ft. which is equivalent to 26.4% lot coverage. Setbacks &amp; lot coverage okay. Applicant may submit plans to residential plan check at risk, but <b>Do Not Issue Demolition Permit for Garage Prior to clearance from Roberta Deering, Preservation Director.</b> Applicant Keith Carolan given demo I&amp;R application form 10/27/2005.</p> <p>Ok to demo garage. IR05-512 was completed on 11-2-05. Building permit- 0517136 includes the construction of a new (417sq.ft.) garage. REVISION 7-17-06</p>
DATE: 7-17-06	BY: Matt Neubaumer