

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

**Permit No: 0102565**  
**Insp Area: 4**

**Site Address: 530 SANTA ANA AV SAC**  
Parcel No: 226-0190-031

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

CONTRACTOR

OWNER  
YURIY BONDARENKO  
1540 PORTMOUSE AV  
WEST SAC 95691

ARCHITECT

**Nature of Work:** NSFR - 1598 SF LVNG, 610 SF ATTCHD GAR, 47 SF CVRD PRCH

**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 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).

**YB** 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 4/24/01  Owner Signature *Yuriy Bondarenko*

**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 4/24/01  Applicant/Agent Signature *Yuriy Bondarenko*

**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 \_\_\_\_\_

**YB** (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 4/24/01  Applicant Signature *Yuriy Bondarenko*

**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.**

# NEW CONSTRUCTION

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

### I. Site Design Standards

**A. Front Yard Setbacks:** Proposed buildings 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. Required setback and allowable lot coverage provided per Section 3 of the Zoning Ordinance.
- 3. No adjacent structures exist, meets Zoning Ordinance requirements for front yard setback.

**B. Landscaping (Required):** Front and street side yard landscaping shall be provided.

- 1. Front and street side yard landscaping provided including: shade tree(s), lawn, and sprinkler system for irrigation. ON SITE PLAN

**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. NO PROPOSED FENCING
- 2. Standard chain link fencing provided (dark green vinyl coating recommended).
- 3. Painted concrete block, brick, or plaster finished wall provided.

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

Check one:

- 1. Wood fencing provided. NO CHANGE
- 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").

**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").

### II. Building Design Standards

**A. Building Height/Roof Forms and Pitch:** Roof forms such as gabled or hipped roofs, shall be similar to adjacent and surrounding structures. A minimum of 5 in 12 roof pitch is required unless a majority of adjacent and surrounding roof pitches differ, in which case the predominant roof pitch shall be incorporated in the new structure. Provide photos and drawings to indicate compliance.

Check one:

- 1. Roof forms and pitches are similar to adjacent and surrounding structures.
- 2. No adjacent structures or predominant roof pitches exist, 5 in 12 pitch provided.

**B. Street Facade:** The "front" of the structure and the entry shall face the street. Windows and a decorative front door shall be provided facing the street.

The following are required and must all be checked for compliance:

- 1. Entry and "front" of structure faces the street.
- 2. Windows provided facing the street.
- 3. Front door with decorative raised panels provided.

# ER01-011

**C. Front Porch/Decorative Entry Element:** A usable front porch (min. 5'-0" square) with decorative posts and railing shall be provided or a decorative entry element consisting of a concrete "stoop" (min. 4'-0" square) with decorative columns and a decorative roof cover.

**Check one:**

- 1. Front porch with decorative posts and railing provided (5'-0" square min. depth).
- 2. Decorative entry element with concrete stoop (min. 4'-0" square), decorative columns and decorative roof cover provided.

**D. Garages:** Garages are required and shall be recessed back 3'-0" to 5'-0" from the face of the primary structure. The garage shall match the design of the primary structure.

**Check one:**

- 1. Attached garage provided.
- 2. Side entry garage with decorative window in side facade provided visible from street view provided.
- 3. Detached garage matching the main structure design provided.

**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.

- 1. Attached/detached accessory structure visible from street view matches material and design of existing primary structures on the property.

**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. 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.

**Gutters/Downspouts (Required if matches existing)**

- 1. Painted or prefinished gutters/downspouts shall be provided.

**G. Doors/Windows:** Decorative door and window types and trim styles shall be provided to compliment the building design. Decorative windows shall be provided at street facing facades, windows not visible from street view may be of simpler design and trim. All windows shall have integral paint color.

**Entry doors**

- 1. Exterior doors with raised panel design and decorative trim are provided.

**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.

**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.
- 3. Horizontal sliding windows with wide frames and decorative trim, no grids, and with decorative shutters and/or decorative plant shelf provided.

ER01-011

- **H. Mechanical Equipment:** Mechanical equipment shall not be placed on the roof where it may be visible from any street view.

**Check one:**

~~1~~  
~~2~~

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.

N/A

ER 01-01 1

# Certification of Compliance

## School District Development Fees

### PART I To be completed by APPLICANT

Owner's Name & Address \_\_\_\_\_  
 Project Address \_\_\_\_\_  
 Parcel Number \_\_\_\_\_ Lot No. \_\_\_\_\_  
 Subdivision Name \_\_\_\_\_ Number of Units \_\_\_\_\_  
 Applicant's Signature & Title \_\_\_\_\_  
 Date \_\_\_\_\_ Phone No. \_\_\_\_\_

**NOTICE TO APPLICANT:** Pursuant to Government Code Section 66020(d), this will serve to notify you that the 90-day approval period in which you may protest the fees or other payment identified above will begin to run on the date in which the building or installation permit for this project is issued or on which they are paid to the district(s) or to another public entity authorized to collect them on behalf of the district(s), whichever is earlier.

### PART II To be completed by BUILDING DEPARTMENT

Plan Identification Number \_\_\_\_\_ Building Type (CHECK ONE)  
 Square Feet of Chargeable Building Area \_\_\_\_\_  Residential  
 Signature \_\_\_\_\_  Apartment / Condominium  
 Title \_\_\_\_\_  Commercial / Industrial  
 Date \_\_\_\_\_

### PART III To be completed by SCHOOL DISTRICTS

**Grant Joint Union High School District**

District Certification No. 166-01

EXEMPT 5716

Comments Previous bldg. demo

RESIDENTIAL / APARTMENT / CONDOMINIUM  
1022 Sq. Ft. X \$ 116 = \$ 118552

COMMERCIAL / INDUSTRIAL  
 Sq. Ft. X \$ \_\_\_\_\_ = \$ \_\_\_\_\_

OTHER FEE: TYPE \_\_\_\_\_  
 Sq. Ft. X \$ \_\_\_\_\_ = \$ \_\_\_\_\_

**TOTAL FEES COLLECTED ..... = \$ 118552**

**Robla Elementary School District**

District Certification No. 01-037

EXEMPT 576 existing

Comments \_\_\_\_\_

RESIDENTIAL / APARTMENT / CONDOMINIUM  
1022 Sq. Ft. X \$ 96 = \$ 98112

COMMERCIAL / INDUSTRIAL  
 Sq. Ft. X \$ \_\_\_\_\_ = \$ \_\_\_\_\_

OTHER FEE: TYPE \_\_\_\_\_  
 Sq. Ft. X \$ \_\_\_\_\_ = \$ \_\_\_\_\_

**TOTAL FEES COLLECTED ..... = \$ 98112**

This Certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance.

As the authorized school district official, I hereby certify that the requirements of Government Code Section 65995 and any other authorized requirements have been complied with by the above signed applicant.

<b>GRANT</b>	<b>Authorized School District Official</b>	<b>ROBLA</b>
Signature <u>Thomas [unclear]</u>	Signature _____	Signature _____
Title <u>Secretary</u>	Title _____	Title _____
Date <u>1-1-98</u>	Date _____	Date _____

Original: Grant Joint Union High School District  
 1st Copy: Robla Elementary School District  
 2nd Building Department  
 3rd Copy: Applicant

Department of Planning and Development  
Building Inspection Division

Grading and Erosion Control Questionnaire

To be completed for all residential new construction and additions

PART I (To be completed by applicant)

Site Address 530 SANTA ANNA AVE A.P.N. 226-0190-031

Applicant Information

Name Yuriy BONDARENKO  
Address 1540 PORTSMOUTH AVE  
W. SACRATO CA 95691  
Phone 372-2512

Project Information (Check One)

Single Family Dwelling  ✓  
Duplex   
Triplex   
Deep Lot Development

PART II (To be completed by the applicant when the project is not a part of a larger subdivision)

Are there existing structures on site?  Y  N  
Does the site front on a paved road?  Y  N \*  
Is the site higher than the crown of adjacent road?  Y  N \*  
Is the proposed building site higher than the back of the sidewalk or curb?  Y  N \*

Describe existing frontage improvements along road.  
 Ditch \*  Curb and Gutter  Curb, Gutter, and Sidewalk

The direction of drainage on this site is:  
 Front to Rear \*  Rear to Front  Side to Side \*

Does an adjacent site drain across this parcel?  Y \*  N  
Does this site have an existing low area or drainage swale?  Y \*  N  
Will construction require cut or fill on site? (\* >50FT<sup>3</sup> or >2FT)  Y  N

- How much cut? \_\_\_\_\_ Yards \_\_\_\_\_ Depth  
- How much fill? \_\_\_\_\_ Yards \_\_\_\_\_ Depth

Has building site been previously been filled?  Y \*  N  
Will existing drainage be re-routed?  Y \*  N  
Do you plan to construct or modify culverts or drainage ditches?  Y \*  N

Print Name Yuriy BONDARENKO Title OWNER

Signature Yuriy M... Date 4/24/01  
Owner or Contractor

PART III (To be completed by staff)

What is the acreage of the parcel to be built on? \_\_\_\_\_ Acres.  
If greater than 1/2 acre has an approved erosion and sediment control plan been provided?  Y  N  
If greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP?  Y  N  
Is the parcel to be built on part of a larger subdivision?  Y  N  
Subdivision Name: \_\_\_\_\_  
If yes has an approved erosion and sediment control plan been provided?  Y  N  
If the original subdivision is greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP?  Y  N  
Is grading and drainage approval required prior to permit issuance?  Y  N  
Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
Building permit #: \_\_\_\_\_

White Copy - Permit Jacket  
Yellow - Utilities  
Pink - Bldg. Div.

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 \_\_\_\_\_ 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 \_\_\_\_\_ 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

Signed J. Suber

Job Address 530 SANTA ANA AVE

Permit No: 0102565

Date of Request: \_\_\_\_\_

By: \_\_\_\_\_

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

Project Address: 530 Santa Ana Ave

Assessor's Parcel Number: 226-0190-031

Previous Use: vacant residential property

Description of Request/Proposed Use: new single-family residence

Is This a Change of Use? YES

Prior Applications for Project Site(P#, Z#, DRPB#): ERO1-011 Zoning Designation: R-1

Comments: Design Review app'd 02/23/01 by Ellen Schmidt

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

COMPLETED AS NOTED ABOVE

Planning Review by/Date: PHIL REED 2/23/01

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

MICROFILM AFTER FINAL