

CITY OF SACRAMENTO  
1231 I Street, Sacramento, CA 95814

Permit No: 0010353  
Insp Area: 1

Site Address: 1713 41ST ST SAC  
Parcel No: 008-0463-024

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

CONTRACTOR

OWNER  
REYNOLDS JOAN  
1713 41ST ST  
SACRAMENTO CA 95819

ARCHITECT

Nature of Work: -313 SF LVNG & 194 SF CARPORT ADDN TO SFR

**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).

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 01-04-01  Owner Signature *Joan Reynolds*

**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 01-04-01  Applicant/Agent Signature *Joan Reynolds*

**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 01-04-01  Applicant Signature *Joan Reynolds*

**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 \_\_\_\_\_ 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 *Juan Reynolds*

Job Address 1713 41<sup>ST</sup> ST

Permit No: 0010353

0010353R

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

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

CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION  
PLANNING AND ZONING INFORMATION REQUEST

Project Address: 1713 41<sup>st</sup> St

Assessor's Parcel Number: 008-0463025

Previous Use: SF w. 2nd res. unit to rear

Description of Request/Proposed Use: build hallway connecting  
main unit with <sup>(existing)</sup> secondary  
unit

Is This a Change of Use? No

Prior Applications for Project Site(P#, Z#, DRPB#): Z00-119 + P86-434  
Zoning Designation: R1

Comments: See # Z00-119

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

see  
file  
Z00-119

Planning Review by/Date: [Signature] 11-16-00

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

MICROFILM AFTER FINAL

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DEPARTMENT OF  
NEIGHBORHOODS, PLANNING  
AND DEVELOPMENT SERVICES

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

PLANNING  
916-264-7158  
FAX 916-264-7046

**ZONING ADMINISTRATOR'S REVIEW**  
**MINOR DEVIATION TO SPECIAL PERMIT**

**FILE:** Z00-119

**PREVIOUS FILE NUMBERS:** P86-434

**PROJECT ADDRESS:** 1713 41st Street (D3, Area 1)

**APN:** 008-0463-025

**APPLICANT'S NAME & ADDRESS:** Joan Reynolds; 1713 41st Street; Sacramento, CA  
95819

**COMMENTS:**

The site is developed with a 975 square foot single family residence on 0.11± acres in the Standard Single Family (R-1) zone. The City Council approved a 329 square foot second residential unit for the site on February 3, 1987 (P86-434). Any additions or modifications to a site that has a Special Permit requires a Special Permit Modification. If the addition or modification is a minor addition or change to the site then the modification is a staff level review by the Zoning Administrator.

The applicant is requesting connect the second residential unit to the main unit with a 285 square foot hallway addition. The proposed hallway addition will not encroach into any setbacks. The second unit has previously approved reduced residential setbacks. The addition will have a stucco exterior and a tile roof to match the existing structure. The applicant is also proposing to add a future 240 square foot carport attached to the main residence. The 12 foot by 20 foot carport will have stucco columns and a tile roof to match the existing structures. The proposed columns will be four feet from the south property line. **The columns will need to be moved to five feet from the property line to meet the Zoning Ordinance's required five foot side yard setback.** Both the additions and existing structures will total 1,829 square feet or 36.5 percent lot coverage. Staff supports the modification of the Special Permit because the proposed

additions will not significantly change the site, the surrounding area, nor exceed lot coverage.

**ACTION:**

The Zoning Administrator approves the requested minor modification to the project subject to the following conditions:

1. The hallway addition shall be built per submitted plans.
2. The applicant shall obtain all necessary building permits prior to commencing construction.
3. Any other changes or additions shall require additional Planning review and approval.
4. All original conditions of P86-434 must still be met including the condition "The second unit shall not be rented to any person (per City Council)."
5. The addition shall be painted to match the existing residence and constructed out of the same materials.
6. **The columns of the carport shall be moved to five feet from the property line and be indicated on revised plans prior to the submission for building permits.**

**APPROVED ON: September 5, 2000**

**PREPARED BY:** \_\_\_\_\_  
Sandra L. Yope  
Associate Planner

**APPROVED BY:** \_\_\_\_\_  
Joy Patterson  
Zoning Administrator

**cc: File (Original)  
Applicant  
Z Log Book**

**Z00-119**