

CITY OF SACRAMENTO  
1231 I Street, Sacramento, CA 95814

Permit No: 0501294

Insp Area: 4  
Thos Bros: 278A1

Site Address: 1440 BELL AV SAC  
Parcel No: 237-0161-033

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

CONTRACTOR

OWNER  
ANGUIANO IGNACIO JR/CECILIA  
1440 BELL AV  
SACRAMENTO, CA 95838

ARCHITECT

Nature of Work: STUCCO OVER SIDING - SEE DESIGN REVIEW CONDITIONS IN FOLDER

**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 10/29/05 Owner Signature *Ignacio Anguano*

**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 10/28/05 Applicant/Agent Signature *Ignacio Anguano*

**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 10/28/05 Applicant Signature *Ignacio Anguano*

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  
CALIFORNIA**

PLANNING AND  
BUILDING  
DEPARTMENT  
PHONE 916-264-5381

1231 I STREET, ROOM 200  
SACRAMENTO, CA  
95814-2998  
FAX 916-264-7046

Over-The-Counter Project Review

Address: 1440 Bell Ave  
Description: New Stucco Siding

Applicant: Ignacio Anguiano  
Date Approved: January 28, 2005  
Staff Contact: Sally Shore, Planning Technician, 808-8001

STAFF ACTION AND CONDITIONS OF APPROVAL:

Staff has reviewed the proposed project, and approves it with the following conditions of approval:

1. Provide new smooth/sand finish stucco siding at all sides of existing home and garage. Provide trim and sills at all doors and windows.
2. Provide horizontal sliding windows with decorative trim and sill and with decorative shutters.
3. Maintain the vent at the street-facing gable. Provide trim and sills at street-facing gable vents.
4. Paint entire house, paint all trim and exposed wood a complimentary accent color.
5. The scope of exterior work is limited to the above listed items. Any changes are subject to Design Review staff approval.

  
\_\_\_\_\_  
**Sally Shore**  
Planning Technician

**EXPANDED NORTH AREA DESIGN REVIEW DISTRICT  
 CITY OF SACRAMENTO  
 DESIGN REVIEW / PRESERVATION BOARD  
 STAFF REVIEW APPLICATION PACKET  
 1 and 2 Family Residential Construction  
 FORM A**

Please complete the following application for staff level review of 1 and 2 family projects in the Expanded North Area subject to staff level Design Review. The action of staff is ministerial and must comply with the Minimum Standards for approval.

Project Address: 1440 Bell Ave.

Assessor's Parcel Number: 237-0161-0033

Applicant Name: Ignacio Anguiano

Mailing Address: 1440 Bell Ave.

Phone number: (916) 825 22 78

Owner Name: Ignacia Anguiano

Mailing Address: 1440 Bell Ave.

Phone Number: (916) 927 7075

Parcel Dimensions: \_\_\_\_\_

Parcel Zoning: Del Poso Existing Use: 30x30

No. of units: 1 No. of stories: single Square footage of unit(s): 400 sqft

Statement Of Work Proposed: GARAGE CONVERSION

Design Review Number: ER04-003 Date Received Stamp: REC'D JAN 08 2004

**ER04-003**

**EXPANDED NORTH AREA DESIGN REVIEW MINIMUM STANDARDS  
1 and 2 Family Residential Construction**

**FORM B**

**I. Site Design Standards**

**A. Setbacks:** Additions 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.
- 3. No adjacent structures exist, meets Zoning Ordinance requirements for front yard setback.
- 4. Front yard setback not impacted by proposed addition or remodel.

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

Check one:

- 1. Front and street side yard landscaping provided including: shade tree(s), lawn, and sprinkler system for irrigation.
- 2. Existing landscaping consisting of lawn and tree(s) to remain.

**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.
- 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.
- 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").

**Existing fencing**

- 1. Existing fence to remain and shall be repaired as needed.

**II. Building Design Standards**

**A. Building Height/Roof Forms and Pitch:** Roof forms of the proposed addition shall match the existing structure and be similar to adjacent and surrounding structures. Provide photos and drawings to indicate compliance.

Check one:

- 1. Height of addition compliments existing structure and is similar to surrounding structures.
- 2. Roof forms and pitch of the proposed addition match the existing structure and are similar to adjacent and surrounding structures.

|                                     |                        |
|-------------------------------------|------------------------|
| CITY OF SACRAMENTO<br>DESIGN REVIEW | PROJECT NO: ERO4-003   |
|                                     | APPROVED BY: Phil Reed |
|                                     | APPROVAL DATE: 1/8/04  |

**ERO4-003**

**RECD JAN 08 2004**

**B. Street Facade:** Existing porches and entries facing the street shall not be removed with an addition or remodel. Any addition shall allow for the "front" of the structure and the entry to face the street. Proposed additions shall allow for any existing windows and front door to remain facing the street.

**Check one:**

- 1. Entry and "front" of structure faces the street.
- 2. Windows provided facing the street.
- 3. Front door with decorative raised panels provided.
- 4. Proposed addition/remodel will not impact the street facade.

**C. Front Porch/Decorative Entry Element:** Any existing front porch shall not be removed with proposed addition or remodel. New porches proposed shall be a minimum depth of 5'-0" where existing setbacks allow. Decorative posts and railing shall be provided or a decorative entry element consisting of a "concrete stoop" (min. 4'-0" square where existing setbacks allow) with decorative columns and a decorative roof cover that matches the existing building.

**Check one:**

- 1. Front porch with decorative posts and railing provided (5'-0" square min. where setback allows).
- 2. Decorative entry element with concrete stoop (min. 4'-0" square where setback allows), decorative columns and decorative roof cover provided.
- 3. New front porch provided, sized as allowed by existing setbacks.
- 4. New decorative entry element provided, sized as allowed by existing setbacks.
- 5. Front porch/entry not impacted by proposed addition/remodel.

**D. Garages:** Proposed garages shall be recessed back a minimum of 3'-0" from the primary face of the structure, and shall match the design of the primary structure.

**Check one:**

- 1. Garage recessed a minimum of 3'-0" from primary structure.
- 2. Side entry garage with decorative window in side facade provided.
- 3. Detached garage matching the primary structure design provided.
- 4. Existing garage not impacted by proposal/no garage proposed. **GARAGE CONVERSION**

**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.

**Check one:**

- 1. Attached/detached accessory structure visible from street view matches material and design of existing primary structures on the property.
- 2. No accessory structures proposed.

**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. Additions/remodels proposed with plywood siding to match existing shall also add the following to street facing elevations: 2" X 6" (min.) trim at doors, windows, building corners and base, ~~and planter shelves or shutters shall be added to windows.~~
- 7. Vinyl siding with wood trim at doors and windows provided.

**ER 04 - 003**  
**REC'D JAN 08 2004**

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|---|--------------------|
| <b>CITY OF SACRAMENTO<br/>DESIGN REVIEW</b> |                    |
| PROJECT NO:                                 | <u>ER 04 - 003</u> |
| APPROVED BY:                                | <u>Phil Reed</u>   |
| APPROVAL DATE:                              | <u>1/8/04</u>      |

**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.
  - 4. Addition proposed with roofing to match existing.
- no proposed*

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

**Check one:**

- 1. Painted or prefinished gutters/downspouts shall be provided to match existing.
- 2. No gutters or downspouts proposed (none on existing structure).

**G. Doors/Windows:** New doors and windows shall match types and trim styles of the existing structure. Windows proposed at street facing facades shall be decorative windows not visible from street view may be of simpler design and trim. All windows shall have integral paint color.

**Entry doors**

**Check one:**

- 1. Exterior doors with raised panel design and decorative trim are provided.
- 2. Existing exterior doors to remain/no new doors proposed.

**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.
- 3. Existing door to remain and repaired as needed.

**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.
- 4. Existing windows to remain/no new windows proposed.

**H. Mechanical Equipment:** New mechanical equipment shall not be placed on the roof where it may be visible from any street view. Replacement of existing equipment may remain in the same location.

**Check one:**

- 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.
- 3. Replacement of existing equipment in same location proposed.
- 4. Existing equipment to remain/no change proposed.

|                                     |
|-------------------------------------|
| CITY OF SACRAMENTO<br>DESIGN REVIEW |
| PROJECT NO: <u>ER 04-003</u>        |
| APPROVED BY: <u>PAUL PERSO</u>      |
| APPROVAL DATE: <u>1/2/04</u>        |

**ER 04 - 003**

REC'D JAN 08 2004