

CITY OF SACRAMENTO

Permit No: 9810604

1231 I Street, Sacramento, CA 95814

Insp Area: 3

Site Address: 3527 STOCKTON BL SAC

Sub-Type: NGAR

Parcel No: 0150182038

AT REAR

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

SANTILLAN JAMES M
3527 STOCKTON BL
SACRAMENTO CA

95820

Nature of Work: NEW GARAGE DETACHED

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 10-23-98 Owner Signature James Santillan

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 herby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 10-23-98 Applicant/Agent Signature James Santillan

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 10-23-98 Applicant Signature James Santillan

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.

11/10/98 43% Lot coverage approved
OK for inspection
JP

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, November 10, 1998, the Zoning Administrator approved with conditions a variance to allow a garage addition for an existing house exceeding lot coverage for the project known as Z98-124. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator Variance to allow the construction of a two car 460 square foot garage that will result in a 43 percent total lot coverage (40 percent maximum allowed) for a single family residence on 0.13± developed acres in the Standard Single Family (R-1) zone.

Location: 3527 Stockton Boulevard (D5, Area 3)

Assessor's Parcel Number: 015-0182-038

Applicant: James Santillan
3527 Stockton Boulevard
Sacramento, CA 95820

Property Owner: Same as applicant

General Plan Designation: Community/Neighborhood Commercial and Offices
Existing Land Use of Site: Single Family Residence
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:	Setbacks	Required	Existing
North: R-1; Single Family Residence	Front:	25'	20.5'
South: R-1; Single Family Residence	Side(N.):	5'	5'
East: R-1; Single Family Residence	Side(S.):	5'	8'
West: C-2; Theater	Rear:	15'	36'

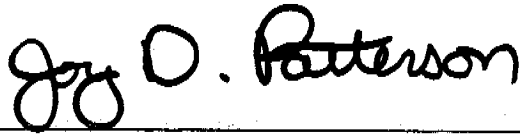
Property Dimensions:	Irregular	
Property Area:	0.13± acres	
Square Footage of Buildings:	Existing residence-	1,858.5 square feet
	Proposed garage-	483 square feet
	Total-	2,341 square feet
Height of Building:	Single Story, 14 feet	

Z98-124

November 10, 1998

ITEM 1

2. Granting the variances does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
3. Granting the variances request does not constitute a use variance in that the single family dwelling is residential use that is permitted in the Standard Single Family (R-1) zone.
4. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the lot coverage is not excessive and adequate open space is available; and
 - b. the lot is substandard in width.
5. The project is consistent with the General Plan which designates the subject site as Community/Neighborhood Commercial and Offices.

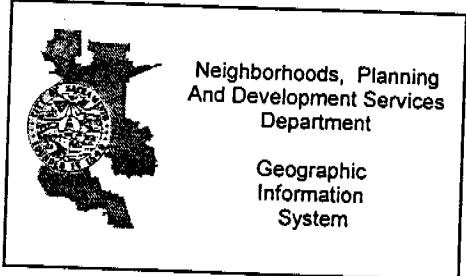
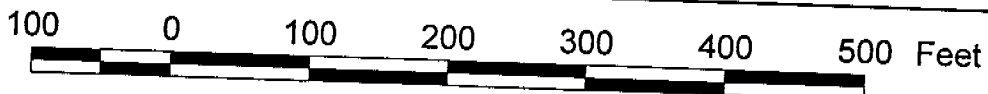
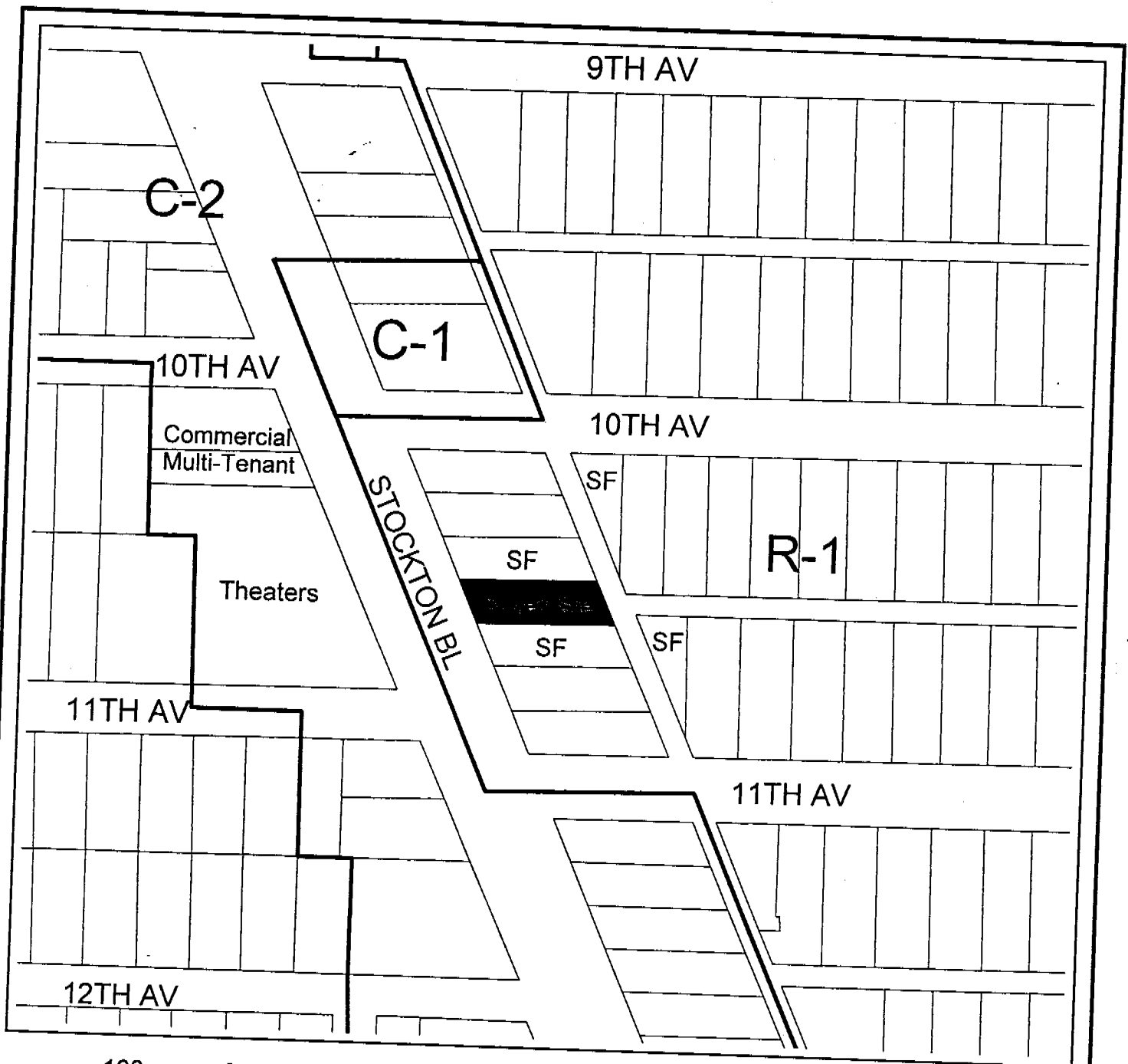


Joy D. Patterson
Zoning Administrator

A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File Applicant ZA Log Book



LAND USE AND ZONING

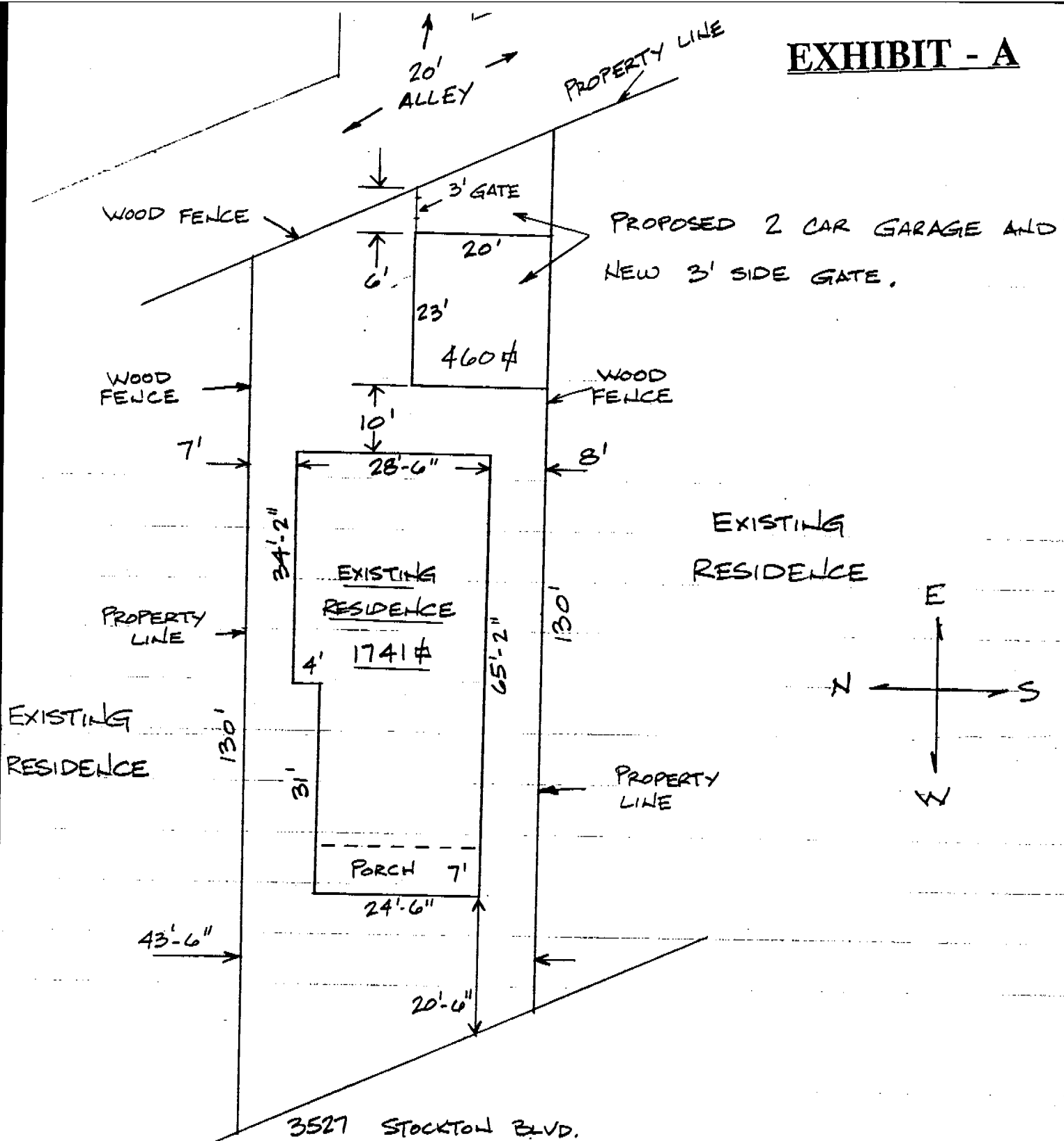


Z98-124

November 10, 1998

Item 1

EXHIBIT - A



3527 STOCKTON BLVD.

APN 015-0182-038

OWNER: JAMES SANTILAN

LOT: 5668 sq ft

CITY OF SACRAMENTO
PERMIT ASSISTANCE

OCT 29 1998

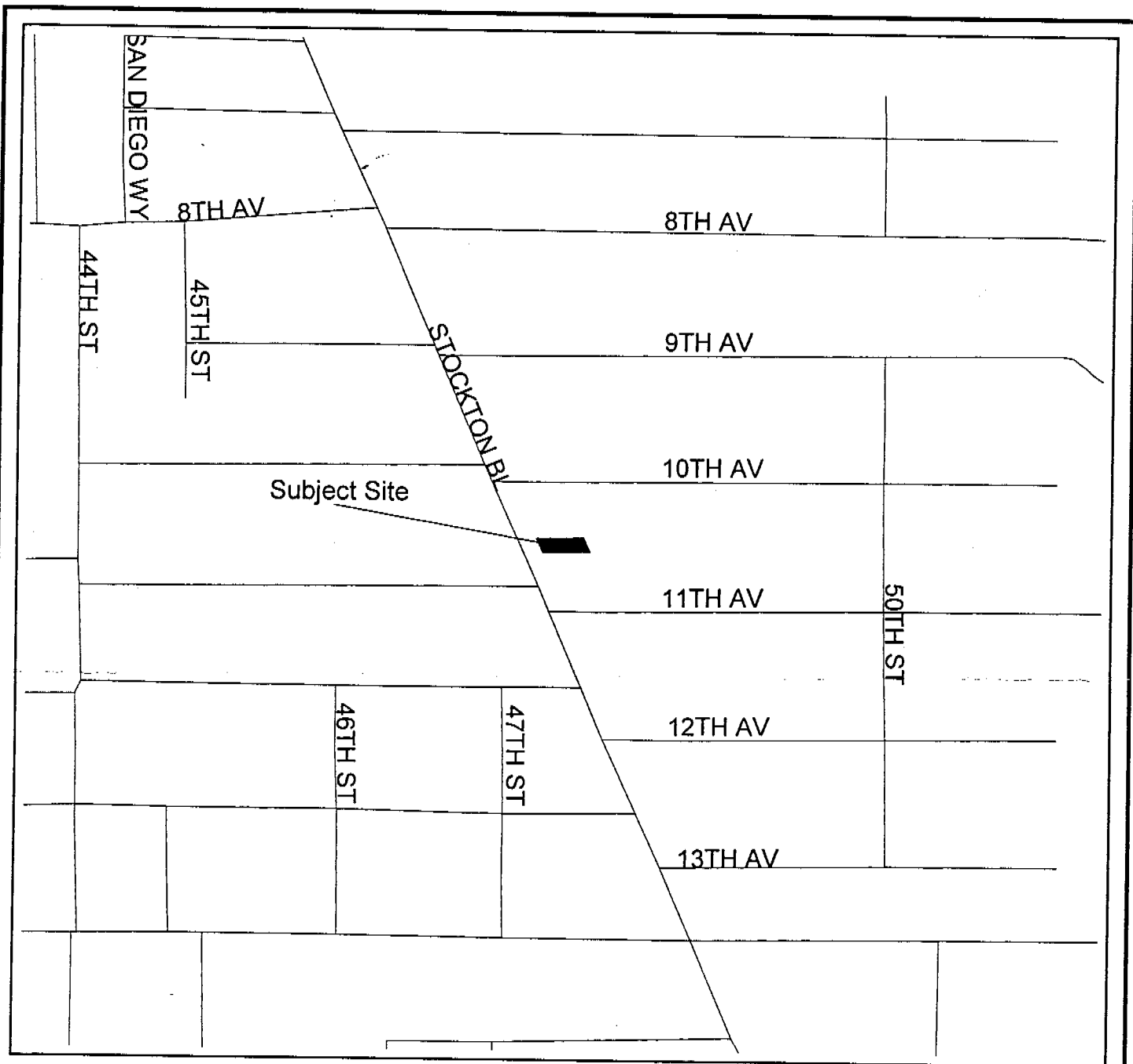
RECEIVED

Z 98 124

298-124

NOVEMBER 10, 1998

ITEM 1



Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

VICINITY MAP



Z98-124

November 10, 1998

Item 1

Exterior Building Materials:	Stucco
Roof Materials:	Composition Shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibit A

Previous Files: None

Background Information: The applicant was in the process of constructing the proposed 460 square foot garage with a building permit when the inspector noticed the addition would exceed the allowed lot coverage for the zone. The applicant filed for a variance to exceed the lot coverage in order to complete the project.

Additional Information: The applicant proposes to construct a 460 square foot two car garage (483 square feet including overhang). The garage will be six feet at the narrowest point from the rear property line which is adjacent to an alley. The existing residence is 1,859 square feet including overhangs for a total of 2,342 square feet of lot coverage. The Zoning Ordinance allows a maximum of 40 percent lot coverage of all structures including overhangs in the R-1 zone. The proposed project will cover 41.3 percent of the lot. The applicant is requesting a variance to the lot coverage limit. The lot is substandard in width as it is 43.5 feet wide instead of the standard 52 feet wide.

The project has been noticed and staff has not received any calls. The applicant has an approved Design Review application for the project (DR-98-129).

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Sections 15303(e)}.

Conditions of Approval

1. There shall be no further expansions of any structure on the parcel and no other additions to the lot including sheds or similar structures.
2. The applicant shall obtain all necessary building permits.
3. The applicant shall comply with all Design Review conditions.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that exceeding the lot coverage for the garage will not substantially alter the characteristics of the site or the surrounding neighborhood.