

CITY OF SACRAMENTO

Permit No: 9811701

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Site Address: 713 CLAIRE AV SAC

Sub-Type: AOTHR

Parcel No: 2260101053

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

MURPHY ROBERT T & VELMA DOR
6501
RIO LIN DA 95660

Nature of Work: ERECT STEEL FRAME GAZEBO

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 11-24-98 Owner Signature Thomas L Murphy

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 11-24-98 Applicant/Agent Signature Thomas L Murphy

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 11-24-98 Applicant Signature Thomas L Murphy

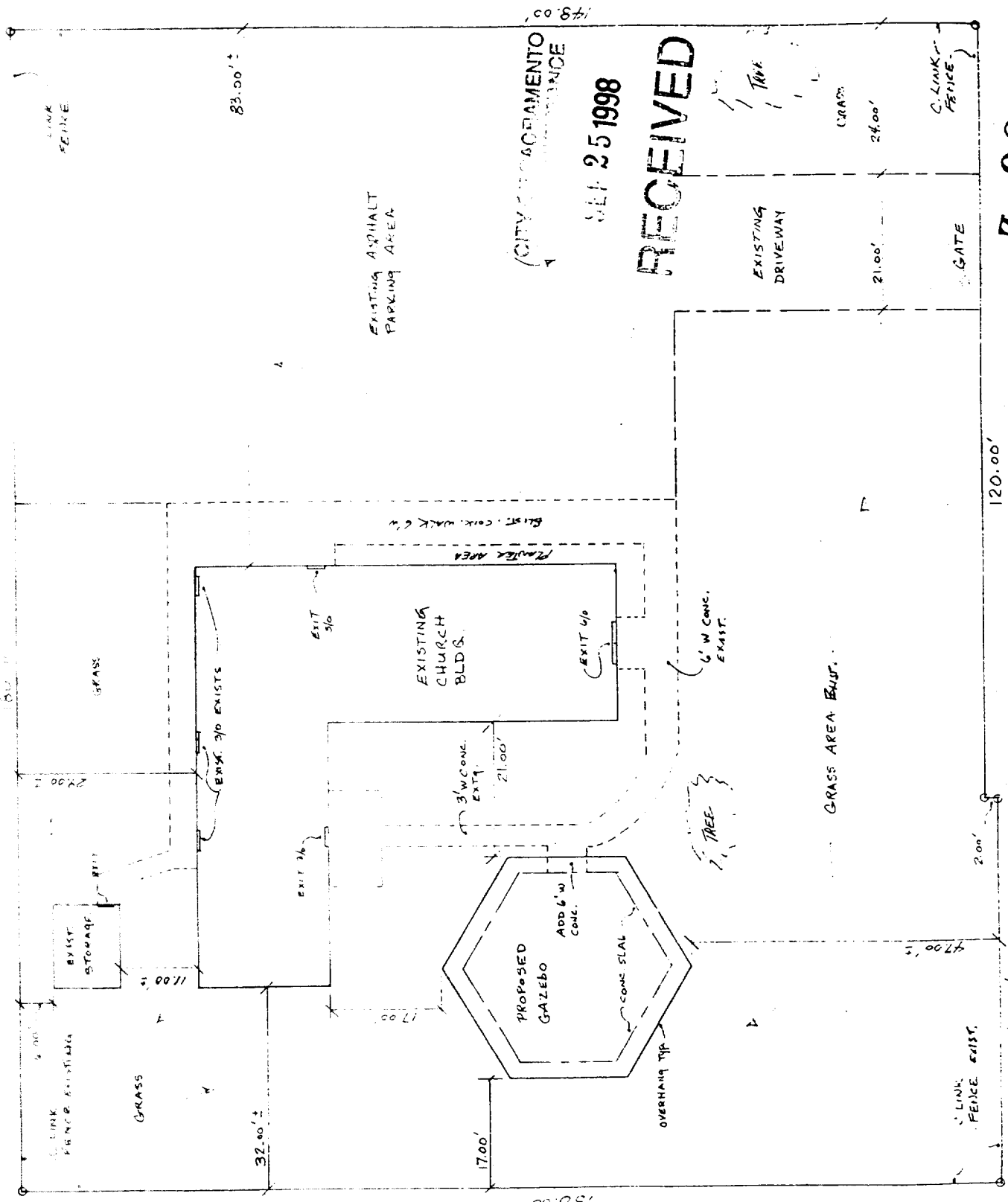
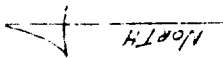
WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEE.

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.

**EXHIBIT A**



Full Service  
The City of Sacramento  
Mr. Assistant City Manager



SEP 25 1998

RECEIVED

7. 98-117

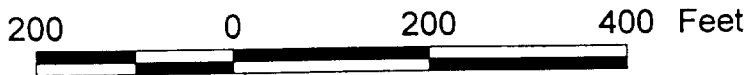
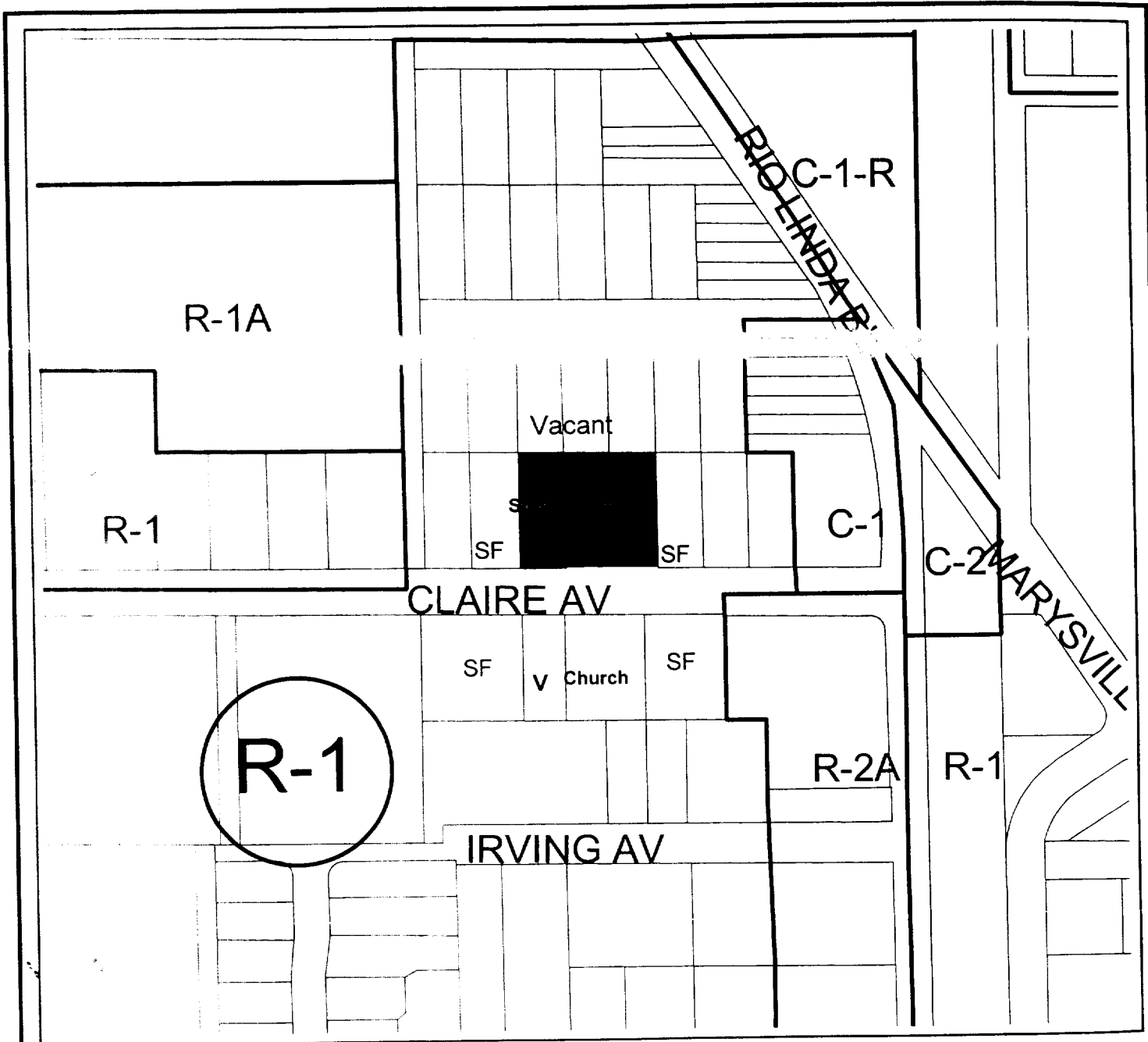
PLOT PLAN  
SCALE 1" = 10.00'

CLAIRE AVE

298-117

NOVEMBER 4, 1998

Item 1

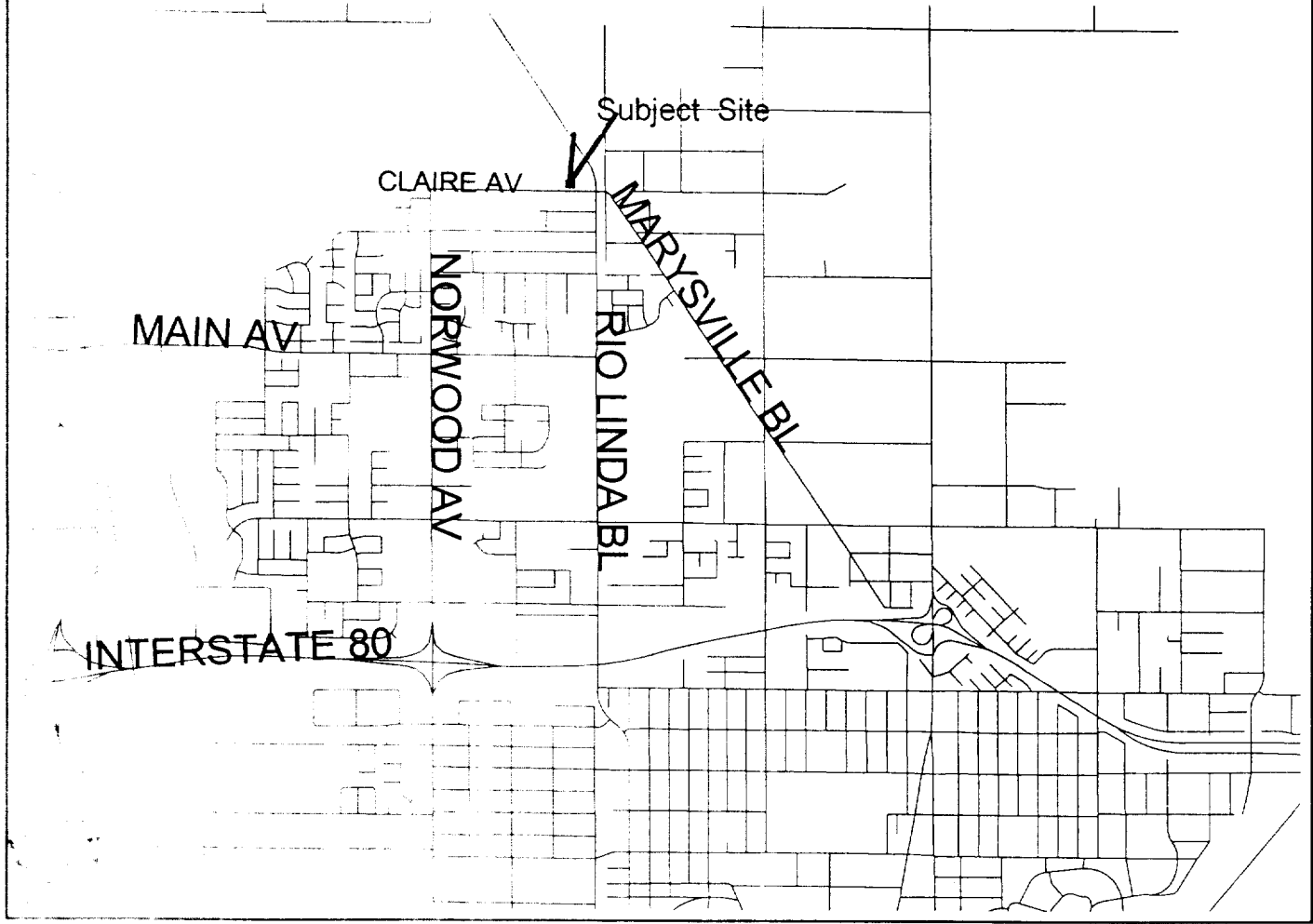


Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System

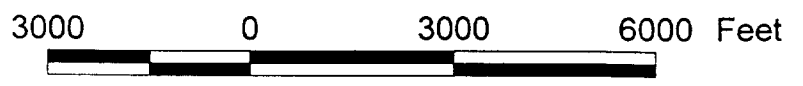
# LAND USE AND ZONING



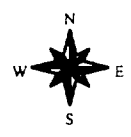


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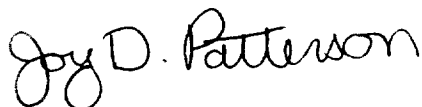


# VICINITY MAP



that the proposed modification will not substantially alter the characteristics of the site or the surrounding residential neighborhood.

- 2 Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
  - a. adequate parking and landscaping will be provided;
  - b. no additional seats will be added to the church;
  - d. the proposed project will meet all setback requirements.
- 3 The project is consistent with the General Plan and North Sacramento Community Plan which designate the subject site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively. Churches are allowed in residential zones with a Special Permit.



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Joy D. Patterson  
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use 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

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, November 4, 1998, the Zoning Administrator approved with conditions a Special Permit Modification to add a gazebo to an existing church on the site for the project known as Z98-117. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

**Project Information**

~~Request:~~ ~~Zoning Administrator Special Permit Modification to add a~~ 650 square foot open air gazebo to an existing 2,736 square foot church on 0.62± developed acres in Standard Single Family (R-1) zone.

Location: 713 Claire Ave (D2, Area 4)

Assessor's Parcel Number: 226-0101-053

Applicant: Velma Doris Murphy  
P.O. Box 267  
Rio Linda, CA 95673

Property Owner: Murphy Family Trust (Robert & Velma Murphy)  
6501 Dry Creek Road  
Rio Linda, CA 95673

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)  
North Sacramento

Community Plan Designation: Residential (4-8 du/na)

Existing Land Use of Site: Church complex

Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North: R-1; Vacant

South: R-1; Church and Residential

East: R-1; Residential

West: R-1; Single Family Residential

Property Dimensions: 180 feet x 150 feet  
Property Area: 0.62± acres

Square Footage of Buildings:	Sanctuary-	2,736 square feet
	Proposed Gazebo-	650 square feet
	Total-	3,386 square feet
Height of Building:	One story, 11 feet	
Exterior Building Materials:	Gazebo- Steel poles	
Roof Materials:	Composition	
Topography:	Flat	
Street Improvements:	Existing	

Project Plans: See Exhibits A and B

Previous Files: P2146 (Special Permit for church)

Additional Information: The applicant is requesting to construct a 650 square foot gazebo in front of the church, but not in any setback area, for outdoor social functions. The gazebo will have steel poles with a composition shingle roof placed on a concrete pad. It will be 27 feet across and eight feet high. No additional seats will be added and no additional parking is required. There will be no outdoor services in the gazebo. Any additions to an existing special permit requires a modification of the original special permit. The proposed gazebo will exceed 10 percent of the previously approved 2,736 square foot building so a major modification is required.

The project has been noticed and staff has not received any calls.

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, Section 15303(f)).

#### Conditions of Approval

1. There shall be no increase in seats for the church as a result of these modifications.
2. Size and location of the proposed gazebo shall conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. The use of the gazebo shall be limited to social occasions and occasional lunches. The area is **never to be used** for outdoor services.
5. Any other changes or additions shall require additional Planning review and approval.

#### Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in