

**CITY OF SACRAMENTO**

1231 I Street, Sacramento, CA 95814

Permit No: 0110224

Insp Area: 1

Thos Bros: 297J7

Site Address: 1641 51ST ST SAC

Parcel No: 008-0483-006

Sub-Type: NGAR

Housing (Y/N): N

CONTRACTOR

OWNER

GREGORY ERTL  
1651 51ST ST  
SACRAMENTO CA. 95819

ARCHITECT

Nature of Work: GARAGE/WORKSHOP PER ATTACHED CONDITIONS. Z01-053

**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);

CE 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 08.14.01 Owner Signature Gregory Ertl

**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 08.14.01 Applicant/Agent Signature [Signature]

**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 08.14.01 Applicant Signature [Signature]

**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.**

Date of Request: 8/9/01  
By: GREG

CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION  
PLANNING AND ZONING INFORMATION REQUEST

Project Address: 1641 51<sup>ST</sup> ST.

Assessor's Parcel Number: 008-0483-006

Previous Use: SFR

Description of Request/Proposed Use: CONSTRUCT GARAGES

WITH SHOP SPACES ON GROUND FLOOR AND

STORAGE SPACES & BATH ABOVE AND DECK/PATIO  
AT THE NORTH.

Is This a Change of Use? NO

Prior Applications for Project Site(P#, Z#, DRPB#): NONE Zoning Designation: R-1

Comments: Conditions of Approval PER Z01-053

1. The project shall be constructed consistent with the plans submitted for review (Z01-053) Any substantial changes to the plans submitted will require further review.
2. Sidewalk and driveway improvements shall be constructed to City Standards to the satisfaction of the Department of Public Works.
3. The project requires approval of a driveway variance, from the Department of Public Works. This variance must be approved prior to issuance of building permits for the project.
4. The project shall obtain all necessary building permits prior to construction of the project.

- \* Staff Site Plan Check Required? (Circle one)  YES NO
- \* Field Inspection Required? (Circle one)  YES NO
- \* Design Review/Preservation Required?: (Circle one) YES  NO

Planning Review by/Date: DAVID HUNG 8/9/01

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

MICROFILM AFTER FINAL

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

**ACTION OF THE ZONING ADMINISTRATOR**

On June 26, 2001, the Zoning Administrator approved, with conditions, a Special Permit to construct a Detached accessory structure in the front setback of a through lot in the Single Family Residential (R-1) zone for the project known as Z01-053. Findings of Fact and Conditions of Approval for the project are listed on page 3-4.

**Project Information**

Request: 1. **Zoning Administrator Special Permit** to construct a detached accessory structure within the front setback of a through lot, and to exceed the maximum wall height from finished lot grade to building plate line at the front of the building, on  $\pm$ .14 developed acres in the Single Family Residential (R-1) zone.

Location: 1641 51<sup>st</sup> Street (D3, Area 1)

Assessor's Parcel Number: 008-0483-006

Applicant: Gregory Ertl  
1641 51<sup>st</sup> Street  
Sacramento, CA 95819

Property Same  
Owner:

Project Planner: Mark Kraft

General Plan Designation: Low Density Residential  
Existing Land Use of Site: Single Family Residence  
Existing Zoning of Site: Single Family Residential

Surrounding Land Use and Zoning:

North: R-1; Single Family Res.  
South: R-1; Single Family Res.  
East: R-1; Single Family Res.  
West: R-1; Single Family Res.

Property Dimensions: 125' x 50'  
Property Area: 0.14 $\pm$  acre  
Square Footage of Buildings: 1700 square feet (existing house)

840 square feet (proposed garage/shop space)  
 400 square feet (loft storage/bathroom)  
 Height of Building: 18 feet  
 12 feet to front plate line  
 Exterior Building Materials: Wood Lap Siding  
 Roof Materials: Asphalt Shingles  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing

<u>Setbacks</u>	<u>Required</u>	<u>Proposed</u>
Front:	12'	4'
Side(South)	5'	5'
Side(North)	5'	17'

Project Plans: Exhibit A-E

Previous Files: None

Additional Information: The applicant is requesting to construct a garage with shop space on the ground floor and storage space with a bathroom above. The garage space is 480 square feet, the 1<sup>st</sup> floor shop space 360 square feet, and the upstairs storage/bathroom space is 400 square feet. The applicant is also proposing to construct a deck on the north side of the structure.

The project is on a block (from P to Q Streets) where all but one of the lots are "through" lots which have frontage on both 51<sup>st</sup> Street and 52<sup>nd</sup> Street. All homes along the block face 51<sup>st</sup> Street. Several homes along this block have garages which face 52<sup>nd</sup> Street. The project site currently has no garage. The proposed project is designed to be consistent in architecture with the existing main house. The orientation of the accessory structure is designed to be consistent with other accessory structures along 52<sup>nd</sup> street. Specifically the 4 foot setback proposed for the structure is identical to the existing garage directly to the north of the property.

The zoning ordinance requires that the front setback in the R-1 zone is either 25' or the average of the two nearest setbacks on the block, whichever is less. Since the lot is a through lot, both 51<sup>st</sup> and 52<sup>nd</sup> Street frontages are considered to be "front" yards. Therefore the required setback along 52<sup>nd</sup> Street would be 12 feet. However, the proposed project is consistent with existing development along 52<sup>nd</sup> Street. The zoning ordinance also specifies that the maximum wall height, from finished lot grade to plate line is 10 feet. The applicant is proposing 12 feet. The structure meets the overall height limitation of 18 feet, and is compatible with development in the immediate area.

The applicant will require a driveway variance (from Public Works) prior to obtaining a building permit. The applicant will also construct a sidewalk, consistent with City standards, to join with the existing sidewalks adjacent to the properties to the north and south of the site.

The project was routed to the surrounding property owners 100 feet from the property corners. The project was also routed to the East Sacramento Neighborhood Association. No written comments or calls were received.

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

Conditions of Approval

1. The project shall be constructed consistent with the plans submitted for review (Z01-053) Any substantial changes to the plans submitted will require further review.
2. Sidewalk and driveway improvements shall be constructed to City Standards to the satisfaction of the Department of Public Works.
3. The project requires approval of a driveway variance, from the Department of Public Works. This variance must be approved prior to issuance of building permits for the project.
4. The project shall obtain all necessary building permits prior to construction of the project.

Findings of Fact, Special Permit:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. the proposed accessory structure will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
  - a. the proposed project is compatible in design with the existing house and other properties in the neighborhood.
  - b. the second floor will not be used as living area.
  - c. there will still be adequate yard area.

3. The project is consistent with the General Plan which designates the site as Low Density Residential.

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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  
Owner  
ZA Log Book

# SKY ENGINEERING, INC.

11-30-01

MR. GREG ERPLE  
1641 51<sup>ST</sup> ST  
Sacramento

RE: Connection notice 11/28/01

Dear Greg

The following are my responses to various items on the Ref. C/N

Item

# 3 By reversing the holddown attachment & reducing the distance betw. holddown does not overstress the shear walls

# 2 I can approve this.

# 5 see revised calculations with details of 3-1<sup>3</sup>/<sub>4</sub> x 14, 1.8 LVL's

• see approved drawings of placing blocking under shear wall 1 to provide equal strength to strong wall.

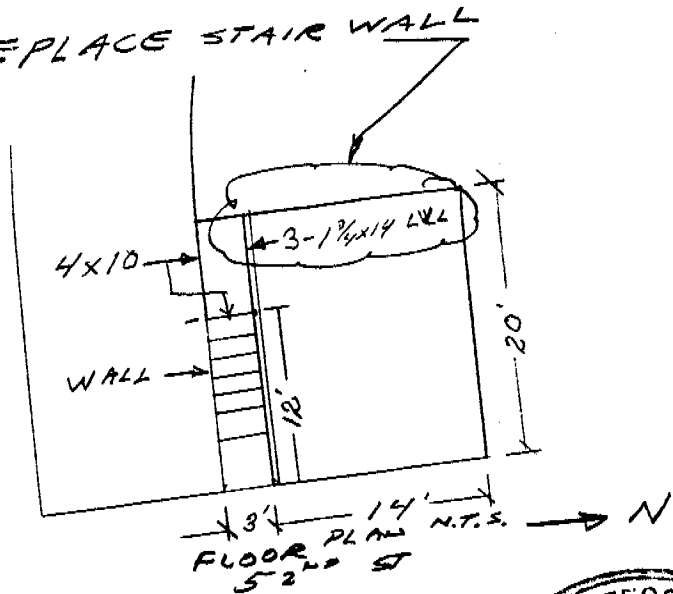
# 8 4x6 header across 6030 window at dormer is adequate.



2420 K STREET, #250 • SACRAMENTO, CA 95816 •  
PHONE: 916.492.2450 • FAX: 916.492.2460

11-30-01

1641 51<sup>ST</sup> ST  
 BEAM TO REPLACE STAIR WALL



$DL = 10 \text{ \#}/\text{ft}^2$

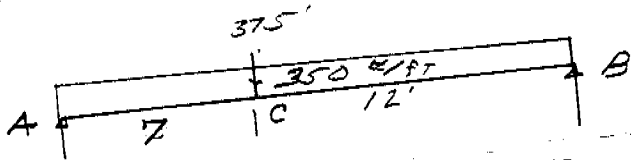
$LL = 40 \text{ \#}/\text{ft}^2$

$TL = 50 \text{ \#}/\text{ft}^2$

$W = 50 \times 14 \div 2 = 350 \text{ \#}/\text{ft}$

POINT LOAD @ SUPPORT OF STAIR

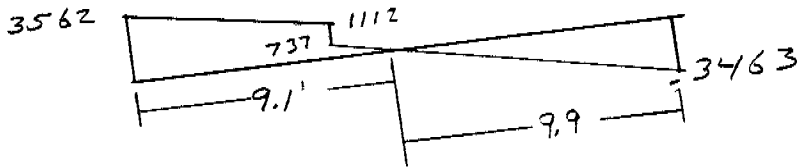
$P = 50 \text{ \#}/\text{ft}^2 \times 1.5' \times 10' \div 2 = 375 \text{ \#}$



$MA = 350 \times 19^2 \div 2 + 375 \times 7 - R_B \times 19 = 0$

$R_B = \frac{63,175 + 2625}{19} = 3463 \text{ \#}$

$R_A = -\frac{(350 \times 19 + 375)}{6550} + 3463 = 3562 \text{ \#}$



$M_C = 9.9 \times 3463 - 350 \times 9.9^2 \div 2$   
 $34,284 - 17,152 = 17,132 \text{ ft-lb}$

$S = \frac{17,132 \times 12}{2600} = 79.1 \text{ IN}^3 \text{ TRY } E=2.0 \text{ } S=71$

$3 - 13/4 \times 9 1/2 \text{ } 1.8 \text{ E LVL} = 79 \text{ IN}^3$

$\Delta = \frac{270 \times 400 \times 19^4}{1.8 \times 10^6 \times 5.25 \times 9.5^3}$

$+ \frac{28.8 \times 400 \times 19^2}{1.8 \times 5.25 \times 9.5 \times 10^6}$

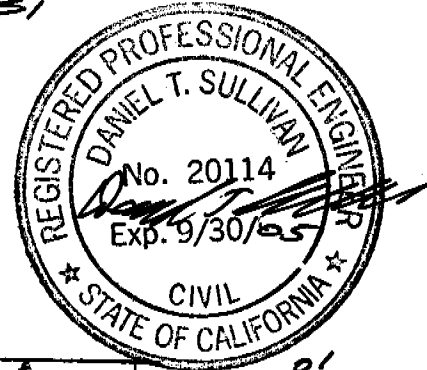
$\Delta = 1.74 \text{ IN} \text{ NG}$

$.04 \text{ IN}$





GREG ERDLE 51<sup>ST</sup> ST



HEADER

78" SW 22 x 7-6

11-30-01

78"  
87"  
(7'-3")

(E) HOLD DOWN BOLTS

(4 1/2") 4 1/2 x 5 1/2  
(1 1/2") 2 x 6 PT SILL  
(3") EXISTING CURB

(N) 2 - 5/8 x 24" THREADED RODS

ELEVATION

REVISION OF SHEAR WALL

3/4" = 1'-0"

GAR. FLOOR

2 - 5/8 x 24 THR. RODS

EMBED RODS WITH SIMPSON EPOXY SYSTEM PER SPEC. ON PAGE 32 & 33 SIMPSON CONNECTOR CATALOG C-2001

