

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0112715

Insp Area: 1

Thos Bros: 297J5

Site Address: 632 44TH ST SAC

Parcel No: 004-0245-024

Sub-Type: NGAR

Housing (Y/N): N

CONTRACTOR

FARGO CONSTRUCTION
PO BOX 162805
SAC CA 95816

OWNER

TOCCALINI LINDA A
632 44TH ST
SACRAMENTO CA 958190

ARCHITECT

Nature of Work: NEW GARAGE 500-SF, AND DEMO EXISTING 20' X 18' GARAGE.

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 B1 License Number 389388 Date 10/29/2001 Contractor Signature Jim Fargo

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the contractor's 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 _____ Owner Signature _____

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the applicant's representation, 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 10/29/2001 Applicant/Agent Signature Jim Fargo

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 STATE FUND Policy Number 1596466 - 01 Exp Date 06/01/2002

(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 10/29/2001 Applicant Signature Jim Fargo

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

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, September 13, 2001, the Zoning Administrator approved with conditions a special permit to rebuild a garage that exceeds rear lot coverage for the project known as Z01-147. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: **Zoning Administrator Special Permit** to allow a new two car 500 square foot garage to cover 46.7 percent of the rear yard setback (33 percent is allowed maximum) for a single family residence on 0.13 \pm developed acres in the Standard Single Family (R-1) zone.

Location: 632 44th Street (D3, Area 1)

Assessor's Parcel Number: 004-0245-C24

Applicant: Darryl Chinn Architects
2612 J Street #2
Sacramento, CA 95816

Property Owner: Linda Toccalini
633 44th Street
Sacramento, CA 95819

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Land Use of Site: Single Family Residence
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:
North: R-1; Single Family Residence
South: R-1; Single Family Residence
East: R-1; Single Family Residence
West: R-1; Single Family Residence

Property Dimensions:	50' x 110'	
Property Area:	0.13 \pm acres	
Square Footage of Buildings:	Existing House-	1,094 square feet
	Proposed Garage-	500 square feet
	Total-	1,594 square feet
Height of Garage Building:	One Story; 14 feet	
Exterior Building Materials:	Wood Siding	
Roof Materials:	Wood Shingles	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibits A-B

Previous Files: None

Additional Information: The applicant is requesting to rebuild and expand an existing garage within the rear yard setback area. The garage is in a state of disrepair and small. The existing garage is approximately 220 square feet. The proposed garage will be 20 feet by 25 feet (500 square feet) and cover 46.7 percent of the rear yard setback area. The Zoning Code allows accessory structures to cover 33 percent of the rear yard setback area. The structure is one foot from the rear (west) property line and six feet from the alley (north) property line. A Zoning Administrator Special Permit is necessary to build an accessory structure that does not meet the accessory building Zoning Code requirements. The lot is also substandard in width (50 feet wide) for a normal residential parcel.

The site is located within the East Sacramento Improvement Association (ESIA) neighborhood area. The project plans were sent to ESIA and they have no comment. The project has been noticed and staff received no calls.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15302.

Conditions of Approval

1. There shall be no further expansion of the garage into the rear yard setback area nor any additional structures added any where on the site.
2. Size and location of the structure shall conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to commencing construction.

4. **Advisory Note:** The proposed project is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed garage will not substantially alter the characteristics of the site or the surrounding neighborhood; and
 - b. the proposed garage will be located on the same pad as the old garage structure.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed garage is compatible in design with the other existing properties in the neighborhood;
 - b. there will still be adequate yard area; and
 - c. the lot is substandard in width.
3. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na).



Joy D. Patterson
Zoning Administrator

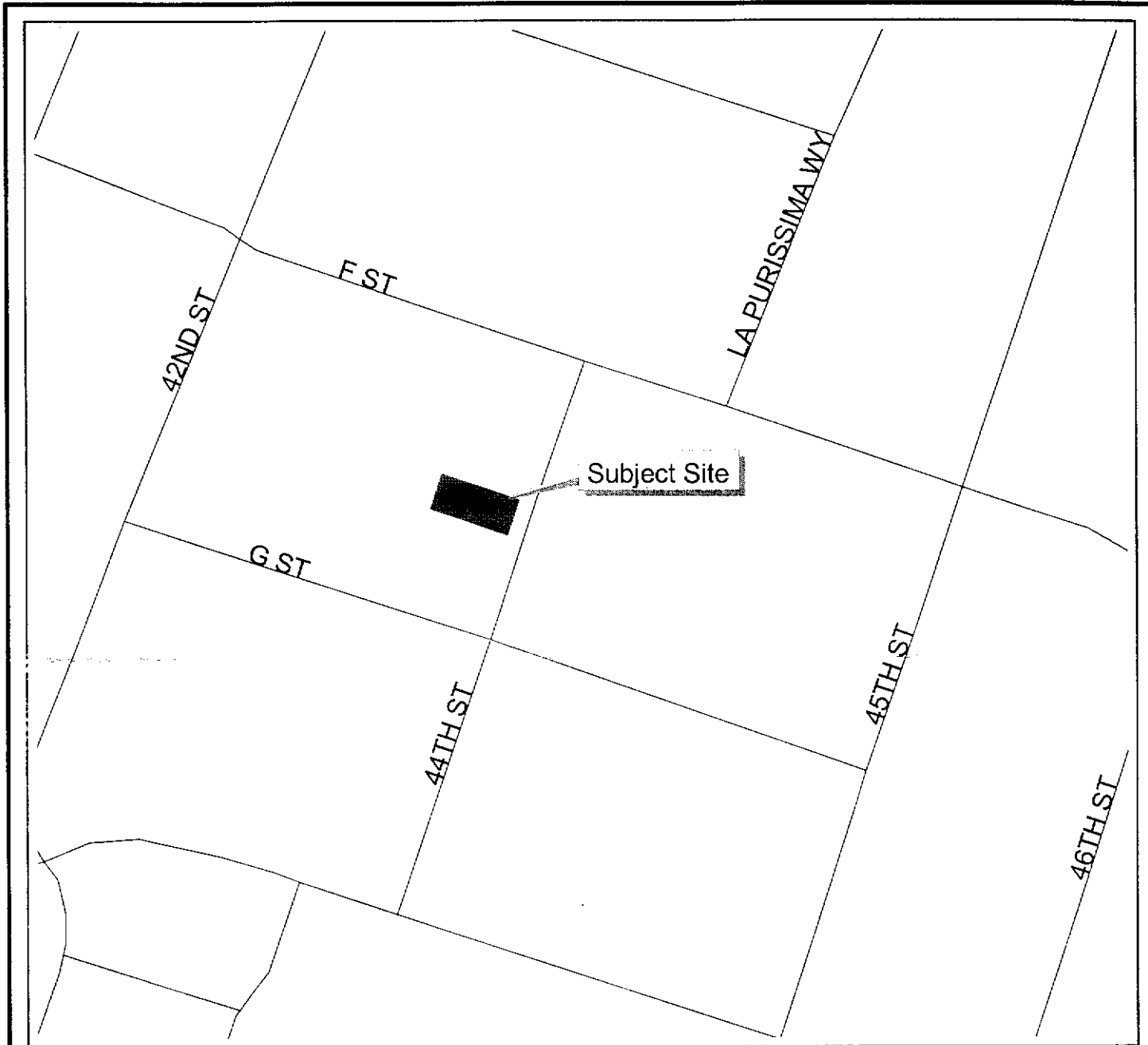
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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

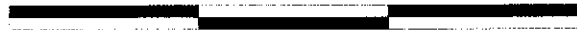

cc: File

Applicant

ZA Log Book



200 0 200 400 Feet

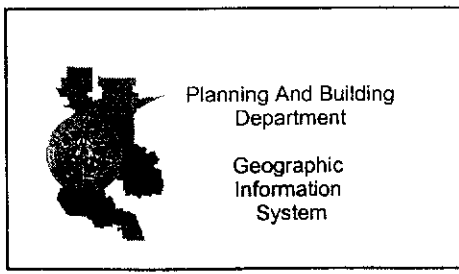
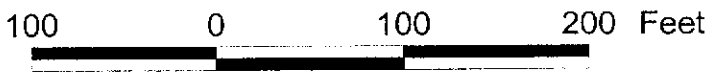
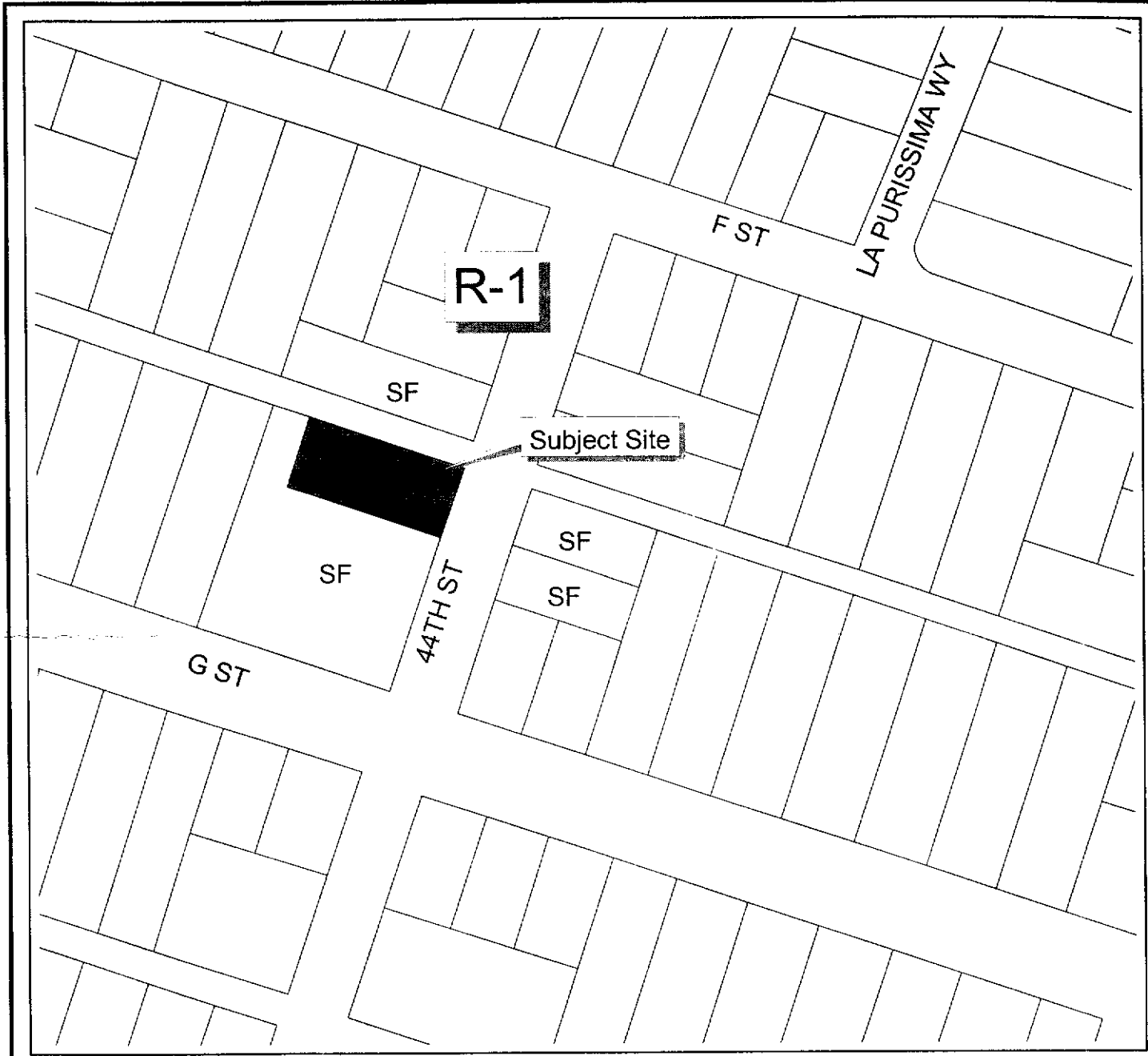



Planning And Building
Department

Geographic
Information
System

VICINITY MAP





LAND USE AND ZONING



Tocalini Garage Addition

632 44th Street
Sacramento, California 95819

SHEET INDEX

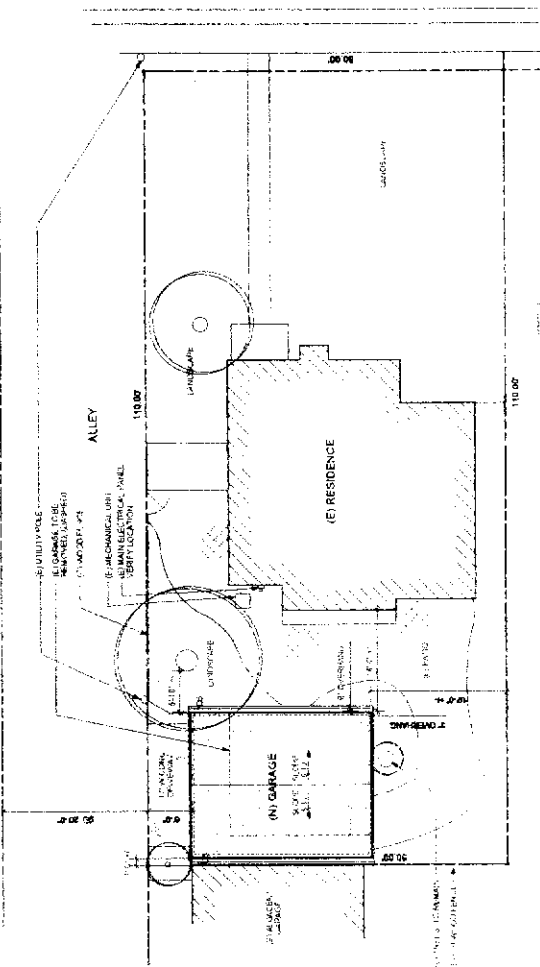
ARCHITECTURAL
 A-1 SITE PLAN, ELEVATIONS AND NOTES
 A-2 SYSTEM ELEVATIONS, SECTIONS AND MECHANICAL SCHEDULES
 A-3 EXTERIOR FINISH SCHEDULES, PLUMBING, MECHANICAL AND ELECTRICAL

DISCIPLINES

ARCHITECT
 URSPRT, ORRIN ARCHITECT, AIA, 60500
 2510 44TH STREET, SUITE 107
 SACRAMENTO, CALIFORNIA 95819
 PROJECT NO. 05-0001

OWNER
 LINDA TOCALINI
 5544 44TH STREET, UNIT 18
 SACRAMENTO, CALIFORNIA 95819

44 9 STREET



REFERENCE SITE PLAN AND ROOF PLAN

SCALE: 1/8" = 1'-0"

SITE NOTES:

1. VERIFY ALL UTILITIES ON ALL UTILITIES AND GROUNDwater BEFORE EXCAVATION.
 2. VERIFY ALL UTILITIES AND GROUNDwater BEFORE EXCAVATION.
 3. VERIFY ALL UTILITIES AND GROUNDwater BEFORE EXCAVATION.

PROJECT DATA:

PROJECT NAME: Tocalini Garage Addition
 PROJECT ADDRESS: 632 44th Street
 CITY: SACRAMENTO, CA
 COUNTY: SACRAMENTO, CA
 ZIP: 95819
 ARCHITECT: URSPRT, ORRIN ARCHITECT, AIA, 60500
 2510 44TH STREET, SUITE 107, SACRAMENTO, CA 95819
 DATE: 09/13/2001

VICINITY MAP

CITY OF SACRAMENTO

NORTH

N.T.S.

TITLE SHEET

DATE: JUN 5, 2001
 DRAWING NO.: 05-0001
 SHEET NO.: A-1

REVISIONS	RELEASE DATE	DESCRIPTION	BY

A-1

ABBREVIATIONS

AC	ACRYLIC
AD	ADHESIVE
AG	AGGREGATE
AK	AKUMULATIVE
AL	ALUMINUM
AM	AMMONIUM
AN	ANNEALING
AO	ANODIZING
AP	APPLY
AR	ARCHITECTURAL
AS	ASTM
AT	ATMOSPHERIC
AV	AVERAGE
B	BUILDING
B1	BREATHABLE
B2	BARRIER
B3	BARRIER
B4	BARRIER
B5	BARRIER
B6	BARRIER
B7	BARRIER
B8	BARRIER
B9	BARRIER
B10	BARRIER
B11	BARRIER
B12	BARRIER
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B48	BARRIER
B49	BARRIER
B50	BARRIER

SYMBOL LEGEND

	1/2" CONC.
	1" CONC.
	2" CONC.
	4" CONC.
	6" CONC.
	8" CONC.
	12" CONC.
	16" CONC.
	20" CONC.
	24" CONC.
	30" CONC.
	36" CONC.
	42" CONC.
	48" CONC.
	54" CONC.
	60" CONC.
	66" CONC.
	72" CONC.
	78" CONC.
	84" CONC.
	90" CONC.
	96" CONC.
	102" CONC.
	108" CONC.
	114" CONC.
	120" CONC.
	126" CONC.
	132" CONC.
	138" CONC.
	144" CONC.
	150" CONC.
	156" CONC.
	162" CONC.
	168" CONC.
	174" CONC.
	180" CONC.
	186" CONC.
	192" CONC.
	198" CONC.
	204" CONC.
	210" CONC.
	216" CONC.
	222" CONC.
	228" CONC.
	234" CONC.
	240" CONC.

Z01-147

September 13, 2001

ITEM 4

Z 01 147

PLANNING AND ZONING REVIEW

..... to be filled out by Planning staff

ADDRESS: 632 44th Street

APN: D04-0245-024

ZONING: R-1

DESIGN REVIEW AREA: —

PREVIOUS FILES RELATED TO SITE: 201-147

EXISTING LAND USE: single family house w/ detached garage

PROPOSED USE: Rebuild a new 2-car garage and cover 46.7% of the rear yard setback

COMMENTS: Plans were approved for a special permit 201-147 on ~~9/13~~ 9/13/01.

DATE: 10/2/01

BY: [Signature]

DOES IT APPEAR THAT THE PROJECT WILL REQUIRE A PLANNING APPLICATION?

YES

NO

(If yes, circle applications needed below)

.....Staff.....ZA.....Planning Commission.....Design Review.....Preservation Review.....

CONCLUSION: Project has been approved by the ZA on 9/13/01.

Project must be consistent w/ plans and approval attached

DATE: 10/2/01

BY: [Signature]