

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0508410

Insp Area: 4

Thos Bros: 278A3

Site Address: 3606 FIG ST SAC

Parcel No: 251-0125-015

2ND UNIT @ REAR OF PROPERTY

Sub-Type: NDUP

Housing (Y/N):

N

CONTRACTOR

NEW HAVEN HOMES INC
371 WEST EL CAMINO AVE #2
SACRAMENTO CA 95833

OWNER

JOHNNY SHOTWELL
3604 FIG ST
SACRAMENTO CA 95838

ARCHITECT

Nature of Work: NEW DETACHED 2 STORY 2ND UNIT ON PROPERTY, 427 SFG GARAGE W/ 427 SFO FLIVING SPACE ABOVE, & 42 SQT STAIRS & PORCH --- IN DESIGN REVIEW AREA----

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 B License Number 817452 Date 8-31-05 Contractor Signature [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 _____ Owner Signature _____

PAID
CITY OF SACRAMENTO
AUG 31 2005
REVENUE & FINANCE SERVICES

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 improvements 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 8-31-05 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 STATE FUND Policy Number 1616788 Exp Date 06/25/2006

(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 8-31-05 Applicant Signature [Signature]

WARNING: FAILURE TO SECURE WORKERS' 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

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, February 2, 2005, the Zoning Administrator approved with conditions a special permit to allow a second unit to be built concurrently with a primary unit for the project known as (File Z04-393). Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

Request: **Zoning Administrator Special Permit** to allow the construction of a 400 square foot second unit on the second floor of a 400 square foot detached garage at the same time as the construction of a new single family home and to allow the front door to the second unit to be from the rear setback area on 0.14± vacant acres in the Single Family Residential (R-1) zone.

Location: 3604 Fig St (D4, Area 2)

Assessor's Parcel Number: 251-0125-015

Applicant: Steven Martineau (New Haven Homes Inc.)
371 W. El Camino Ave. #2
Sacramento, CA 95833

Property Owner: Mr and Mrs. Johnny Shotwell
3614 Fig Street
Sacramento, CA 95833

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

Surrounding Land Use and Zoning:	Setbacks	Required	Existing
North: R-1; Residential	Front:	25'	25'
South: R-1; Residential	Side (N):	5'	5'
East: R-1 and C-2; Residential	Side (S):	5'	13'
West: R-1; School	Rear:	15'	15'

Property Dimensions: 50 feet x 120 feet
Property Area: 0.14± acres
Square Footage of Buildings: Residence and Garage- 2,642 square feet
Second Unit/Garage- 800 square feet

3606 Fig St 0508410

Height of Building:	Total-	3,442 square feet
Topography:	Second Unit-	Two Stories, 23 feet
Street Improvements:	Flat	
Utilities:	Existing	
	Existing	

Project Plans: See Exhibits A-C

Previous Files: None

Additional Information The applicant is requesting to construct a 400 square foot second residential unit above a proposed garage. The applicant proposes to construct the unit concurrently with the primary residential unit at the front of the lot. The Zoning Code requires that a main residence already exist on the lot when a second unit is constructed. The applicant is requesting a Special Permit for a second residential unit that does not meet all the requirements of the Zoning Code to be built by right. Additionally, the second residential unit will have the main entrance from the rear setback of the lot which is not allowed by the Zoning Code. The applicant is requesting to allow the rear yard setback entrance under the Special Permit waiver provisions.

The proposed structure will be 20 feet by 20 feet with a garage on the ground floor and the second unit on the second floor. The proposed structure meets all setback and parking requirements. The new structure will be to the rear of the lot behind the proposed primary unit. The structure will be approximately 23 feet high with a stucco exterior and composition shingle roofing. The structure is compatible in design with the proposed front unit and the property owner will live in the front unit.

The site was posted and property owners within 100 feet of the subject site were notified. Staff received a few calls requesting additional information. The site is located within the Del Paso Heights Design Review District and the applicant has submitted an application to Design Review staff.

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 15303 (a).

Conditions of Approval:

1. Size and location of the second residential unit shall conform to the plans submitted (unless required to be altered by Design Review).
2. The applicant shall obtain the necessary building permits prior to commencing construction.
3. The area behind the second unit shall be landscaped with automatic sprinklers. Any roof vents on the second unit shall be painted to match the roof.
4. Addressing for the second unit shall be located on the property such that is visible from the street.
5. The applicant shall comply with all Design Review conditions for the second unit.

6. Any modification of the second unit shall require additional Planning review and approval.
7. One of the units **must always** be owner occupied.

Utilities:

8. Only one domestic water service per parcel is allowed. Any new domestic water services shall be metered. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy. Note: The existing point of service is located in the easement at the rear of the lot. The existing service may be undersized to serve both units, and may be located in conflict with the proposed garage/ second living unit.
9. No structures, foundations, concrete slabs or driveways shall be constructed over or within the 10 foot wide public utility easement (former alley) located at the rear of the lot. Existing public water and sewer mains are located within this easement.
10. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
11. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures.
12. Show all existing easements to include the four foot public utility easement adjacent to the rear property line.
13. **Advisory Note:** The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.
14. **Advisory Note:** Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.
15. **Advisory Note:** Utility records indicate that the existing water and sanitary sewer services for the subject site are located at the rear of the lot and may be under the proposed structure. City maintenance responsibilities of the services are to the point of service within the public utility easement. The property owner is responsible for the maintenance and repair of the services on their property. The applicant should relocate existing services from under the proposed building or reconstruct the existing service within a pipe sleeve for protection and ease of future repair and replacement of the service.

Findings of Fact

1. Granting the Special Permit is based upon sound principles of land use in that:
 - a. second residential unit is permitted in the Standard Single Family zone;
 - b. the proposed project is compatible in design with the proposed main unit and existing surrounding properties in the neighborhood; and
 - c. the new structure will have minimal impact to surrounding properties.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. the use will not generate significant impacts to the nearby residential properties; and
 - b. adequate parking, setbacks and open space is provided.
3. The project is consistent with the General Plan and the North Sacramento Community Plan which designate the site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.

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 (original) ZA Log Book Applicant

N.S

Certification of Compliance School District Development Fees

PART 1 To be completed by APPLICANT

Owner's Name & Address Shot well
 Project Address 3606 First
 Parcel Number 251-0125-015 Lot No. _____
 Subdivision Name _____ Number of Units _____
 Applicant's Signature & Title [Signature] Contractor
 Date 8-16-05 Phone No. (910) 920-4357

NOTICE TO APPLICANT: Pursuant to Government Code Section 66020(d), this will serve to notify you that the 90-day approval period in which you may protest the fees or other payment identified above will begin to run on the date in which the building or installation permit for this project is issued or on which they are paid to the district(s) or to another public entity authorized to collect them on behalf of the district(s), whichever is earlier.

PART 2 To be completed by BUILDING DEPARTMENT

Plan Identification Number 05-08410 Building Type (CHECK ONE)
 Residential
 Apartment/Condominium
 Commercial/Industrial
 Square Feet of Chargeable Building Area 427
 Signature [Signature] Date 6/16/05
 Title _____

PART 3 To be completed by SCHOOL DISTRICTS

Grant Joint Union High School District
 District Certification No. 06-0047
 EXEMPT _____
 Comments
 RESIDENTIAL / APARTMENT / CONDOMINIUM
427 Sq.Ft. x \$ 2.24 = \$ 956.48
 COMMERCIAL / INDUSTRIAL
 _____ Sq.Ft. x \$ _____ = \$ _____
 OTHER FEE TYPE _____
 _____ Sq.Ft. x \$ _____ = \$ _____
 TOTAL FEES COLLECTED = \$ 956.48

Robla Elementary School District
 District Certification No. _____
 EXEMPT _____
 Comments
 RESIDENTIAL / APARTMENT / CONDOMINIUM
 _____ Sq.Ft. x \$ _____ = \$ _____
 COMMERCIAL / INDUSTRIAL
 _____ Sq.Ft. x \$ _____ = \$ _____
 OTHER FEE TYPE _____
 _____ Sq.Ft. x \$ _____ = \$ _____
 TOTAL FEES COLLECTED = \$ _____

This Certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance. As the authorized school district official, I hereby certify that the requirements of Government Code Section 65995 and any other authorized requirements have been complied with by the above signed applicant.

GRANT Authorized School District Official **ROBLA**
 Signature [Signature] Signature _____
 Title _____ Title _____
 Date 8/16/05 Date _____

Original: Grant Joint Union High School District / Robla Elementary School District
 1st Copy: Building Department
 2nd Copy: Applicant
 GJUHS: Facilities Planning and Construction Department
 Certificate of Compliance Form (rev. 10/02) bep

INSTALLATION CERTIFICATE

3606 Pils St
Site Address

0508410
Permit Number

An installation certificate is required to be posted at the building site or made available for all appropriate inspections. (The information provided on this form is required; however, use of this form to provide the information is optional.) After completion of final inspection, a copy must be provided to the building department (upon request) and the building owner at occupancy, per Section 10-103(b).

HVAC SYSTEMS:

Heating Equipment

Equip. Type (pkg. heat pump)	CEC Certified Mfr Name and Model Number	# of Identical Systems	Efficiency (AFUE, etc.) ¹ (>CE-1R value)	Duct Location (attic, etc.) ¹	Duct or Piping R-value	Heating Load (Btu/hr)	Heating Capacity (Btu/hr)
SPLIT	DAIKIN 262	1	80%	ATTIC	4.2	90K	105700

Cooling Equipment

Equip. Type (pkg. heat pump)	CEC Certified Compressor Unit Mfr Name and Model Number	# of Identical Systems	Efficiency (SEER, etc.) ¹ (>CE-1R value)	Duct Location (attic, etc.) ¹	Duct R-value	Cooling Load (Btu/hr)	Cooling Capacity (Btu/hr)
SPLIT	DAIKIN 262	1	80%	ATTIC	4.2	90K	105700

1. \geq reads greater than or equal to.

I, the undersigned, verify that equipment listed above is: 1) is the actual equipment installed, 2) equivalent to or more efficient than that specified in the certificate of compliance (Form CF-1R) submitted for compliance with the Energy Efficiency Standards for residential buildings, and 3) equipment that meets or exceeds the appropriate requirements for manufactured devices from the Appliance Efficiency Regulations or Part 6, where applicable.

Signature, Date

Installing Subcontractor (Co. Name) OR General Contractor (Co. Name) OR Owner

WATER HEATING SYSTEMS:

Heater Type	CEC Certified Mfr Name & Model Number	Distribution Type (Std. Point-of-Use)	If Recirculation, Control Type	# of Identical Systems	Rated ² Input (kW or Btu/hr)	Tank Volume (gallons)	Efficiency ² (EF, RE)	Standby ² Loss (%)	External Insulation R-value ³
GS	PREMIUM	STD	No	1	0	50	60	7	0

- 2 For small gas storage (rated input of less than or equal to 75,000 Btu/hr), electric resistance and heat pump water heaters, list Energy Factor. For large gas storage water heaters (rated input of greater than 75,000 Btu/hr), list Recovery Efficiency, Standby Loss and Rated Input. For instantaneous gas water heaters, list Recovery Efficiency and Rated Input.
- 3 R-12 external insulation is mandatory for storage water heaters with an energy factor of less than 0.58.

Faucets & Shower Heads:

All faucets and showerheads installed are certified to the Commission, pursuant to Title 24, Part 6, Section 111.

I, the undersigned, verify that equipment listed above my signature is: 1) the actual equipment installed; 2) equivalent to or more efficient than that specified in the certificate of compliance (Form CF-1R) submitted for compliance with the Energy Efficiency Standards for residential buildings; and 3) equipment that meets or exceeds the appropriate requirements for manufactured devices from the Appliance Efficiency Regulations or Part 6, where applicable.

Signature, Date

Installing Subcontractor (Co. Name) OR General Contractor (Co. Name) OR Owner

COPY TO: Building Department
HERS Provider (if applicable)
Building Owner at Occupancy

3606
Site Address

0508410
Permit Number

FENESTRATION/GLAZING:

Manufacturer/Brand Name (GROUP LIKE PRODUCTS)	Product U-Factor ¹ (≤ CF-1R value) ²	Product SHGC ¹ (≤ CF-1R value) ²	# of Panes	Total Quantity of Like Product (Optional)	Square Feet	Exterior Shading Device or Overhang	Comments/Location/ Special Features
1. <i>Mirrored</i>	<i>0.540</i>	<i>0.610</i>	<i>2</i>			<i>EXTERIOR</i>	<i>NO</i>
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
13.							
14.							
15.							

- ¹ Manufactured fenestration products use the values from the product label. Field fabricated fenestration products use the default values from Section 116 of the Energy Efficiency Standards.
- ² Installed U-Factor must be less than or equal to values from CF-1R. Installed SHGC must be less than or equal to values from CF-1R, or a shading device (exterior or overhang) is installed as specified on the CF-1R. Alternatively, installed weighted average U-Factors for the total fenestration area are less than or equal to values from CF-1R.

I, the undersigned, verify that the fenestration/glazing listed above my signature: 1) is the actual fenestration product installed; 2) is equivalent to or has a lower U-Factor and lower SHGC than that specified in the certificate of compliance (Form CF-1R) submitted for compliance with the Energy Efficiency Standards for residential buildings; and 3) the product meets or exceeds the appropriate requirements for manufactured devices (from Part 6), where applicable.

Item #s (if applicable)	Signature, Date	Installing Subcontractor (Co. Name) OR General Contractor (Co. Name) OR Owner OR Window Distributor
Item #s (if applicable)	Signature, Date	Installing Subcontractor (Co. Name) OR General Contractor (Co. Name) OR Owner OR Window Distributor
Item #s (if applicable)	Signature, Date	Installing Subcontractor (Co. Name) OR General Contractor (Co. Name) OR Owner OR Window Distributor

COPY TO: Building Department
HERS Provider (if applicable)
Building Owner at Occupancy