

CITY OF SACRAMENTO

Permit No: 0400571

1231 I Street, Sacramento, CA 95814

Insp Area: 1

Site Address: 2030 H ST SAC

Thos Bros:

Parcel No: 007-0015-003

Sub-Type: REM

Housing (Y/N): N

CONTRACTOR

I Q CONSTR.
7667 RIVER VALLEY
SAC CA 95828

OWNER

VANDERBUNDT WILLIAM J
2030 H STREET
SACRAMENTO CA 95814

ARCHITECT

Nature of Work: CENTRAL CITY HISTORICAL STRUCTURE. INTERIOR T.I. FOR KITCHEN AND BATHS ELECTRICAL LIGHTING AND MISC CIRCUITS ON TOP FLOOR ONLY (2 UNITS),, AND NEW EXTERIOR DECK AND STAIRS FOR 2ND FLOOR ACCESS ONLY. NO WORK PROPOSED TO LOWER FLOOR./DESIGN REVIEW PB REPORT 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 818697 Date 2/4/04 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

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 FEB 4th 2004 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 NO EMPLOYEES 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 FEB 4th 2004 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.

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 2030 H STREET	APN: 007-0015-007
DRPB AREA / PUD / SPD: CENTRAL CITY/HISTORICAL STRUCTURE	ZONING: C-2-NC
EXISTING LAND USE: COMMERCIAL MIXED USE	
PROPOSED USE: INTERIOR TI FOR KITCHEN AND BATHROOMS ON TOP FLOOR ONLY (2 UNITS) AND NEW EXTERIOR DECK AND STAIRS FOR 2 ND FLOOR ACCESS ONLY, NO WORK PROPOSED TO LOWER FLOORS	
PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:	
<input type="checkbox"/>	Planning review is NOT required.
<input type="checkbox"/>	Use is NOT allowed; applicant CANNOT submit for plan check.
<input type="checkbox"/>	Requires APPLICATION(s): PC ZA IR ER DR PB Required Planning application must be submitted <i>before</i> project can be submitted for plan check.
<input type="checkbox"/>	Application(s) IN PROGRESS: Applicant may submit for concurrent building permit plan check, at applicant's risk. Building Division must check with Planning staff and/or SITE before issuing building permit.
<input checked="" type="checkbox"/>	Application(s) COMPLETED: PB03-066 Building permit must conform to approved plans and comply with all conditions of approval. Do NOT issue building permit prior to end of 10 day appeal period.
<input type="checkbox"/>	Plans may be submitted for plan check. Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards <i>prior to issuance</i> of building permit.
<input type="checkbox"/>	Meets setback & lot coverage requirements as shown on site plan provided.
<input type="checkbox"/>	Plans to be submitted have been stamped/signed by Planning counter staff.
<input checked="" type="checkbox"/>	Route to SITE for plan check and inspection.
<input type="checkbox"/>	Preliminary review ONLY; the information on this form must be reviewed again and confirmed at the time of building permit submittal.
COMMENTS: Building permit must conform to approved plans and comply with all conditions of approval PB03-066. Do NOT issue building permit prior to end of 10 day appeal period.	
DATE: 01-13-2004	BY: PCALDWELL



CITY OF SACRAMENTO
 PLANNING & BUILDING DEPARTMENT
 BUILDING DIVISION
 www.cityofsacramento.org

Help Line: 1-916-264-5656 OR 1-866-EZ-PERMIT
 Inspection: 1-916-808-4677



Downtown Permit Center 1-916-264-6807
 1231 I Street, Suite 200, Sacramento, CA 95814

North Permit Center 1-916-808-2354
 2101 Arena Blvd., Suite 200, Sacramento, CA 95834

PRELIMINARY RESIDENTIAL APPLICATION
 1-916-264-5656 OR 1-866-EZ-PERMIT

<u>2030 H Street</u>	SUITE	INSP. AREA <u>0400571</u>
<u>007-0015-003-0000</u>	COMMUNITY PLAN NO.	PLAN CHECK NO.
ASSESSOR'S PARCEL NO.		

NAME OF APPLICANT	ADDRESS	ZIP CODE	PHONE NO.
LICENSED CONTRACTOR			<u>453-1823</u>
<u>I. Q. Construction</u>	<u>8116 14th Ave. Sait J Sac</u>	<u>95828</u>	
CONTRACTOR'S LICENSE NO.:	<u>8181697 B</u>		
PROPERTY OWNER			<u>916 569 2349</u>
<u>Skip Vanderbunt</u>			
ARCHITECT/ENGINEER			

No. of Stories	No. of Rooms	Roof Covering	Area 1 st Floor	Total Area	Garage Area	Patio Area

THIS PERMIT IS FOR:

BUILDING
 MECHANICAL
 PLUMBING
 ELECTRICAL
 SITE
 FIRE

NATURE OF WORK IN DETAIL

Remodel Kitchens & Baths & Build a rear deck w/stairs.

Interior 2nd Floor

Route to BTM

Residential

\$ 60,000
 VALUATION

CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
HISTORIC PRESERVATION
1231 I Street, Sacramento, CA 95814

ACTION OF THE PRESERVATION DIRECTOR

On Wednesday, October 1, 2003, the Preservation Director approved with conditions a development project for the construction of a new four-car garage for the project known as PB03-066.

Project Information

Request: Review and approval of plans for construction of a two-story deck and stairs at the rear of the subject structure. The mixed-use structure is a Landmark on the Sacramento Register.

Location: 2030 H Street (Council District 3)

Historic Status: Landmark Structure on Sacramento Register

Assessor's Parcel Number: 007-0015-007

Applicant: Irene Hernandez
7667 Pine Valley Drive
Sacramento, CA 95828
Ph: 916-688-4014

Property Owner: Skip Vanderbundt

Project Planner: Randolph Lum
ph: 916-264-5896
e-mail: rlum@cityofsacramento.org

Existing Land Use of Site: Mixed uses (restaurant, former laundromat that is now vacant, residential units above)

Existing Zoning of Site: C-2(NC)

Surrounding Land Use and Zoning:

North: Offices (across H St.); C-2
South: Coffee shop (adjacent-onsite); C-2(NC)
East: Residential (across 21st St.); R-3A
West: Commercial (adjacent); C-2(NC)

Property Dimensions: 40 feet x 160 feet
Property Area: 6,400 square feet
Exterior Building Materials: Rusticated block and wood shingles
Roof Materials: Built-up composition roofing

ISSUED

FEB 0 4 2004

Sacramento Building Division

Background Information: On September 19, 2003, the Preservation Director approved, as a minor project, a portion of Application PB03-066, that included only repair/replacement of front balcony and sloped roof projection. The proposed construction of the rear deck and stairs was deemed to be a more substantial aspect of the overall rehabilitation project that would need consideration at a public hearing.

Summary: The proposed rear deck and stair addition to the mixed-use structure will improve safety and livability for the 2nd floor residential tenants. Besides the use of the outdoor deck space being created, tenants will have access to the currently unused rear yard ground area.

The turned post and balusters indicated on the plans for the deck and stairs seems overly decorative. A simpler treatment consistent with that which was approved for the replacement front balcony would be more appropriate and less over done in context with the existing detailing on the Landmark Structure.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines (CEQA)

Conditions of Approval

1. Balcony balustrade to have 4 x 4 wood posts, 2 x 4 or 2 x 6 top and bottom rails, 2 x 2 balusters toenailed into top and bottom rails. Also decorative post caps shall be provided as shown in details.
2. Plan revisions/refinements that are made to satisfy the Preservation Director's conditions of approval or that made to satisfy building permit requirements shall be subject to the Preservation Director's final review and approval. Any subsequent modifications to the approved plans shall be subject to additional review and approval by the Preservation Director or designated Preservation staff.
3. Any other minor repairs/incidental replacement of materials on the exterior of the building shall match the existing in material and detailing.
4. The applicant shall obtain the necessary building permits prior to commencing construction.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of Historic Preservation.
2. The project is consistent with the Secretary of Interior Standards and the goals and policies of Chapter 15 of the City Code.

Paula Boghosian
Preservation Director

The decision of the Preservation Director may be appealed to the Design Review and Preservation Board. An appeal along with appropriate forms and fees must be filed within 10 days of the Preservation Director's hearing. If an appeal is not filed, the action of the Preservation Director is final.