

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).

Lenders Name _____

Lenders 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 Lic. Number 473884

Date 6-23-97 Contractor Thomas N Durrey
(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 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 Professions 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 or 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 or 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 & P C 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 hereby authorize representative of this city to enter upon the abovementioned property for inspection purposes.

Date 6-23-97 Signature of Applicant or Agent Thomas N Durrey

BUILDING SITE ADDRESS

1016 U ST

SUITE

297-15

INSP. AREA

IR

ASSESSOR PARCEL NO.

609-0134-006

COMMUNITY PLAN NO.

PLAN CHECK NO.

RC

NAME OF APPLICANT

ADDRESS

ZIP CODE

PHONE NO.

LICENSED CONTRACTOR

THOMAS N DURREY

617 22ND ST SACRAMENTO CA.

448-4059

PROPERTY OWNER

JEAN REYES

ARCH. ENGR.

LICENSE NO.

NO. OF STORIES

NO. OF ROOMS

ROOF COVERING

AREA 1ST FLOOR

TOTAL AREA

GARAGE AREA

PATIO AREA

USE ZONE

STREET WIDTH

R1B

THIS PERMIT IS FOR:

BUILDING MECHANICAL PLUMBING ELECTRICAL SITE FIRE

OCCUP. GROUP

NATURE OF WORK IN DETAIL

GENERAL REPAIRS
INSTALL CENTRAL HEAT & AIR. UPDATE WIRING & PAINT
PLUMBING. NEW ELECTRICAL SERVICE, WATER HEATER. REMOVE PLUMB.

R-3

CONSTR. TYPE

FLOOD STATUS

A99

SPECIAL CONDITIONS ATTACHMENTS:

4 WALK HEATERS

II-A

CITY OF SACRAMENTO PERMIT SERVICES
BUILDING INSPECTION DIVISION 264-7619

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 713-96 UNIT 329
10-1-97

(This section need not be completed if the permit is for one hundred dollars (\$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: 6-23-97 Applicant: Thomas N Durrey
(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 COMPENSATION. DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE. INTEREST AND ATTORNEY'S FEES.

VALUATION	\$ 51,000	FIRE SP.	
ISSUED BY:	<u>[Signature]</u>	FED CODE	
DATE ISSUED	<u>7-8-97</u>	FED CODE	<u>1A</u>
BUILDING PERMIT FEE	\$ 700 ⁰⁰	PERMIT NO.	<u>97</u>
PLAN CHECK/PROC. FEE	\$ 19 ⁰⁰	PERMIT NO.	<u>1</u>
S.M.I. FEE	\$	PERMIT NO.	<u>0</u>
CONST. EXCISE TAX	\$	PERMIT NO.	<u>2</u>
CITY BUS LICENSE	\$ 20 ⁴⁰	PERMIT NO.	<u>0</u>
TECH. FEE	\$ 37 ⁰³	PERMIT NO.	<u>8</u>
WATER DEV. FEE	\$	PERMIT NO.	<u>0</u>
CITY SEWER DEV. FEE	\$	PERMIT NO.	<u>0</u>
REG. SEWER FEE	\$	PERMIT NO.	<u>0</u>
RESIDENTIAL CONST. TAX	\$	PERMIT NO.	<u>0</u>
Flood Fee	19 ⁰⁰	PERMIT NO.	<u>0</u>
TOTAL FEES	\$ 795 ⁴³	PERMIT NO.	<u>0</u>

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

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
REYES SECOND DWELLING UNIT, LOCATED AT 1016 U STREET
SACRAMENTO, CALIFORNIA IN THE
SINGLE FAMILY OR TWO FAMILY (R-1B) ZONE. (P97-130)**

At the regular meeting of June 25, 1998, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination - Exempt;**
- B. Approve the Special Permit to allow the conversion of the basement of a single family residence into an additional dwelling unit on 0.11 developed acres in the Single Family or Two Family (R-1B) zone; and,**
- C. Approve the Variance to waive the garage for a residential unit in the R-1B zone.**
- D. Deny the Variance to permit a six foot high fence within the front setback for a residential structure in the (R-1B) zone**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15303(b) of the CEQA Guidelines.
- B. Special Permit to allow the conversion of the basement into an additional dwelling unit: The Special Permit to allow the conversion of the basement of a single family residence into an additional dwelling unit on 0.11 developed acres is **approved** subject to the following findings of fact and conditions of approval:
 - 1. The project is based upon sound principles of land use in that:
 - A. the proposed use is compatible to the existing single family, multiple family and commercial uses in the neighborhoods; and,

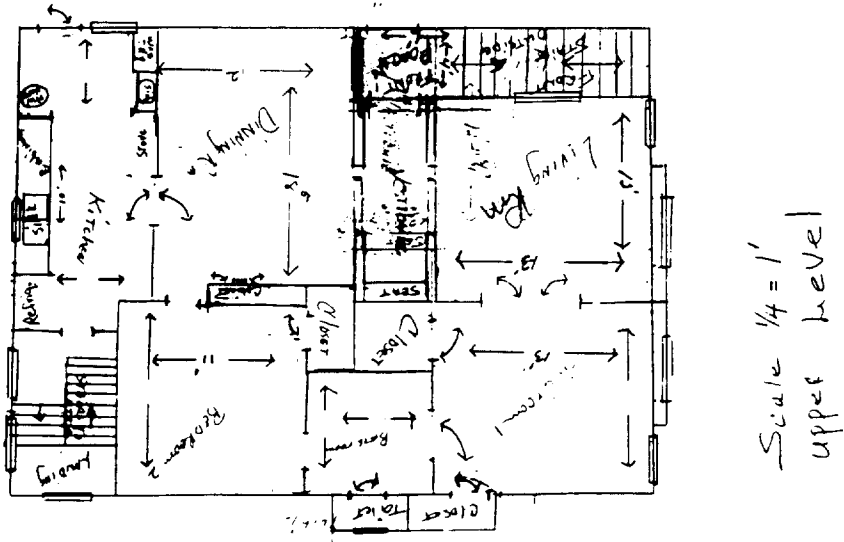
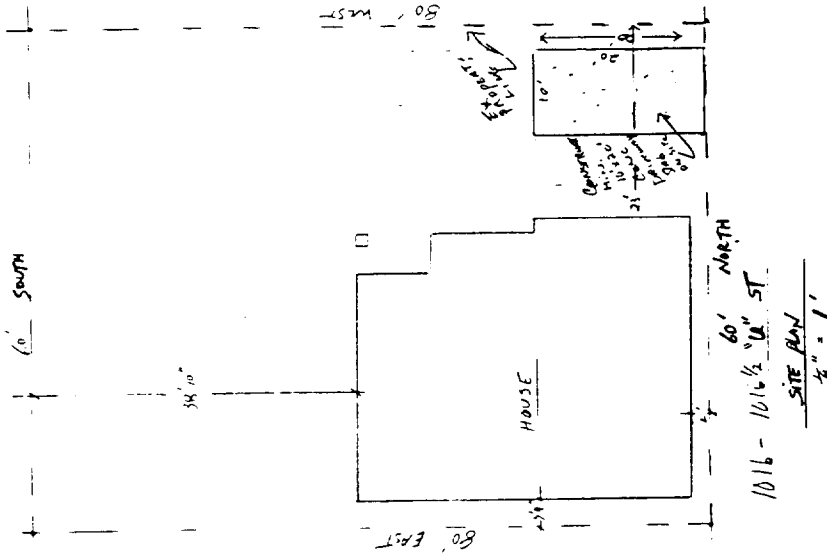
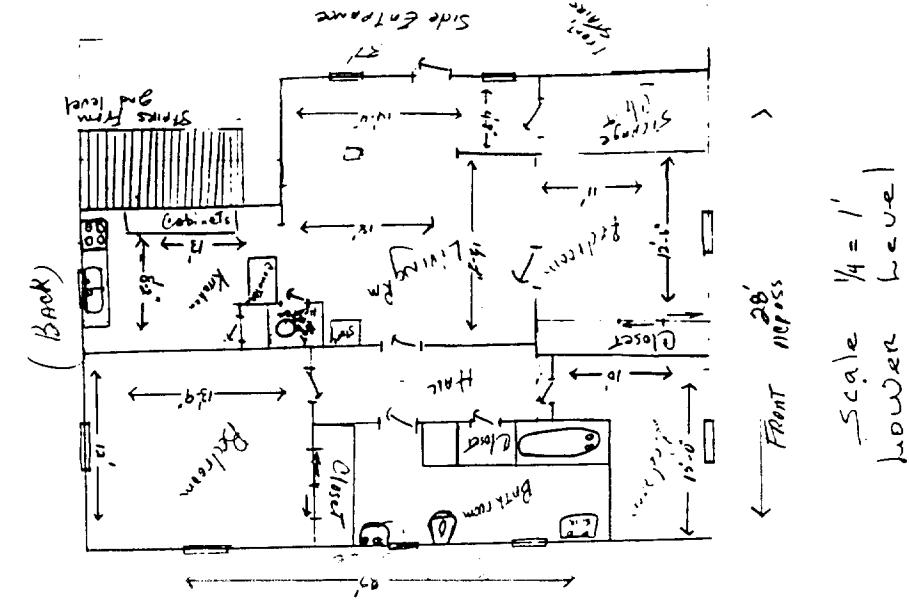
neighborhood and inhibits the line of sight of the unit.

4. The fence is not consistent with the General Plan and Central City Community Plan policies which support pleasant, attractive neighborhoods.

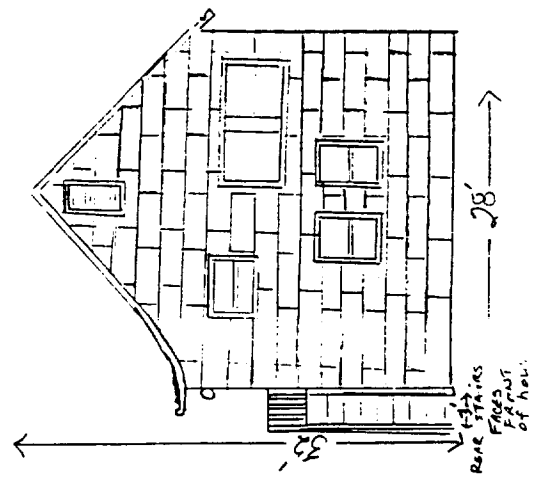
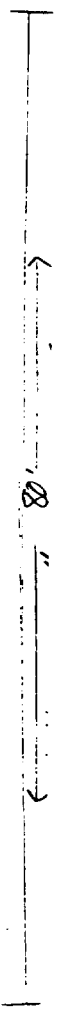
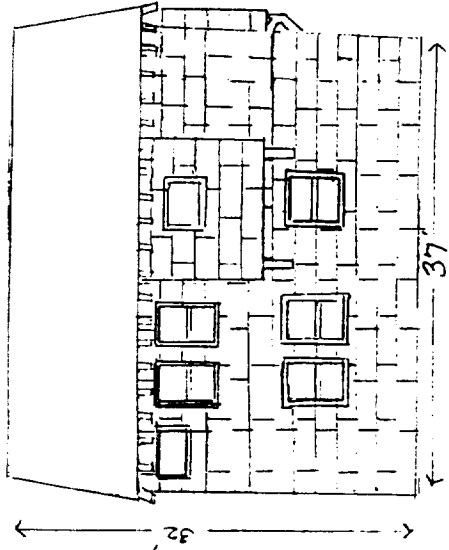
CONDITIONS OF APPROVAL:

B. The Special Permit to allow the conversion of the basement of a single family residence to a dwelling unit (Exhibit 1A & 1B) is hereby approved subject to the following conditions:

- B1. The project shall be reviewed and approved by the Preservation staff prior to issuance of a building permit.
- B2. A building permit shall be obtained within two years of approval of this special permit, converting the basement to a single family dwelling unit or the special permit expires.
- B3. The second dwelling unit shall not be inhabited until a certificate of occupancy has been issued.
- B4. The aluminum sliders shall be changed to double hung wood windows, consistent with the historic windows currently in the structure.
- B5. Address for upper unit shall be placed on the upper portion of the structure, address for the lower unit shall be placed on the lower portion of the structure, subject to review and approval of the Police Department (Lynn Ohlson).
- B6. The fence shall be lowered to three feet in height if located within the front setback or the six foot high fence shall be relocated outside the front setback. Chain link fencing across the front and visible from the street is not permitted.
- B7. If a six foot high fence is located in front (north) of the lower entry door a 1 foot candle light shall be provided at the entryway of the lower entry.
- B8. If the six foot high fence is relocated outside the front setback a planter area shall be provided in front of the fence. The planter area shall be irrigated and maintained with climbing vines or shrubs.

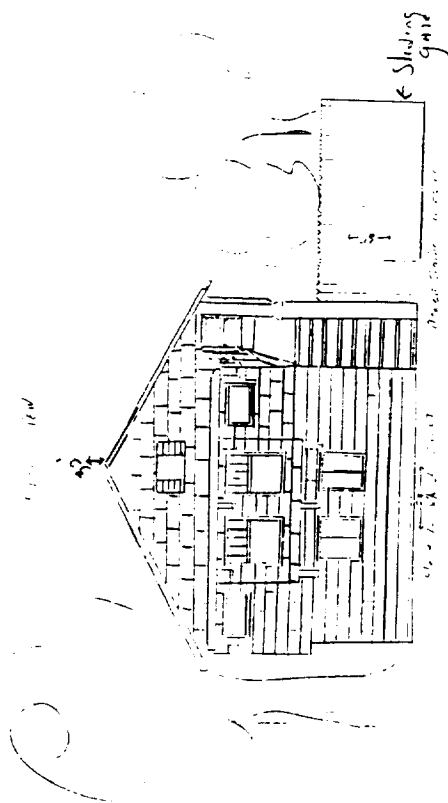
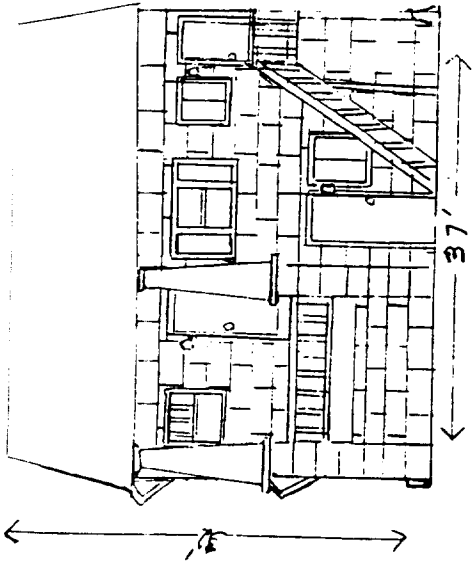


EXTERIOR WALL COVERING
Cement Shingle



1016 & 1/2 1st St
REAR VIEW

60'



REAR VIEW

- B9. The six foot high fence shall be capped and painted a darker beige compatible with the house.
- B10. If a gate is placed across the driveway and located within 20 feet of the property line an electronic mechanism providing remote control access to the gate shall be provided.
- C. The Variance to waive the garage for a residential unit: The variance to waive the garage for a dwelling unit in the R-1B zone is hereby approved subject to the following conditions:
- C1. The parking pad shall be a minimum of 10' X 22' .
- C2. The fence shall be lowered to three feet in height if located within the front setback or the six foot high fence shall be relocated outside the front setback. Chain link fencing across the front and visible from the street is not permitted.
- C3. If the six foot high fence is relocated outside the front setback, a planter area shall be provided in front of the fence. The planter area shall be irrigated and maintained with climbing vines or shrubs.
- C4. The fence shall be capped and painted a darker beige compatible with the house.
- C5. An electronic mechanism which provides remote control access to the gate shall be provided, if the gate is placed across the driveway and located within 20 feet of the property line.


CHAIRPERSON

ATTEST:


SECRETARY TO CITY PLANNING COMMISSION
6-25-98
DATE (P97-130)

Exhibit 1A Site Plan/Floor Plans
Exhibit 1B Elevation

- B. the proposed use supports the City policies to develop residential uses within the Central City
2. The project will be not be detrimental to the public health, safety and welfare nor result in the creation of a public nuisance in that adequate parking is being provided.
 3. The project is consistent with the General Plan and Central City Community Plan land use designation of low density residential as well as policies that support varied housing opportunities for different income groups.
- C. Variance to waive the garage requirement for a residential unit: The Variance to waive the garage for a residential unit in the R-1B zone is **approved** subject to the following findings of fact and conditions of approval:
1. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.
 2. Granting the variance will not be detrimental to the public welfare nor result in the creation of a public nuisance in that parking is being provided for the new dwelling unit.
 3. Granting the variance does not constitute a use variance in that residential uses are permitted in the R-1B zone.
 4. The project is consistent with the General Plan and Central City Community Plan land use designation of low density residential.
- D. Variance to permit a six foot high fence within the front setback: The Variance to permit a six foot high fence within the front setback for a residential structure in the R-1B zone is **denied** subject to the following findings of fact and conditions of approval:
1. Granting the variance does constitute a special privilege extended to an individual property owner in that a variances would not be granted to other property owners facing similar circumstances.
 2. Granting the variance will be detrimental to the public welfare and result in the creation of a public nuisance in that the project site is located within a preservation area and the fence aesthetically detracts from the