

**CITY OF SACRAMENTO**  
1231 I Street, Sacramento, CA 95814

**Permit No: 0314632**

**Insp Area: 1**  
**Thos Bros: 298 A6**

**Site Address: 5355 M ST SAC**  
**Parcel No: 008-0232-024**

**Sub-Type: NSFR**  
**Housing (Y/N): N**

**CONTRACTOR**

**OWNER**  
LUCIDO CAROL J  
5361 M ST  
SACRAMENTO CA 95819

**ARCHITECT**

**Nature of Work: 2ND DWELLING UNIT ON LOT 840 SF**

**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);

   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. 7031.5, 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 11/4/03 Owner Signature [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(s) of this city to enter upon the above-mentioned property for inspection purposes.

Date 11/4/03 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:

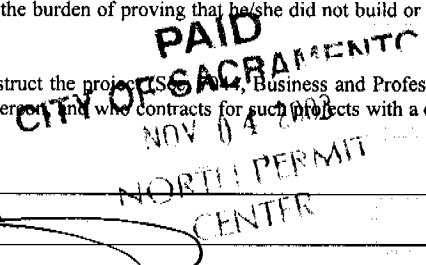
Carrier \_\_\_\_\_ Policy Number \_\_\_\_\_ Exp Date \_\_\_\_\_

(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 11/4/03 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.**



City of Sacramento Planning Division  
**PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL**

|   |   |
|---|---|
| ADDRESS: 5361 M Street  | APN: 008-0232-024   |
| DRPB AREA / PUD / SPD: None   | ZONING: R-1   |
| EXISTING LAND USE: SFR w/ attached one car garage   |   |
| PROPOSED USE: 2 <sup>nd</sup> residential unit in back  |   |
| <b>PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:</b>  |   |
| <input type="checkbox"/>  | <b>Use is NOT allowed; applicant CANNOT submit for plan check.</b>  |
| <input type="checkbox"/>  | <b>Requires APPLICATION(s):</b> PC      ZA      IR      ER      DR      PB<br>Required Planning application must be submitted <i>before</i> project can be submitted for plan check.  |
| <input type="checkbox"/>  | <b>Application(s) IN PROGRESS:</b><br>Applicant may submit for concurrent building permit plan check, at applicant's risk.<br>Building Division must check with Planning staff and/or SITE before issuing building permit.    |
| <input checked="" type="checkbox"/>   | <b>Application(s) COMPLETED:</b> Z03-138 approved 9/17/03<br>Building permit must conform to approved plans and comply with all conditions of approval.<br>Do NOT issue building permit prior to end of 10 day appeal period. |
| <input checked="" type="checkbox"/>   | <b>Plans may be submitted for plan check.</b> 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 type="checkbox"/>  | <b>Route to SITE</b> for plan check and inspection.   |
| <input type="checkbox"/>  | Preliminary review ONLY; the information on this form <b>must be reviewed again and confirmed</b> at the time of building permit submittal.   |
| <b>COMMENTS:</b> Subject to Conditions of Approval of Z03-138; plan checker must obtain copy of staff report with conditions and check for compliance prior to issuing building permit. |   |
| DATE: 9/24/03   | BY: Phil Reed   |

City of Sacramento Planning Division  
**PRELIMINARY PLANNING AND ZONING REVIEW**

|  |  |    |  |    |  |                |   |    |  |    |  |    |  |    |
|--|--|----|--|----|--|----------------|---|----|--|----|--|----|--|----|
| ADDRESS: 5361 M Street   |  |    |  |    |  |                |   |    |  |    |  |    |  |    |
| APN: 008-0232-024  |  |    |  |    |  |                |   |    |  |    |  |    |  |    |
| ZONING: R1   |  |    |  |    |  |                |   |    |  |    |  |    |  |    |
| DRPB AREA / PUD / SPD: None  |  |    |  |    |  |                |   |    |  |    |  |    |  |    |
| EXISTING LAND USE: Single family home with attached one-car garage.  |  |    |  |    |  |                |   |    |  |    |  |    |  |    |
| PROPOSED USE: Construct second residential unit behind first unit (and detached from first unit). No on-site parking pad is being provided for the second residential unit.  |  |    |  |    |  |                |   |    |  |    |  |    |  |    |
| PLANNING FILES RELATED TO SITE: Z03-138 (in progress as of 8/6/03 – there have been several revisions to proposal).  |  |    |  |    |  |                |   |    |  |    |  |    |  |    |
| DOES IT APPEAR THAT THE PROJECT WILL REQUIRE A PLANNING APPLICATION?   |  |    |  |    |  |                |   |    |  |    |  |    |  |    |
| YES  |  | NO |  | PC |  | ZA             | x | IR |  | ER |  | DR |  | PB |
| <p>COMMENTS:</p> <p>The design of the 2<sup>nd</sup> unit is being reviewed as part of the Special Permit (Z03-138), so a design review checklist will not be required. A pink sheet authorizing applicant to submit plans at risk to building division will be created when applicant brings said plans for submittal. Planning counter staff will review those plans for setback and lot coverage issues and issue a Pink Sheet at that time. This is a preliminary pink sheet, for the purpose of stating a separate design review will not be necessary.</p> |  |    |  |    |  |                |   |    |  |    |  |    |  |    |
| NOTE: Preliminary review ONLY. <b>Pink sheet must be completed</b> at the time of building permit submittal.   |  |    |  |    |  |                |   |    |  |    |  |    |  |    |
| DATE: 8/6/03   |  |    |  |    |  | BY: Monica May |   |    |  |    |  |    |  |    |

**Certification of Compliance**  
School District Development

**Part I - To be completed by the APPLICANT**

Owner's Name/Address Carol J. Lucido  
Project Address 5361 M St  
Parcel Number 008-0232-024 Lot No. \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ No. of Units \_\_\_\_\_  
Applicant's Signature \_\_\_\_\_ Title \_\_\_\_\_  
Phone No. \_\_\_\_\_ Date \_\_\_\_\_

**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 II - To be completed by the BUILDING DEPARTMENT**

Plan Identification Number 03 14632  
Building Type (check one)  Residential  Apartment/Condominium  Commercial/Industrial  
Square Feet of Chargeable Building Area ~~775~~ 775 sq'  
Signature/Title Carly Boyd B.I. III Date 10-6-03

**Part III - To be completed by the SCHOOL DISTRICT**

School District SWSD Certificate No. 7857

Exempt Comments \_\_\_\_\_

Residential/Apartment/etc. 775 Square ft. x \$ 214 = \$ 1,158.50  
Commercial/Industrial \_\_\_\_\_ Square ft. x \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
Total fees collected..... = \$ 1,158.50

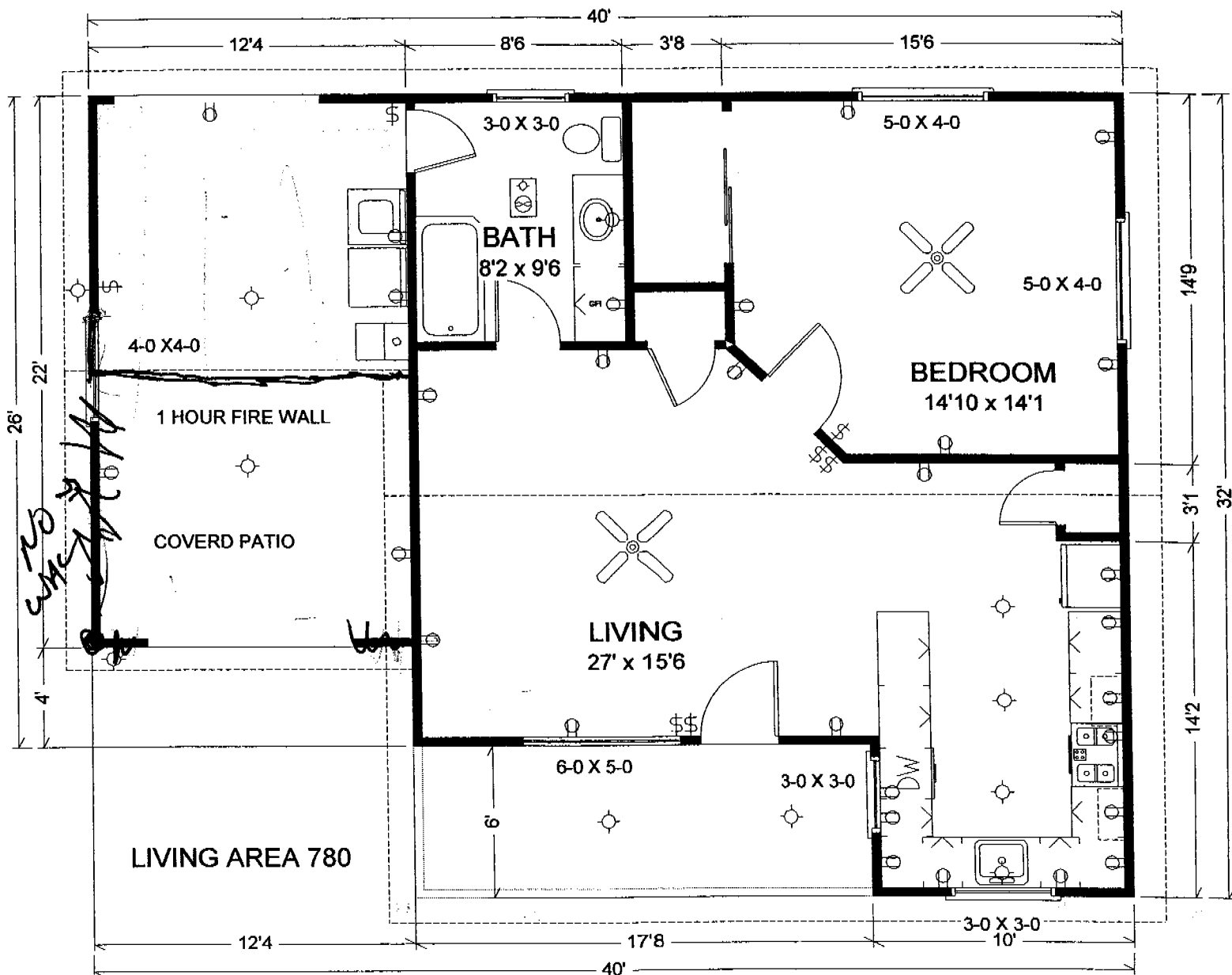
*This certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance.*

*As the authorized school 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.*

Signature Yuri B. [Signature] Date 10/28/03

*White & Canary - School District • Pink - Building Department • Goldenrod - Applicant*

**EXHIBIT B**



Floor plan 1/4" = 1'

NORTH

W ↑ E

**Z03-138**

REC'D MAY 30 2003

**REVISED** ITEM 5

Z03-138

September 17, 2003

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, September 17, 2003, the Zoning Administrator approved with conditions a special permit to allow a second unit without a parking space for the project known as Z03-138. Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

Request: **Zoning Administrator Special Permit** to construct a 775 square foot second residential unit that does not provide a parking space on 0.16 $\pm$  developed acres in the Standard Single Family (R-1) zone.

Location: 5361 M Street (D3, Area 1)

Assessor's Parcel Number: 008-0232-024

Applicant: Kent Stroud  
6525 Skyview Dr  
Orangevale, CA 95662

Property Owner: Carol Lucido  
5361 M Street  
Sacramento, CA 95819

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)  
South Sacramento

Community Plan Designation: Residential (4-8 du/na)

Existing Land Use of Site: Single Family Residence

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

| Surrounding Land Use and Zoning:    | Setbacks   | Required | Existing | Proposed |
|-------------------------------------|------------|----------|----------|----------|
| North: R-1; Single Family Residence | Front:     | 25'      | 24'      | 24'      |
| South: R-1; Single Family Residence | Side (E.): | 5'       | 5'       | 5'       |
| East: R-1; Single Family Residence  | Side (W.): | 5'       | 5'       | 5'       |
| West: R-1; Single Family Residence  | Rear:      | 15'      | 82'      | 15'      |

Property Dimensions: Irregular

Property Area: 0.16 $\pm$  acres

|                              |                   |                   |
|------------------------------|-------------------|-------------------|
| Square Footage of Buildings: | House and Garage: | 1,084 square feet |
|                              | Proposed House :  | 775 square feet   |
|                              | Proposed Storage  | 264 square feet   |
|                              | Total:            | 2,123 square feet |

Z03-138

September 17, 2003

ITEM 5

|                              |                      |                   |
|------------------------------|----------------------|-------------------|
| Height of Building:          | Existing House:      | 1 Story, 14.7feet |
|                              | Proposed House       | 1 Story, 14.7feet |
| Exterior Building Materials: | Stucco               |                   |
| Roof Materials:              | Composition Shingles |                   |
| Topography:                  | Flat                 |                   |
| Street Improvements:         | Existing             |                   |
| Utilities:                   | Existing             |                   |

Project Plans: See Exhibits A-E

Previous Files: None

Additional Information: The applicant is requesting a special permit to construct a 775 square foot second residential unit with 264 square feet of storage area and a covered porch. The proposed unit will be located to the rear of the existing house. The proposed unit will meet all residential setbacks. The unit will not have an on-site parking space, although the applicant intends to widen the front unit's driveway to allow two cars to park. The front unit has a five foot setback on both sides so there is no way to provide a driveway or parking pad at the rear unit.

The Zoning Code requires a Zoning Administrator Special Permit for a second residential unit within the R-1 zone that cannot meet the parking requirements for an additional unit. The applicant is requesting the special permit under those provisions. The Zoning Administrator must make the following findings:

1. The architecture is compatible with that of the main residential unit.
2. The area of the second residential unit will not exceed 850 square feet.

The proposed structure meets all the remaining requirements of the Zoning Code, including but not limited to height, lot coverage, and design compatibility with the front unit. The rear unit will be of the same design, exterior materials, and color.

The project is located within the East Sacramento Improvement Area (ESIA) neighborhood area. The plans were sent to the neighborhood association and staff received no comments. The project was noticed and staff received one call from an adjacent property owner regarding the location of the structure and access to the rear unit. Staff forwarded copies of the plans to the neighbor. There were no stated objections to the proposed project.

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 15305(a).

#### Conditions of Approval

1. The proposed addition shall conform to the revised submitted plans.
2. The applicant shall obtain a building permit for the addition.
3. The applicant shall install an address for the second residential unit that is visible from the street (on the front house or some method to let emergency personnel know there is another unit in the rear). The addresses shall be internally illuminated or placed below the porch light.

4. All vents or any other mechanical projections on the roof shall be painted to match the roof. No mechanical equipment is allowed on the roof.
5. The applicant shall not exceed the 40 percent paving requirement for the front yard setback area when widening the existing driveway.
6. The applicant shall designate a walkway from the street to the rear unit that shall remain unencumbered.
7. Only one domestic water service per parcel will be allowed. The second residential unit will be required to connect to the existing on-site water system.
8. **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 second unit will not substantially alter the characteristics of the surrounding neighborhood; and
  - b. the proposed second unit meets all the setback and size requirements of the Zoning Code to include not exceeding 850 square feet of living area.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
  - a. there will be adequate yard area;
  - b. there will be adequate setbacks, landscaping, and size for the proposed second unit; and
  - c. the second unit will not substantially alter the characteristics of the surrounding neighborhood.
3. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na).



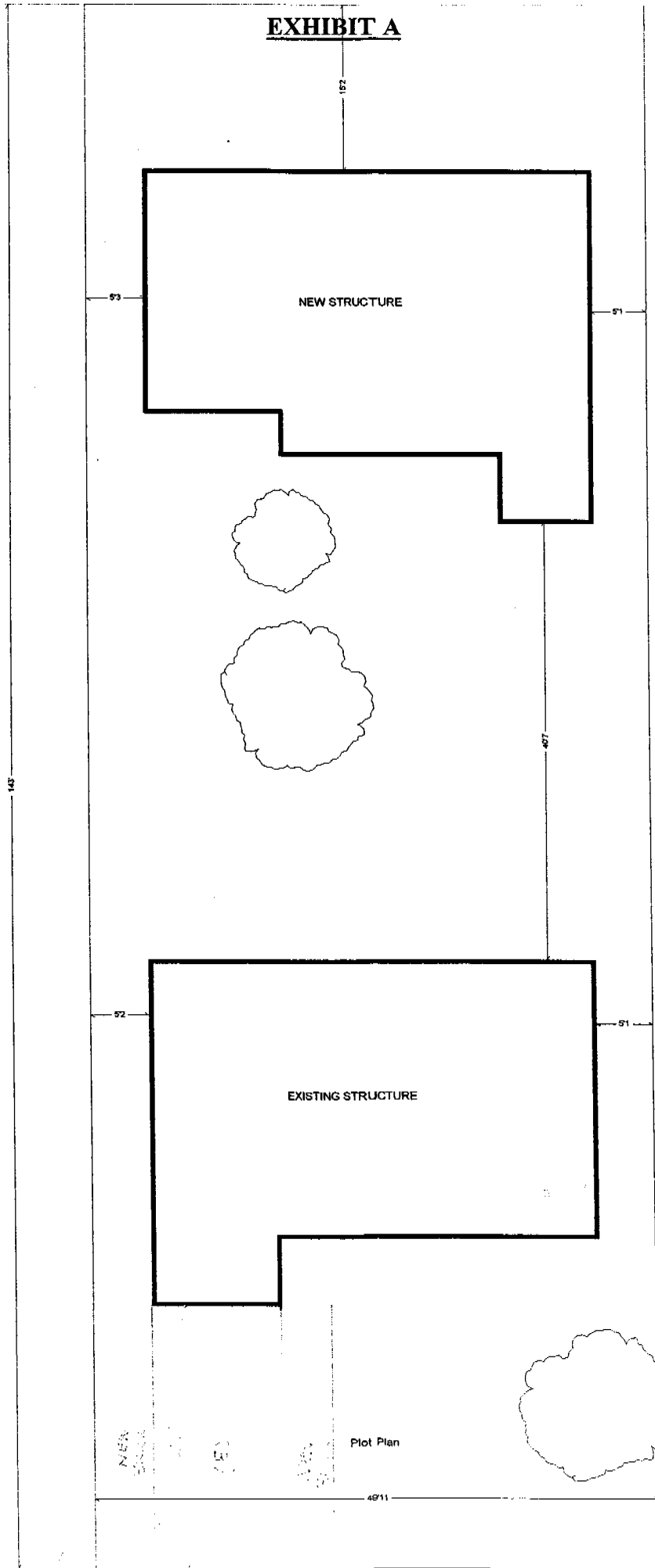
Joy D. Patterson  
Zoning Administrator

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 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

**EXHIBIT A**



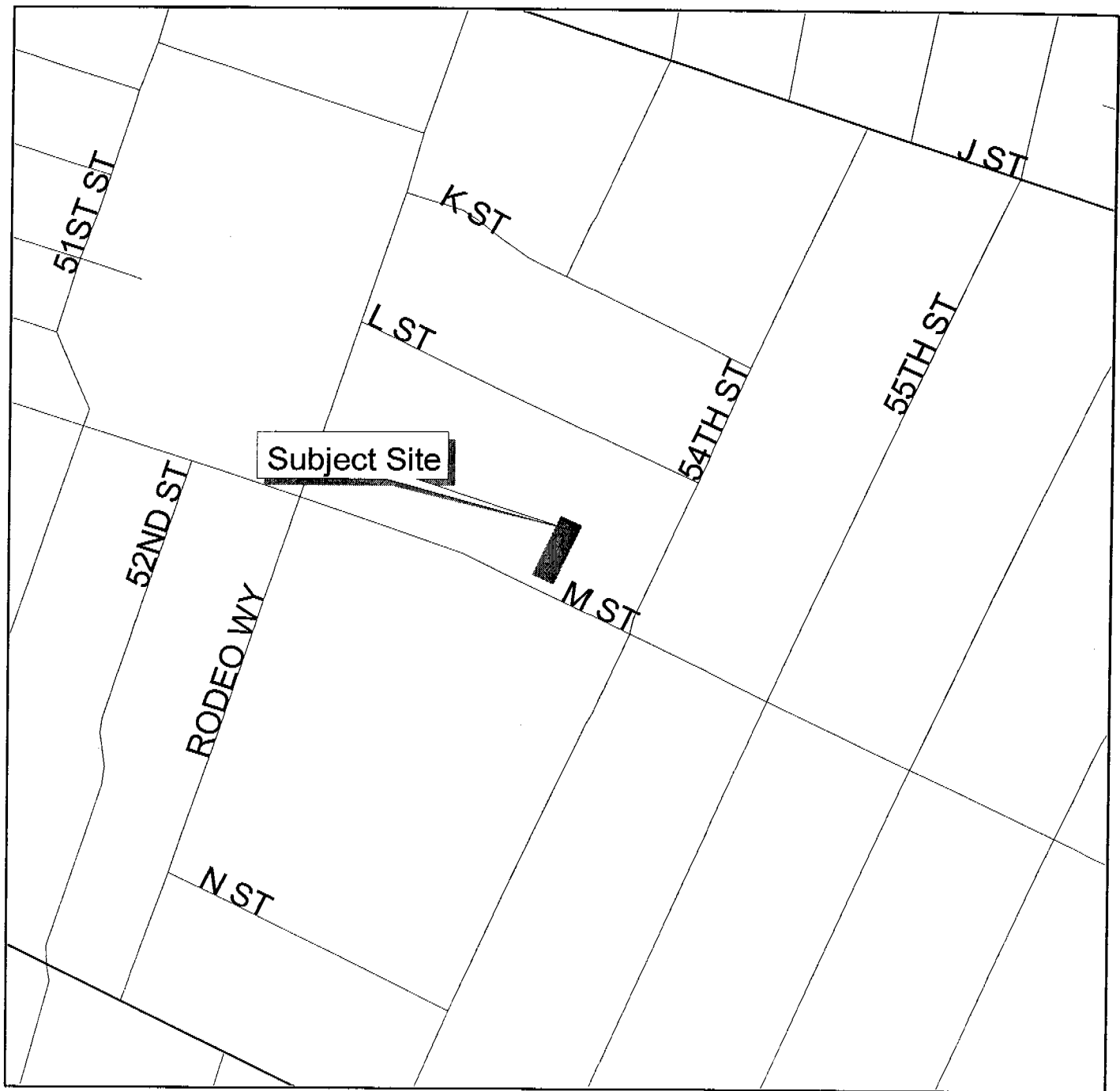
SCALE  
1/16" = 1'

PROPOSED PLOT PLAN

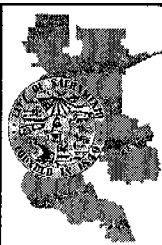
Z03-138

September 17, 2003

**Z03-138**  
REC'D 4/22/03  
ITEM 5



0 200 400 Feet



Planning & Building  
Department

Geographic  
Information  
Systems

## Vicinity Map



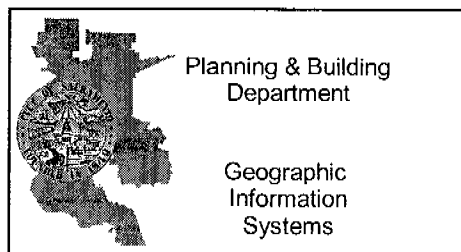
Z03-138

September 17, 2003

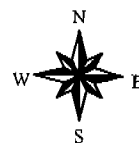
Item 5



0 200 Feet



## Land Use & Zoning

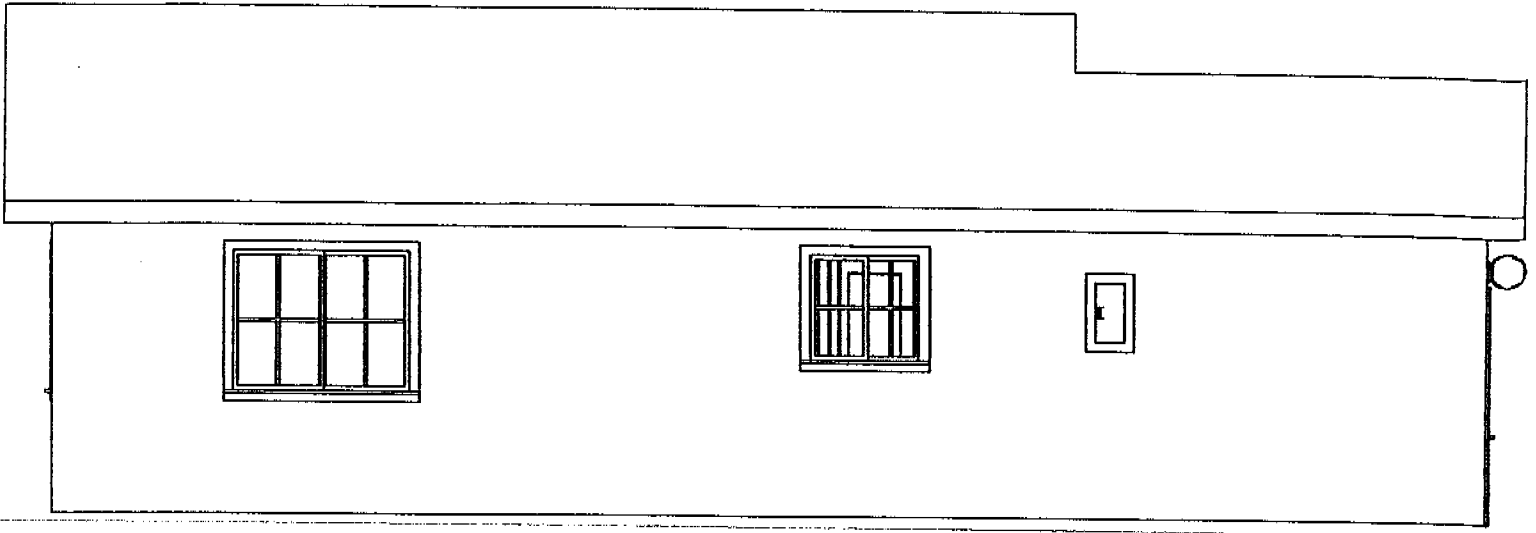


Z03-138

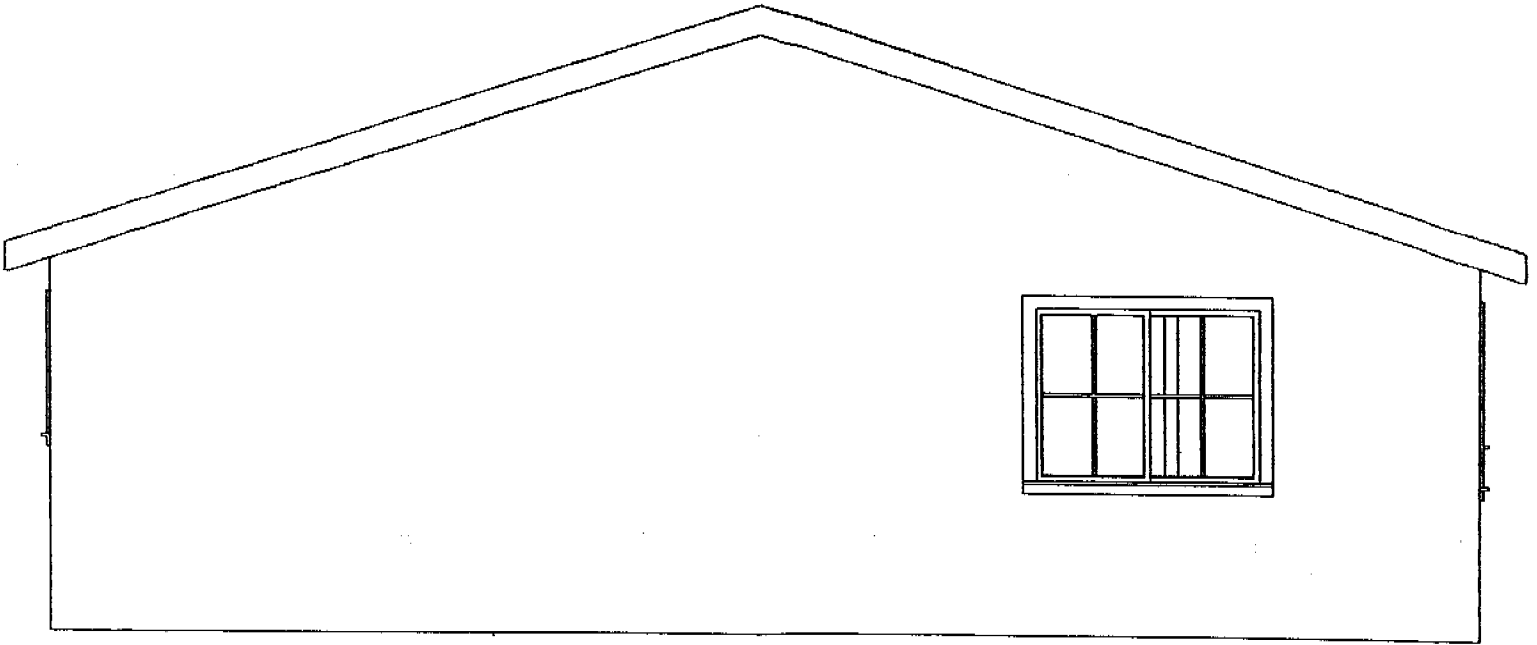
September 17, 2003

Item 5

EXHIBIT C



EAST



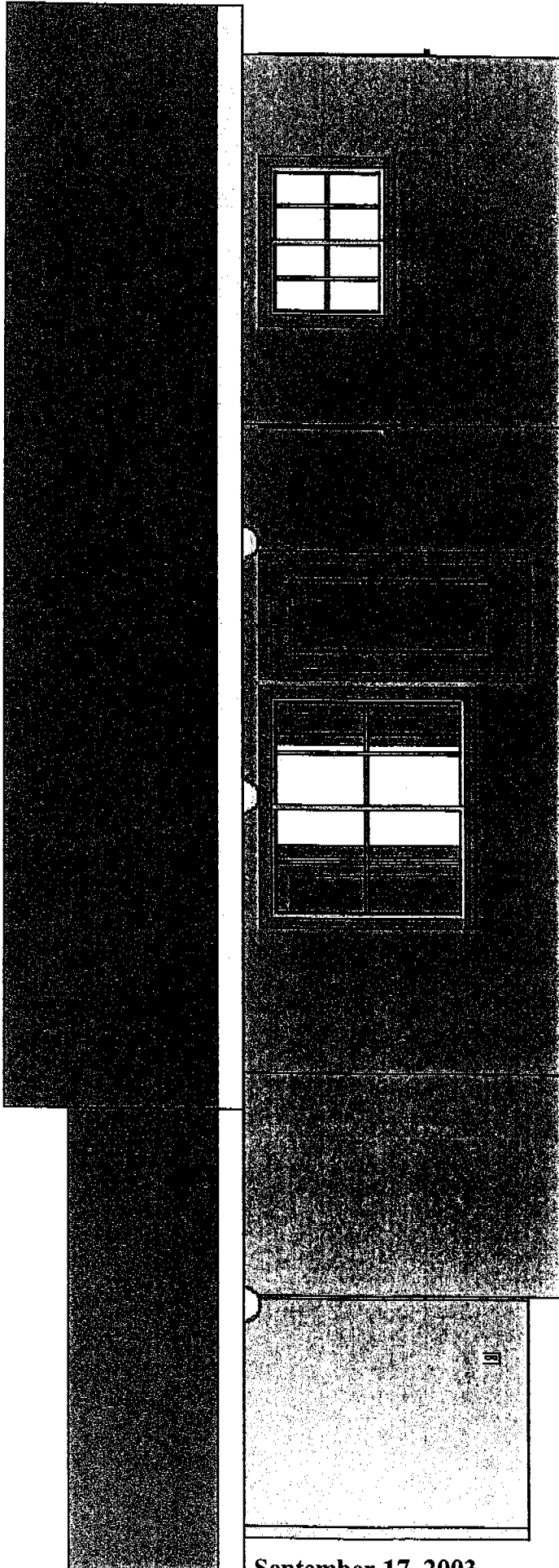
NORTH

ELEVATIONS

Z03-138

REC'D 4/22/03

EXHIBIT D

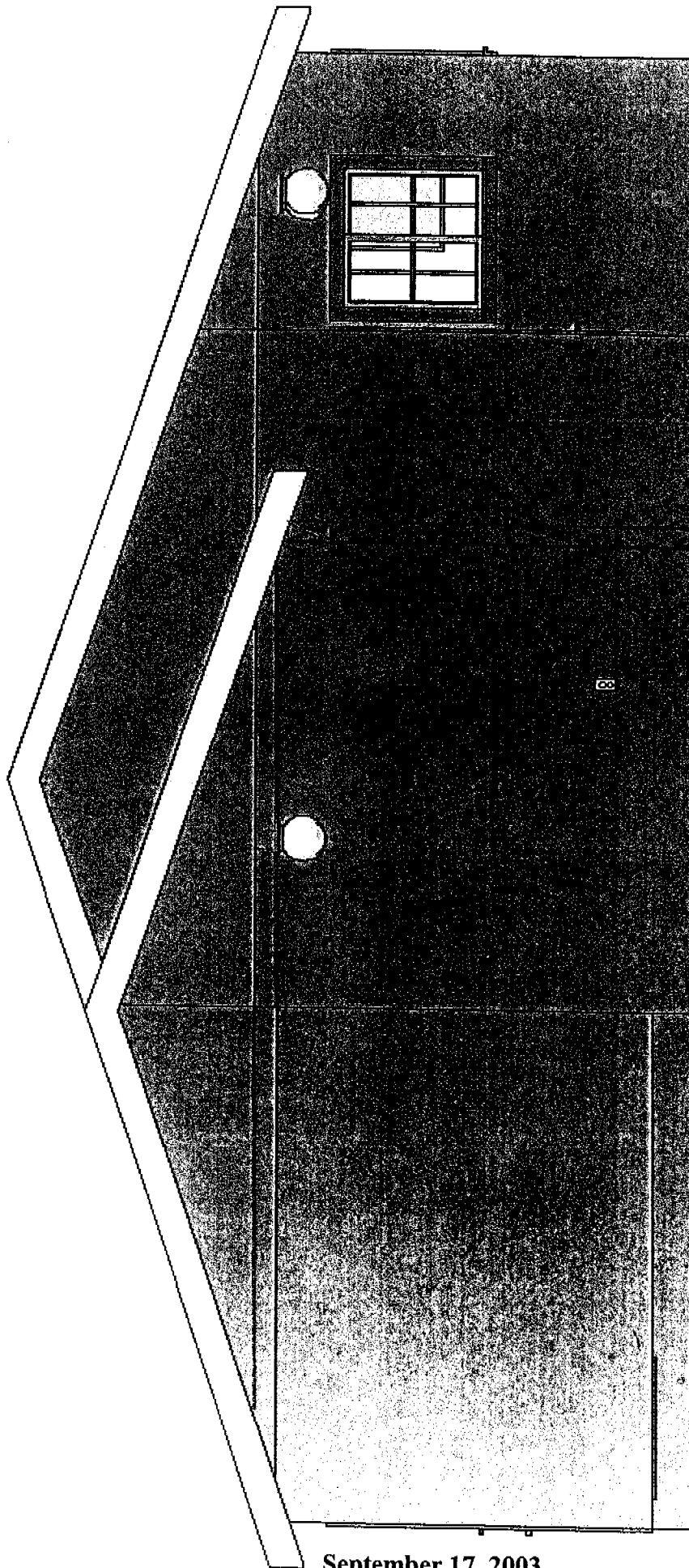


Z03-138

September 17, 2003

ITEM 5

EXHIBIT E



Z03-138

September 17, 2003

ITEM 5