

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0414978

Insp Area: 3

Thos Bros: 297D7

Site Address: 213⁶ 3RD AV SAC

Sub-Type: NDUP

Parcel No: 013-0031-004

2138 3RD AV MAIN HOUSE ADDRESS, DESIGN R

Housing (Y/N):

Y

CONTRACTOR

OLD WORLD CUSTOM HOMES
1527 DEERFIELD CIRCLE
ROSEVILLE CA. 95818

OWNER

MANOFF MARK A/VICKI FONG
2138 3RD AV
SACRAMENTO, CA 95818

ARCHITECT

Nature of Work: 2nd unit 593 sq.ft, above detached garage 719 sq.ft.

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 718866 _____ 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. 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 11/1/04 _____ Owner Signature *Mark Manoff* _____

PAID
CITY OF SACRAMENTO
NOV 01 2004

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 11/1/04 _____ Applicant/Agent Signature *Mark Manoff* _____

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 11/1/04 _____ Applicant Signature *Mark Manoff* _____

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
BUILDING INSPECTION
DIVISION**

PERMIT OFFICES
Downtown (916) 264-7619
1231 I St., Rm. 200, Sacramento 95814
Natomas Center (916) 808-2534
2101 ARENA BL., Sacramento 95834
<http://www.sacto.org>

**RESIDENTIAL PLAN REVIEW
2001 CBC Adopted Codes
Effective November 1st, 2002**

PROJECT ADDRESS & DESCRIPTION 2138 3RD AV. NEW DETACHED ASSESSORY UNIT **PERMIT No.** 04 14978

These sheets, when attached to a set of plans, become part of those plans and must remain attached thereto. The approval of this plan and the specifications shall not be held to permit or approve the violation of any City ordinance or State or Federal law. (Note: Authorized agent must provide a letter from Owner verifying Authorization.) (The code requirements circled do not limit the code requirements for this project.

I have read and will comply with the items in this document and as marked on the plans.


Mark M... Date _____
Signature of: Owner Authorized Agent Contractor Architect/Engineer

BUILDING CODE REQUIREMENTS

- B-1 Smoke detector location within dwelling units.** In dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level except that, when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches (610 mm) or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located. In new construction, required smoke detectors shall receive their primary power from a commercial source and have a battery back up. 2001 CBC, Section 310.9.1.
- B-2** When alteration, repairs, or additions having a value in excess of \$1,000 are made, provide an approved smoke detector to protect existing sleeping rooms. The detector may be battery operated as per 2001 CBC, Section 310.9.1.2.
Exception: Repairs to the exterior surfaces of a Group R occupancy are exempt from the requirements of this section.
- B-3 Emergency escape and rescue.** Basements in dwelling units and every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street, public way, yard, or exit court. Escape or rescue windows shall have a minimum net clear openable area of 5.7square feet / 821 SQ. inches. The minimum net clear openable height dimension shall be 24 inches. The minimum net clear openable width dimension shall be 20 inches. Emergency escape or rescue windows shall have a finished sill height not more than 43 inches above the floor. 2001 CBC, Section 310.4.
- B-4 All Group U occupancies attached to Group R, Division 3 occupancies shall be separated** by materials approved for one-hour fire-resistive construction. The separation may be limited to the garage side only and requires a self-closing, tight fitting solid wood door 1 3/8 inches in thickness or a self-closing, tight fitting door having a fire protection rating of not less than 20 minutes. CBC, Section 302.4, Exception 3. **Note:** All members supporting such separation shall be equivalent fire-resistive construction as per 2001 UBC, Section 302. All electrical outlet boxes on opposite sides of the wall shall be separated by a horizontal distance on not less then 24 inches per 2001 CBC 709.7, Exception 1

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City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 2138 3 RD AVE	APN: 013-0031-004
DRPB AREA / PUD / SPD: N/A	ZONING: R-1
EXISTING LAND USE: SFR WITHOUT GARAGE (GARAGE WAS BURNED DOWN)	
PROPOSED USE: 2 ND RESIDENTIAL UNIT WITH 2 CAR GARAGE	
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 before 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: IR04-385 September 10, 2004 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 checked="" type="checkbox"/>	Plans may be submitted for plan check. Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards prior to issuance of building permit.
<input checked="" type="checkbox"/>	Meets setback & lot coverage requirements as shown on site plan provided.
<input checked="" type="checkbox"/>	Plans to be submitted have been stamped/signed by Planning counter staff.
<input 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: Lot 9583 SF per MetroScan. Footprint of the existing structure includes front porch is approximately 2200 SF. Footprint of the proposed 2 car garage includes the 2 nd unit. Footprint is 670 SF. Total SQ SF 2870 / 9583 = 30% lot coverage, which meets the maximum 30% lot coverage requirement. Proposed structure has no impact to the front setback. Side setbacks are okay. Rear setback meets the minimum 6' with public alley requirement. 2 nd unit is 11' from the main residential unit. 2 nd unit access toward the front of the property, which meets the front door requirement. No design review required. No other planning entitlements are apparent. Building permit must conform to approved plans and comply with all conditions of approval of IR04-385.	
DATE: September 10, 2004	BY: Elise Gumm 

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 NORTH PERMIT CENTER
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Department of Planning and Development
Building Inspection Division
Grading and Erosion Control Questionnaire

To be completed for all residential new construction and additions

PART I (To be completed by applicant)

Site Address 2138 3rd AVE. A.P.N. 013-0031-004

Applicant Information

Name MARK MANOFF
Address 2138-3rd AVE
SAC CA 95919
Phone (916) 591-1190

Project Information (Check One)

Single Family Dwelling
Duplex
Triplex
Deep Lot Development

PART II (To be completed by the applicant when the project is not a part of a larger subdivision)

Are there existing structures on site? Y N
Does the site front on a paved road? Y N*
Is the site higher than the crown of adjacent road? Y N*
Is the proposed building site higher than the back of the sidewalk or curb? Y N*

Describe existing frontage improvements along road.

Ditch * Curb and Gutter Curb, Gutter, and Sidewalk

The direction of drainage on this site is:

Front to Rear * Rear to Front Side to Side *

Does an adjacent site drain across this parcel? Y* N

Does this site have an existing low area or drainage swale? Y* N

Will construction require cut or fill on site? (* >50FT3 or >2FT) Y N

- How much cut? _____ Yards _____ Depth
- How much fill? _____ Yards _____ Depth

Has building site been previously been filled? Y* N

Will existing drainage be re-routed? Y* N

Do you plan to construct or modify culverts or drainage ditches? Y* N

Print Name MARK MANOFF Title Owner

Signature Mark Manoff Date 10/14/09
Owner or Contractor

Pls complete and return w/ revised plans

PART III (To be completed by staff)

What is the acreage of the parcel to be built on? _____ Acres.

If greater than 1/2 acre has an approved erosion and sediment control plan been provided? Y N

If greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP? Y N

Is the parcel to be built on part of a larger subdivision? Y N

Subdivision Name: _____

If yes has an approved erosion and sediment control plan been provided? Y N

If the original subdivision is greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP? Y N

Is grading and drainage approval required prior to permit issuance? Y N

Approved by C. Bold Date: 10.27.09

Building permit #: 0414978

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White Copy - Permit Jacket
Yellow - Utilities
Pink - Bldg. Div.

2.3 One-hour Fire-resistive Roof-ceiling or Floor-ceiling Assemblies:

Refer to Figure 7 for details. For assemblies A, B, C, D, E and F, used as floor ceiling assemblies over crawl spaces, it is permitted to omit the ceiling membrane over the unusable crawl space. Additionally, flooring is permitted to be omitted where unusable attic space occurs above, provided the lateral support requirements of Section 2.1.3.4 or 2.2.3.9 of this report are met.

2.3.1 Assembly A:

1. A double wood floor consisting of a subfloor of nominally 1-inch-thick (25.4 mm) tongue-and-groove sheathing or 32/16 span-rated sheathing (Exposure 1); and a second layer of nominal 1-inch-thick (25.4 mm), tongue-and-groove finish flooring. Alternatively, the finish flooring is permitted to be 40/20 span-rated sheathing (Exposure 1), or Type I, Grade M-1, particleboard not less than $\frac{5}{8}$ inch (15.9 mm) thick.

All butt joints of the sheathing must be located over framing members.

When used as a roof-ceiling assembly, a single layer of square-edge span-rated sheathing (Exposure 1), complying with the code, is permitted to be used for roof sheathing.

2. TJI joists with a minimum flange depth of $1\frac{1}{2}$ inches (38 mm) or Open-Web trusses must be installed in accordance with this report at a maximum spacing of 48 inches (1219 mm) on center.
3. The suspended ceiling must consist of $\frac{5}{8}$ -inch-thick (15.9 mm), 2-foot-by-2-foot (610 mm by 610 mm) or 2-foot-by-4-foot (610 mm by 1219 mm), USG FIRECODE AURATONE lay-in acoustical board supported by an approved, exposed fire-rated suspension system attached to the bottom flange or chord or to cold-rolled channels spaced not more than 48 inches (1219 mm) on center. When TJI joists or Open-Web trusses are spaced more than 24 inches (610 mm) on center, framing perpendicular to the joists or trusses must be installed at 24 inches (610 mm) on center to support the ceiling.
4. Installed over the acoustical board are minimum 1-inch-thick (25.4 mm), 4 pcf (64 kg/m³), Thermafiber[®] Sound Attenuation Fire Blankets or Fibrex[®]-FBX 1240 Industrial Boards or Fibrex[®]-IF 1240 Flex Batts.
5. Light fixtures having a maximum size of 2 feet by 4 feet (610 mm by 1219 mm) are permitted to be installed in the ceiling, provided the aggregate area of fixtures does not exceed 12 square feet per 100 square feet (1.1 m² per 9.3 m²) of ceiling area and the fixtures are protected as follows [using, for illustration, a 2-foot-by-4-foot (610 mm by 1219 mm) fixture]: A $2\frac{1}{4}$ -inch-by-48-inch (57 mm by 1219 mm), minimum $1\frac{1}{4}$ -inch-thick (31.8 mm) piece of minimum 4 pcf (64 kg/m³) Thermafiber rigid mineral fiber board or Fibrex-FBX 1240 Industrial Board or Fibrex-IF 1240 Flex Batt light fixture protection is laid along the long sides of the fixture, and against adjacent suspension members; two pieces of the same insulation, measuring $19\frac{1}{2}$ inches by 48 inches (495 mm by 1219 mm), are laid over the top of the fixture, and a $4\frac{1}{2}$ -inch-by-24-inch (114 mm by 610 mm) piece of the same insulation is laid at each end and tied at the corners of the fixture to the top pieces; using No. 18 SWG steel wire. See Figure 4 for details. In addition, ceiling openings for air diffusers, up to a maximum of 12 inches (305 mm) in diameter, are permitted, provided openings are protected with approved fire dampers and the aggregate areas do not exceed 113 square inches (72 900 mm²) per 100 square feet (9.3 m²)

of ceiling area. The distance from the bottom of the TJI joist or Open-Web truss to the soffit of the ceiling must be a minimum of 10 inches (254 mm).

2.3.2 Assembly B:

1. The flooring must consist of a single layer of 48/24 span-rated, tongue-and-groove sheathing (Exposure 1). When used as a roof-ceiling assembly, the decking is permitted to be any wood deck recognized in the code. All butt joints of the sheathing must be located over framing members.
2. TJI joists or Open-Web trusses must be installed in accordance with this report, with a maximum spacing of 24 inches (610 mm) on center for floor-ceiling assemblies. When used in roof-ceiling assemblies, the joists or trusses are permitted to be spaced a maximum of 48 inches (1219 mm) on center.
3. Optional $\frac{1}{2}$ -inch-thick (89 mm) glass fiber insulation may be installed when resilient channels are used. The insulation must be placed above the resilient channels between the joist bottom flanges or truss bottom chords.
4. The ceiling membrane must consist of two layers of $\frac{1}{2}$ -inch-thick (12.7 mm), Type X gypsum board complying with ASTM C 36, attached to the TJI joist bottom flange or the Open-Web truss bottom chord.

The first layer of gypsum board must be attached using $1\frac{5}{8}$ -inch-thick (41.3 mm), Type S screws spaced 12 inches (305 mm) on center. The second layer must be installed with the joints staggered from the first layer. The second layer must be fastened to the TJI joists or Open-Web trusses with 2-inch-long (51 mm), Type S screws spaced 12 inches (305 mm) on center in the field and 8 inches (203 mm) on center at the butt joints.

Type G screws, $1\frac{1}{2}$ inches (38 mm) long, must be spaced 8 inches (203 mm) on center and 6 inches (152 mm) from each side of the butt joints of the second layer. The second layer must be finished with joint tape and compound.

5. Resilient channels are permitted to be used as part of the ceiling attachment system, provided they are spaced 16 inches (406 mm) on center [24 inches (610 mm) on center if the joists or trusses are spaced 16 inches (406 mm) on center] and fastened perpendicular to the TJI joists or Open-Web trusses using 1-inch-long (25.4 mm), Type S screws. The first layer of the ceiling membrane must be attached to the resilient channels using 1-inch-long (25.4 mm) Type S screws spaced 12 inches (305 mm) on center. The second layer must be installed with the joints staggered from the first layer and attached using $1\frac{5}{8}$ -inch-long (41.3 mm), Type S screws. The screw spacing for the second layer of gypsum board must be a maximum of 12 inches (305 mm) on center in the field and 8 inches (203 mm) on center at the butt joints.

Type G screws, $1\frac{1}{2}$ inches (38 mm) long, must be spaced 8 inches (203 mm) on center and 6 inches (152 mm) from each side of the butt joints of the second layer. The second layer must be finished with joint tape and compound.

In roof-ceiling assemblies in which the TJI joists or Open-Web trusses are spaced more than 24 inches (610 mm) on center, the ceiling, including the resilient channels, must be applied to stripping spaced 24 inches (610 mm) on center. The attachment of the ceiling membrane to the stripping members must be similar to the attachment of the ceiling membrane to the TJI joists or Open-Web trusses. The stripping must be a minimum of nominal 2-by-4 construction-grade Douglas fir lumber for spans up to 5 feet (1524 mm), and must be attached

**APPLICATION FOR MINISTERIAL REVIEW OF
SECOND RESIDENTIAL UNITS**

The purpose of this application is to determine whether or not your project meets the Zoning Code criteria for a second residential unit that is permitted as a matter of right in the zoning district where your property is located. Planning staff will check your plans based upon the information submitted. If the proposed second unit is permitted by right, you will be notified and you will be allowed to submit for a building permit application.

If your proposal does not meet the second residential unit criteria, there may be other options available (for example, modification of plans, or submittal for discretionary review of the second residential units with a public hearing before the Zoning Administrator or Planning Commission). A staff planner will discuss these options with you.

If your project is located on a lot that includes a landmark or contributing resource structure, the project does not meet the criteria for ministerial review and a Preservation application will be required. You still need to complete this form and submit it with your Preservation application.

Application Submittal Requirements

1. Two full size set of plans, drawn to scale. Set of plans to include a site plan which shows the main residential unit, the proposed second residential unit, the location of the front door of the proposed second unit and any accessory building(s) located on the project site; a floor plan of the proposed second residential unit which labels all rooms in the unit and shows the location of the front door; building elevations of all four sides of the proposed second residential unit.
2. One 8 ½ " x 11" reduction of the set of plans.
3. Color photographs of the project site including photos of the main residential unit and any accessory building; photos of the residences on either side of the project site and directly across the street from the project site.
4. Completed "Second Unit Ministerial Review Application Information Form"
5. Ministerial Review Fee of \$339

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**SECOND UNIT MINISTERIAL REVIEW
APPLICATION INFORMATION FORM**

GENERAL INFORMATION

Name of applicant: MARK MANOFF
 Address: 2138-3RD AV, SACRAMENTO, CA 95819
 Phone: (916) 457-5804 E-mail: MANOFFM@SACCOUNTY.NET

Address of property: SAME AS ABOVE
 APN of property: 013-0031-004-0000
 Zone of property: R-1

Applicant is owner of subject property yes no. If no, complete following:

Name of owner: MARK MANOFF / VICKI FONG
 Address: SAME AS ABOVE
 Phone: " " " E-Mail: " "

There is one existing single-family residence on the subject property: yes
 no*

Square footage of existing single-family residence: 2200[±] square feet

The size of the proposed second residential unit is 640 square feet or less: yes
 no*

Square footage of proposed second residential unit: 550[±] sq Ft.

The proposed second residential unit is: detached from the main residence or
 attached to the main residence. If attached, the proposed second unit is no
 greater than 30% of the floor area of the primary residence yes no*

Setbacks of Proposed Second Unit:	Required	Provided
Front	<u>25'</u>	<u>existing / NO MOD.</u>
Rear	<u>6'</u>	<u>6'</u>
Interior Side/ Interior Side	<u>5'</u>	<u>5'</u>
Or Interior Side/ Street Side	<u>5'</u>	<u>5'</u>

Minimum distance between the main unit and the second residential unit: 11'-3"
(Minimum distance required is six feet)

LOT COVERAGE

Indicate the percentage of the lot that is covered with structures after the second unit is constructed. Include all structures including the main residential unit, second unit and any accessory structures: 30 %

Maximum lot coverage permitted in the zone: 40 %

PARKING

Existing number of parking spaces on subject property: proposed for 2 cars + street parking

Proposed number of parking spaces after second unit is constructed: 2 car garage

Number of bedrooms in the proposed second residential unit: one
(One parking space per bedroom is required)

Location of parking spaces:
proposed garage

(Parking space(s) for the proposed second residential unit must be located out of any required front or street side yard setback. Parking space(s) may be provided in an existing or proposed garage)

DESIGN STANDARDS

The subject property is located in an established design review district, special planning district, overlay zone or PUD: _____ yes no . If yes, name the district:

The subject property has a structure located on the lot which is designated a landmark or contributing resource structure: _____ yes no .

Color scheme of main residential unit: grey/white
Color scheme of proposed second unit: grey/white

Exterior building materials used on the main residential unit. Please include roof materials, type(s) of siding, window types, detailing and trim:
Composite Roof, Shingle Siding, Double Hung Windows

Exterior building materials proposed for the second unit. Please include roof materials, types of siding, window types, detailing and trim:

I intend to match the exterior of the main structure
to the necessary

* If you answer "no" to any of the questions marked with an *, you do not qualify for a ministerial second residential unit permit.

** If you answer "yes" to this question, you do not qualify for ministerial review. Continue to complete this form and submit it with your Preservation application.

PROPERTY OWNER CERTIFICATION

I certify that, as property owner of the subject property (APN 013-0031-004), there will be a maximum of two dwelling units on the subject property and that I will occupy one of the two units on the subject property. I understand that this restriction carries over to subsequent owners of the subject property as long as two dwelling units are maintained on the property.

[Signature] _____ 9/7/04
Signature of Property Owner Date

LETTER OF AGENCY FROM PROPERTY OWNER

This section of the application is required to be completed if this application is submitted by someone other than the property owner.

I, the undersigned legal owner of record, hereby grant permission to

_____ to apply for a
Name of applicant
ministerial review of the second residential unit proposed for my property.

Signature of Property Owner Date

I hereby state that the information provided above, to the best of my knowledge is accurate and correct.

Signature of Applicant Date

FOR PLANNING STAFF USE

Date Application Submitted : 9-10-2004 IR 04-385

Application Reviewed By E. Gumm

Application Meets Following Criteria (Y, N, or NA)

Y Existing SF on Property Y 2nd unit 640 sq. ft. or less

N/A Sq. Ft. 30% or less of main unit (If 2nd unit attached to main unit) Y 2nd unit meets front door requirements

Y Units/structures do not exceed maximum lot coverage Y 2nd Unit minimum of 6 ft. from main unit

Y Meets required setbacks Y Parking requirements met

Y Meets 2nd unit design criteria Y Meets any applicable established design criteria for property

Y Either main unit or second unit will be owner occupied

Application Meets Second Unit Ministerial Review Criteria: yes no

If no, describe reasons why _____

Applicant informed of determination: at public counter _____, by telephone _____, by e-mail _____, by mail _____, by fax _____

on _____, by _____
Date Planning Staff

If approved, applicant given copy of this form, one set of stamped plans and "Planning Review For Building Permit Submittal" form on Sept. 10. 2004, by _____
Date

E. Gumm
Planning Staff

Certification of Compliance
School District Development

Part I - To be completed by the APPLICANT

Owner's Name/Address MARK MANOFF
Project Address 2136 3rd AV.
Parcel Number 013-0031-004 Lot No. _____
Subdivision Name West Vista Oaks No. of Units 2ND UNIT ON LOT
Applicant's Signature [Signature] Title Owner
Phone No. (160) 457-5804 or 591-1192 Date 10/28/04

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 0414978
Building Type (check one) Residential Apartment/Condominium Commercial/Industrial
Square Feet of Chargeable Building Area 593 ^{sq'}
Signature/Title [Signature] Date 10-4-04

Part III - To be completed by the SCHOOL DISTRICT

School District SCUSD Certificate No. 101806

Exempt Comments _____

Residential/Apartment/etc. 593 Square ft. x \$ 214 = \$ 1,269.02
Commercial/Industrial _____ Square ft. x \$ _____ = \$ _____
Total fees collected..... = \$ 1,269.02

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 [Signature] Date 10/28/04

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

Department of Planning and Development
Building Inspection Division

Grading and Erosion Control Questionnaire

To be completed for all residential new construction and additions

PART I (To be completed by applicant)

Site Address 2138 3rd AVE. A.P.N. 013-0031-004

Applicant Information

Name MARK MANOFF
Address 2138-3rd AVE
SAC, CA 95818
Phone (916) 591-1192

Project Information (Check One)

Single Family Dwelling X
Duplex
Triplex
Deep Lot Development

PART II (To be completed by the applicant when the project is not a part of a larger subdivision)

Are there existing structures on site? Y N
Does the site front on a paved road? Y N *
Is the site higher than the crown of adjacent road? Y N *
Is the proposed building site higher than the back of the sidewalk or curb? Y N *
Describe existing frontage improvements along road.
 Ditch * Curb and Gutter Curb, Gutter, and Sidewalk
The direction of drainage on this site is:
 Front to Rear * Rear to Front Side to Side *
Does an adjacent site drain across this parcel? Y * N
Does this site have an existing low area or drainage swale? Y * N
Will construction require cut or fill on site? (* >50FT3 or >2FT)
- How much cut? _____ Yards _____ Depth
- How much fill? _____ Yards _____ Depth
Has building site been previously been filled? Y * N
Will existing drainage be re-routed? Y * N
Do you plan to construct or modify culverts or drainage ditches? Y * N

is complete
if return
plans

Print Name MARK MANOFF Title Owner
Signature Mark Manoff Date 10/14/04
Owner or Contractor

PART III (To be completed by staff)

What is the acreage of the parcel to be built on? _____ Acres.
If greater than 1/2 acre has an approved erosion and sediment control plan been provided? Y N
If greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP? Y N
Is the parcel to be built on part of a larger subdivision? Y N
Subdivision Name: _____
If yes has an approved erosion and sediment control plan been provided? Y N
If the original subdivision is greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP? Y N
Is grading and drainage approval required prior to permit issuance? Y N
Approved by: C. Boyd Date: 10.27.04
Building permit #: 0414978

RECEIVED

White Copy - Permit Jacket
Yellow - Utilities
Pink - Bldg. Div.