

**CITY OF SACRAMENTO**

New City Hall, 915 I St., 3rd Floor, Sacramento, CA 95814

Site Address: 536 WILSON AV SAC

Parcel No: 262-0212-005

CONTRACTOR  
GW DEMOLITION  
2236 Q ST  
RIO LINDA CA. 95673

OWNER  
RICK DAWARI  
536 WILSON AV  
SACRAMENTO, CA 95833

**PAID**  
**CITY OF SACRAMENTO**

APR 03 2006

NEW CITY HALL

Permit No: 0604467

Insp Area: 4

Thos Bros:

Sub-Type: HSG

Housing (Y/N): Y

ARCHITECT

Nature of Work: DEMO PERMIT.

**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 A License Number 831594 Date 4/3/06 Contractor Signature James Dawari

**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 &amp; 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 hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 4/3/06 Applicant/Agent Signature James Dawari

**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 0773941-2005

Exp Date 10/31/2006

(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 4/3/06 Applicant Signature James Dawari

**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.

\*-----: MetroScan / Sacramento (CA) :-----\*

Owner :Dawari Rick	Parcel :262 0212 019 0000
Site :536 Wilson Ave Sacramento 95833	Xfered :07/18/2005
Mail :4334 Fell St Sacramento Ca 95838	Price :\$325,000
Use :A2a00a Res,Two Single Family Units	Phone :916-614-9228
Bedrm:3 Bath:1.00 TotRm:6 YB:1920 Pool:No	BldgSF:1,282 Ac:.47

7/16/07

Information compiled from various sources. Real Estate Solutions makes no representations or warranties as to the accuracy or completeness of information contained in this report.



CITY OF SACRAMENTO  
CALIFORNIA

PLANNING & BUILDING DEPARTMENT  
PLANNING DIVISION

1231 I STREET, ROOM 200  
SACRAMENTO, CA 95814

**INVESTIGATION AND REPORT**  
**PRESERVATION REVIEW OF A BUILDING 50 YEARS OF AGE OR OLDER**

The applicant is required to provide the following application components:

- ☐ Photos: clear color photos, minimum size 3" X 5". The photos should include the front of the building. Additional photos may be requested by staff.
- ☐ \$235.04 : cash, cashed check, or check made payable to City of Sacramento (unless this building is being demolished immediately dangerous then no charge)
- ☐ Reason for demolition: Fill in appropriate section below
- ☐ In addition, the applicant is asked to provide any information available related to the age and history of the structure: Fill in appropriate section below.

Preservation staff will review the application and may require further information from the applicant before deeming the application complete.

**SECTION 1: to be completed by the applicant**

Applicant Name: East Demolition Date: 4/3/06  
Mailing Address: 1111 31st Phone: (916) 992-0741  
1111 31st Fax: (916) 992-9246  
Assessor's Parcel #: 1111 31st Existing Zoning: \_\_\_\_\_  
Property Address: 1111 31st Existing Land Use: \_\_\_\_\_

Reason for Demolition: UNKNOWN

Proposed Land Use after demolition: UNKNOWN

Additional Information: \_\_\_\_\_



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## INVESTIGATION AND REPORT

### PRESERVATION REVIEW OF A BUILDING 50 YEARS OF AGE OR OLDER

The applicant is required to provide the following application components:

- \$235.04
- ☐ Photos: clear color photos, minimum size 3" X 5". The photos should include the front of the building. Additional photos may be requested by staff.
  - ☐ \$226: cash, credit card, or checks made payable to City of Sacramento (unless this building is being declared immediately dangerous then no charge)
  - ☐ Reason for demolition: Fill in appropriate section below
  - ☐ In addition, the applicant is asked to provide any information available related to the age and history of the structure: Fill in appropriate section below.

Preservation staff will review each application and may require further information from the applicant before deeming the application complete.

#### SECTION 1: to be filled out by the applicant

Applicant Name:	<u>Rick Dawari</u>	<u>4384 Fell St.</u>	Date:	<u>8/16/05</u>
Mailing Address:	<u>536 Wilson Ave.</u>	<u>Sacto, Ca. 95838</u>	Phone:	<u>871-3945</u>
Assessor's Parcel #:	<u>262-0212-019</u>		Fax:	<u>N/A</u>
Property Address:	<u>536 Wilson Ave.</u>		Existing Zoning:	<u>R-1</u>
			Existing Land Use:	<u>R-1 Res.</u>

Reason for Demolition: Bad Shape

Proposed Land Use after Demolition: Sub-division

Additional Information: year built 1920

S:\Current\

**IR05-373**  
**08-17-05**

I & R Number: IR05-373

page 1 of 2

☐ **SECTION 2: For Staff use only:**

The structure is:

- ☐ Currently a Landmark structure
- ☐ Located within an existing Historic District \_\_\_\_\_
- ☐ Located within a proposed Historic District \_\_\_\_\_
- ☒ None of the above

☒ 50 years of age or greater

☐ less than 50 years old

☐ no determination made

Date built: \_\_\_\_\_ Source of information: \_\_\_\_\_

With regards to the property located at 536 Wilson Ave.,  
the following determination has been made:

- ☐ **Demolition of this structure is not subject to review by the Preservation Director for the reason checked below.**

- ☐ The structure is less than 50 years of age

- ☐ The Building Official, Code Enforcement Manager or designee has determined this building to be immediately dangerous and has exhausted all feasible alternatives to demolition.

Building Official to sign here: \_\_\_\_\_

Date: \_\_\_\_\_

☒ The Preservation Director has made the preliminary determination that the structure is not eligible for placement on the Sacramento Register; therefore, **the Preservation Director cannot oppose demolition.**

- ☐ **Demolition is not allowed for the reason checked below. If the applicant wishes to pursue demolition, they must submit a DRPB Board-level application. In addition, an environmental review will be required, and appropriate fees must be paid.**

- ☐ This is a Landmark structure or a contributory structure located within a historic district; therefore, this structure is protected from demolition.

- ☐ The Preservation Director has made the preliminary determination that the structure is eligible for consideration by the Board and Council for placement on the Sacramento Register. This building shall be treated as a Nominated Resource per 15.124.250.F and is protected from demolition.

COMMENTS: See NOTE \*

R. Deering  
Roberta Deering

09-16-05  
Date

I & R Number: 05-373

\* NOTE: If this is a residential structure, the applicant must submit plans and pay plan check fees to the Building Department for a new replacement residential structure on this site OR apply for and obtain a Special Permit from the Planning Department prior to issuance of a demolition permit

# Y OF SACRAMENTO F PLANNING AND BUILDING

PO: 08/17/2005 042 DLB  
DATE: 08/17/2005 8:27AM 00007087  
DR#: IR050373 DESIGN REV/PRES  
0214 PLANNING TECH SURCHA  
\$9.04  
0241 DESIGN REV/PERS  
\$226.00

PC  
CHANGE

CITY OF SACRAMENTO  
For Deposit Only  
Bank of America # 14892-50219  
00007087 042 DLB  
08/17/2005 8:27AM 0040  
PERMIT# IR050373  
DESIGN REV/PRES  
\$235.04  
PC

APD #: IR050373

PARCEL: 262-0212-019

TYPE: Plng Investigation/Rpt  
SUB-TYPE: DEMO  
STATUS: IN PROG

Pymt Amount

235.04

Class #	Description	Item #	Total Fee	Prev Pymt	Current Pymt
214	Plng-Technology Surcharg	71	9.04	.00	9.04
231	Plng Entitlement/Env Fee	31	226.00	.00	226.00

## PLANNING ENTITLEMENTS

		\$226.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00
Planning/Env Deposit:	\$0.00	Hearing Fees: (PC)
Environmental Review:	\$0.00	(CC)
Utilities:	\$0.00	(SRC)
Water Test:	\$0.00	Notices:
Public Works: (#252)	\$0.00	Appeal Fees:
(#255)	\$0.00	
(#269)	\$0.00	
		<b>TOTAL: \$235.04</b>

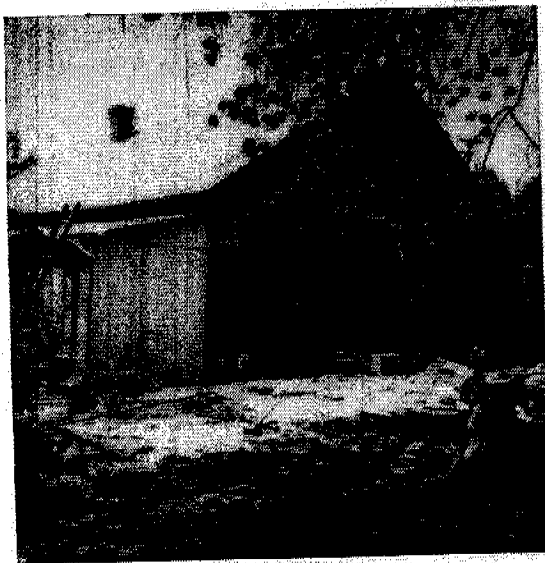
I understand that additional fees may be required if the cost to process the application is greater than the minimum fee and/or if this application involves an existing violation of the Zoning Ordinance. Also on some applications additional processing charges may be required after the requested entitlements are approved.

Received from: \_\_\_\_\_ Signature: \_\_\_\_\_  
(Print) (Sign)

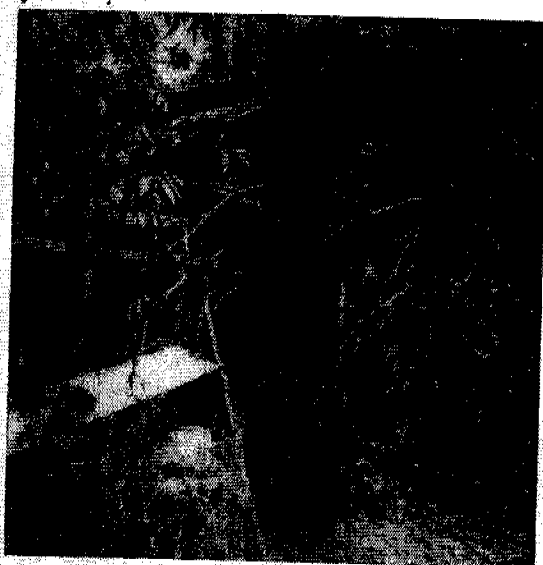
(Not valid unless stamped)



East



east main house



South



**CITY OF SACRAMENTO**  
**PLANNING & BUILDING DEPARTMENT**  
**BUILDING DIVISION**  
[www.cityofsacramento.org](http://www.cityofsacramento.org)

**2 INSPECTION PERMIT**

Approval by the following City Departments must be obtained prior to the issuance of wrecking permit by the Building & Planning Department. Design Review approval required on all wrecking permits in Central City or Alhambra Blvd. Corridor prior to sewer disconnect permit being issued.

Address: 536 Wilson Avenue

Owner: \_\_\_\_\_

<b>Design Review/Planning</b> 1231 I Street, Room 200 (916) 808-5656- Helpline Selection 3 X: <u>18050313</u>	<b>Housing &amp; Dangerous Buildings</b> 1231 I Street, Room 200 (916) 808-5404 X: <u>[Signature]</u>
<b>Dept of Utilities (All)</b> 1395 35 <sup>th</sup> Ave (916) 808-5371 X:	<b>Fire Department (All)</b> 5770 Freeport Blvd, Suite 200 (919) 433-1692 X: <u>[Signature]</u>
<b>Traffic Engineer (Commercial)</b> 1000 I Street, Suite 170 (916) 808-5307 X:	<b>Arborist/Tree Service (Downtown &amp; Commercial Bldgs.)</b> Call for Appointment 5730 24 <sup>th</sup> Street (916) 433 6345 X:

1. Route to Planning and Fire
2. Sewer Disconnect after calling 808-5371 Kill Tap Bring Permit (signed off by Plumbing Inspector) back to the Building Dept. to apply for a Wrecking Permit.  
\*Unless City Awarded Contract
3. Commercial buildings are required to have an Asbestos Form and are not to be issued before Air Quality Date is on the Asbestos Form (bottom right corner).

U:\Forms\candler\demopermit12605