

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	<u>Abdy Taheri, 1918 28th St, Sac, 95816</u>		
OWNER	<u>Maryam and David Inc., 1918 28th St, Sac 95816</u>		
PLANS BY	<u>Applicant</u>		
FILING DATE	<u>11-9-83</u>	50 DAY CPC ACTION DATE	REPORT BY: <u>JP</u>
NEGATIVE DEC	<u>EX 15103</u>	ASSESSOR'S PCL. NO.	<u>014-163-23</u>

APPLICATION: 1. ~~Environmental Determination~~  
Special Permit for deep lot development (Sec. 9)

Location: 2963 44th Street

Proposal: The applicant is requesting the necessary entitlements to develop a second residential unit on a deep lot

Project Information:

1974 General Plan Designation: Residential  
1963 Oak Park Community  
Plan Designation: Light Density Residential

Existing Zoning of Site: R-1  
Existing Land Use of Site: Residential

Surrounding Land Use and Zoning:  
North: Residential; R-1  
South: "  
East: Bar; C-2  
West: Residential; R-1

Parking Required: 1 space ~~5~~ Parking Provided: 1 space  
Parking Ratio:  
Property Dimensions: 45.6' x 175' Property Area: 7980± square feet  
~~Density of Development:~~  
Square Footage of Building: Proposed Residence: 660 square feet  
~~Significant Features of Site:~~  
Topography: Flat  
Street Improvements: Existing  
Utilities: Available to site  
Exterior Building Colors: Green  
Exterior Building Materials: Wood siding

002950

APPLC. NO. P83-366

MEETING DATE 12-15-83

CPC ITEM NO. 1215

CITY PLANNING DEPARTMENT

DEC 08 1983

RECEIVED

803 3rd St.  
Orland, Ca. 95963  
Dec. 7, 1983

Re: P 83-365 & 366  
on 44<sup>th</sup> St.

Planning Commission  
City of Sacramento

002951

Dear Sirs;

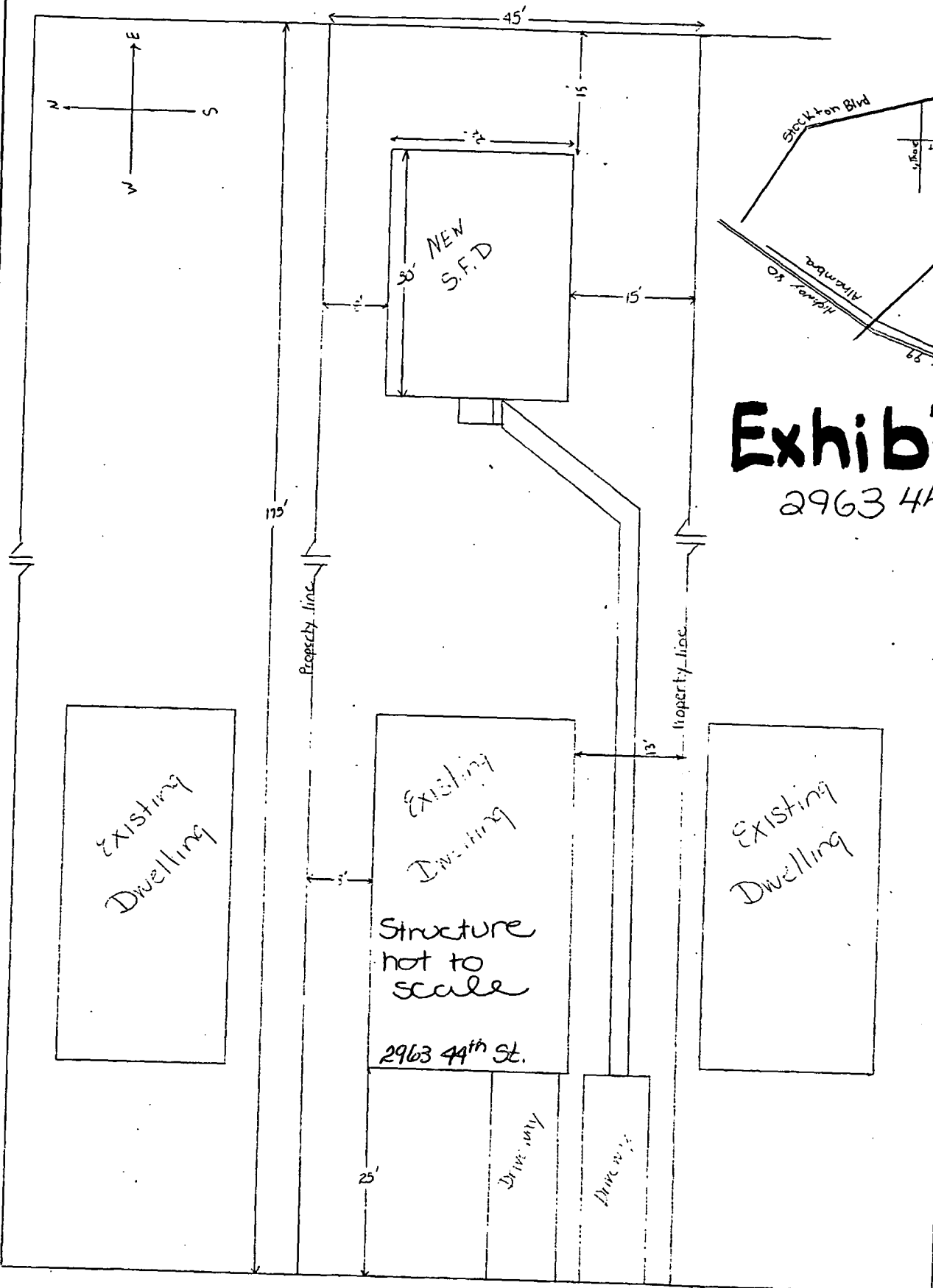
We feel that the application to develop additional residences on the two parcels, AP 014-163-23 & 24 would be a negative step for this area. Because the lots are long & narrow it could result in very congested & hazardous situations. There is no alley at the back of either lot, nor is any proper access easily available. Because the street at this point is also a narrow street and cluttered at times with inoperable vehicles, emergency services could be restricted because of such congestion. Because mornings & evenings & weekends constitute the major times when accidents occur, & because that is also when more vehicles would be parked in this given area, it would seem poor planning to permit additional persons to reside in this location. Though the lots may be deep, they are not wide enough for well planned development & safety.

Shirley Brinkley

PROJECT	2963 44th St
REVISION	
DATE	
SCALE	1/8" = 1'-0"
APPROVED BY	
#	019-163-23
DRAWING NUMBER	2963 44th Street

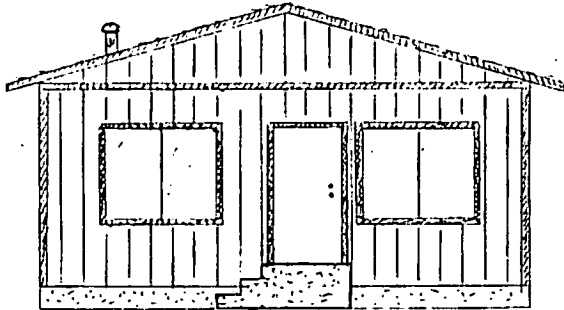
# Exhibit A

2963 44th St.

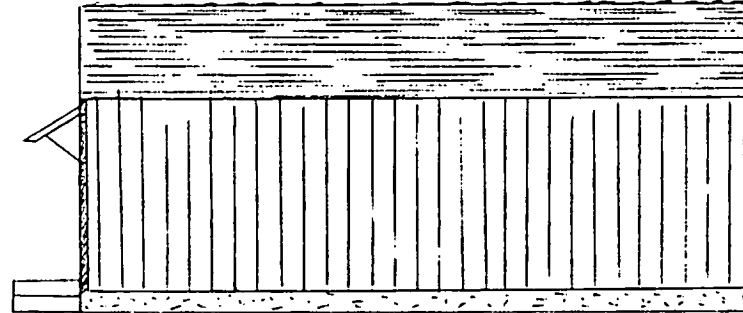


8336

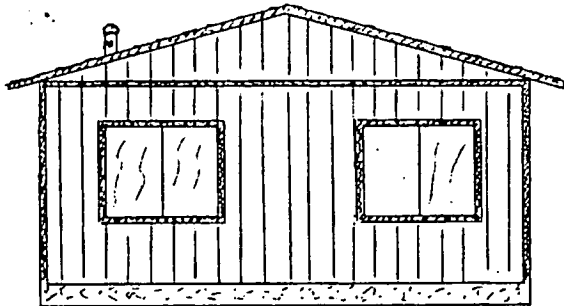
P 8336



FRONT Elevation



Side Elevation



Rear Elevation

002954

2963 44th St.  
**Exhibit B**

SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY: <b>ABdy</b>
DATE:		REVISED:
		DRAWING NUMBER
		1



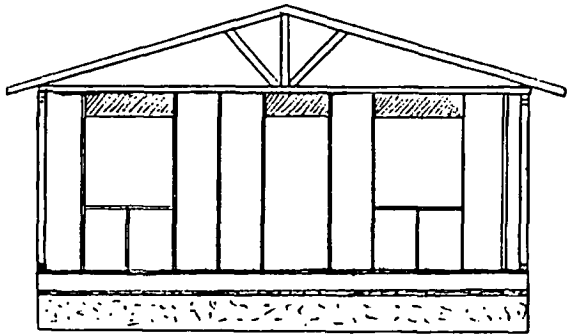
P 833675

- 4x6 DF girder
- 4x12 DF Header
- 2x8 OF Joist
- 2x4 = plate
- 2x6 DF stud
- 2x6 DF P.T
- 1/4" OSB Plywood floor
- 1/2" OSB Plywood Roof
- 1/2" CC Plywood overhang
- 5/8" DF A grade siding
- 1x4 #3 spruce eXt. triming

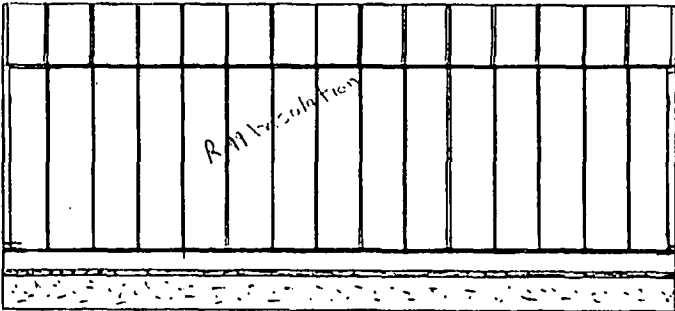
R 30 Ceiling insulation  
 R 19 wall =  
 R 19 Floor =  
 Foundation vent, every 4'  
 attic vent . . . . . 8'  
 No. 1:  
 16d, 8d, 7 Gal

Gas wall Heat  
 Perfection  
 automatic  
 Termostats  
 BTU: 35000

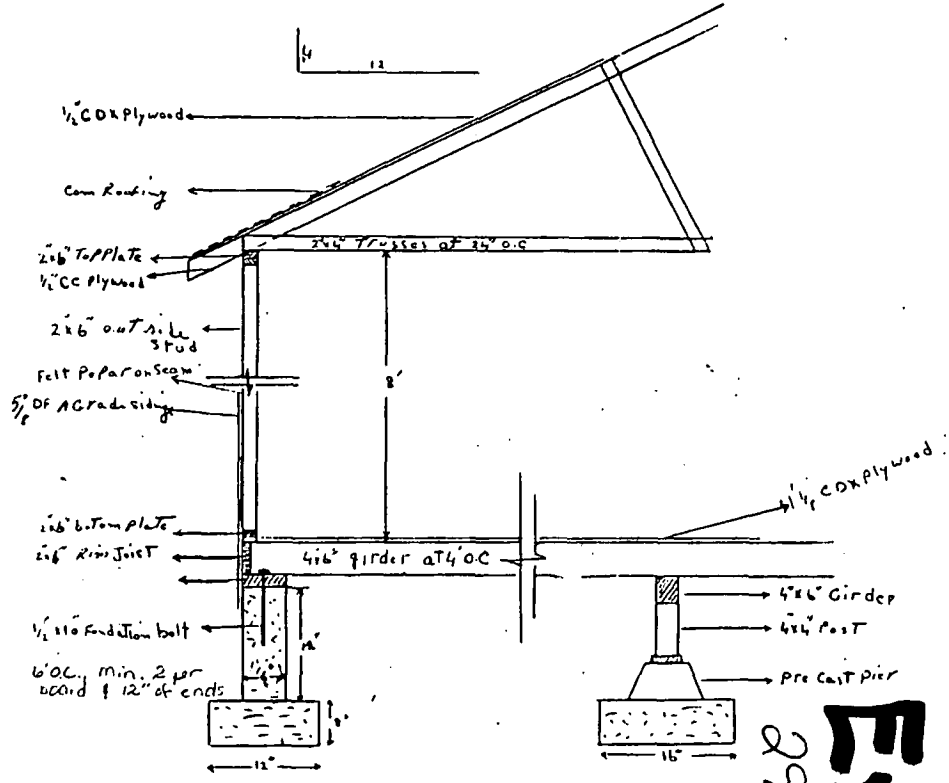
water heater  
 American Plymex  
 ES831  
 BTU: 33000  
 Recover Cap: 27.7 us



2x6" outside wall stud 2' o.c.



R 11 Insulation



002956

"FRAMING"

SCALE: 1/8" = 1'	APPROVED BY:
DATE:	

**Exhibit D**  
 2963 44th St.