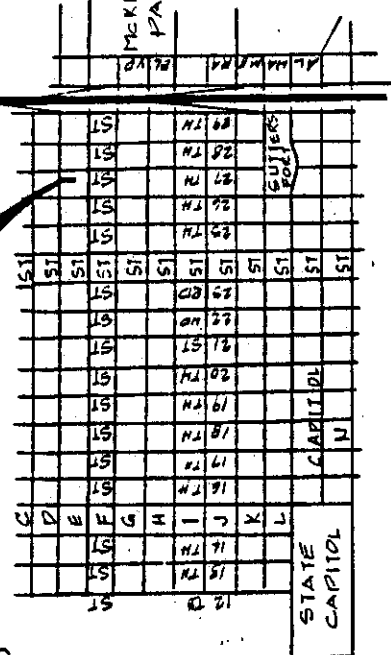


SITE PLAN

2618 "D" STREET	
OWNER: M. FAROOQUI	
DES: JEM	DRN: RM
DATE: 5/7/84	SHT. 1 OF 6

PROJECT SITE

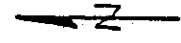


LOCATION MAP

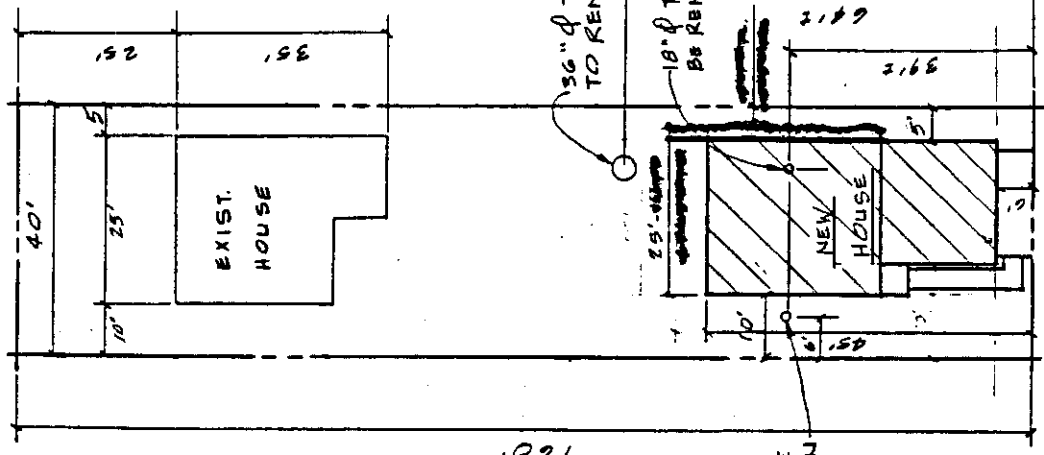


NOTES

1. TWO OFF-STREET PARKING SPACES (ENCLOSED GARAGE)
2. PROPERTY FENCED AROUND PERIMETER.



"D" STREET



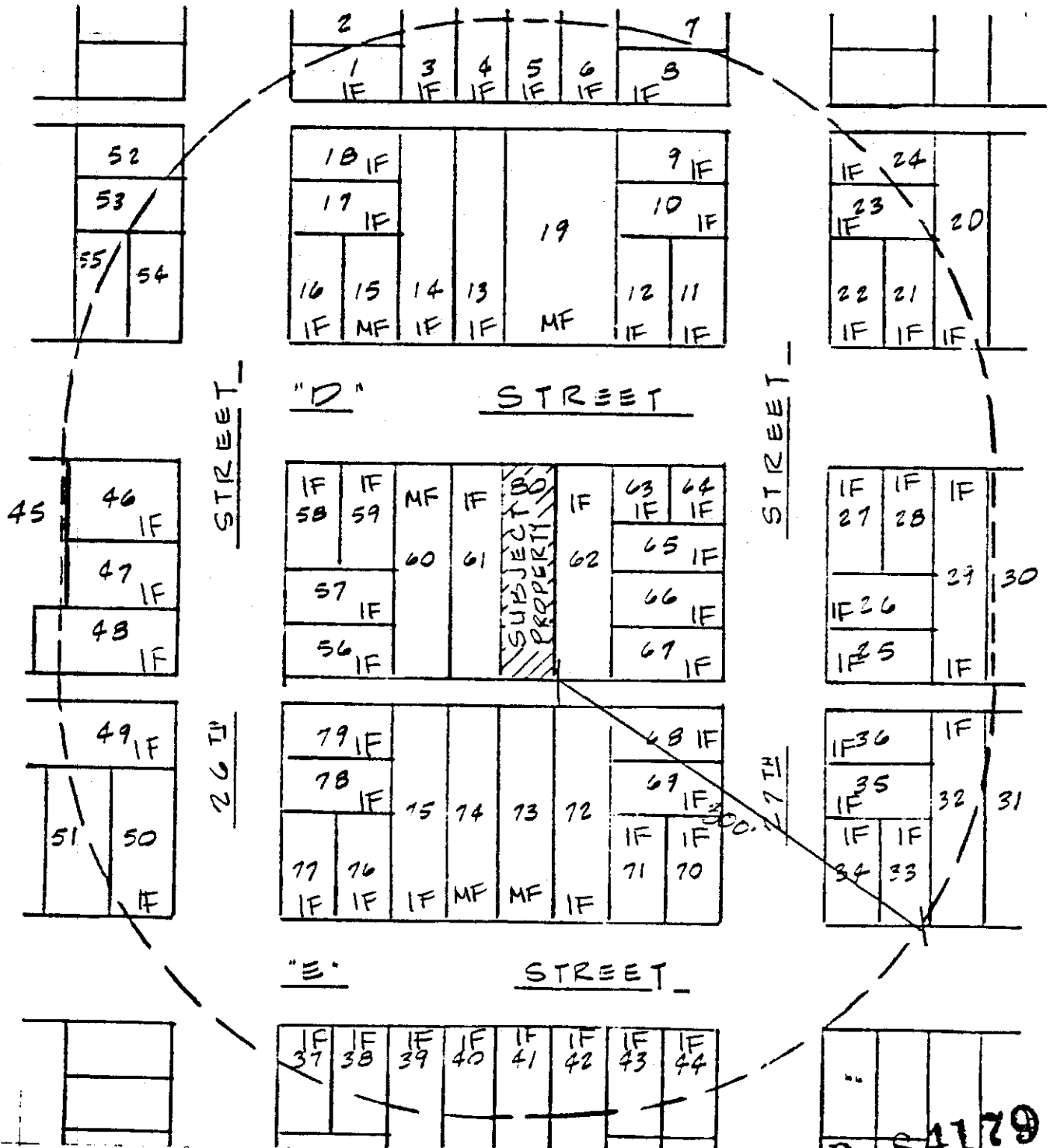
ALLEY



1" = 20'
PLOT PLAN

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LAND USE AND ZONING



PROPERTY OWNERSHIP MAP

1" = 100'

2618 "D" ST.
M. FAROORUI
5/10/84 SHET 1 OF 1

CITY WASTE DUMP
ARDEN PROCESSING FAC.

VICINITY MAP



MAP NO. 2

ITEM 25

- c. The project is consistent with the land use element of the General Plan to:
"Allocate residential, commercial, industrial and other land uses in such a manner as to result in a desirable urban environment which satisfies the needs of the total community"; and
"Provide safe, stable and attractive residential areas in which to live."
- d. The project is consistent with the City Central City Plan and the General Plan which designate the site for residential uses.

Engineering recommends the following conditions:

- a. Provide standard alley improvements to nearest street if not existing;
- b. Provide separate sewer and water services for new house and connect to public main;
- c. Locate existing sewer and water service for existing house and relocate and reconnect as necessary to avoid conflict with new house.

Traffic

- a. Provide on-site parking area for existing house;
 - b. Use "2618 Rear" or 2618 "A or B" or "1/2" as address;
 - c. Elevation plans are mislabeled.
4. The applicant's plans indicate that the entrance for the residence will be located at the rear of the residence facing the alley. The applicant has contacted this office indicating that in fact the entrance to the residence will be on the side yard area along the east side of the house. A revised plan is included with the exhibits.

ENVIRONMENTAL DETERMINATION: The proposed special permit is exempt from environmental review pursuant to State CEQA Guidelines (Section 15303(a)).

STAFF RECOMMENDATION: Staff recommends the following actions:

Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow.

Conditions - Special Permit

- a. Separate sewer and water services shall be provided for the new house and connected to public main;
- b. Locate existing sewer and water service for existing house as required by Public Works Department. Said services shall be relocated and reconnected as necessary to avoid conflict with the construction of the new house.

Findings of Fact - Special Permit

- a. As proposed, the project is based upon sound principles of land use in that:
 - 1) adequate space is available on the site to accommodate the type and density of the proposed project;
 - 2) the project is compatible with surrounding land uses which consist of multi-family and single family residential.
- b. The project, as proposed, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that this request would comply with the coverage, height and setback requirements of the City Code;

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Jim Munn, 575 Eleanor Avenue, Sacramento, CA 95815		
OWNER	Muhammad Farooqui, P.O. Box 38-693, Sacramento, CA 95838		
PLANS BY	Jim Munn, 575 Eleanor Avenue, Sacramento, CA 95815		
FILING DATE	5-11-84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	Ex. 15303(a)	EIR	ASSESSOR'S PCL. NO. 003-145-07

APPLICATION: Special Permit to construct a second dwelling unit on a 0.15± acre lot in the Single Family (R-1B) zone.

LOCATION: 2618 'D' Street

PROPOSAL: The applicant is requesting the necessary entitlement to construct a second dwelling unit on a lot developed with an existing residence.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1980 Central City Community
Plan Designation: Low Density Residential
Existing Zoning of Site: R-1B
Existing Land Use of Site: Single Family residence

Surrounding Land Use and Zoning:

North: Residential; R-1B
South: Residential; R-1B
East: Residential; R-1B
West: Residential; R-1B

Parking Required: One space per du.
Parking Provided: Two spaces per du.
Property Dimensions: 40' x 160'
Property Area: 6,400 square feet
Density of Development: 13.6 du/ac.
Square Footage of Building: Proposed residence: 1,304
Existing residence: Approx. 833

Height of Structure: 24 feet (2-story)
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Earth tones
Exterior Building Materials: Stucco

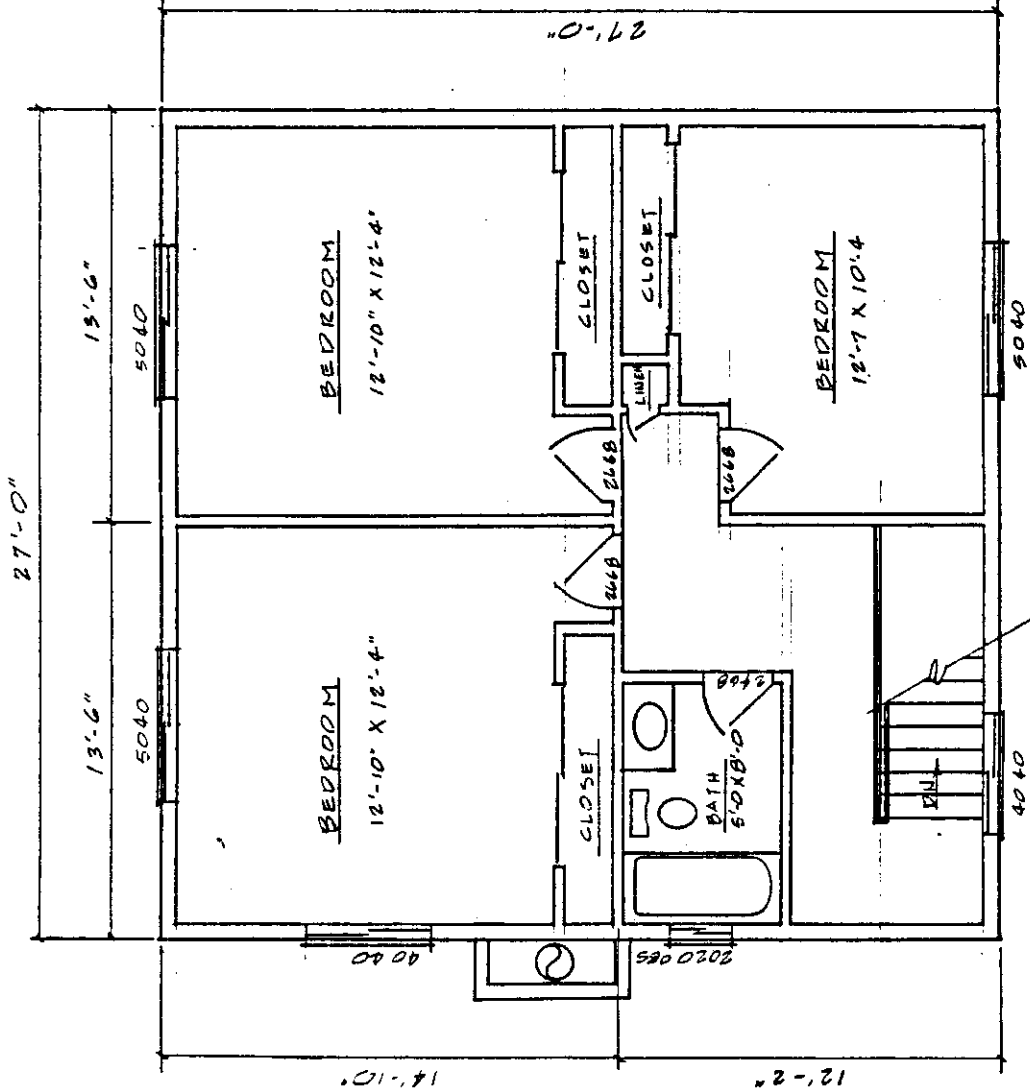
STAFF EVALUATION: Staff has the following comments and concerns regarding this project:

1. The subject site is located in the Single Family/Old City (R-1B) zone. The property is 40' x 160' in size with an existing single family residence located on the site. Surrounding land uses consist of multi-family and single family residential uses.
2. The applicant is requesting a special permit for the construction of a second single family dwelling.
3. The project has been reviewed by Traffic, Engineering and Fire Departments. Their comments are as follows:

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NOTES

1. ALL WINDOWS WILL BE THERMAL PANE GLASS
2. R-19 INSULATION IN EXT. WALLS
3. R-30 INSULATION IN CEILING
4. HEAT PUMP HTG. & COOLING
5. ENERGY CONSIDERATIONS TO CONFORM TO TITLE 24.

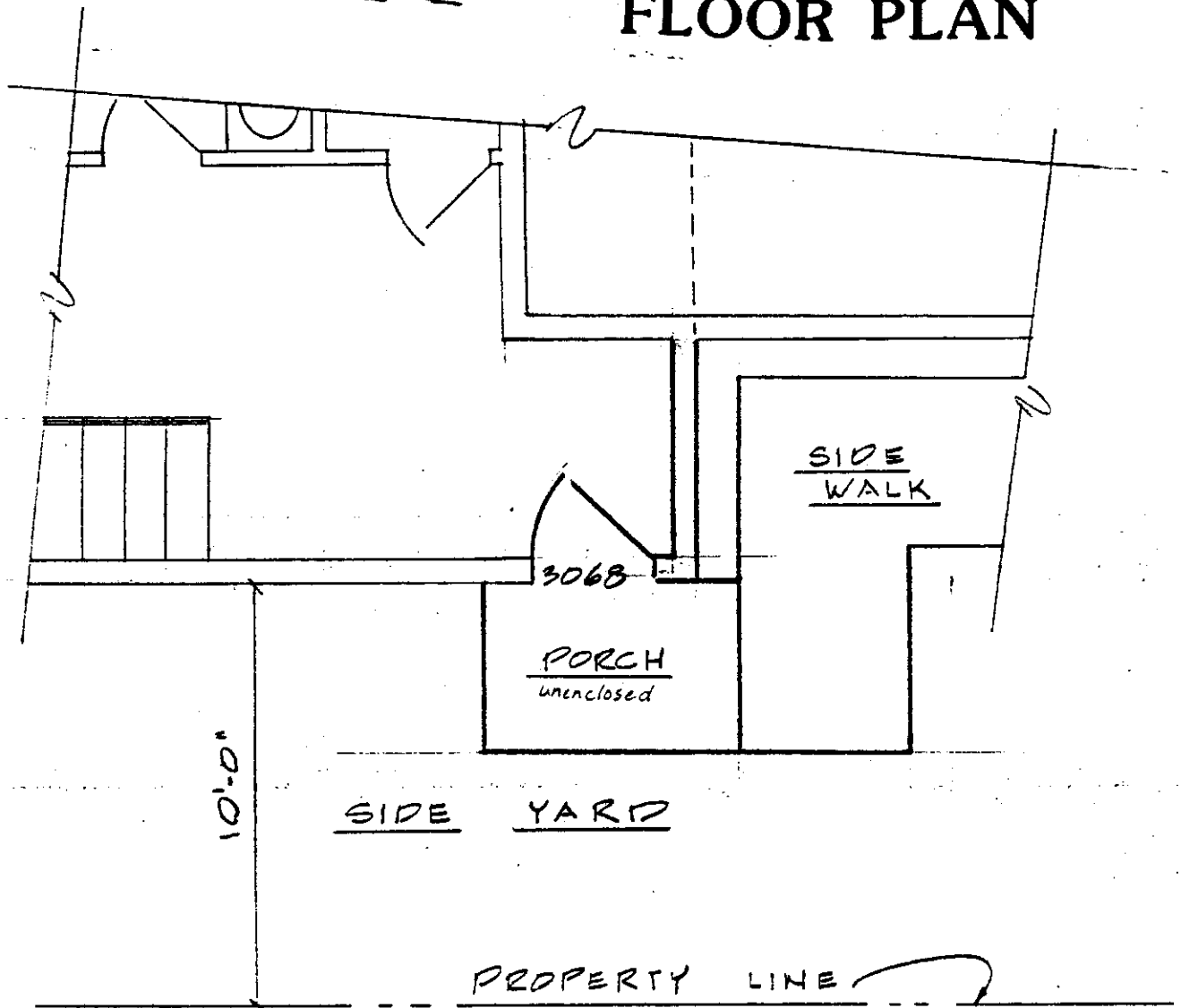


SECOND FLOOR PLAN

1/4" = 1'-0" 0 1 2 3 4 5 FEET

2618 "D" STREET	
OWNER: M. FARCOGUTI	
DES. RM.	PER. RM.
DATE: 5/10/84	SHT. 3 OF 6

REVISED FLOOR PLAN

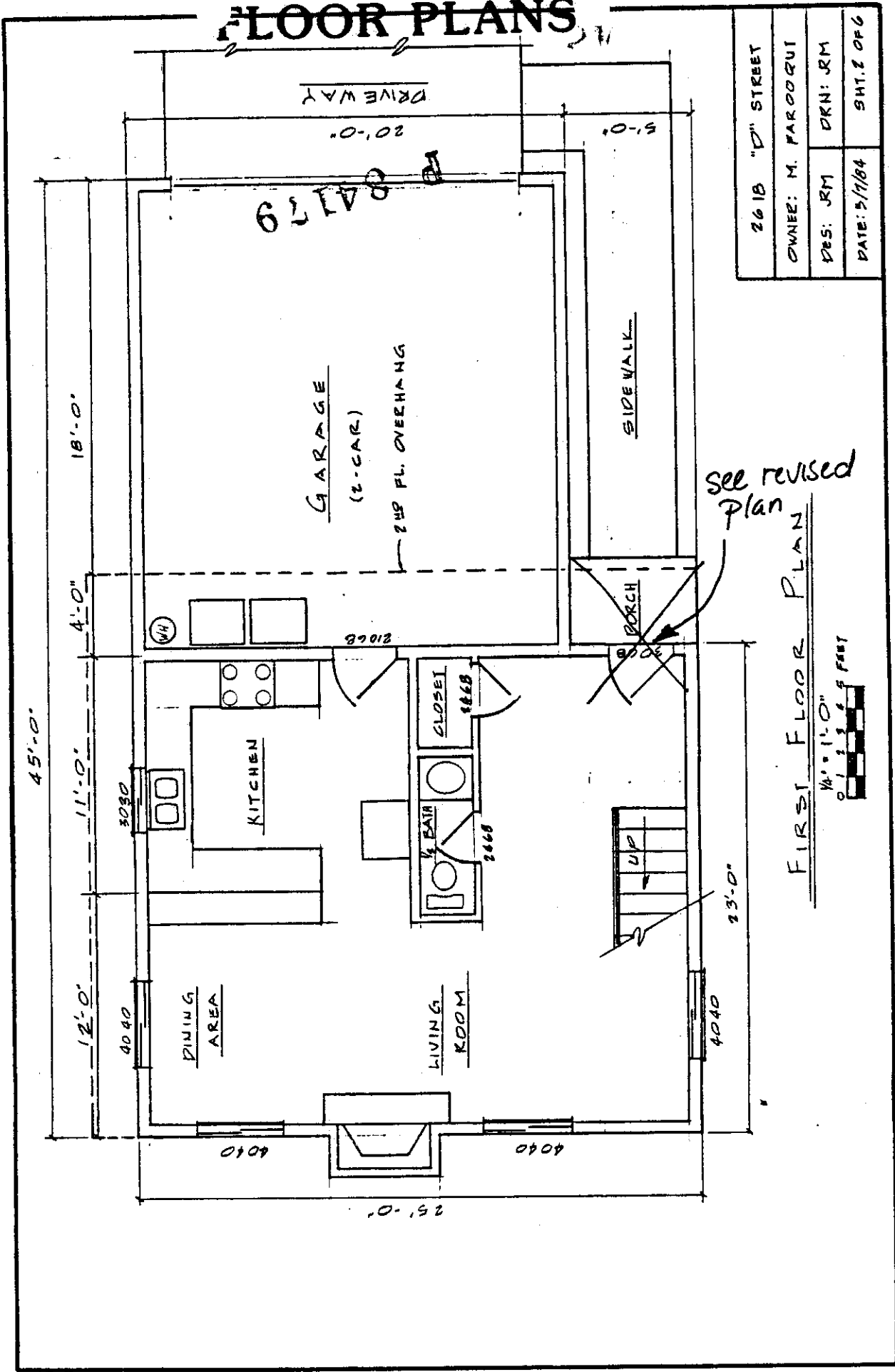


FRONT DOOR RELOCATION

1/4" = 1'-0"

REV. 1	
2618 "D" ST.	
OWNER: M. FAROOQUI	
DES JRM	DRN JRM
DATE 6/5/84	SHT 1 OF 1

FLOOR PLANS

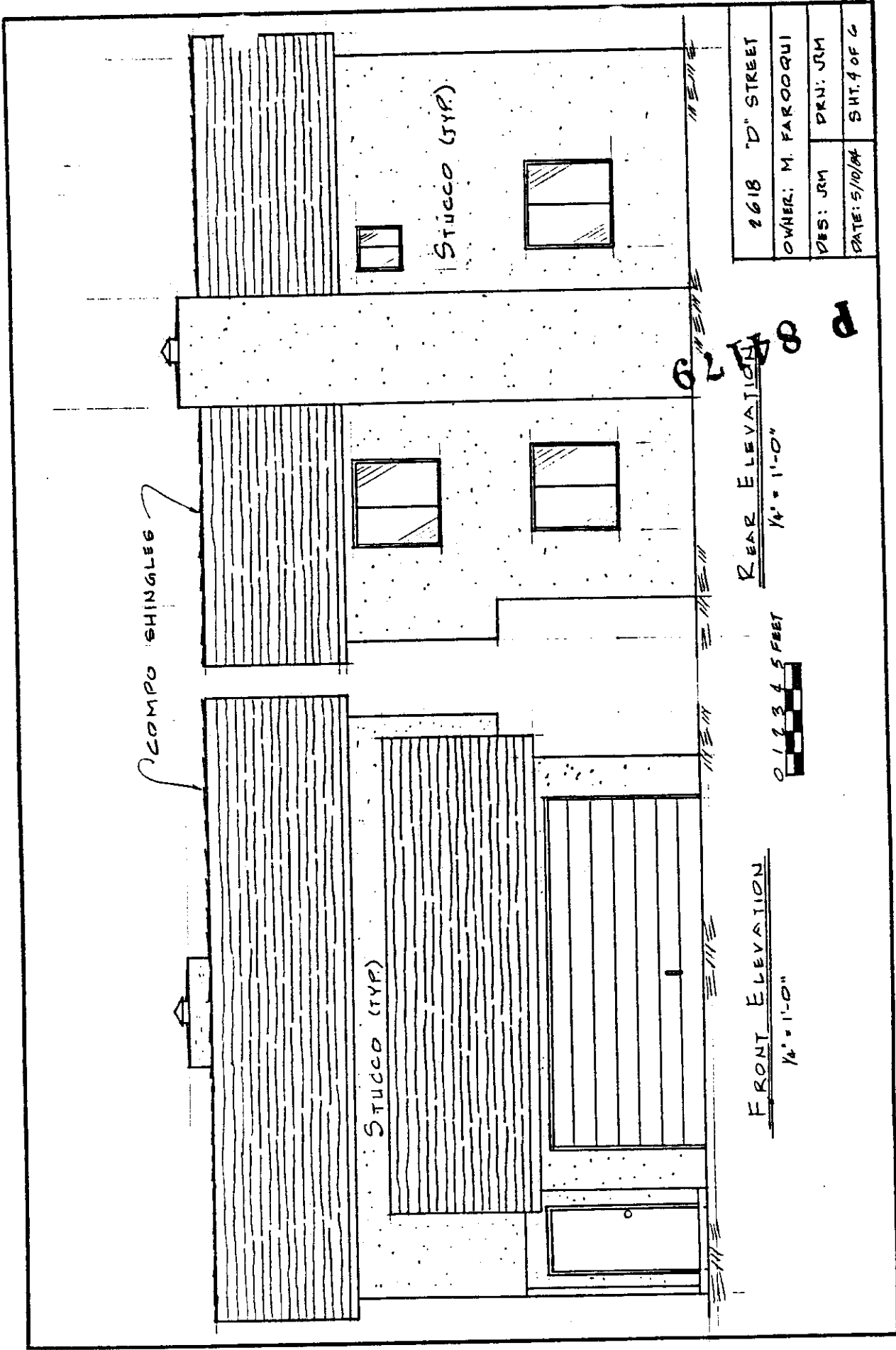


2618 "D" STREET	
OWNER: M. FAROOGUI	DES: JRM
DRN: JRM	DATE: 5/1/84
SHT. 2 OF 6	

See revised Plan

FIRST FLOOR PLAN





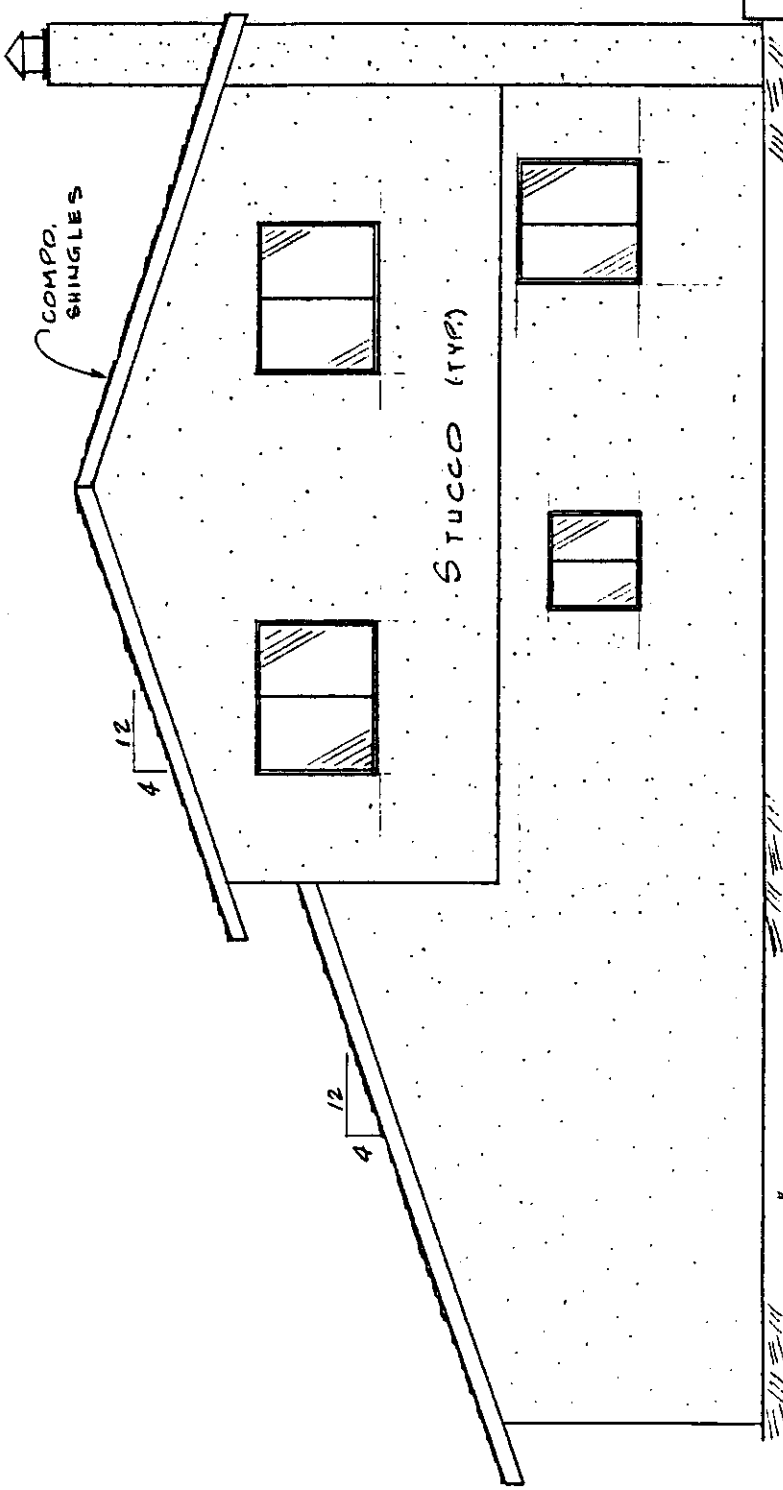
2618 "D" STREET	
OWNER: M. FAROOGUI	
DES: JRM	DRN: JRM
DATE: 5/10/84	SHT. 4 OF 6

REAR ELEVATION
1/4" = 1'-0"

0 1 2 3 4 5 FEET

FRONT ELEVATION
1/4" = 1'-0"

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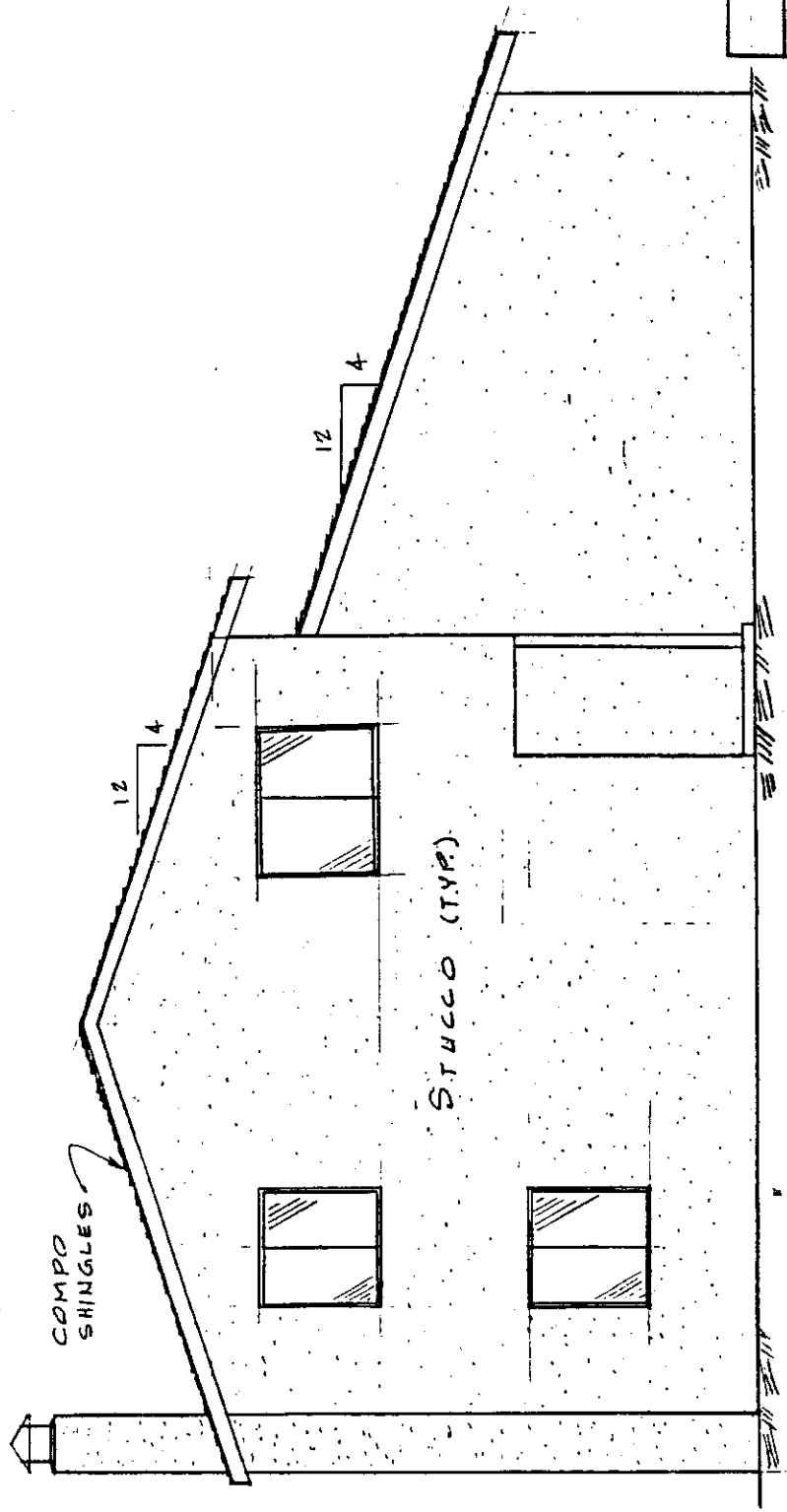


2618 "D" STREET	
OWNER: M. PAROQUI	
DES: JM	PRN: RM
DATE: 5/10/84	SHT 5 OF 6

ELEVATIONS

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2618 "D" STREET	
OWNER: M. FAROOQUI	PRN: JCM
DES: JCM	DATE: 5/10/84
SHT 6 OF 6	



LEFT ELEVATION
 $\frac{1}{4}'' = 1'-0''$
 0 1 2 3 4 5 FEET