

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Airborne Freight Corporation, 3101 Western Ave., Seattle, WA 98111				
OWNER	Buss Transmission Inc., 6801 Folsom Bl., Sacramento, CA 95819				
PLANS BY	Airborne Freight Corporation, 3101 Western Ave., Seattle, WA 98111				
FILING DATE	8-31-90	ENVIR. DET.	Negative Declaration	REPORT BY	JC
ASSESSOR'S PCL. NO.	008-0391-011				

APPLICATION:

- A. Negative Declaration
- B. Variance to reduce the standard paving requirements for a temporary freight sorting facility
- C. Variance to waive the tree shading requirements for a temporary freight sorting facility on 1.38+ partially developed acres in the Light Industrial (M-1) zone.

LOCATION: 6681 Elvas Ave.

PROPOSAL: The applicant is requesting the necessary entitlements to waive the paving and tree shading requirements for a temporary sort facility.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial
Existing Zoning of Site: M-1
Existing Land Use of Site: Transmission Company

Surrounding Land Use and Zoning:

North: Railroad Right of Way; M-1
South: Restaurant, Car Wash; M-1
East: Retail; M-1
West: Residential, Storage Yard; M-1

Parking Required: 1
Parking Provided: 15
Property Dimensions: Irregular
Property Area: 1.38+ acres
Square Footage of Building: 980 sq. ft.
Height of Building: 14 ft.
Topography: Flat
Street Improvements: Partial Improvements
Utilities: Existing
Exterior Building Materials: Metal
Roof Materials: Metal

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 1.38+ partially developed acres in the Light Industrial (M-1) zone. The site is developed with a transmission shop on the east side of the site. The west side of the site is a gravel lot with several stored and damaged vehicles. In approximately August of 1990 Airborne Freight located a 980+ square foot trailer on the gravel portion of the site to use as a freight sorting facility. The General Plan designates the site as Heavy Commercial/Warehouse. The surrounding land

uses and zones are railroad right-of-way, M-1 to the north; restaurant and car wash M-1 to the south; retail commercial strip center, M-1 to the east, and; residential and storage yard, M-1 to the west.

B. Applicant's Request

As noted above, the applicant has located a 990+ square foot trailer on the site which is used as a sorting facility for Airborne Freight. The facility has eight drivers and is used between the hours of 7:30 - 8:30 A.M. and 4:00 - 6:00 P.M. daily. The applicant is requesting variances from the paving and shading requirements as the applicant intends to vacate the site once property for a larger facility is found. In early spring of 1990, Airborne Freight representative contacted the Building Inspection Division to apply for a building permit for a temporary power hook up for their trailer. The person was referred to Planning Division and informed at this time that standard improvements (paving the parking, loading and maneuvering areas, and providing trees to meet the shading requirements) were required and a temporary power hook up could not be issued until these improvements were complete. Approximately July or August 1990 the applicant located its trailer on the subject site and illegally hooked up to the power of the existing business on the site. The applicant is currently searching for a permanent site to locate a 50 truck facility. Initially the applicant hoped to relocate the facility by December 1990 or January 1991, however, the use is still located on the site.

C. Staff's Evaluation

The plans submitted to staff, by the applicant, are very limited and not to scale. The applicant proposes 15 on-site parking spaces but does not note them on the site plan. The area proposed to be paved is located in front of the site but is unclear as to whether or not this area is within the City's right-of-way. The plan does indicate bushes to be planted along the front of the site but does not indicate the size of the planter area or if irrigation is to be provided. The site is partially developed with a transmission service located on the eastern portion of the site.

Staff has no justification to support the variance requests. The applicant has not presented any unusual circumstances or hardship to warrant the approval of the variances. Airborne Freight located and established a business on this site approximately August 1990. The required paving and shading could have been provided prior to locating the use on the site, however, Airborne Freight chose to locate the trailer on the lot without providing the necessary improvements. The application indicated the use to be temporary with the site being vacated by December 1990 or January 1991. The use is still located at the site. Staff was informed by the applicant that the site should be vacated by March or April 1991.

This site is located in an older established industrial area with little or no improvements. It is within 600+ feet of the 65th Street Light Rail Station. The site is large enough to be a viable industrial or office use. Since this area is in transition, allowing a temporary use without the required paving and landscaping will further diminish the appearance of the area. With the elimination of the paving requirements adequate drainage will not be provided on the site, additional dust will be emitted into the air, soil erosion may occur and harmful vehicle fluids may seep into the ground water. During the recent rains, staff has noted several standing pools of water on the site. By requiring the paving and landscaping of this site the area will be improved and may encourage other property owners to upgrade their property.

D. Agency Comments

The plans were reviewed by Traffic Engineering, Engineering Division, Development Section, City Building Inspections and Water & Sewer Division. The following comments were received.

Traffic Engineering

1. Gate should be setback 20 feet from the property line.

2. Gate should a minimum os 24 feet wide.
3. It is unclear if the proposed paving is within the City right-of-way.

Engineering Division, Development Section

1. Recommend standard on site improvements be required, including paving, drainage, parking, and landscaping.
2. If no frontage improvements exist, frontage improvements should be required.

Environmental Determination: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

1. Light and Glare

Light and glare from the subject site could impact the adjacent land uses. The applicant has agreed to the following mitigation measure to reduce potential light and glare impacts to a less-than-significant level:

- A. All exterior lighting will be directed away from or properly shaded to eliminate glare on existing land uses and oncoming traffic.

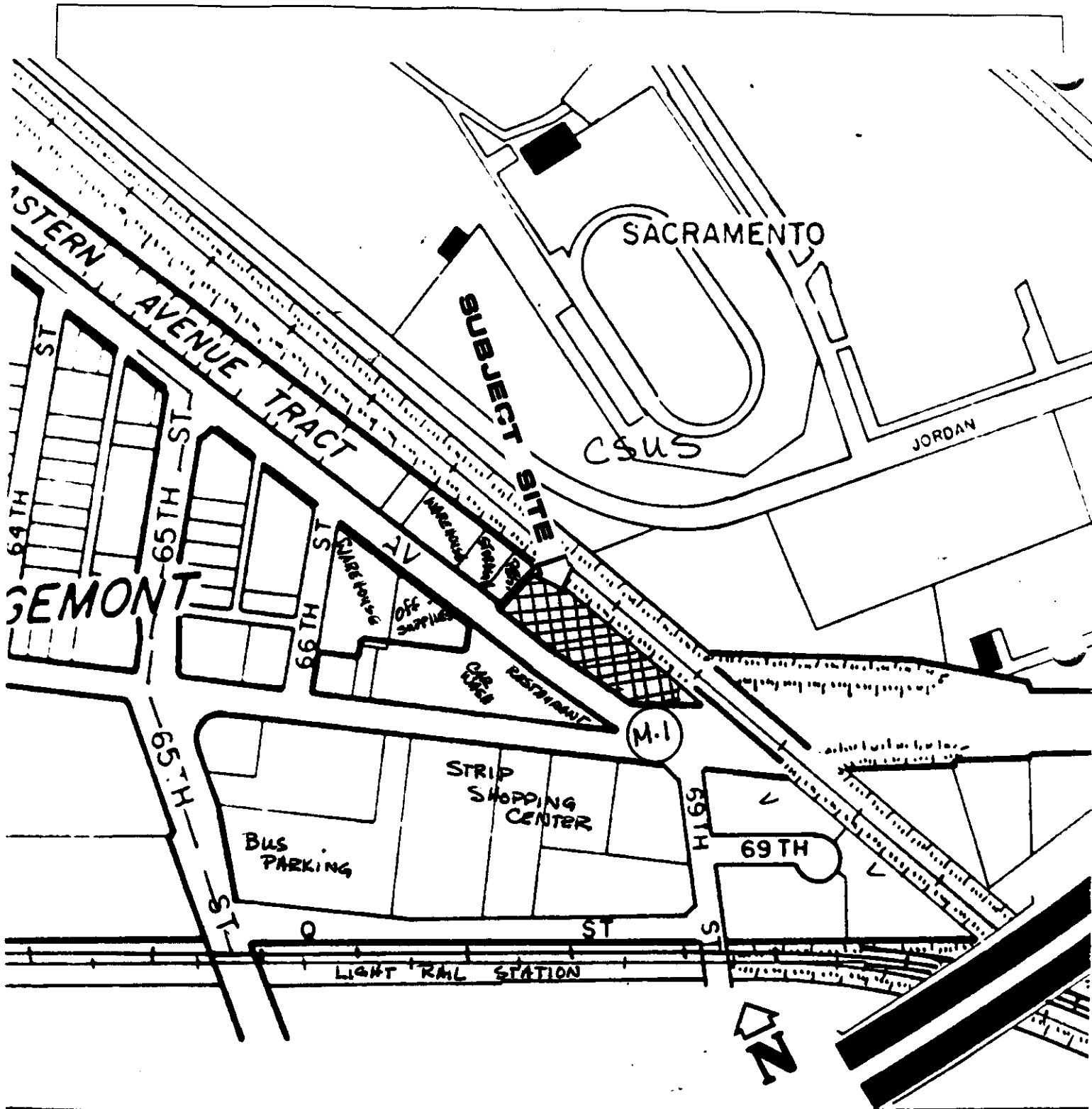
Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

Recommendation: Staff recommends the Planning Commission take the following action:

- A. Ratify the Negative Declaration;
- B. Deny the variance to reduce the standard paving requirements based upon findings of fact which follow, and;
- C. Deny the variance to waive the tree shading requirements based upon findings of fact which follow.

Findings of Fact

1. The proposed variance, if approved, would constitute a special privilege extended to one individual property owner in that other lots in the area proposed for development would be required to provide standard parking and landscaping.
2. The proposed variance, if approved, would be injurious to the public welfare and to the surrounding property in that adequate frontage and drainage improvements would not be provided.
3. The proposed variance, if approved, will not be in harmony with the general purpose and intent of the Zoning Ordinance which requires parking lot paving and landscaping for commercial and industrial uses.

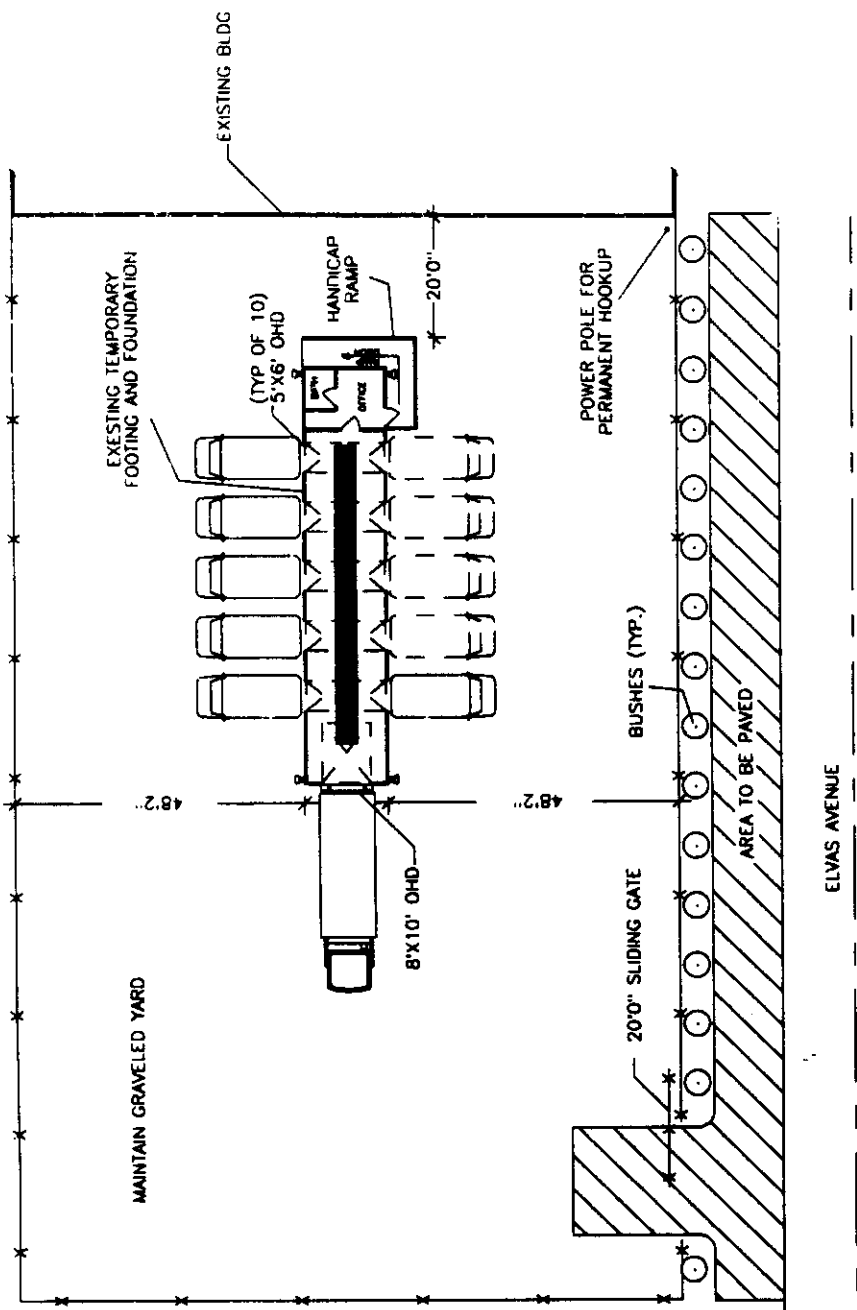


VICINITY, LAND USE & ZONING MAP

EXHIBIT A SITE PLAN

AIRBORNE EXPRESS SEATTLE, WASHINGTON	
PROPOSED YARD FACILITY ELVAS AVENUE SACRAMENTO, CA	
SCALE: 1/8" = 1'-0"	DATE: 03/20/90
DESIGNED BY: SAC	CHECKED BY: SAC
DRAWN BY: SAC	DATE: 03/20/90

SQUARE FOOTAGE
MODULAR UNIT = 980
YARD AREA = 20,020



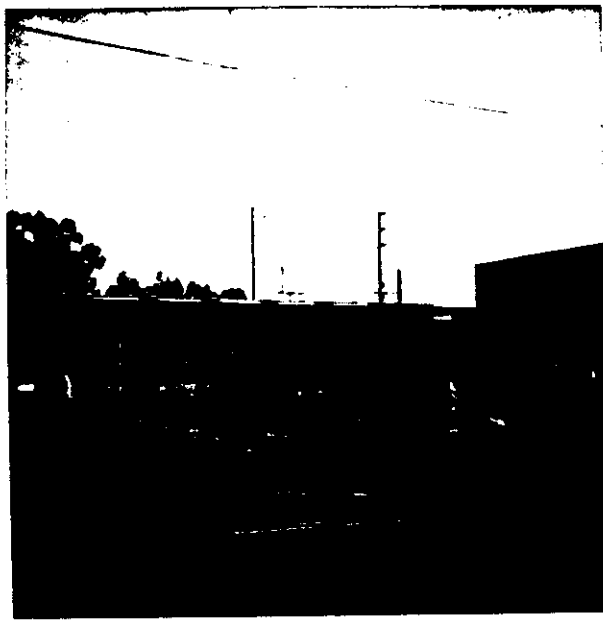
P90-380

Feb. 14, 1991

ITEM NO. 23

EXHIBIT B

ELEVATIONS



Plan 280

July 14 1991

TEAM No 2