

City Planning Commission  
Sacramento, California

**Members in Session:**

**Subject:** Appeal of Design Review Board's denial of the proposed "Tea Cup Cafe",  
1614 - 21st Street (DR87-165).

**BACKGROUND:** The Board reviewed the project on July 1, 1987. Staff had recommended approval after the applicant had made changes to the site plan. When the Board reviewed the project, they had the following concerns:

1. The project was too large for the site.
2. The project is not compatible to the area and the streetscape.
3. The project is poorly sited in relationship to the existing building to the north.

The Board, in discussing the project, indicated that their intention was to continue the application to the next meeting so that the project could be redesigned to fit into the streetscape of 21st Street. The applicant stated that he could not redesign the building as all the working drawings had been completed. The Board then gave the applicant the choice of continuing the project for redesign or a denial so that he could appeal the decision to the City Planning Commission. The applicant choose a denial so that the project could be appealed.

**STAFF RECOMMENDATIONS:**

Staff recommends the City Planning Commission deny the appeal and instruct the applicant to return to the Design Review Board with revised drawings to meet the Board's concerns.

Denial of the appeal is based on the following Findings of Fact:

1. The project would be better suited to the site and the streetscape if redesigned.
2. The applicant having completed the working drawings prior to design review is not sufficient reason to approve the project.

Respectfully submitted,

*Richard B. Hastings*

Richard B. Hastings,  
Director, Design Review/Preservation Board

RBH:vf  
DR87-165

July 23, 1987

Item 23

OFFICE OF APPEAL OF THE DECISIONS OF THE  
DESIGN REVIEW/PRESERVATION BOARD

CITY PLANNING DIVISION

JUL 08 1987

RECEIVED

DATE: JULY 7, 1987

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City DESIGN REVIEW/PRESERVATION BOARD of JULY 1 1987 when:  
(Date)

<input type="checkbox"/> Structure Review	<input type="checkbox"/> Building Move
<input type="checkbox"/> Sign Review	<input type="checkbox"/> Other <u>BLDG ELEVATION DESIGN</u>

was:  Granted  Denied by the Board.

GROUNDS FOR APPEAL: DIFFERENCE OF OPINION ON APPEARANCE OF BLDG ELEVATION DESIGN AND ORIENTAL ARCHITECTURE

PROPERTY LOCATION: 1614 21ST STREET

ASSESSOR'S PARCEL NO.: 007 315 08, 11, 12

PROPERTY OWNER: TEA CUP CAFE

ADDRESS: 1410 21ST STREET

APPLICANT: HENRY F. YEE

ADDRESS: 1400 21ST STREET

APPELLANT: Henry F. Yee  
(Signature)

ADDRESS: 1400 21ST STREET

PHONE NUMBER: 442-1271

FILING FEES:  By Applicant - Paid \$  
(check one)  By 3rd Party - Paid \$ 125.00 Receipt No. \_\_\_\_\_

FORWARDED TO PLANNING DIRECTOR ON DATE OF: \_\_\_\_\_

DR/PS # 87-165

(5 COPIES REQUIRED)  
Distribute To: MVD  
AG  
RH  
SG(Orig.)  
#23

DESIGN REVIEW & PRESERVATION BOARD  
1231 "T" Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	HENRY F. YEE, 1400 21st Street, Sacramento, CA 95814		
OWNER	TEA CUP CAFE, 1410 21st Street, Sacramento, CA 95814		
PLANS BY	HENRY F. YEE, 1400 21st Street, Sacramento, CA 95814		
FILING DATE	4/23/87		
REPORT BY	RL/vf		
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	007-315-08,11,12

DENIED JULY 1, 1987

LOCATION: 1614 - 21st Street

PROPOSAL: The applicant proposes development of a 81 seat restaurant (Tea Cup Cafe).

PROJECT INFORMATION:

Existing Zoning of Site: C-2  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Multiple-family, Commercial; C-2  
South: Fraternity house; C-2  
East : Commercial; C-2  
West : Office Building; C-2

Seating Capacity:	81 Seats
Parking Required:	27 spaces
Parking Proposed:	27 spaces
Parking Ratio:	1 per 3 seats
Property Dimensions:	80' x 40' and 40' x 160'
Property Area:	12,800 sq. ft.
Square Footage of Building:	3,032 sq. ft.
Height of Building:	One story
Significant Features of Site:	P Street frontage elevated
Exterior Building Colors/Materials:	Red brick tile, copper metal standing seam roof.

BACKGROUND INFORMATION: At the time of report writing, the project was also scheduled for Planning Commission hearing on June 26, 1987, for consideration of reduced parking maneuvering area (P87-246). Previously, on April 4, 1987, the City Planning Commission approved a lot line adjustment to merge the three parcels that comprise the subject site (P87-107).

The applicant and staff have met to resolve problems with parking layout, parking numbers, roof overhang into the public right-of-way and inadequate landscaping along all public rights-of-way.

APPLC. NO. DR87-165

MEETING DATE July 23<sup>23</sup>, 1987

ITEM NO. 1023

PROJECT EVALUATION: Staff has the following comments and concerns regarding the proposed project:

1. Most of the problems that had to be worked out stemmed from attempting to overbuild the site. The desired seating capacity and resulting parking requirements, and the preference for a single story project resulted in compromises in the aesthetics of the project.

The revised plans provide for end planters fronting the alley, increased landscape width along P Street that will compensate for the parking area being elevated and a planter in front of the building on 21st Street. The setting back of the building to accommodate the planter on 21st Street also facilitates retaining the roof without it having to be a visually obtrusive projection over the public right-of-way.

2. The parking lot frontage on P Street is increased in width and a terracing will provide a transition between the sidewalk and higher parking lot level. A wall at the back edge of the landscaping and along the interior property line shared with the existing residential use that abutts to the east, will serve to screen the parking lot surface and parked vehicles. The wall placement and the planter width had been determined to coincide with the top step of an existing set of steps on the adjacent property.

The clinker brick in the existing retaining wall should be reused.

3. The three parking spaces closest to P Street are marginally acceptable to Traffic Engineering. Vehicles would have to be backed out to the alley or to another vacated space for turning around.
4. Although a two-story structure would be more compatible with the existing two-story structures in the area, the submitted building design, is otherwise acceptable to staff.
5. The west side of the trash enclosure should have planter space to provide a softening effect to the masonry wall. The masonry should be brick to match the building. For durability, a full brick rather than veneer and a heavy ribbed metal gate would be appropriate.

STAFF RECOMMENDATION: Staff recommends approval of the proposed project subject to the following conditions:

1. Final planter and wall design on P Street shall be subject to staff review and approval.

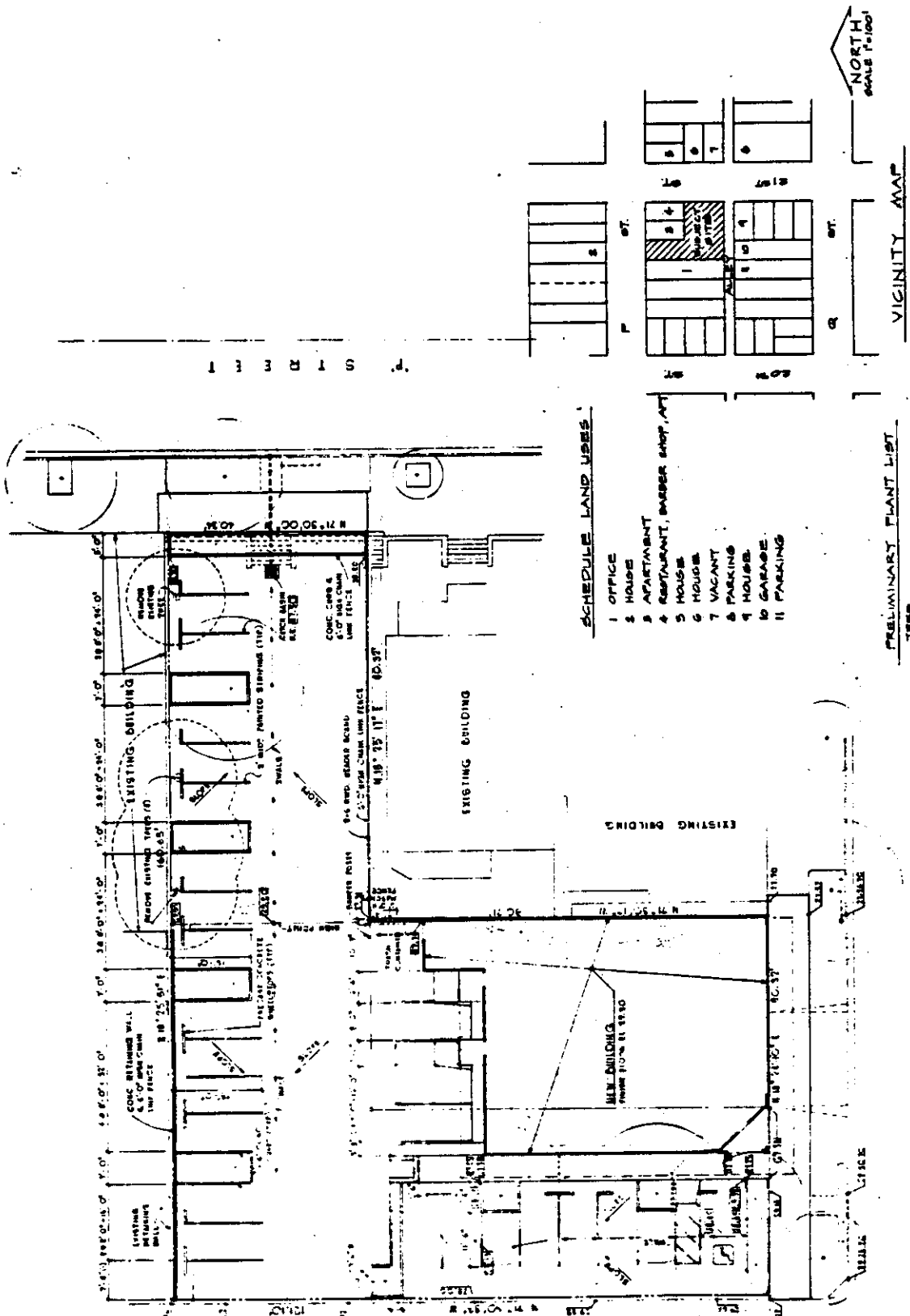
2. The trash enclosure shall be brick to match the main structure. A full brick rather than a veneer shall be used. The enclosure gates shall be of heavy ribbed metal plating. Additional planting shall be provided on the west side of the enclosure. Revised plans shall be subject to review and approval by staff.

Approval is based on the following Findings of Fact:

1. The project, as conditioned, will blend in with the surrounding area.
2. The project, as conditioned, is in conformance with the Board's design criteria.

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.



**SCHEDULE LAND USES**

- 1 OFFICE
- 2 HOUSE
- 3 APARTMENT
- 4 RESTAURANT, BARBER SHOP, AT
- 5 HOUSE
- 6 HOUSE
- 7 VACANT
- 8 PARKING
- 9 HOUSE
- 10 GARAGE
- 11 PARKING

**PRELIMINARY FLANT LIST**

- TEA:
- PAUS CANARIENSIS
  - UNABELLARIA CALIFORNIA
- SHRUBS:
- SAPINDUS INDICA 'SPRINGTIME' INDIAN HAWTHORNE
  - ARJUNIA ARBOREA 'FERTILE PALM' LILY OF THE NILE
  - JUNIPERUS CHINENSIS 'SOLD COMPT' GOLD COAST JUNIPER

BUILDING AREA 1,802 SQ. FT.  
 PARKING 27 SPACES  
 REQUIRED PARKING 27 SPACES  
 SEATING CAPACITY 61

DR87-165

July 23, 87

FIRST PLAN

#23



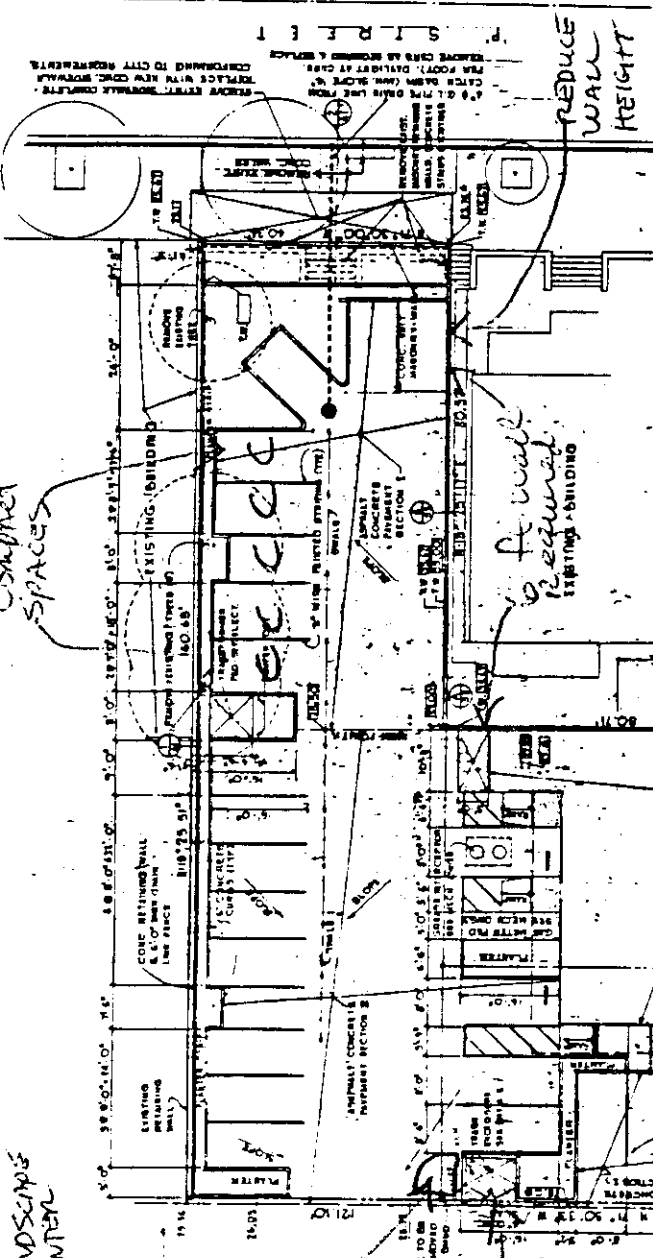
SCALE: 1/4" = 1'-0"

# SITE PLAN

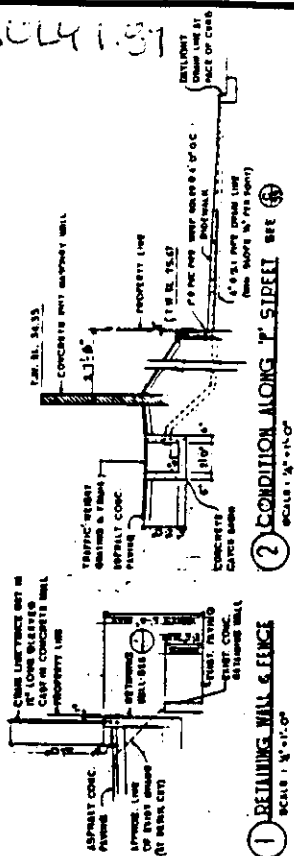
REVISED PRIOR TO JULY 1, 87

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**NOTES:**  
 1. SEE SHEET 23 FOR TOPOGRAPHIC AND BOUNDARY SURVEY.  
 2. IN ADDITION TO SPECIFIC ITEMS NOTED TO BE REMOVED, REMOVE FROM SITE ALL EXISTING ASPHALT DRIVEWAYS, ASPHALT CONC. DRIVEWAYS, CONCRETE WALKWAYS, MOBS & CONC. CURBS, LOW WALLS, POLES, ALL DEBRIS, ETC.  
 CONTRACTOR'S OPTION: BEST PORTIONS OF EXIST. CHAIN LINK FENCE MAY BE RELOCATED TO REMAINING WALL OF WEST PROPERTY LINE. ALL IMPROVEMENTS SHALL BE SUBORDINATE TO THE PERMITS.



ADD LANDSCAPE PLANTER

DR87-165

101-240

TRASH ENCLOSURE

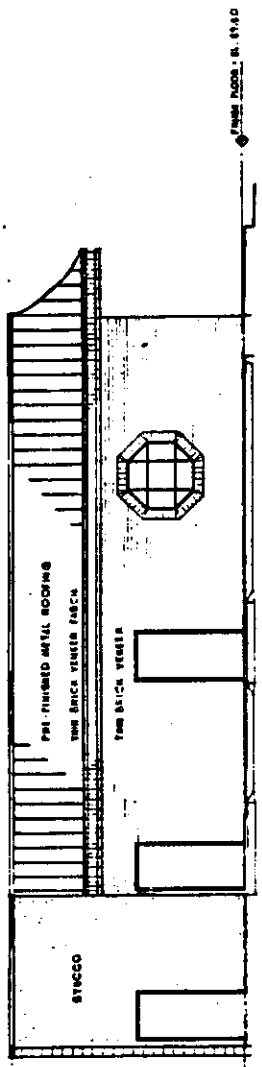
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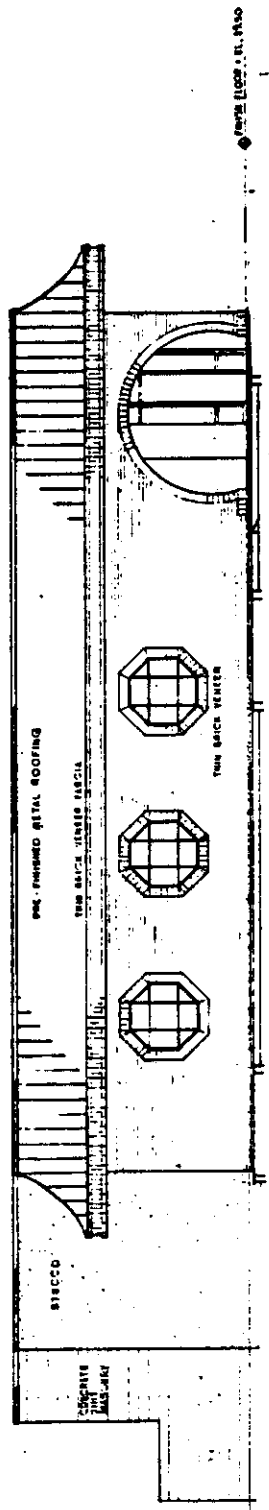
ITEM 10 #23

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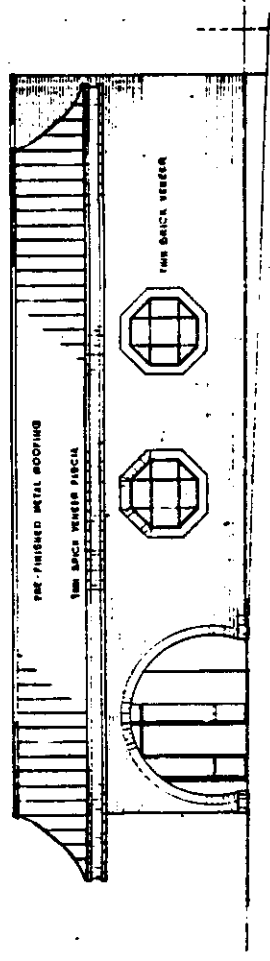
SITE PLAN  
 SCALE: 1/4" = 1'-0"



WEST ELEVATION  
 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"



EAST ELEVATION  
 SCALE: 1/4" = 1'-0"

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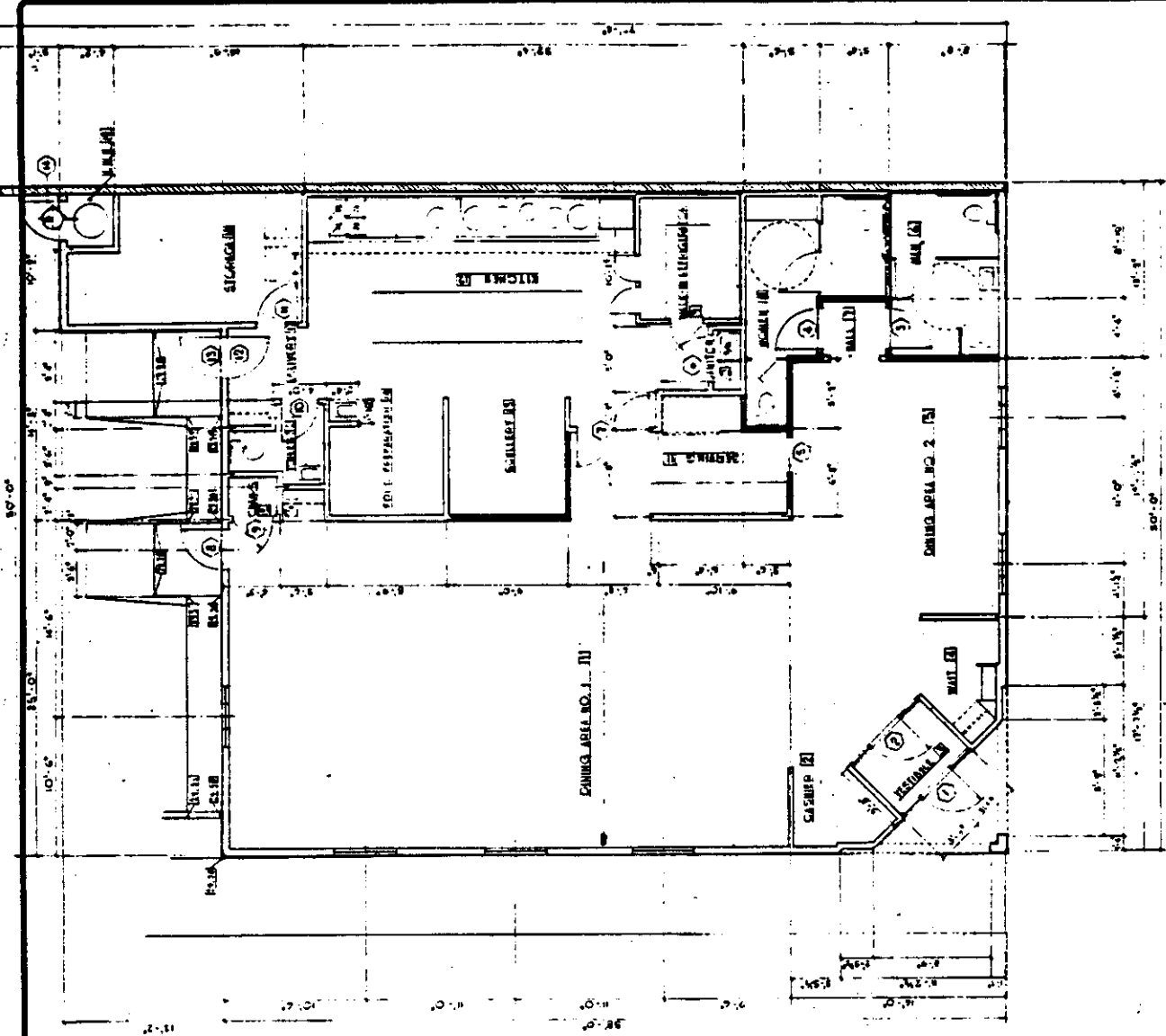
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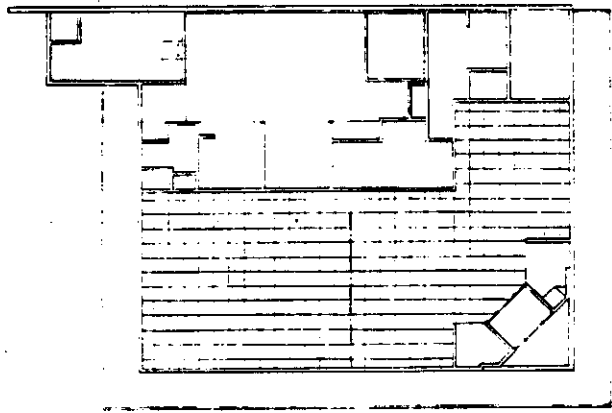
HENRY F. YEE A.I.A.  
 & ASSOCIATES  
 ARCHITECTS AND PLANNERS  
 1614 21st Street  
 Sacramento, Ca.

TEA CUP CAFE  
 1614 21st Street  
 Sacramento, Ca.

DATE: 1/2/87  
 SHEET NO. 2



FLOOR PLAN FINISH FLOOR ELEVATION • 19.80  
 SCALE: 1/4" = 1'-0"



REFLECTED CEILING PLAN

DR87-165

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