

CITY PLANNING COMMISSION

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

APPLICANT	Carson Development Company, Inc., 1722 3rd St., #3202, Sacramento, CA 95814		
OWNER	The Gemsch Company, 1001 46th Street, Sacramento, CA 95819		
PLANS BY	Alan Oshima, 1723 J Street, Sacramento, CA 95814		
FILING DATE	9.20.83	50 DAY CPC ACTION DATE	REPORT BY: JP:lao
NEGATIVE DEC.	exempt 15103e	EIR	ASSESSOR'S PCL. NO. 001-101-04

- APPLICATION:
1. Variance to locate a 25,000+ square foot warehouse in the required 15 foot rear yard setback (3-C-5)
 2. Variance to increase the height of the required six foot high masonry wall to 22.5 feet (3-D-7)

LOCATION: 600 Sunbeam Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to locate a 25,000+ square foot warehouse on the western property line of a Heavy Industrial (M-2) zoned site adjacent to an existing multiple family housing project.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1965 Industrial Park Community Plan Designation:	Industrial

Existing Zoning of Site:	M-2
Existing Land Use of Site:	Existing warehouse and vacant area

Surrounding Land Use and Zoning:

North:	Commercial; M-2
South:	Manufacturing; M-2
East:	Industrial; M-2
West:	Residential; R-3

Parking Required:	30
Parking Provided:	30
Parking Ratio Required:	Warehouse 1:1000 (23 spaces) Office 1:400 (7 spaces)
Property Dimensions:	Irregular
Area:	108,900 square feet
Square Footage of Building:	25,667 square feet
Topography:	Flat
Street Improvements:	Existing and will be improved to 58' indus. street
Utilities:	Available to site
Building Height:	22.5 feet

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BACKGROUND INFORMATION: On January 14, 1982, the Sacramento City Planning Commission approved Variances to waive the fifteen foot rear yard setback and six foot high masonry wall requirements for a proposed warehouse building on the subject site (P-9620). Since a building permit was not obtained and no Variance extensions were requested, the Variances expired in January of 1983. The applicant is now ready to build the proposed warehouse building and is re-applying for the necessary entitlements.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site is a 108,900' vacant parcel in the Heavy Industrial (M-2) zone. The applicant proposes to construct a 25,000+ square foot warehouse on the site. As the site is adjacent to a multi-family residential use to the west (Dos Rios Housing Project), the applicant is required to provide a fifteen foot rear yard setback between the warehouse and the property line and a six foot high masonry wall between the residential and warehouse uses. The applicant, however, proposes to place the western wall of the warehouse on the property line and is requesting the necessary entitlements to waive the setback requirements and increase the height of the masonry wall.
2. Staff has no objection to the applicant's proposal. The site plan (Exhibit A) shows the warehouse building located on the rear property line and the thirty required parking spaces on the eastern portion of the site. If the fifteen foot rear yard setback were required, it would create an unusable area behind the warehouse building and the required parking would not fit on the site. The location of the 22.5 foot high warehouse wall on the western property line would not obstruct light or air to the multiple family units as these residences are located 25 to 60 feet from the subject site. The location of the warehouse wall on the property line would also serve as a noise and visual buffer between the residential and industrial areas, making an additional six foot high masonry wall unnecessary. Staff, however, suggests that the applicant design a decorative wall on the westerly elevation to provide visual relief.

STAFF RECOMMENDATION: Staff recommends approval of the proposed Variances subject to a Condition and based upon Findings of Fact which follow.

Condition:

The applicant shall design a decorative wall on the west elevation of the warehouse. The design and materials of the wall shall be reviewed and approved by the Planning Director.

Findings of Fact:

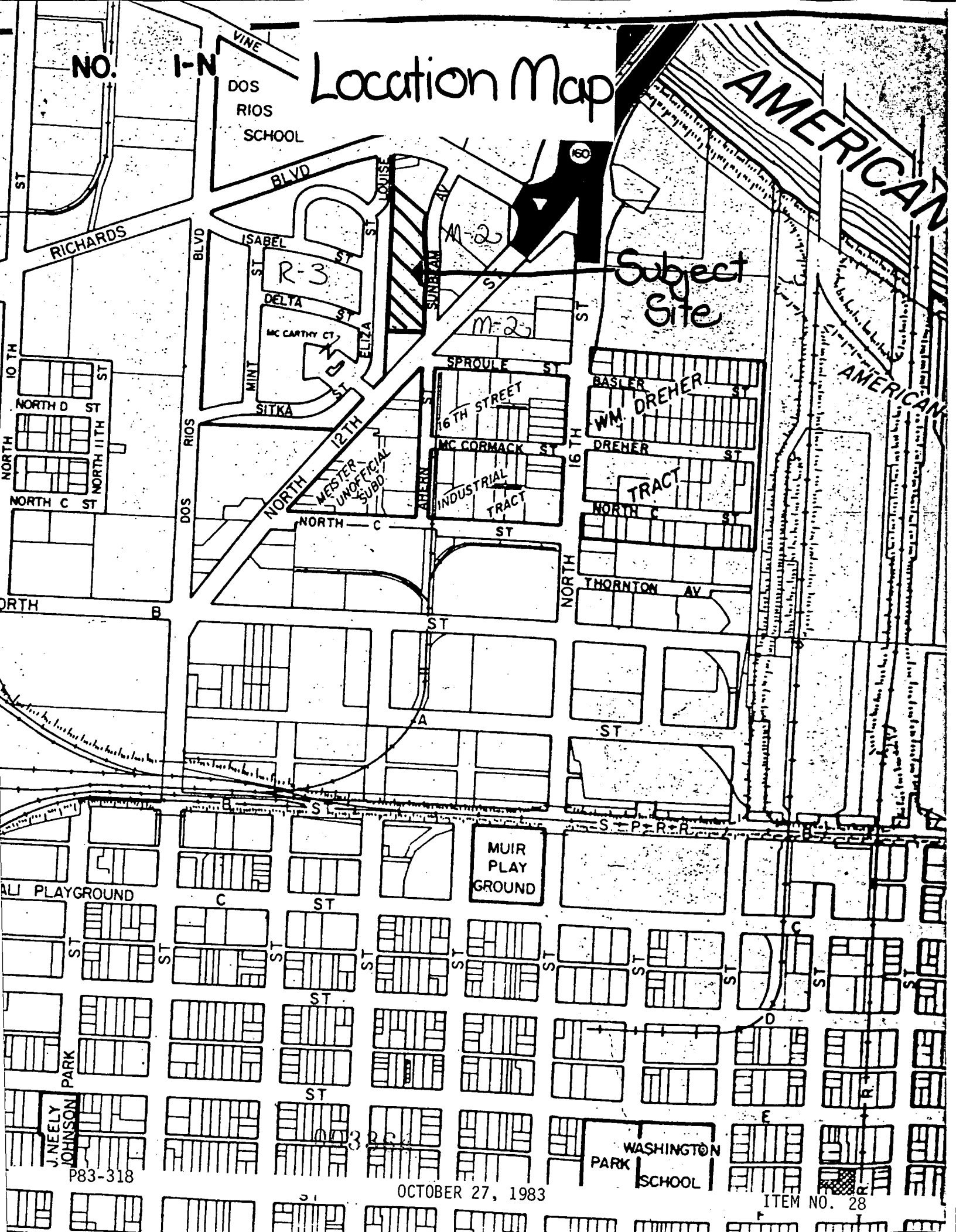
1. The Variances, as conditioned, do not constitute a special privilege extended to one property owner in that:
 - a. a fifteen foot setback would create an unusable area at the rear of the warehouse building and would make it impossible to locate all of the required parking on-site; and

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- b. a masonry wall has been provided between the residential and industrial uses.
2. The Variances, as conditioned, do not constitute use variances in that warehouses are allowed in the Heavy Industrial zone.
3. This project, as conditioned, will not be injurious to the public welfare nor to properties in the vicinity in that:
 - a. the proposal will not significantly change the characteristics of the area;
 - b. the western wall of the warehouse building will serve as a visual and noise buffer between the residential and industrial uses; and
 - c. the warehouse wall will not obstruct light or air to the residential units as the dwellings are set back a minimum of 25 feet from the western property line of the subject site.
4. The project is in conformance with the 1974 General Plan and the 1965 Industrial Park Community Plan which designates the site for industrial uses.

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Location Map



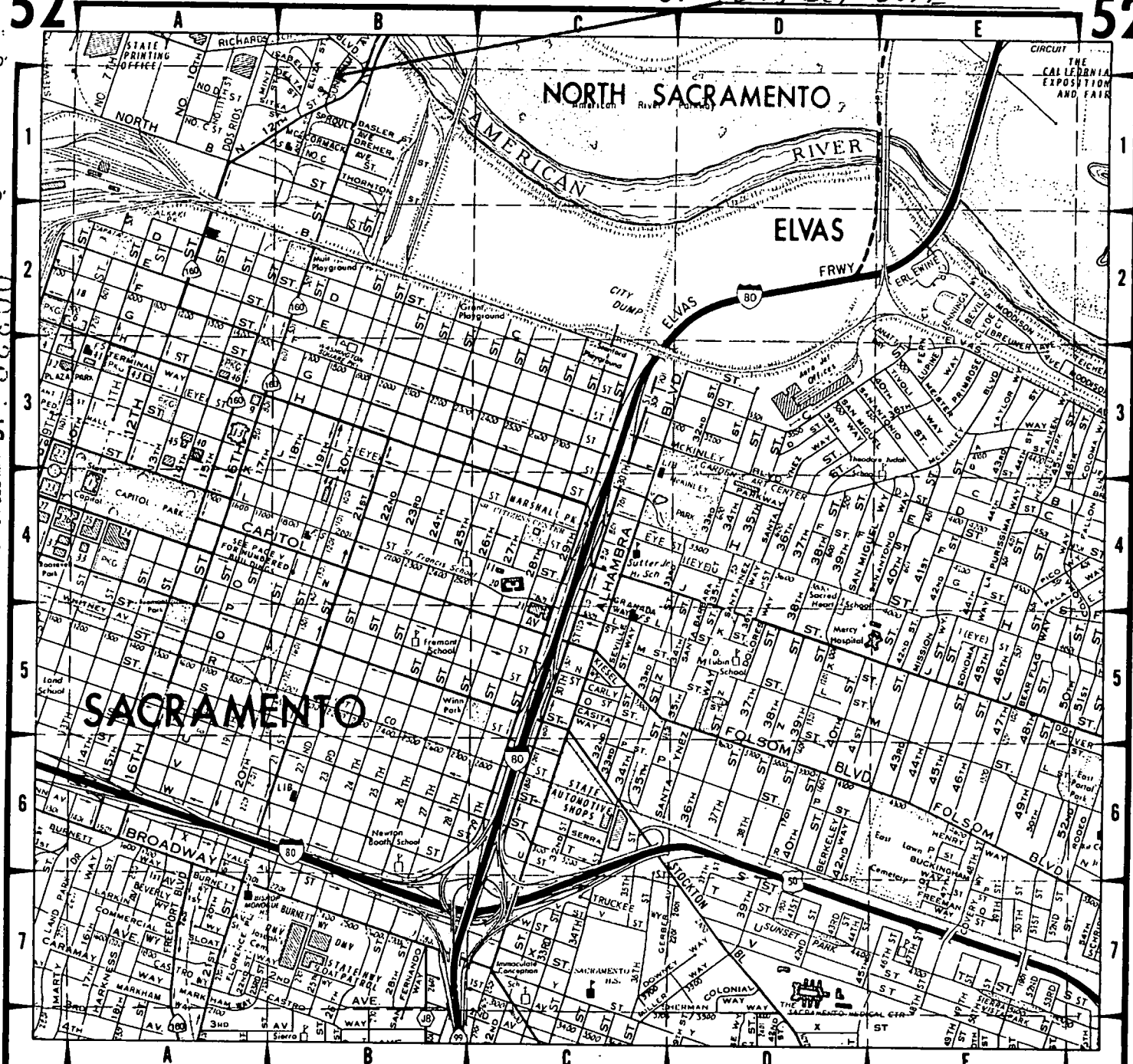
OCTOBER 27, 1983

ITEM NO. 28

P83-318

338,000'
336,000'
334,000'
332,
330,
328,000'
326,000'
324,000'

FOR CONTINUATION SEE MAP 51 00365 15



FOR CONTINUATION SEE MAP 55

ALL DIMENSIONS SHOWN
UNLESS OTHERWISE NOTED
ARE IN FEET AND INCHES
(1" = 1/8")

CONTRACTOR

DATE

SUNBEAM AVENUE WAREHOUSE FOR

Carlson Development 1188 2nd Street, Oakland, CA

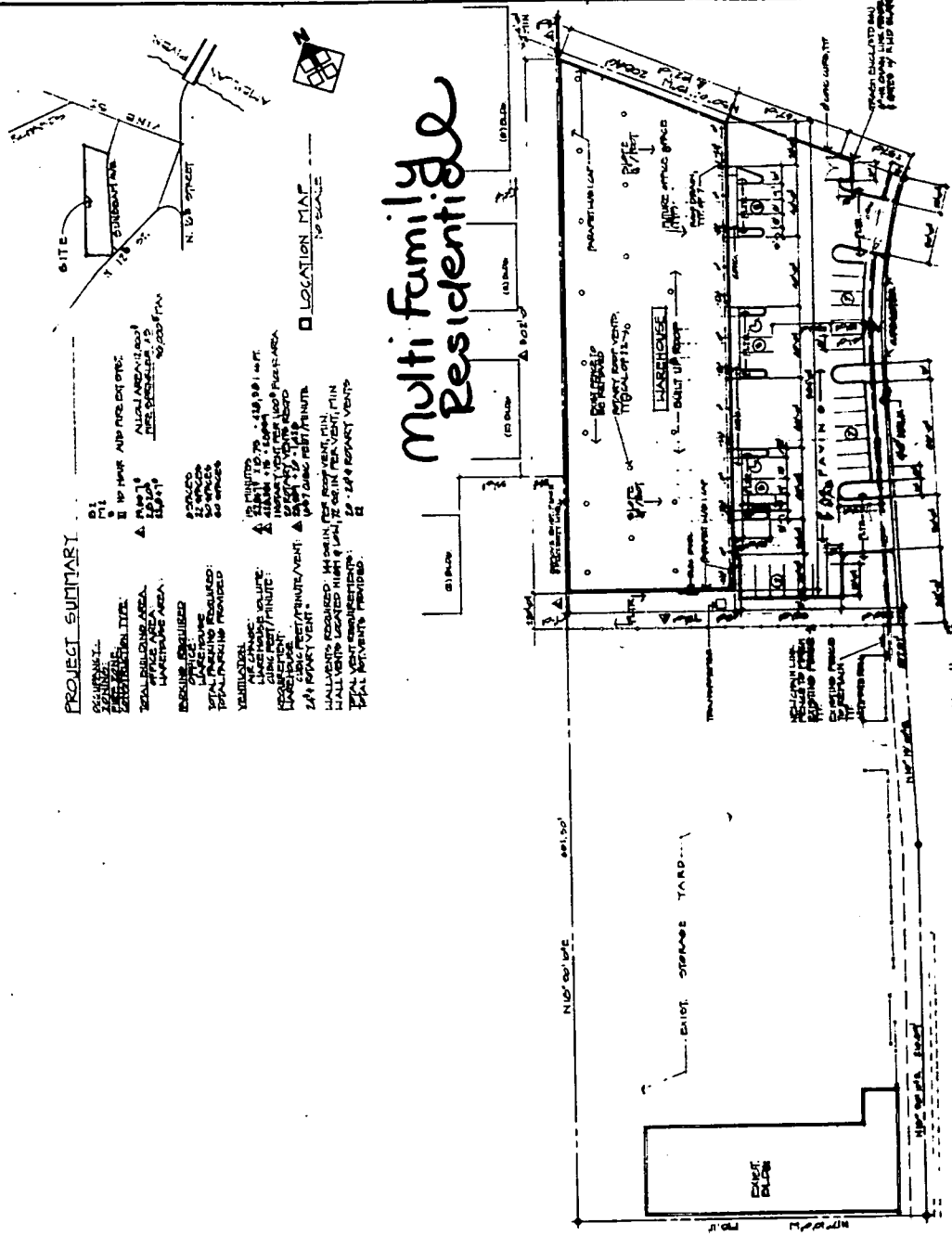
SITE PLAN

Exhibit A

PROJECT SUMMARY

- 01. 10 UNIT APARTMENT BLDG.
- 02. 10 UNIT APARTMENT BLDG.
- 03. 10 UNIT APARTMENT BLDG.
- 04. 10 UNIT APARTMENT BLDG.
- 05. 10 UNIT APARTMENT BLDG.
- 06. 10 UNIT APARTMENT BLDG.
- 07. 10 UNIT APARTMENT BLDG.
- 08. 10 UNIT APARTMENT BLDG.
- 09. 10 UNIT APARTMENT BLDG.
- 10. 10 UNIT APARTMENT BLDG.
- 11. 10 UNIT APARTMENT BLDG.
- 12. 10 UNIT APARTMENT BLDG.
- 13. 10 UNIT APARTMENT BLDG.
- 14. 10 UNIT APARTMENT BLDG.
- 15. 10 UNIT APARTMENT BLDG.
- 16. 10 UNIT APARTMENT BLDG.
- 17. 10 UNIT APARTMENT BLDG.
- 18. 10 UNIT APARTMENT BLDG.
- 19. 10 UNIT APARTMENT BLDG.
- 20. 10 UNIT APARTMENT BLDG.

Multi Family Residential



SITE & ROOT PLAN 1/2" = 1'

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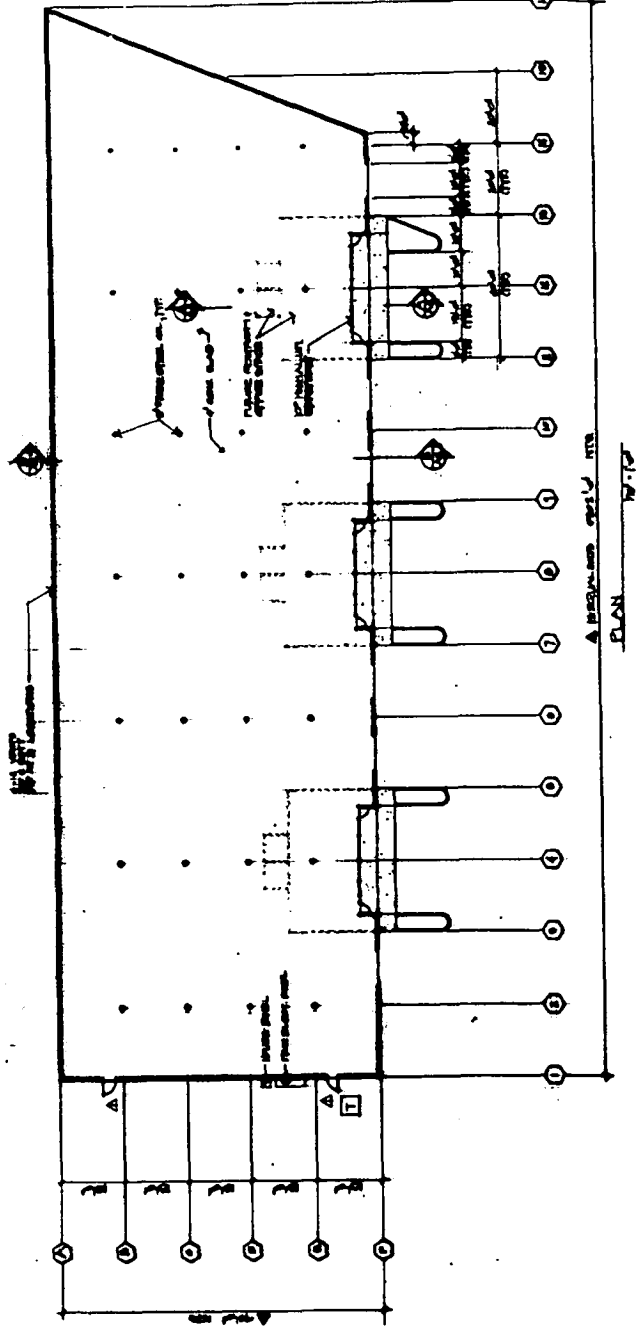
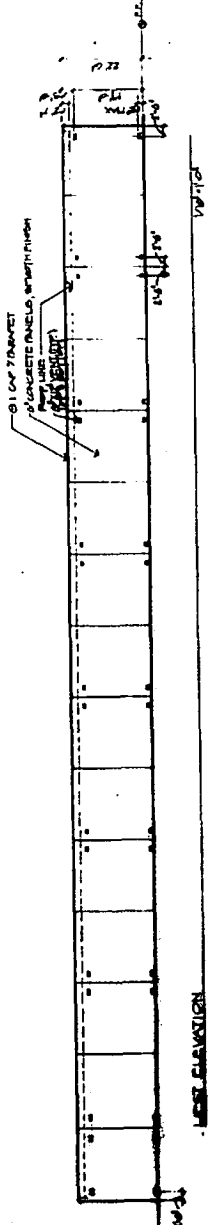
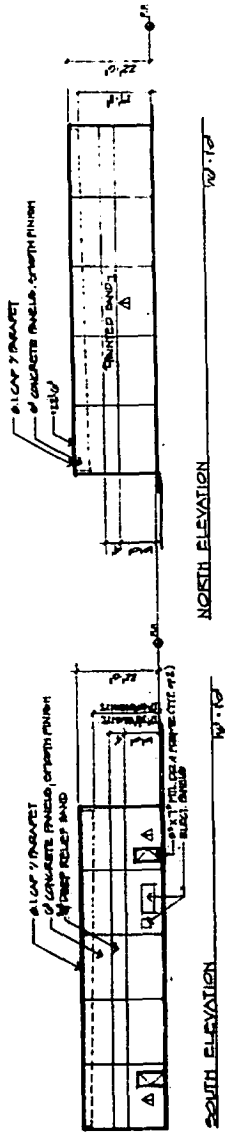
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ALL CONCRETE SHALL BE
 4000 PSI STRENGTH
 WITH 4% STEEL FIBERS
 AND 1% AIR ENTRAINMENT
 UNLESS OTHERWISE NOTED
 ALL DIMENSIONS IN
 FEET AND INCHES
 UNLESS OTHERWISE NOTED

CONCRETE

SUNBEAM
 AVENUE
 WAREHOUSE
 FOR

Exhibit B



West Elevation
 Adjacent to
 Residential Use

P 83318

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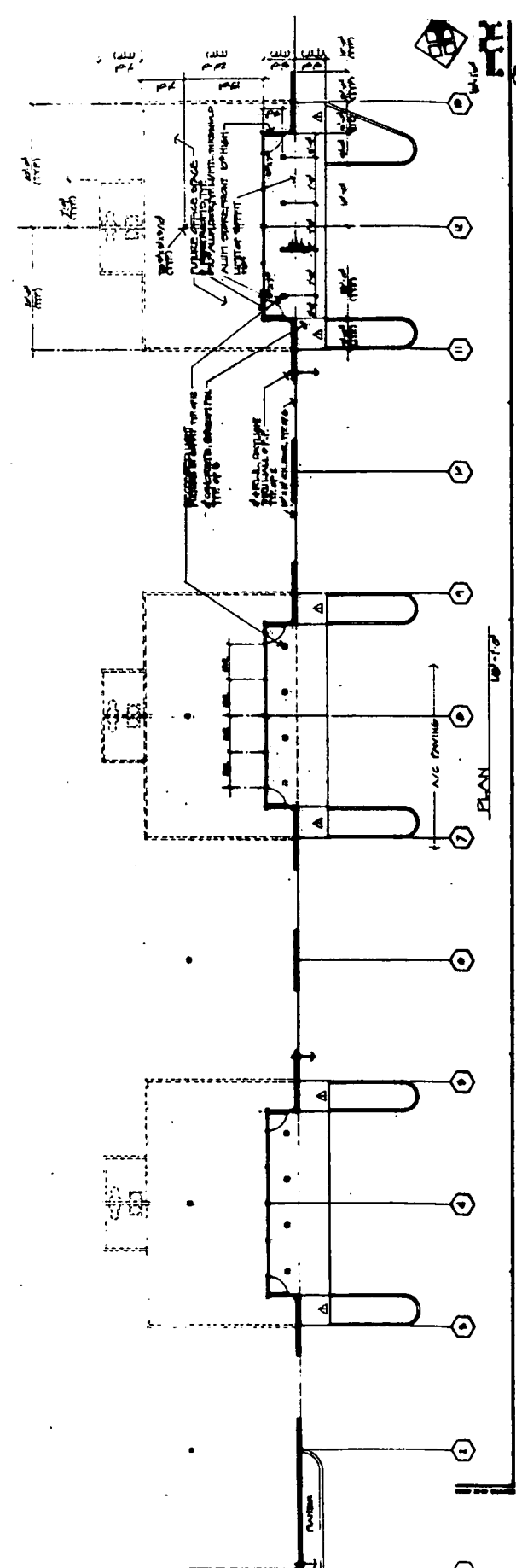
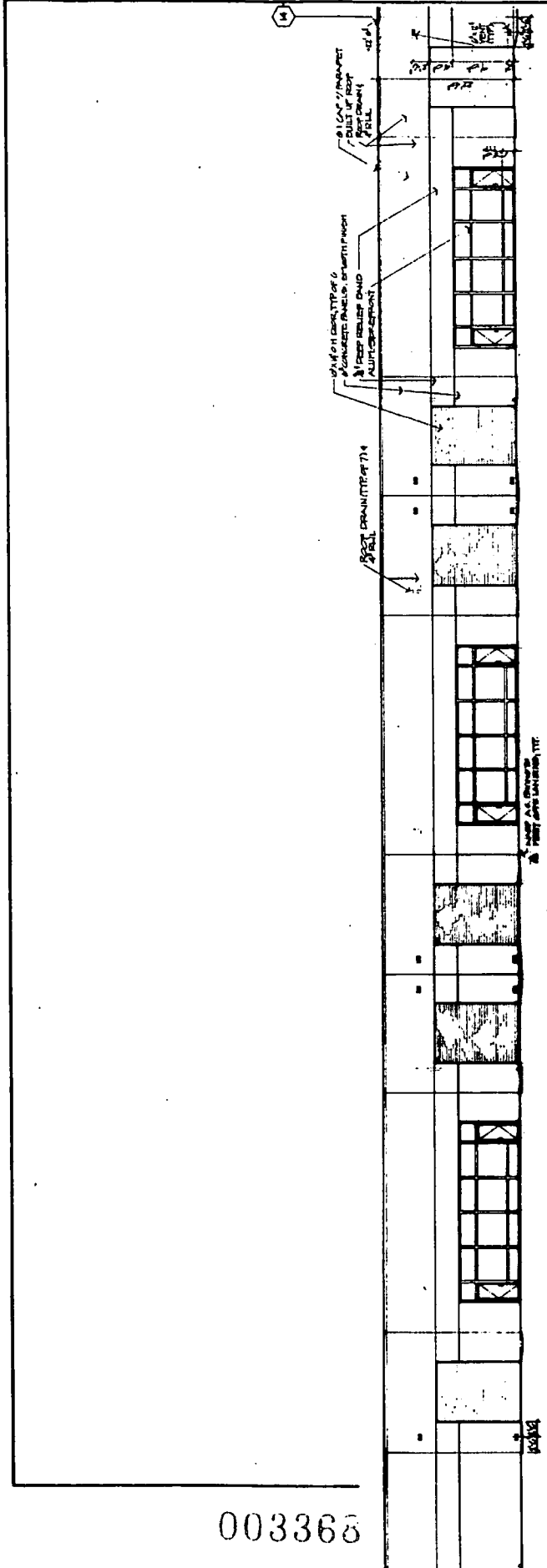
ALL DIMENSIONS IN FEET AND INCHES
 UNLESS OTHERWISE SPECIFIED
 ALL CORNERS 90° UNLESS NOTED
 CONTRACTOR TO VERIFY ALL DIMENSIONS

CONTRACTOR TO VERIFY ALL DIMENSIONS
 CONTRACTOR TO VERIFY ALL DIMENSIONS

SUNBEAM
 AVENUE
 A WAREHOUSE FOR
 CARSON DEVELOPMENT

Exhibit C

P 83-318



003368



(07)



This is not a survey of the land but is compiled for information by the Title Insurance and Trust Company from data shown by the official records.

VINE ST.

RICHARDS

S.B.E. 135-34-23-1

(1)

(2)

(5)

40,556 sq. ft.

(6)

19,556 sq. ft.

BLVD.

(5)

1.96 Ac.

102

(6)

(09)

101

(4)

SUNBEAM AVE.

(7)

N 12TH ST.

(1)

(2)

103

(6)

(3)

16TH ST.

(7)

(9)

(8)

1.95 Ac.



CL 14TH ST.

(7)

AUBURN

AMERN ST.

(13)

SPROULE AVE.

(8)

(10)

(9)

BASLER ST.

(14)

3318

003369

To Intersect of E of B St & 16th St

NOTE—Assessor's Block Numbers Shows Assessor's Parcel Numbers Shows