

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Henry Yee - 1400 21st Street, Sacramento, CA 95814				
OWNER	Edwin & Sally Yue - 1609 F Street, Sacramento, CA 95814				
PLANS BY	Henry Yee - 1400 21st Street, Sacramento, CA 95814				
FILING DATE	5-23-86	ENVIR. DET.	Ex. 15305(a)	REPORT BY	CV:sg
ASSESSOR'S-PCL. NO.	002-0136-021				

APPLICATION: Variance to reduce a portion of the rear yard setback from 15 feet to 0 feet.

LOCATION: 1609 F Street

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing shopping center.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
1980 Central City Community
Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Shopping Center

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant, apartments; C-2	Rear:	15'	0'
South: Restaurant; C-2			
East: School; R-3A			
West: Commercial; C-2			

Parking Required: 28 spaces
Parking Provided: 43 spaces (existing)
Property Dimensions: 200' x 160'
Property Area: 0.7+ acres
Square Footage of Building: Existing - 9,445; proposed - 1,441 Total - 10,886
Height of Building: One story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Brown concrete block
Roof Material: Blue metal

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is zoned General Commercial (C-2) and is presently developed with a shopping center. Surrounding land uses include vacant land and apartments to the north, a restaurant to the south, a school to the east, and commercial to the west.

B. Site Plan

The applicant is proposing to construct a 1,441 square foot addition to the rear portion of the existing shopping center. This addition would extend

from the existing shopping center building to the rear property line. The main purpose in expanding the existing shopping center is to provide additional storage area for one of the retail shops and to prevent trash from collecting in this area. The applicant also proposes to construct a concrete block wall along the rear property line from the new mansard fascia to the alley. In addition, a gate is proposed adjacent to the alley to enclose the dumpster and proposed storage yard.

C. Interdepartmental Review

This proposal was reviewed by the City Solid Waste, Traffic Engineering and Fire, and the following comments were received:

Traffic Engineering

The deadend alley is necessary to allow truck delivery to the doors located adjacent to the alley. If the variance was approved, it would force delivery trucks to back in and out of 16th Street, a major arterial. Recommend denial of the variance.

Solid Waste

Having to back up in an alley (deadend) to pick up a garbage storage bin is not the standard practice for the Solid Waste Division. The length required to back up is approximately 200 feet and would have to be done from the 16th Street entrance which is a heavily travelled street.

Fire Department

The Fire Department opposes this project. We want to retain the option for emergency vehicles to enter the subject site from the alley on 16th Street and exit onto F Street; thus avoiding having to back in and out onto 16th Avenue when entering or exiting the alley.

D. Staff Comments

Traffic Engineering has indicated to staff that the typical size of delivery trucks expected to use the alley varies from 40 feet to 55 feet. Traffic Engineering does not support forcing these trucks to back out the existing deadend alley. To prevent this from happening, Traffic Engineering recommends that a minimum turning radius be maintained behind the existing shopping center as shown on exhibit A. This would allow trucks up to 50 feet in length to be able to exit onto F Street using the existing parking lot.

Staff recommends the proposed building addition be relocated as shown on exhibit A. Relocating the proposed building addition would provide an adequate turning radius and maneuvering area for delivery trucks. Staff's proposal, as shown on exhibit A, would reduce the number of existing parking spaces by seven, including one handicapped space. Staff notes, however, there is a surplus of 15 existing parking spaces. Staff's proposal (exhibit A) also allows adequate backout and maneuvering area for the existing parking spaces located adjacent to F Street.

The applicant proposes to locate a dumpster and storage yard within the required turning radius. Staff recommends the dumpster and storage yard be relocated outside of the required turning radius as shown on exhibit A. It is further recommended that the dumpster and storage yard be enclosed by a six foot high masonry block wall with a wrought iron gate.

E. Design Review

On May 7, 1986 the Design Review Board approved the proposed design plans for an 811 square foot building addition to the existing shopping center located on the subject site. This building addition was proposed to be located adjacent to the existing shopping center building and outside of the required 15 foot rear setback.

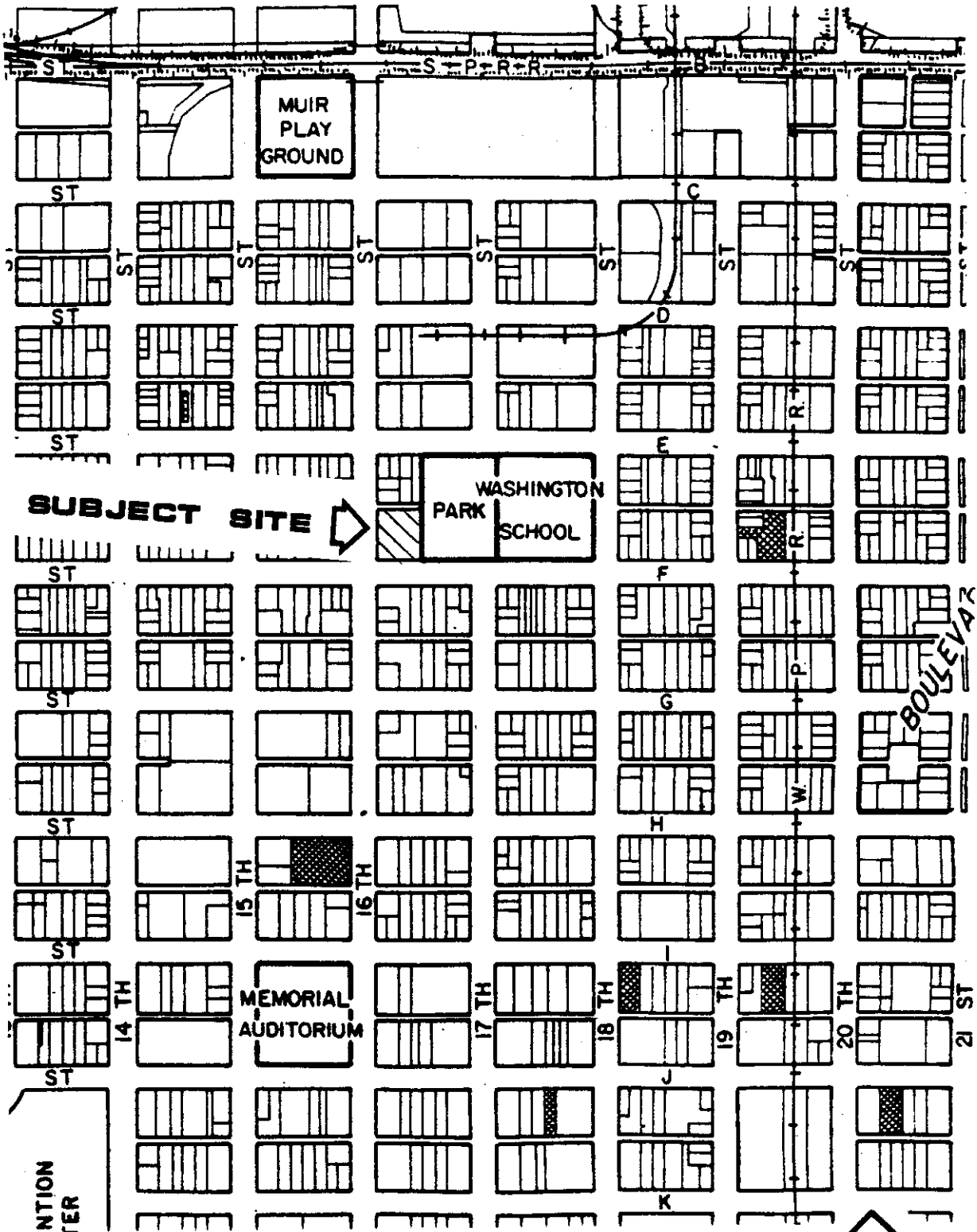
ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

RECOMMENDATION: Staff recommends the following:

Denial of the variance based upon the findings of fact which follow.

Findings of Fact

1. The proposed variance request constitutes a special privilege extended to one property owner in that the hardship is self-imposed and the project can be redesigned to comply with all applicable standards.
2. As proposed, the variance will be injurious to the public welfare in that:
 - a. it would create a traffic hazard for delivery trucks and other trucks entering and exiting the alley off of 16th Street; and
 - b. delivery trucks and other vehicles would be forced to use the existing parking lot to avoid having to back out onto 16th Avenue. This could create conflicts between trucks and automobiles.



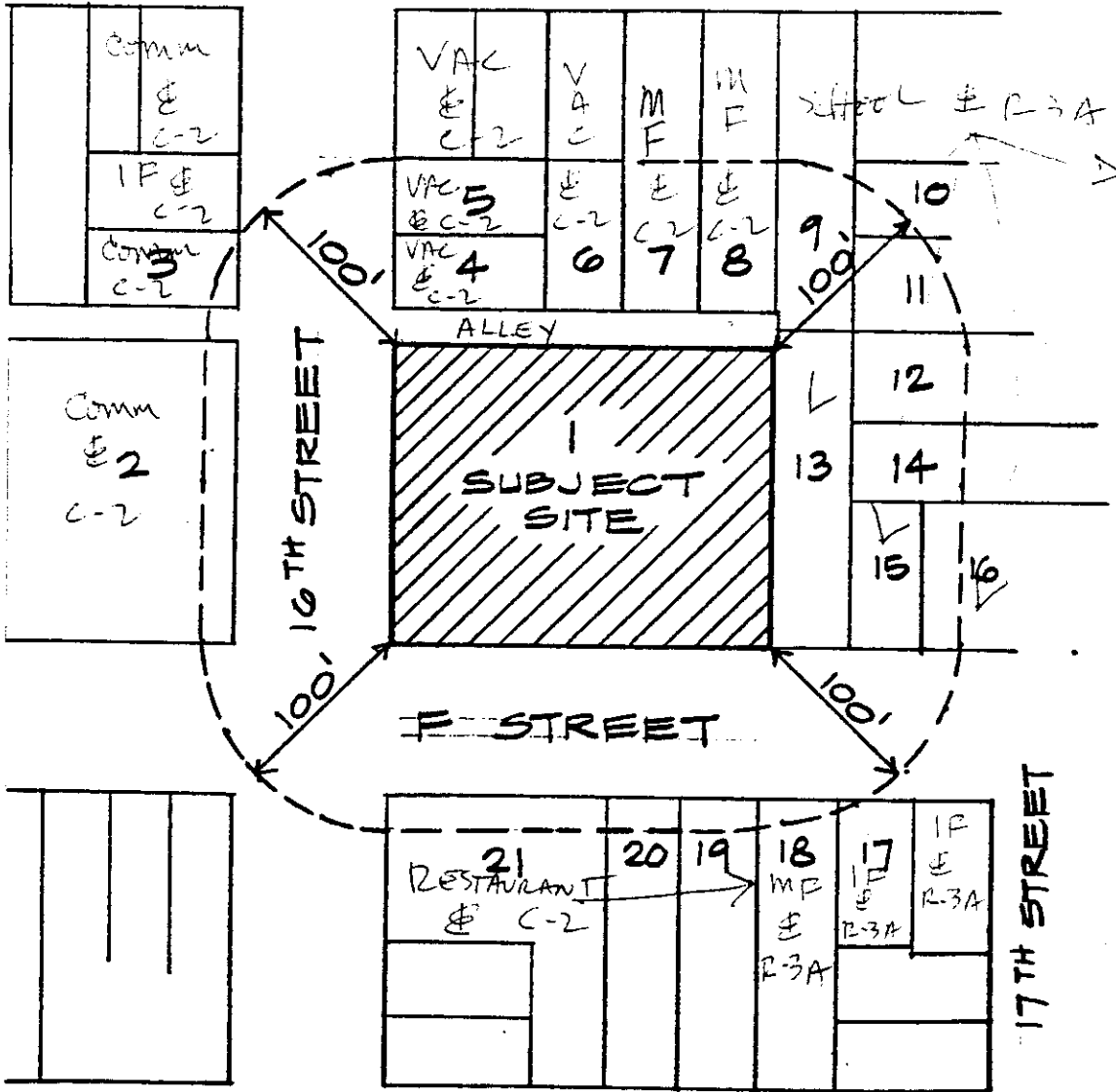
VICINITY MAP

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E STREET



LAND USE & ZONING MAP

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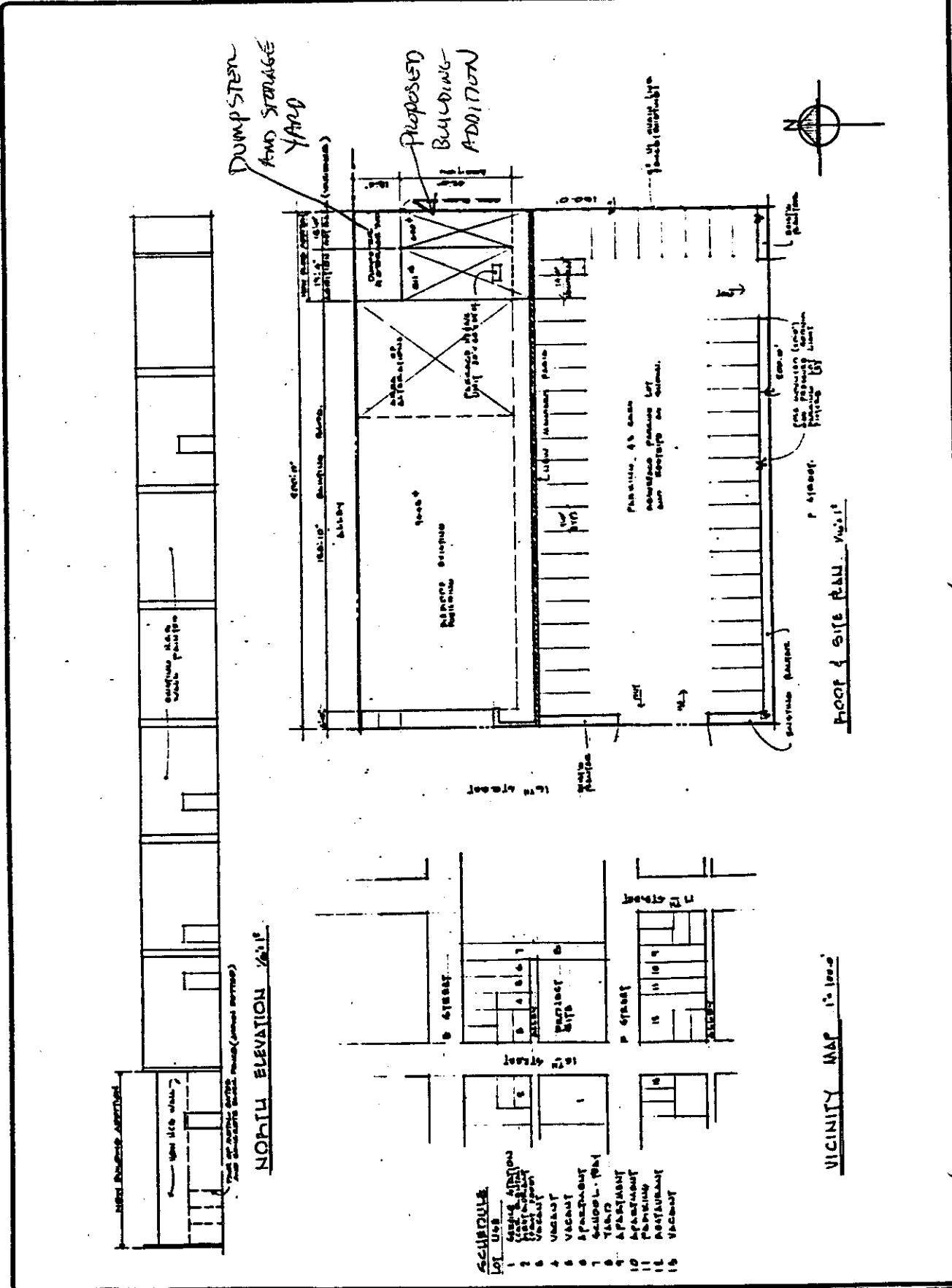
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HENRY F. YEE A.I.A.
 & ASSOCIATES
 ARCHITECTS AND PLANNERS

ELEVATIONS SITE PLAN



NORTH ELEVATION

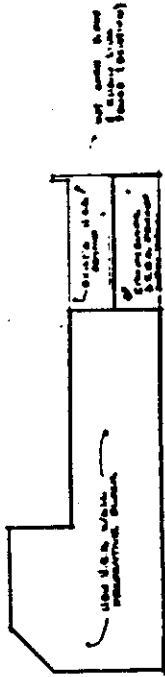
VICINITY MAP 1" = 100'

SCHEDULE

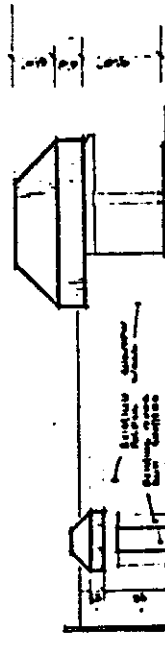
Lot	Use
1	Garage Addition
2	Vacant
3	Vacant
4	Vacant
5	Vacant
6	Vacant
7	Vacant
8	Vacant
9	Vacant
10	Vacant
11	Vacant
12	Vacant
13	Vacant
14	Vacant
15	Vacant

HENRY F. YEE A.I.A.

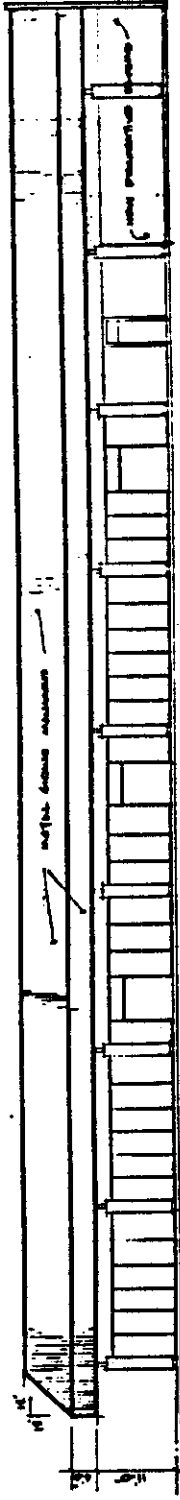
Architects and Planners
& Associates
San Francisco, California



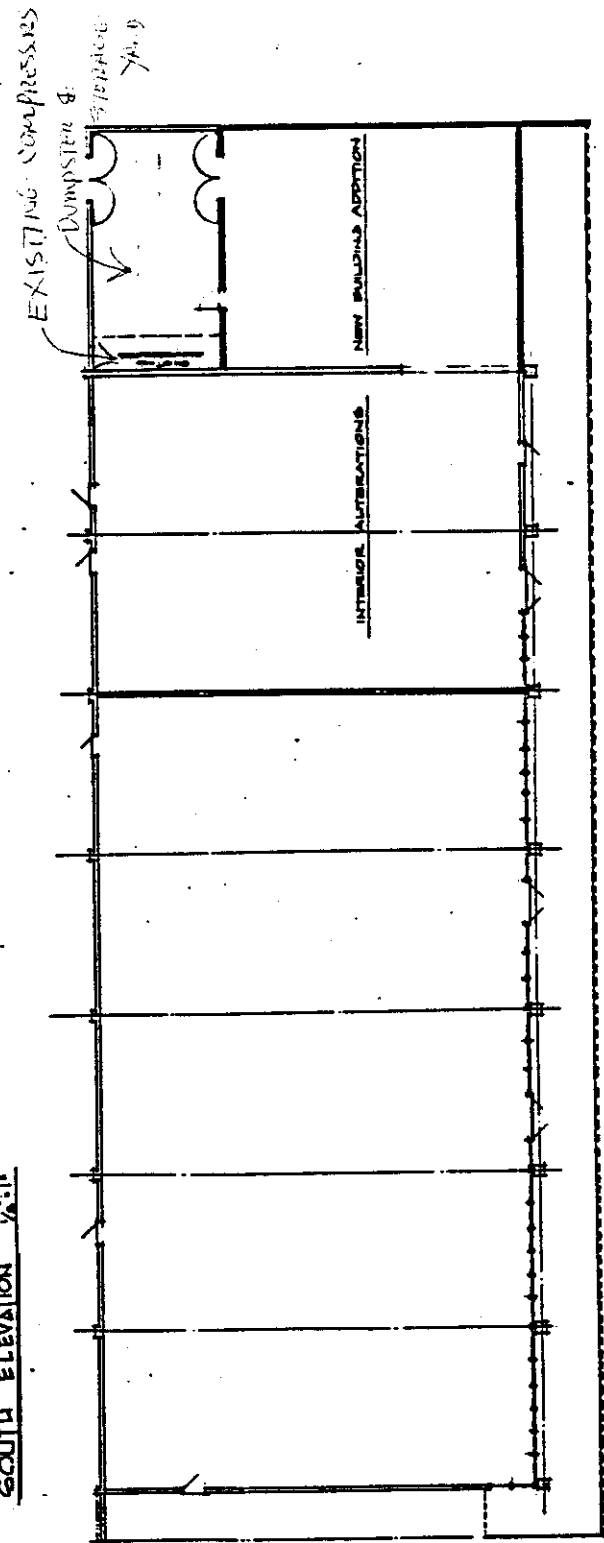
EAST ELEVATION 1/8" = 1'



WEST ELEVATION 1/8" = 1'



SOUTH ELEVATION 1/8" = 1'



FLOOR PLAN 1/8" = 1'

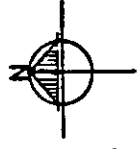
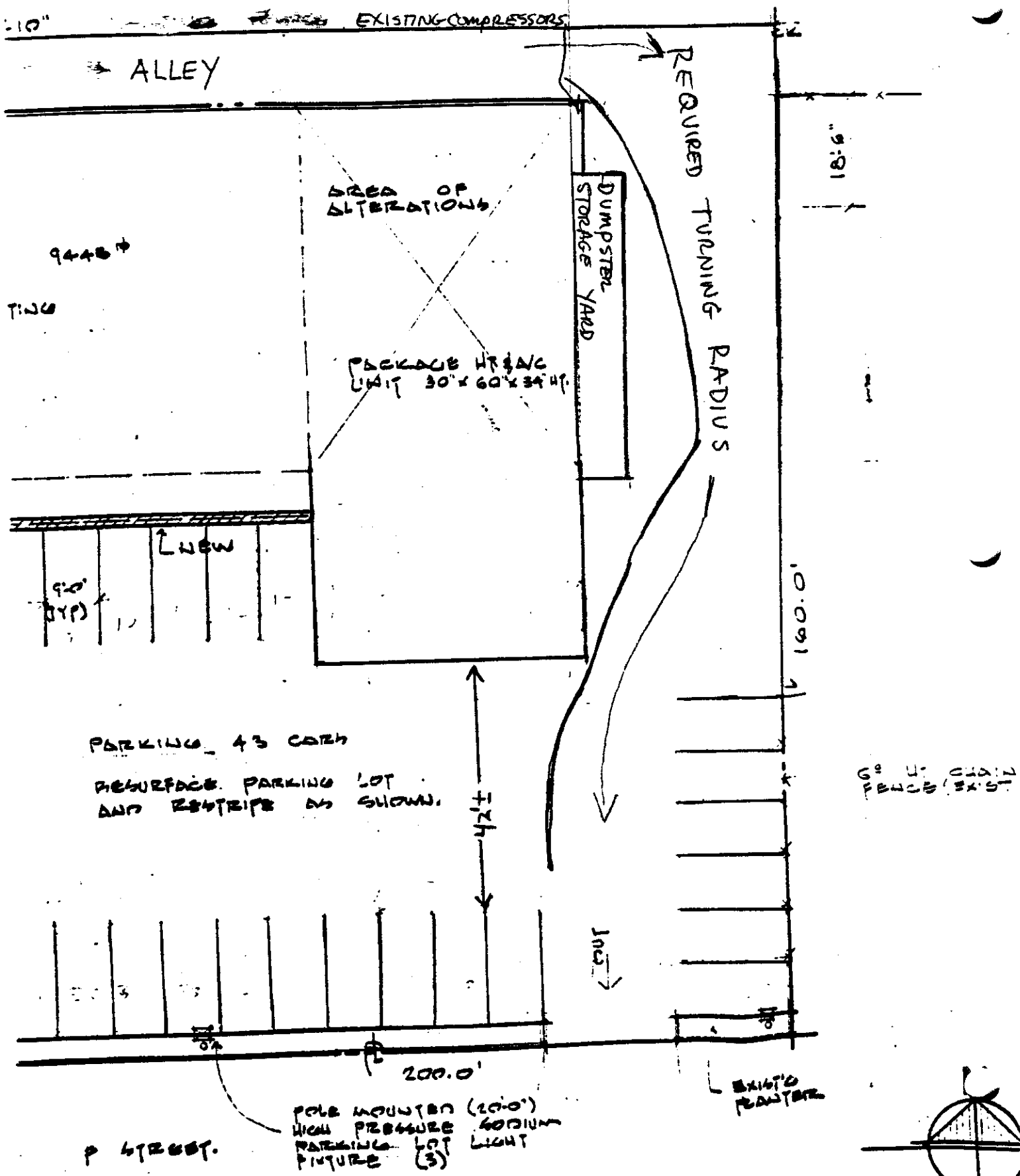


EXHIBIT A



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