

14-1045  
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**PUBLIC WORKS & GANG REDUCTION**

**MOTION**

The property owners at 1752-1760 East 92nd Street and 9208-9210 Beach Street are expanding the single structure located on the site. Currently, the existing structure is built to the property line along the East 92nd Street side of the property. The applicant is proposing to make tenant improvements to the existing commercial structure, built in 1933, to provide for an existing market and a new laundromat. The owners are planning to expand the building eastward and to completely fill the parcel, including the provision of 14 surface parking spaces.

The applicant was granted approval of various Conditional Uses by the Zoning Administrator (ZA 20140479(CU)), including the continued use of surface parking in the R1-zone, and exceptions from certain Corner Development Standards, including permitting zero feet of landscape buffer along Beach and East 92<sup>nd</sup> Streets. The Zoning Administrator's report contains various conditions of approval, including the following:

"All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied within the development and use of the property, except as such regulations are herein specifically varied or required."

The Bureau of Engineering (BOE) recommended a highway dedication to create a 5-foot setback (landscape buffer) from the property line (along East 92nd Street). The applicant sought relief from the ZA relative to the BOE dedication requirement. At the time of the hearing, the Zoning Administrator advised the applicant that it was not within his authority to remove the dedication, but that this could be accomplished through an action of the City Council.

In that the dedication would unfortunately create an unsightly a zig-zag to the building, and that the implementation of a consistent and even street appearance should take priority, the dedication requirement should be removed.

**I THEREFORE MOVE** that the Department of City Planning be directed to modify the City Engineer's recommendations to state that no dedication is required on 1752-1760 East 92nd Street and on 9208-9210 Beach Street, except for a 10-foot/10-foot corner cut or a 20-foot radius to accommodate an ADA access ramp and to require the repair/replacement of any cracked, broken, or off-grade curb, gutter, sidewalk and pavement, and to close any unused driveways by providing full height curb and sidewalk and construct a standard ADA access ramp.

PRESENTED BY: Joe Buscaino  
JOE BUSCAINO  
Councilmember, 15<sup>th</sup> District

SECONDED BY: Gianni Cedillo

ps

JUL 29 2014  


**ORIGINAL**