

CITY PLANNING COMMISSION

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

APPLICANT Vitello & Associates, 1931 H Street, Sacramento, CA 95814
OWNER Merryhill Country Schools, 2730 Eastern Avenue, Sacramento, CA 95821
PLANS BY Vitello & Associates, 1931 H Street, Sacramento, CA 95814
FILING DATE 2-6-87 ENVIR. DET. EX 15301 e 2 REPORT BY FG:SC
ASSESSOR'S-PCL. NO. 30-152-06

APPLICATION: Special Permit to expand an existing day care facility with 2680+ square foot portable classroom.

LOCATION: 6655 Park Riviera Way

PROPOSAL: The applicant is requesting the necessary entitlements to erect a portable classroom for 80 students.

PROJECT INFORMATION:

1974 General Plan Designation: Residential

1976 North Pocket Community

Plan Designation: Institutional Uses

Existing Zoning of Site: R-2A

Existing Land Use of Site: day care

Surrounding Land Use and Zoning	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25'	116'
South: Multiple Family; R-1, R-3	Side(Int):	5'	124'
East: Single Family; R-1			
West: Church, Multiple Family; R-3, R-2a	Rear:	15'	15'

Parking Required: Determined by Commission
Parking Provided: 46 spaces
Property Dimensions: Irregular
Property Area: 1.6+ acres
Square Footage of Building: 2,680+ sq. ft. proposed; 5,500 sq. ft. existing
Height of Building: 15 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: T1-11) to match existing day care
Roof Material: Tile) to match existing day care

BACKGROUND INFORMATION: On March 13, 1973, the Commission approved a request to establish a Baptist Church on the subject site (P53-30). On December 11, 1984, the Planning Commission approved a special permit to establish a children's day care facility for 100 children in an existing church (P84-415).

PROJECT EVALUATION: Staff has the following comments regarding this project:

- A. The subject site consists of a 1.6+ acre lot which is developed with a day care facility use and is zoned Garden Apartments (R-2A). The site is designated for residential uses in the 1974 General Plan and for institutional uses in the 1976 North Pocket Community Plan. Surrounding land uses include single family, multi-family and church uses.

APPLC. NO. P87-081 MEETING DATE March 12, 1987 ITEM NO. 18

- B. The applicant is proposing to install a 2,680+ square foot portable classroom for 80 children (kindergarten through 3rd grade). The proposed classroom would match the existing building (i.e., T1-11 siding and tile). The proposed structure would be placed on a permanent foundation. The structure would contain four classrooms with 20 children per classroom plus four staff. The facility would be open only weekdays from 6:30 a.m. to 6:00 p.m.

The existing day care facility is a 5,500+ square foot structure (formerly a Baptist Church) and was approved for a maximum of 100 children and six employees. Hours of operation were to be from 6:30 a.m. to 7:00 p.m., weekdays only. The conditions of approval for the original special permit (P84-415) to develop the day care center required that the existing parking lot be repaired and restriped. This requirement has been completed; however a masonry wall which was required has not been completed. The wall must be constructed prior to the issuance of building permits for the new classroom.

- C. Adequate parking (46 spaces) is located on the site which can accommodate employees and visitors. Recreation/play areas are located adjacent to the existing/proposed structure with all areas being within a fenced perimeter to provide a safe play area environment.
- D. The exterior materials which are used in the existing building and which shall be used in the proposed building is T1-11 wood siding. This type of siding tends to be visual and architecturally monotonous. Staff would recommend that a trellis be erected along the front of the proposed structure to "soften" the design of the building. Climbing vines should be planted at the base of the trellis and trained to grow up the trellis.
- E. The project has been reviewed by the Traffic Engineer, Public Works and Fire Department. No comments were received.

ENVIRONMENTAL REVIEW: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 (e.2)).

RECOMMENDATION: Staff recommends the following action:

Approve the special permit subject to Conditions and based on Findings of Fact which follow:

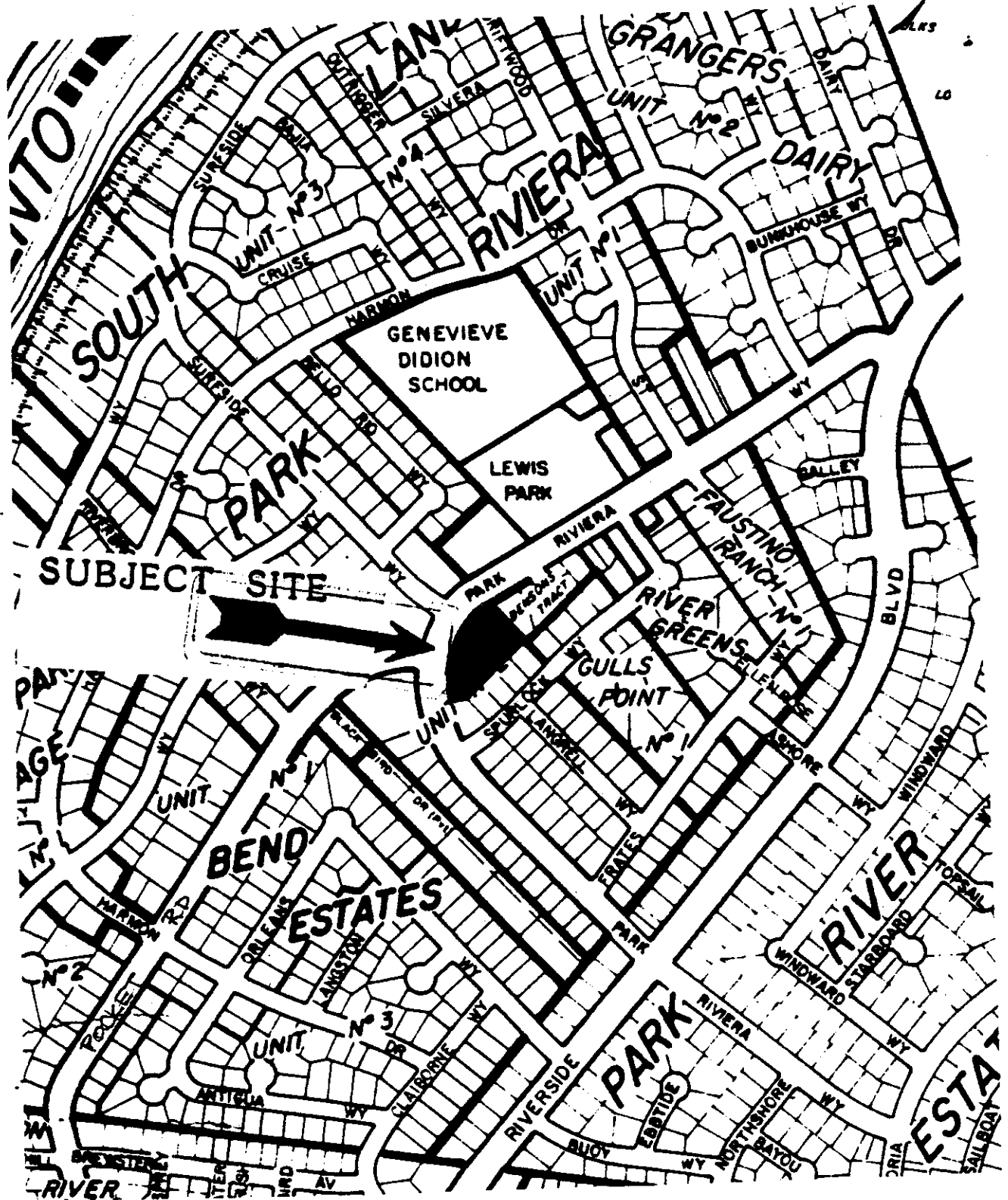
CONDITIONS:

1. The applicant shall construct a six foot high solid masonry block wall along the north property line and along 65 feet of the east property line adjacent to the parking lot.
2. A trellis shall be constructed along the front of the proposed classroom. Vines shall be planted at the base of the trellis and trained to grow up the trellis. Design materials and location of the trellis shall be reviewed and approved by planning division staff.
3. No more than 80 children shall be allowed to occupy the proposed classrooms.
4. The applicant and/or operator shall be responsible for obtaining all necessary

permits from the State of California for the operation of the day care facility and its expansion.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. it provides a conveniently located community service;
 - b. the use will not alter the character of the neighborhood significantly.
2. The project, as conditioned, will not be detrimental to public health, safety, or welfare or result in the creation of a nuisance in that:
 - a. adequate on-site parking is provided;
 - b. site clearance on Park Riviera Way, will not be obstructed by fencing.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for institutional uses by the 1976 North Pocket Community Plan and the day care facility use conforms with the land use designation.

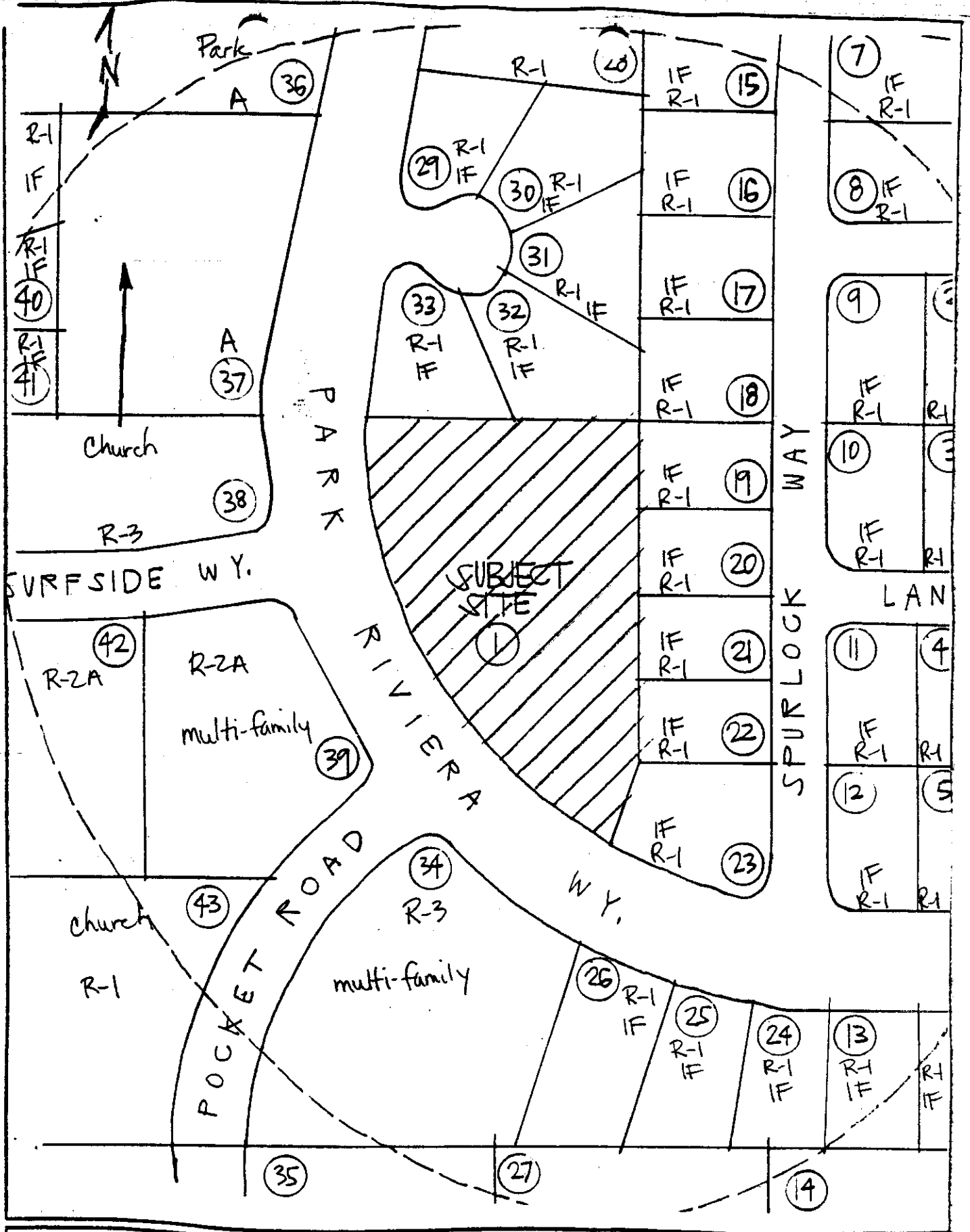


VICINITY MAP

P87-081

3-12-87

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LAND USE & ZONING MAP

PF7-061

3-12-87

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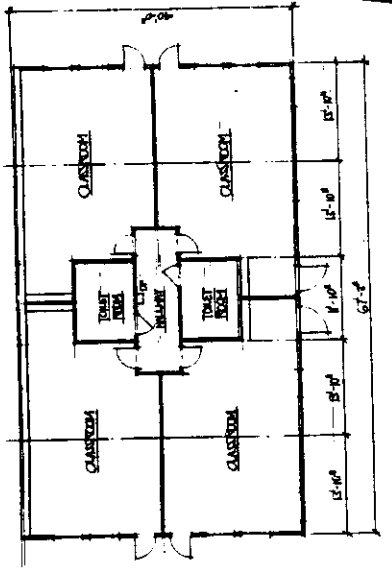
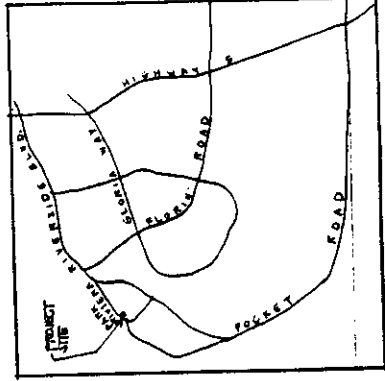
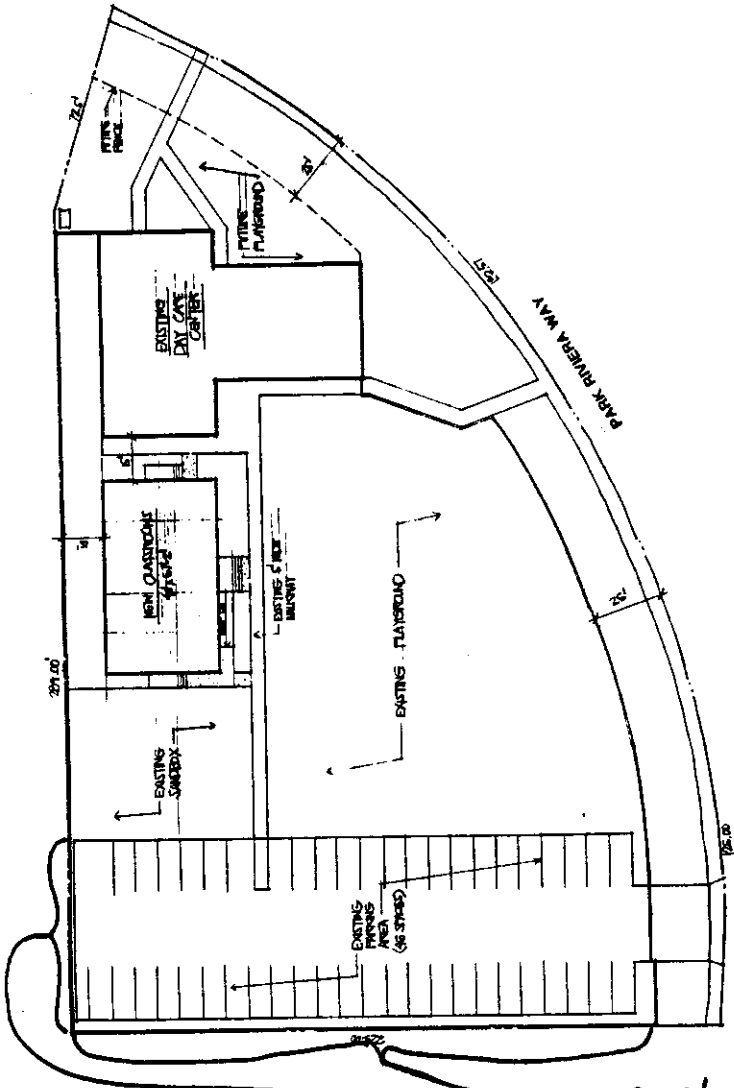
Whitely + Associates, Inc.



Professional Engineer
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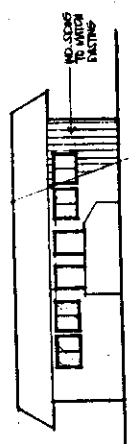
PARK RIVERA CHILD DAY CARE CENTER

Project No.	8614
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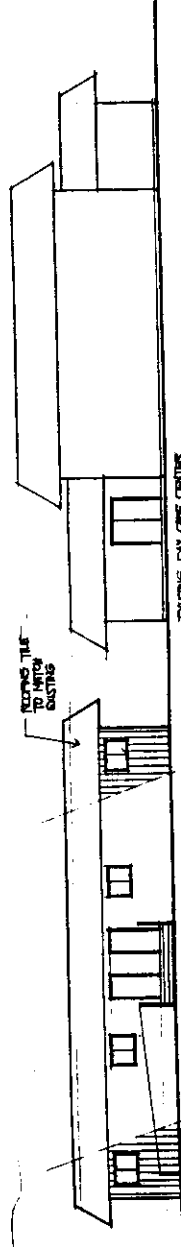


FLOOR PLAN
8-1-79

Construct 6 ft high masonry wall here



NORTH ELEVATION
SOUTH SIDE



WEST ELEVATION

P87-081

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CITY PLANNING DEPARTMENT

MAR 04 1987

RECEIVED

March 3, 1987

Dear Mr. Goodrich:

I am in receipt of a Public Notice regarding P87-081, expansion of the day care facilities located at 6655 Park Riviera Way.

We presently have the privilege of sharing our back fence with the playground for the facility. The noise and mischiefousness is endless. The children have been caught throwing sand and other debris over the fence and into the pool. The children are not adequately supervised presently, an increased enrollment is totally unthinkable. We strongly oppose any further changes at the facility unless a noise barrier is constructed.

I regret not to be able to present our feeling in person. We hope this letter will present our strong opposition to this expansion.

Sincerely,

Mrs. Jerry Ohara

Mrs. Jerry Ohara
6696 Spurlock Way
Sacramento, Ca. 95831