



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

June 21, 1990

SPECIAL PERMIT MODIFICATION
(P90-261)

APPLICATION: Planning Director's Special Permit Modification to allow a 1,200+ square foot modular unit to be used as a preschool/daycare facility for 24 children in the Multi-Family (R-2A) zone.

LOCATION: 3250 Y Street

SUMMARY:

Immaculate Conception School is currently operating a school on the church property with an enrollment of 260 students in grades K to 8. Immaculate Conception School is requesting a special permit modification to expand to include a preschool/daycare program for an additional 24 children. This program is to be housed in a 1,200+ square foot modular unit.

BACKGROUND INFORMATION:

The Church of Immaculate Conception and the school have been in operation prior to the Zoning Ordinance requirement for a special permit, therefore, there is no existing special permit for the uses. The Planning Director, however, has the authority to modify the use, as if a special permit exists.

ANALYSIS:

Staff has no objection to this request for a Planning Director's

P90-261

Special Permit Modification to allow a modular unit for a preschool/daycare program. The existing K to 8 school has an enrollment of 260 students with hours from 7:00 a.m. to 5:45 p.m. The preschool/daycare will operate between the hours of 7:00 a.m. to 5:30 p.m. and add only 24 children. The hours of operation are not increasing and the number of children is being increased by less than ten percent.

The modular unit is 24 feet by 60 feet and is being located on the site between the existing school building and church. It is located such that two parking spaces will be eliminated. Staff has no objection to its location. A loss of two spaces is not significant, as there is adequate space available to park on the site. The modular unit should meet all Building Department requirements.

The subject site is located in Oak Park. The modular unit will require approval of Design Review/Preservation Board Staff.

RECOMMENDATION:

Staff recommends the Planning Director approve the Special Permit Modification to allow a 1,200+ square foot modular unit for a preschool/daycare facility for 24 children subject to conditions and based upon findings of fact which follow.

Conditions

1. The modular unit shall meet all Building Department requirements.
2. The hours of the preschool/daycare facility shall be limited to 7:00 a.m. to 5:30 p.m.
3. The preschool/daycare program shall not exceed 24 children.
4. The modular unit requires Design Review/Preservation staff approval.

Findings

1. The project, as conditioned, is based upon sound principles of land use in that the school expansion is compatible with the surrounding residential, commercial, church and school uses.
2. The project, as conditioned, will not be detrimental to the public safety or welfare in that a school is currently operating at the site, and the number of children is being increased by less than ten percent.

3. The project is consistent with the General Plan which designates the site Community/Neighborhood Commercial & Offices. A school, with special permit approval, conforms to these plan designations.

Report Prepared By:

Cindy Ghos
Cindy Ghos, Assistant Planner

6-22-90
Date

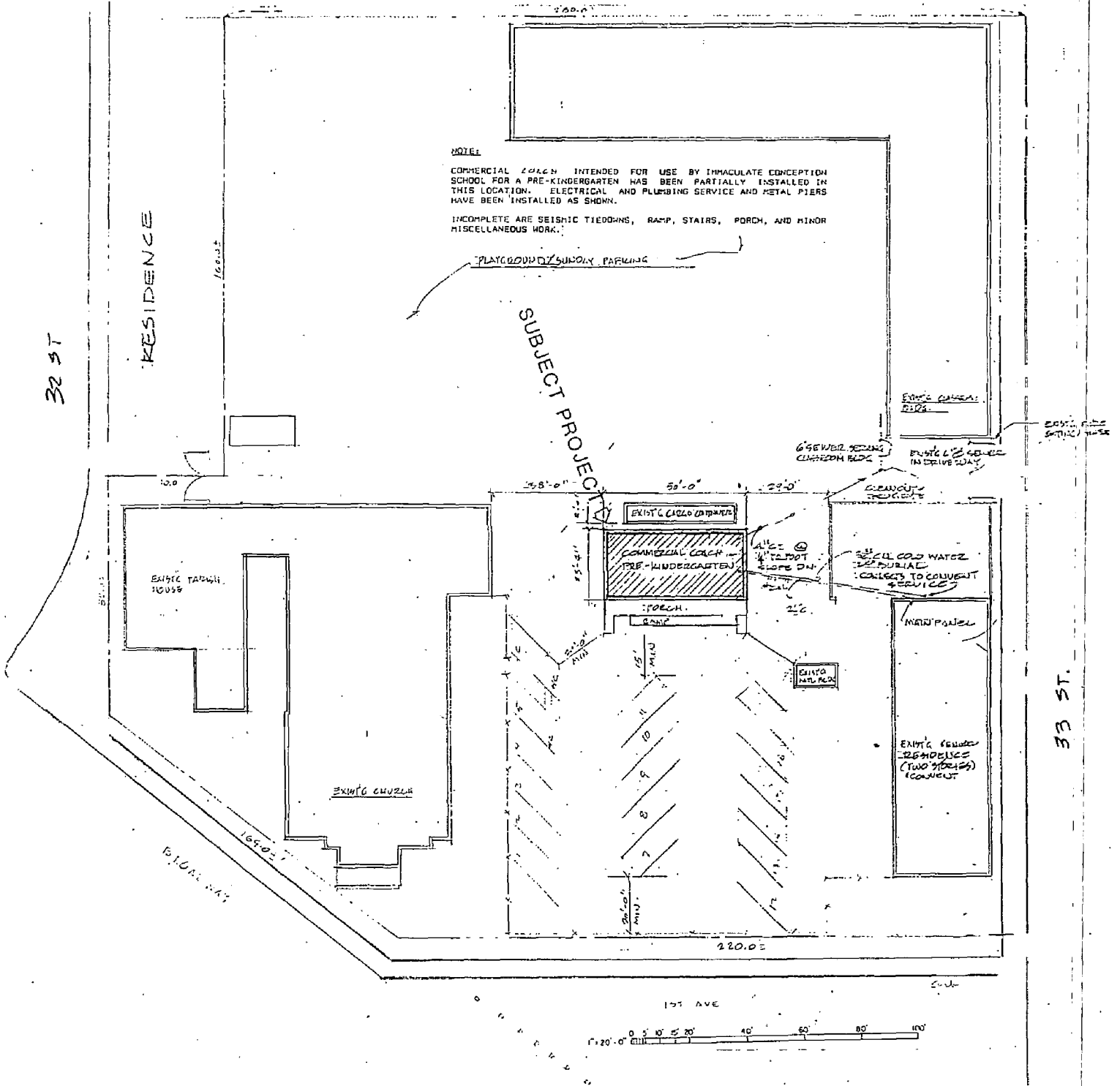
Recommendation Approved By:

Marty VanDuyne
Marty VanDuyne, Planning Director

6-29-90
Date

STREET

IMMACULATE CONCEPTION
PRE-KINDERGARTEN
May 21, 1990



NOTE:
 COMMERCIAL ZONE INTENDED FOR USE BY IMMACULATE CONCEPTION SCHOOL FOR A PRE-KINDERGARTEN HAS BEEN PARTIALLY INSTALLED IN THIS LOCATION. ELECTRICAL AND PLUMBING SERVICE AND METAL PIERS HAVE BEEN INSTALLED AS SHOWN.
 INCOMPLETE ARE SEISMIC TIEDOWNS, RAMP, STAIRS, PORCH, AND MINOR MISCELLANEOUS WORK.

SITE PLAN

SCALE: 1"=20'-0"

1ST AVE

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 West Sacramento, CA 95691
 (916) 372-0695