

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Carol Charles, 2665 Del Paso Boulevard, Sacramento, CA 95815 921-9303		
OWNER	Calvary Christian Center, 2665 Del Paso Boulevard, Sacramento, CA 929-1383		
PLANS BY	_____		
FILING DATE	11-2-84	50 DAY CPC ACTION DATE	REPORT BY:SD:lr
NEGATIVE DEC.	Ex. 15303	EIR	ASSESSOR'S PCL NO. 265-251-18

APPLICATION: A. Environmental Determination
 B. Special Permit to Establish a Day care Center (Section 2-B)

LOCATION: 2665 Del Paso Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to establish a day care center for 50 children in an existing church facility.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	Residential 11-21 du/ac
Existing Zoning of Site:	Church and related facilities
Existing Land Use of Site:	R-2B
Surrounding Land Use and Zoning:	
North:	Apartments and parking; R-1, R-3
South:	Residential; R-3
East:	Residential; R-1
West:	Residential; R-2B

Parking Required:	Determined by CPC
Parking Provided:	75 spaces
Parking Ratio:	1:6 seats required for church use
Property Area:	2+ acres
Square Footage of Building:	3,680+ sq. ft. for day care center
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Biege
Exterior Building Materials:	Stucco
Height of Structure:	20+ sq. ft., 2 stories

BACKGROUND INFORMATION: On December 30, 1973, the Commission approved a Special Permit to eliminate the non-conforming status of the church and allow for additional parking (P-5664). On February 26, 1974, the church was issued a second Special Permit to expand and provide additional parking (P-5824). Finally, on October 28, 1976, the church was issued a Special Permit to provide classrooms and additional, off-site parking (P-6780).

PROJECT EVALUATION: Staff has the following comments:

- A. Land Use: The subject site is designated for residential uses in both the 1974 General Plan and the 1984 North Sacramento Community Plan. The Zoning Ordinance allows churches and day care centers in any zone with approval of a Special Permit. The subject site is located in an area characterized by single and multi-family residential and small offices. The request is compatible with surrounding land uses, zoning and applicable plans.
- B. Design: The applicant proposes to establish a day care center for 50 children in the basement of the existing church and classroom structure. Hours of operation will be 6:30 a.m. to 6:00 p.m. daily. Three full-time employees will operate the center. The site is currently developed with the church and related facilities housed in a variety of converted residential and portable structures. In addition, there are some residential uses on the site as well as surfaced parking. Staff supports the request in that it provides a needed service to the community in a convenient location with adequate on site parking.
- C. The City Traffic Engineer has reviewed plans for this project and submitted the following comment: "Existing abandoned driveway abutting the proposed day care center must be removed. Curb and gutter must be restored in compliance with previous requests.
- D. On Field Survey of the Site: Staff noted the apartments shown on Eleanor Avenue are actually classrooms in a portable structure. The building is situated over the parking which is indicated on the site plan, thereby eliminating that bank of spaces. There is sufficient parking on the site, however, to accommodate 450 seats in the church. Staff suggests removing the barrier rope blocking access to the main parking area to encourage parents to drop-off children from the lot.
- E. Since the facility operates nearly around the clock, staff sees no need to limit the days or hours of operation. The number of children accommodated will be limited to 50.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303).

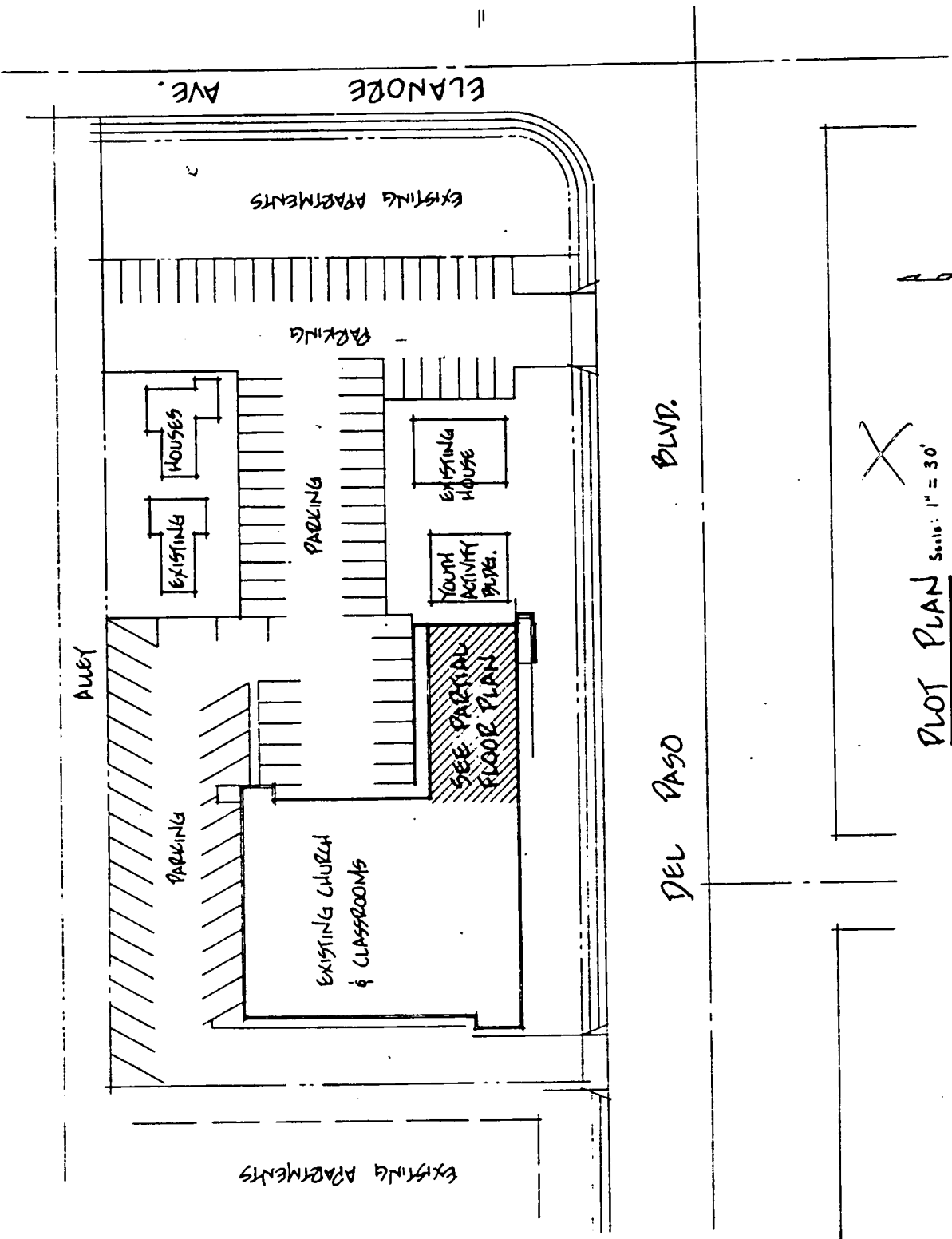
RECOMMENDATION: Staff recommends that the Commission approve the Special Permit subject to conditions and based upon Findings of Fact which follow:

Conditions:

1. The applicant shall remove the abandoned drive-way on Del Paso Boulevard to the satisfaction of the City Traffic Engineer.
2. The number of children served shall be restricted to 50.
3. Applicant shall comply with requirements of the Fire and Building Codes.

Findings of Fact:

1. The request is based upon sound principles of land use in that a) it will provide a needed service to the community in a convenient location and b) the project would be compatible to surrounding land uses which consist of single and multiple family and small offices.
2. The request will not be hazardous to public health or safety or create a nuisance in that adequate parking is provided on the site for employees and parents dropping off children.
3. The project is compatible with the residential designation placed on the site in the General Plan and the 1984 North Sacramento Community Plan in that it provides a reasonably located community service.
4. The project is compatible with the Zoning Ordinance which permits children's day care centers subject to Special Permit approval.

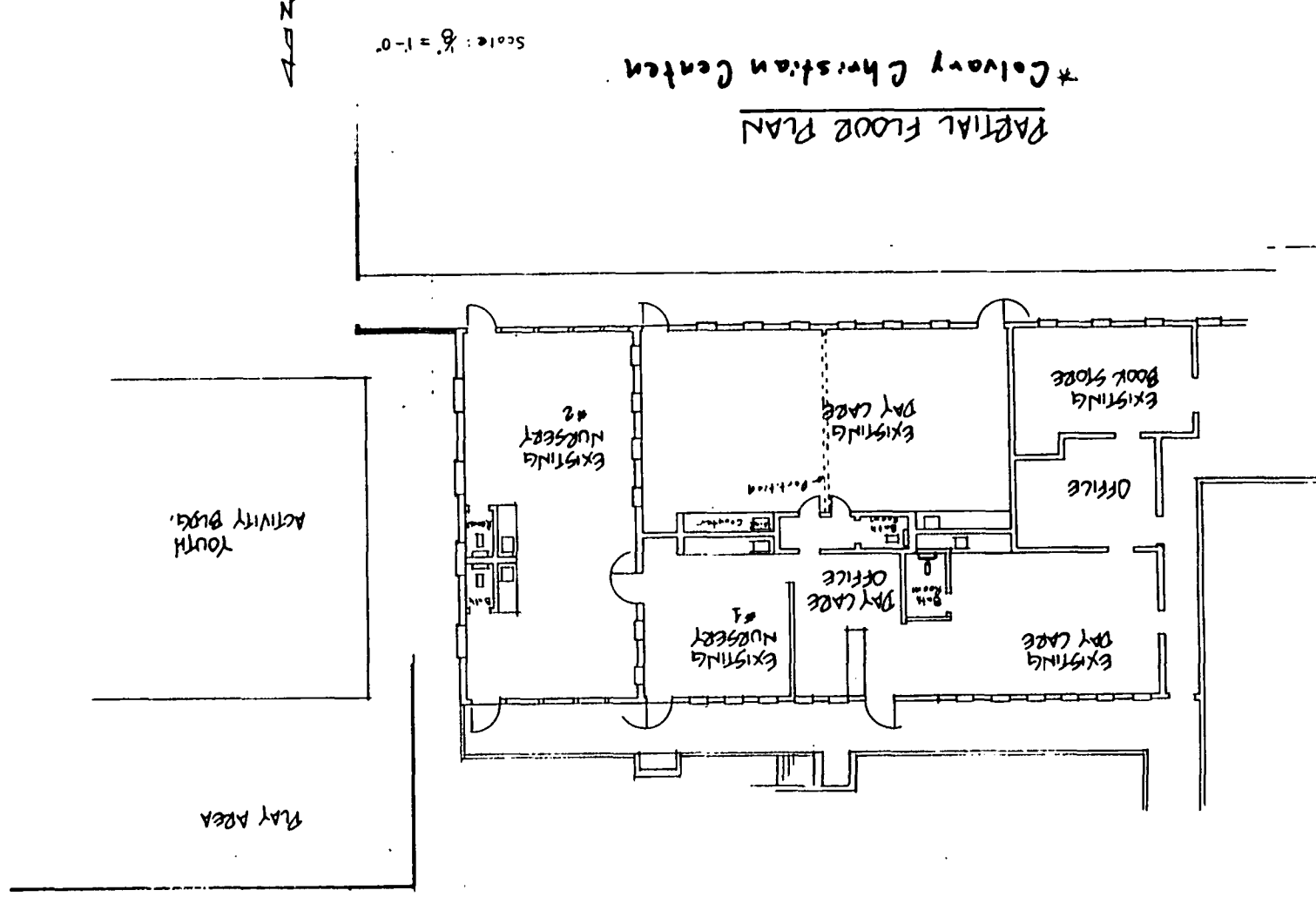


DEL PASO BLVD.



SCALE: 1" = 30'

* Calvary Christian Center



PARTIAL FLOOR PLAN
* Colvory Christian Center

Scale: 1/8" = 1'-0"

