

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

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|---------------------|--|------------------------|-------|
| APPLICANT | Michael & Irene Mermelstein, 9028 Thilow Drive, Sacramento, CA 95826 | | |
| OWNER | George Heath, 8108 Goldenfield Drive, Sacramento, CA 95823 | | |
| PLANS BY | _____ | | |
| FILING DATE | 3-11-83 | 50 DAY CPC ACTION DATE | _____ |
| REPORT BY | GM:bw | | |
| NEGATIVE DEC. | 3-24-83 | EIR | _____ |
| ASSESSOR'S PCL. NO. | 117-132-12 | | |

- APPLICATION:
1. Environmental Determination
 2. Special Permit to establish a day care center for up to 74 children in an existing residence located on 0.5± acre in the Single Family (R-1) zone.

LOCATION: 5500 Ehrhardt Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to convert an existing 1,540 square foot single family residence into a day care facility.

PROJECT INFORMATION:

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|--|---------------------------|
| 1974 General Plan Designation: | Residential |
| 1968 Valley Hi Community Plan Designation: | Light Density Residential |
| Existing Zoning of Site: | R-1 |
| Existing Land Use of Site: | Single Family Residential |

Surrounding Land Use and Zoning:

| | |
|--------|---------------------------|
| North: | Residential & Vacant; R-1 |
| South: | Vacant; R-1 |
| East: | Vacant; R-1 |
| West: | Vacant; R-1 |

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|--------------------------------|-----------------------------------|
| Parking Required: | Determined by Planning Commission |
| Parking Provided: | 11 spaces |
| Property Dimensions: | 90±' x 251±' |
| Property Area: | 0.54 acre |
| Square Footage of Lot: | 23,300± square feet |
| Square Footage of Building: | 1,540 |
| Height of Structure: | One-story |
| Topography: | Flat |
| Street Improvements/Utilities: | To be provided |
| Exterior Building Color: | Beige |
| Exterior Building Material: | Stucco |

BACKGROUND INFORMATION: The subject site was originally a portion of a larger parcel approximately 4.8± acres in size. On September 23, 1982 the Commission approved a special permit for a 5,000± square foot church with 90 parking spaces on the west portion of the parcel, encompassing 1.7± acres (P82-200). Subsequently, the applicant submitted a Parcel Map Application (P82-226) dividing the 4.8 acre lot into four parcels (see Ex. A). The City Council approved the Parcel Map on December 15, 1982 and the applicant is currently in the process of recording the final map. The subject site encompasses Parcel 2 of the approved Tentative Parcel Map. (See Exhibit A).

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

1. The subject site consists of a one-half acre lot developed with a 1,540 square foot single family residence fronting Ehrhardt Avenue. The applicant proposes to add a 1,700 square foot structure to the rear of the existing building and convert the building's use to a child day care center. The front portion of the lot will be developed with 11 parking spaces and the rear yard into a child playground area.

Initially, the Center will be staffed with three staff members, expanding to a total of seven staff persons upon complete buildout of the subject project. The Center is designed to accommodate 74 children based upon State and local code requirements for child day care centers. The Center will operate Monday through Friday, from 6:30 A.M. to 6:30 P.M.

2. The site plan indicates 11 parking spaces for the proposed center. Staff feels that 11 spaces is sufficient for the proposed facility. The applicant has indicated that not all seven staff members are present on the premises at the same time. Staff suggests that if parking becomes a problem that the applicant arrange to provide additional parking on the adjacent church site which proposes to develop 90 parking spaces.
3. Staff has no objection to the proposed use and supports the applicant's request. The subject site is located on a major collector street (Erhardt Avenue) and is adjacent to a proposed 5,000 square foot church. Staff requests that the setback areas be well landscaped and a six-foot high solid masonry wall be developed along the east property line adjacent to a future residential subdivision.
4. Staff has concerns regarding the design of the proposed addition. Staff recommends that the applicant work with staff on a revised design which would be more compatible with the existing structure and surrounding neighborhood.

STAFF RECOMMENDATION: The staff recommends the following actions:

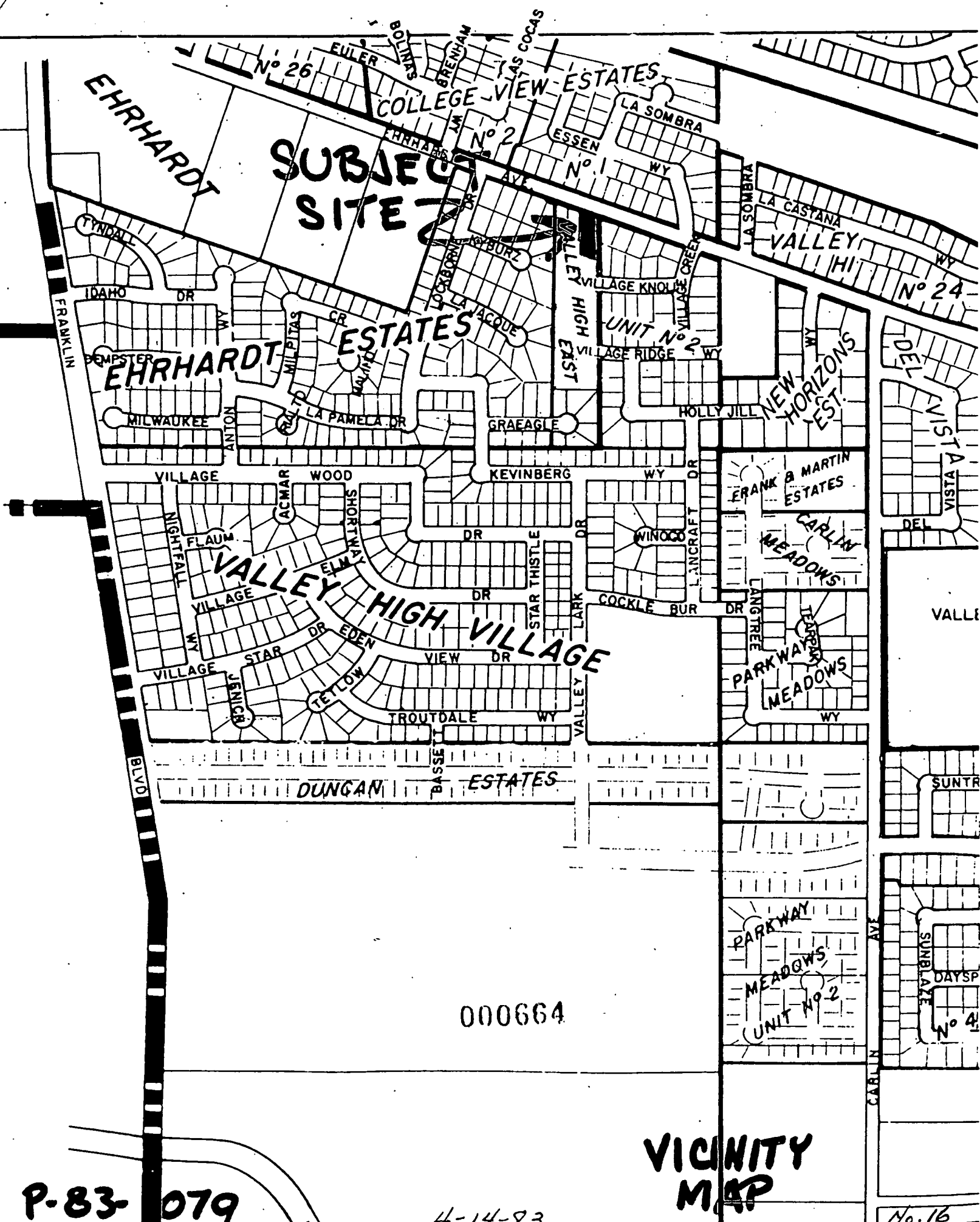
1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, subject to conditions and based upon the Findings of Fact which follow.

Conditions

- a. The property owner shall record the final map prior to the issuance of any building permits for the subject project;
- b. The applicant shall work out a design solution with Planning staff for the proposed addition prior to issuance of building permits;
- c. The applicant shall submit a detailed landscape/irrigation and 50 percent shading plan and signage program for the review and approval of Planning staff prior to issuance of building permits;
- d. The proposed facility shall be limited to a maximum of 74 children.

Findings of Fact

- a. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - 1) the day care center is compatible to adjacent land uses which include a church facility;
 - 2) the day care center will provide a needed service in the surrounding community.
- b. The proposal, as conditioned, will not be detrimental to the public health, safety and welfare in that:
 - 1) the project provides an adequate amount of parking and is located on a major collector street;
 - 2) the project complies with State and local fire code requirements related to indoor and outdoor space requirements for day care centers;
 - 3) the future adjacent residential subdivision to the east will be buffered by a six-foot high solid masonry wall.
- ✓ c. The proposal is consistent with the City Zoning Ordinance in that day care centers with 12 or more children are permitted in residential zones subject to approval of a special permit by the Planning Commission.



P-83-079

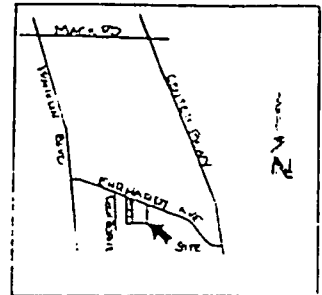
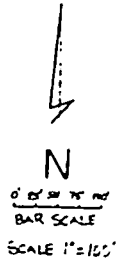
4-14-83

VICINITY
MAP

No. 16

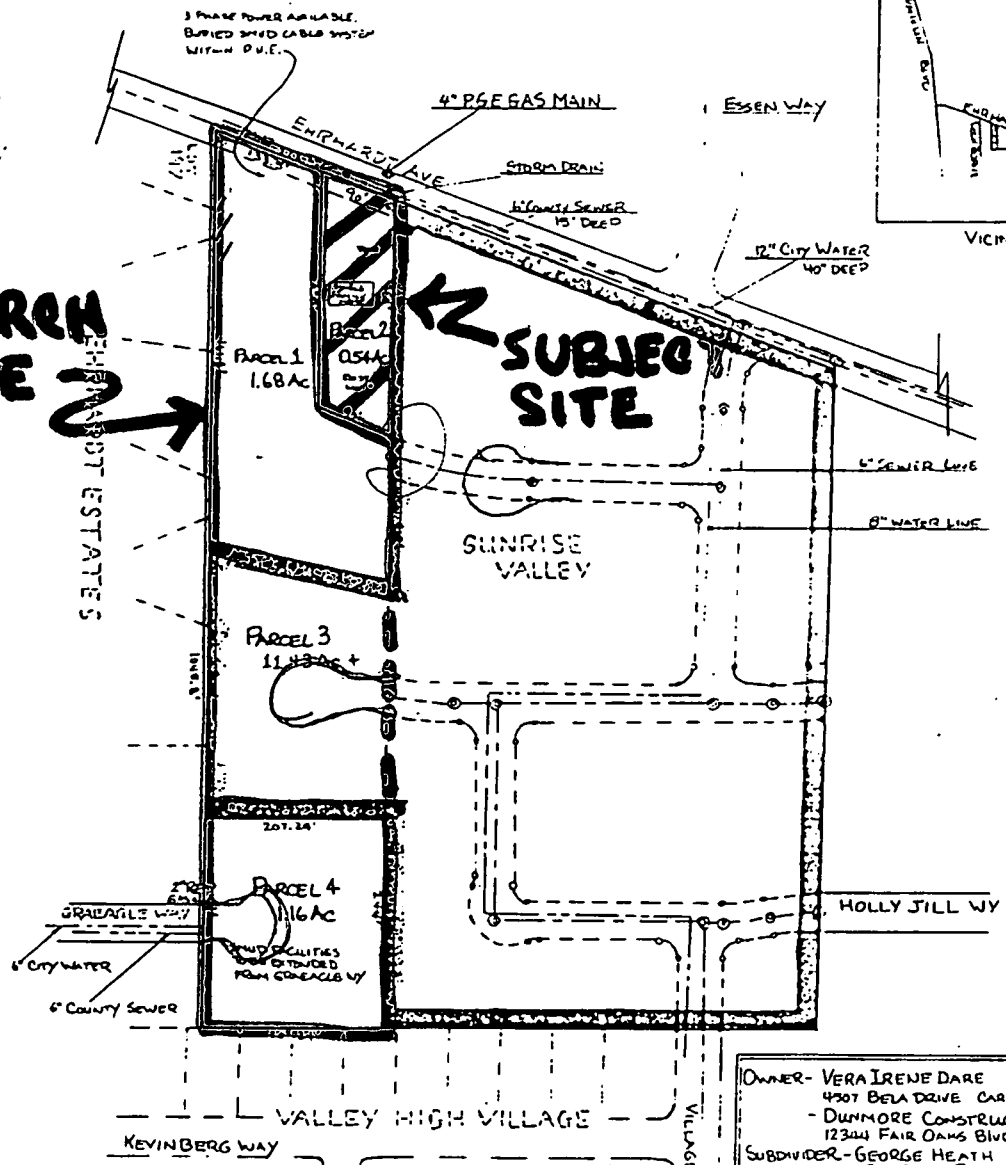
APPROVED TENTATIVE MAP (P-82-226)

TENTATIVE MAP - JAH ACRES / VALLEY HIGH VILLAGE UNIT 2



CHURCH SITE

SUBJECT SITE



OWNER - VERA IRENE DARE
 4507 BELA DRIVE CARMICHAEL, CA 95003
 - DUNMORE CONSTRUCTION COMPANY
 12344 FAIR OAKS BLVD, FAIR OAKS, CA 95629

SUBDIVIDER - GEORGE HEATH
 4941 FIRST PLWY, SACRAMENTO, CA 95824

SURVEYOR - ROBERT C. BERTI L.S. 4057
 4585 SOUTH POINT RD
 DIAMOND SPRINGS CA 95610
 626-7572

PRESENT LAND USE - SINGLE FAMILY HOMES
 PROPOSED LAND USE - PARCEL #1 - CHURCH -
 PARCEL 2 AND 4 TO BE SOLD AS 1'S
 PARCEL 3 TO BE ANNEXED TO VALLEY HIGH
 VILLAGE UNIT 2 (AGREED PAR. N. 11-21-83)

ZONING - R-1
 AREA - 4.81 AC + 10.0 AC OF VALLEY HIGH
 VILLAGE UNIT 2

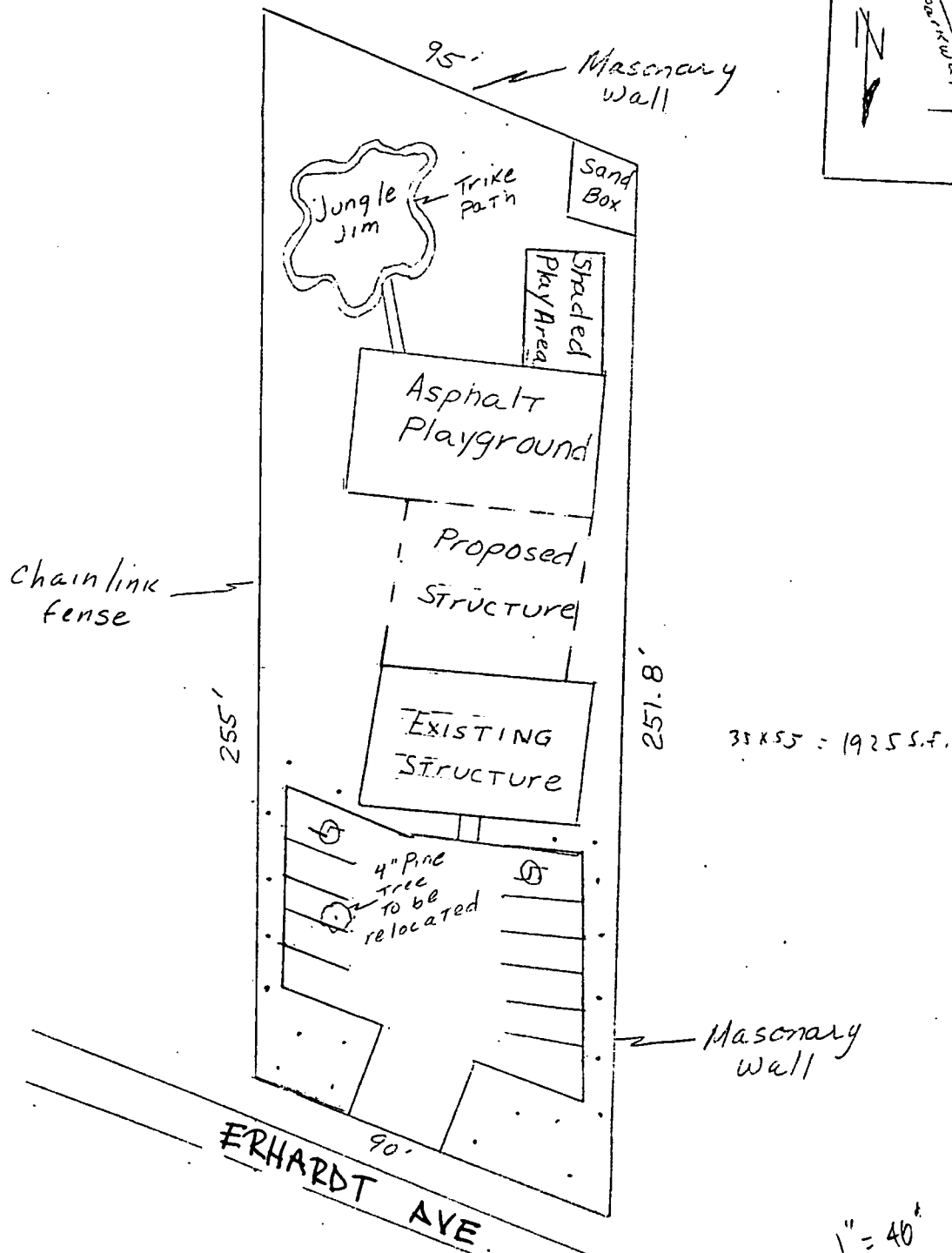
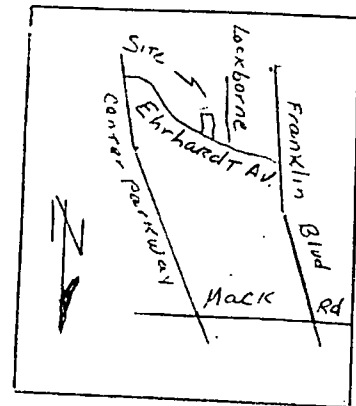
NO. OF LOTS - 4
 DATE OF PREPARATION - OCT 23, 1982
 SCHOOL DISTRICT - ELK GROVE
 SOURCE OF WATER - CITY WATER
 SEWER - COUNTY
 TREES - THERE IS ONE TREE ON PARCEL 2 -
 AN EVERGREEN.

JAH ACRES - PARCEL NO 117-132-12
 BEING THE EAST HALF OF LOT 5 OF EHRHARDT
 ACRES (12 BM 24)

000665

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|---------------------------|----------------|
| TENTATIVE MAP - JAH ACRES | |
| SCALE: 1" = 100' | DATE: 10-23-82 |
| PREPARED BY: GH | REVISIONS: |
| 1 | |

SITE Plan



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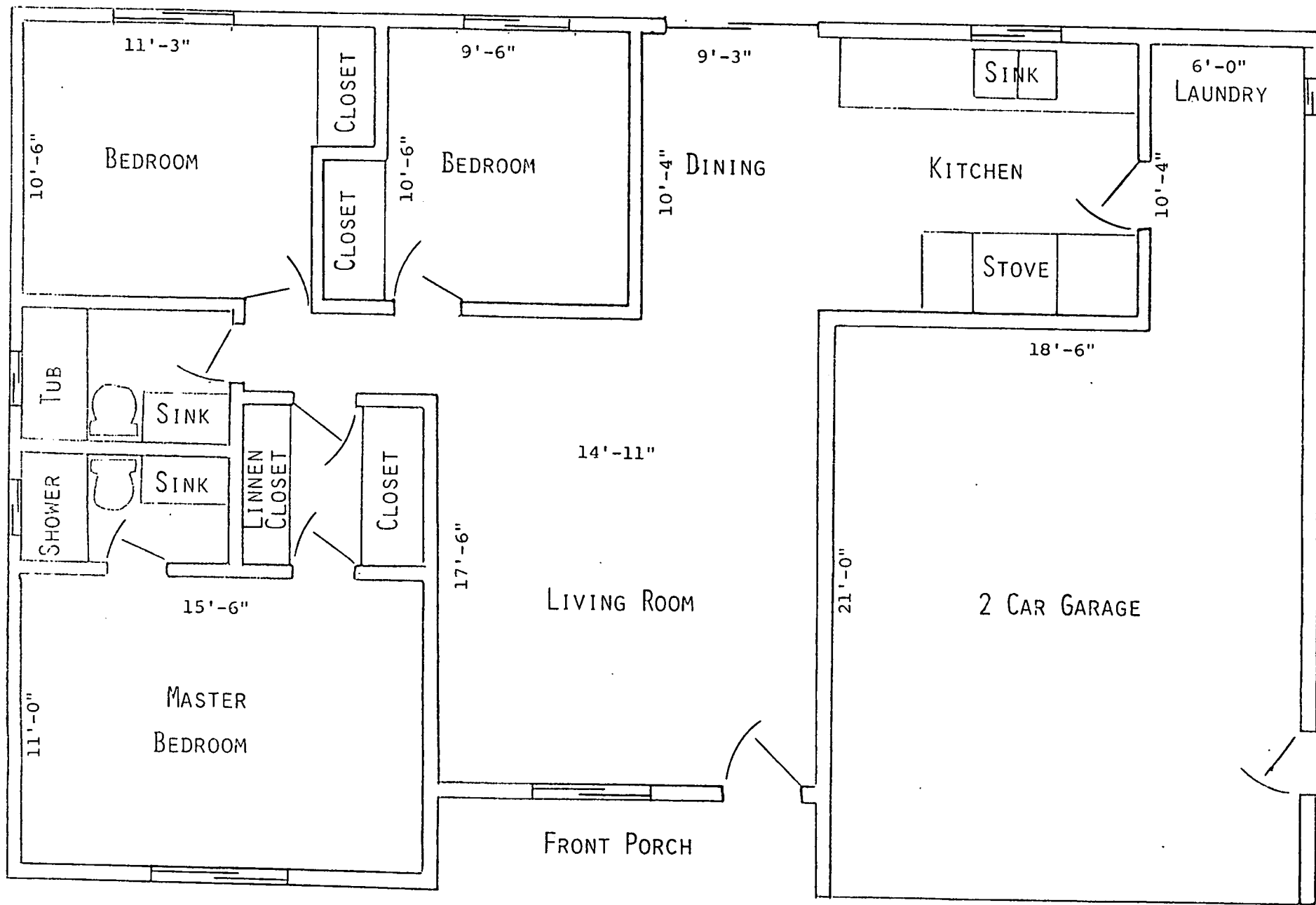
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PK-D

No. 16

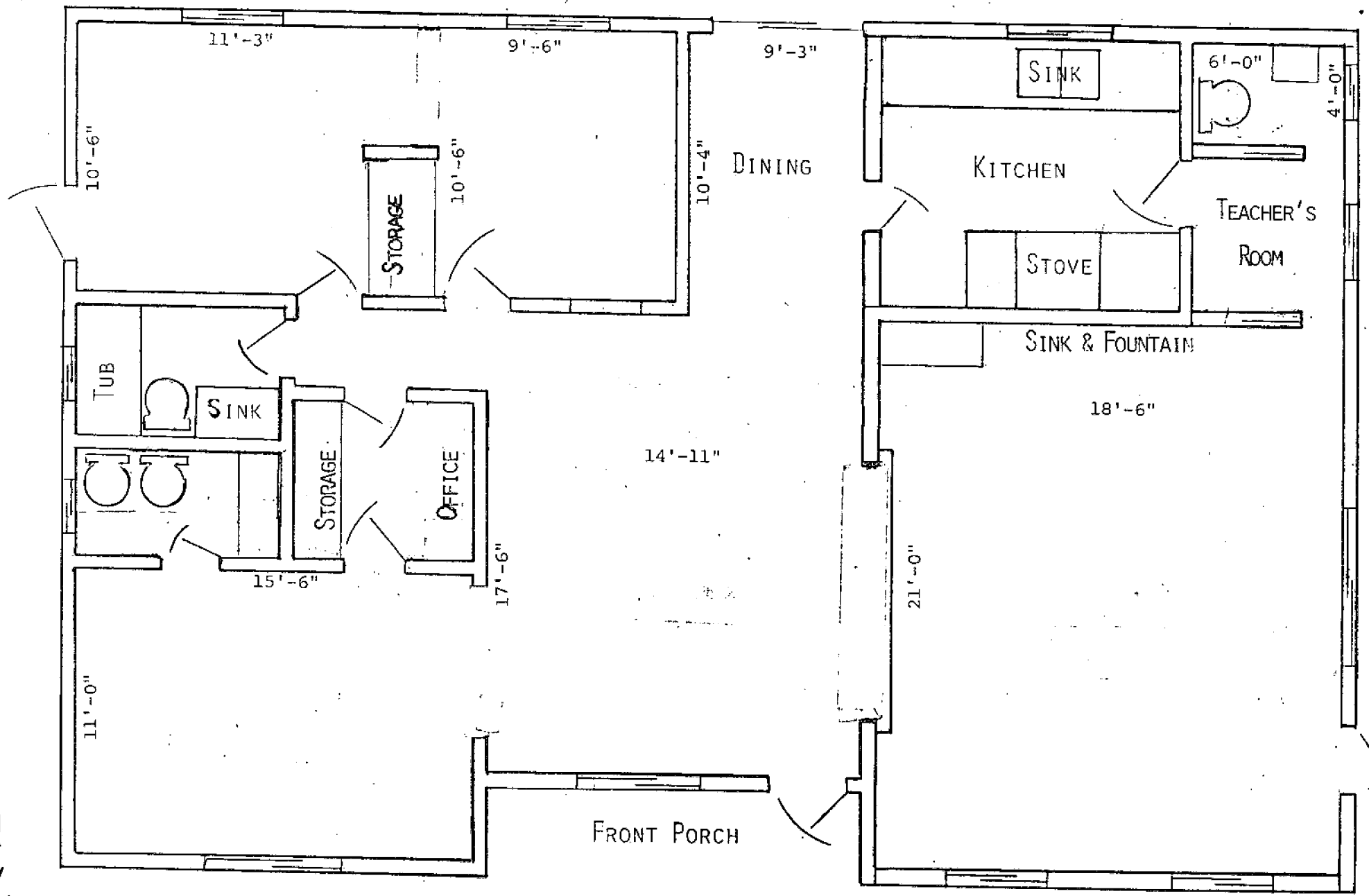
EXISTING PROPERTY



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Phase I

Modification of Existing Structure



P83-079

4-14-83

EX-D

No. 46

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699000

EXISTING STRUCTURE

44' 3"

19' 9"

24' 0"

37' 4"

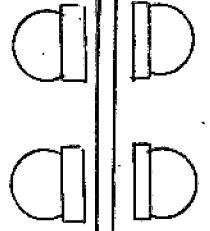
15' 0"

28' 9"

37' 4"

13' 4"

SINKS



SINKS

5' 10"

17' 6"

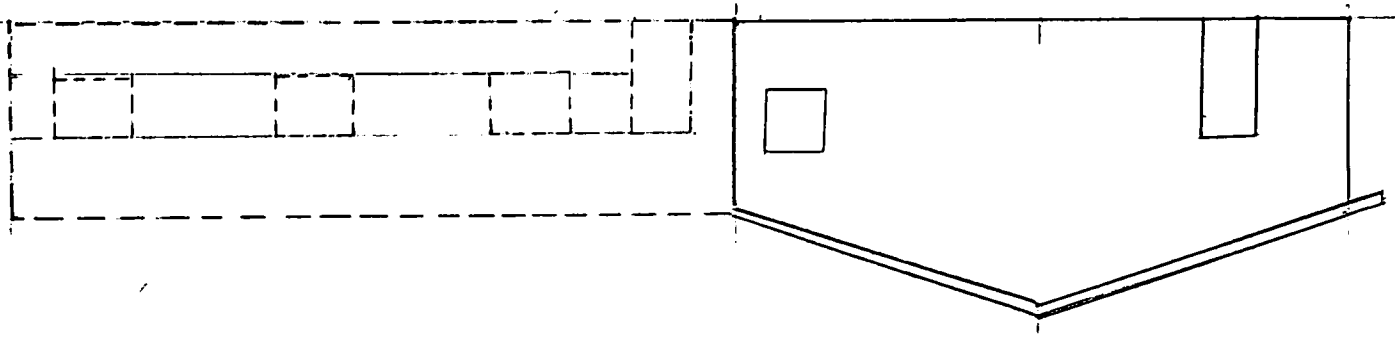
Phase II

EX. P No. 16

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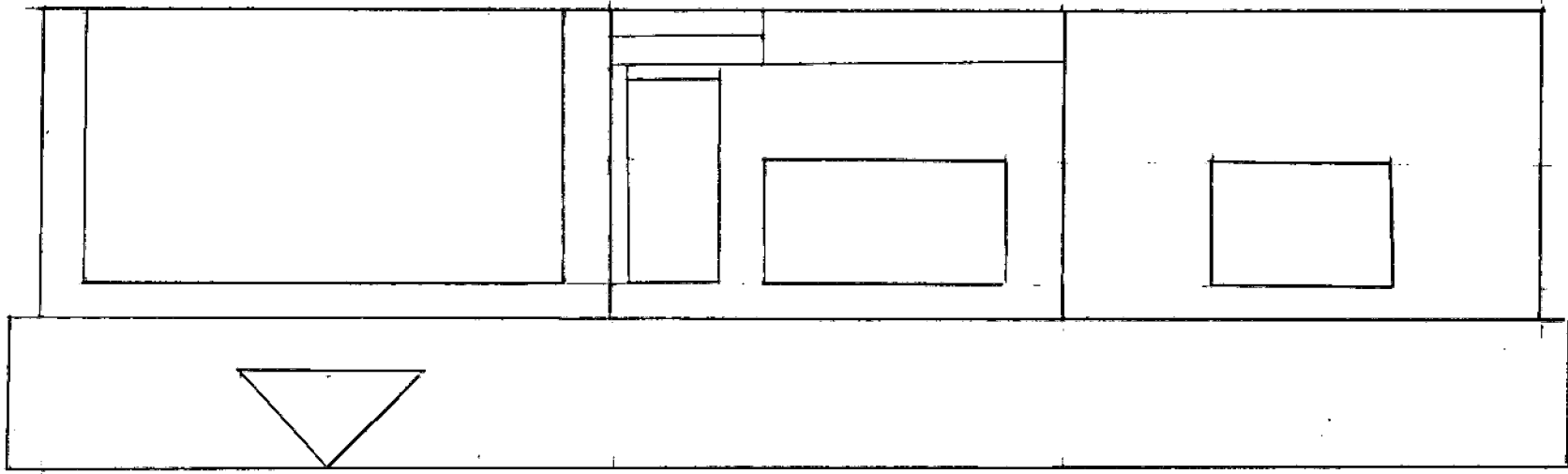
P83-079

WESTERN ELEVATION
WITH
PROPOSED ADDITION



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South Elevation

P83-079

4-14-83

No. 16