

REPORT AMENDED BY CPC 12-13-84
REPORT CORRECTED BY STAFF 12-11-84
CITY PLANNING COMMISSION

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

APPLICANT	Teddy Morris, 28 Sail Court, Sacramento, CA 95831		
OWNER	Park Riviera Baptist Church, 5230 Ehrhardt Avenue		
PLANS BY	Albianis		
FILING DATE	11/2/84	50 DAY CPC ACTION DATE	REPORT BY: SD:pkb
NEGATIVE DEC.	EX 15303	EIR	ASSESSOR'S PCL. NO. 030-152-06

APPLICATION: Special Permit to establish a children's non-residential care facility in the R-2A zone (Sec. 2-B)

LOCATION: 6655 Park Riviera Way

PROPOSAL: The applicant proposes to establish a day care center for ¹⁰⁰60 children in an existing church facility.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-2A
Existing Land Use of Site:	Church

Surrounding Land Use and Zoning:

North:	Church;	A and R-2A
South:	Multi Family;	R-3
East:	Single Family;	R-1
West:	Multi Family;	R-2A and R-3

Parking Required:	Determined by Commission
Parking Provided:	30 spaces
Property Dimensions:	Irregular
Property Area:	1+ acre
Square Footage of Building:	5500 sq. ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Colors:	Green
Exterior Building Materials:	T-111
Height of Structure:	20 feet
Number of Children:	60
Number of Employees:	Eight; six per shift

BACKGROUND INFORMATION: On March 13, 1973, the Planning Commission approved a request to establish a Baptist Church on the subject site (P-5330).

002585

PROJECT EVALUATION: Staff has the following comments:

- A. Land Use: The subject site is a 1+ acre parcel developed with a church and located in the Garden Apartment (R-2A) zone. The site is designated for residential uses in the 1974 General Plan and the 1976 South Pocket Plan. The Zoning Ordinance allows child care centers in any zone subject to Special Permit approval. The request is compatible with applicable plan designations and Zoning Ordinance.
- B. Surrounding land uses consist of single and multi-family residential units and another church. The intent of Special Permit approval is to determine the appropriateness of a use in a neighborhood. The applicant proposes a conveniently located, community service. Staff, therefore, has no objection to the requested Special Permit.
- C. Design: The applicant proposes to convert the existing church to a day care facility for 60 children. Hours of operation will be 6:30 a.m. to 6:p.m., weekdays. There will be eight employees, six per shift. There is an existing parking lot on the northern portion of the property. The lot is surfaced but not striped. There is a large pothole in the lot. Staff requests that this pothole be repaired. In addition, six employee spaces and six visitor spaces should be striped to city standards.
- D. The applicant has not submitted specific plans indicating a play area. These plans should be reviewed and approved prior to issuance of building permits. Staff requests that any fencing be of solid masonry, wood or wrought iron. Further, fencing should be located at least 25 feet from the street frontage.
- E. Plans for this project were routed to the offices of the City Traffic Engineer, Fire Prevention and Building Inspections. No comments were returned.

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. Prior to issuance of building permits, the parking lot shall be repaired and striped to the satisfaction of the Planning Director.
- 2. Prior to issuance of building permits, the applicant shall submit plans for the outdoor play area. Fencing shall be set back a minimum of 25 feet from the property line along Park Riviera Way. Fencing design and material shall be approved by the Planning Director.
- **3. Hours of operation shall be from 6:30 a.m. to ^{7:00}~~8:00~~ p.m., weekdays.
- 4. The facility shall be limited to ¹⁰⁰~~60~~ children.
- 5. The facility shall comply with requirements of the City Fire and Building Codes.

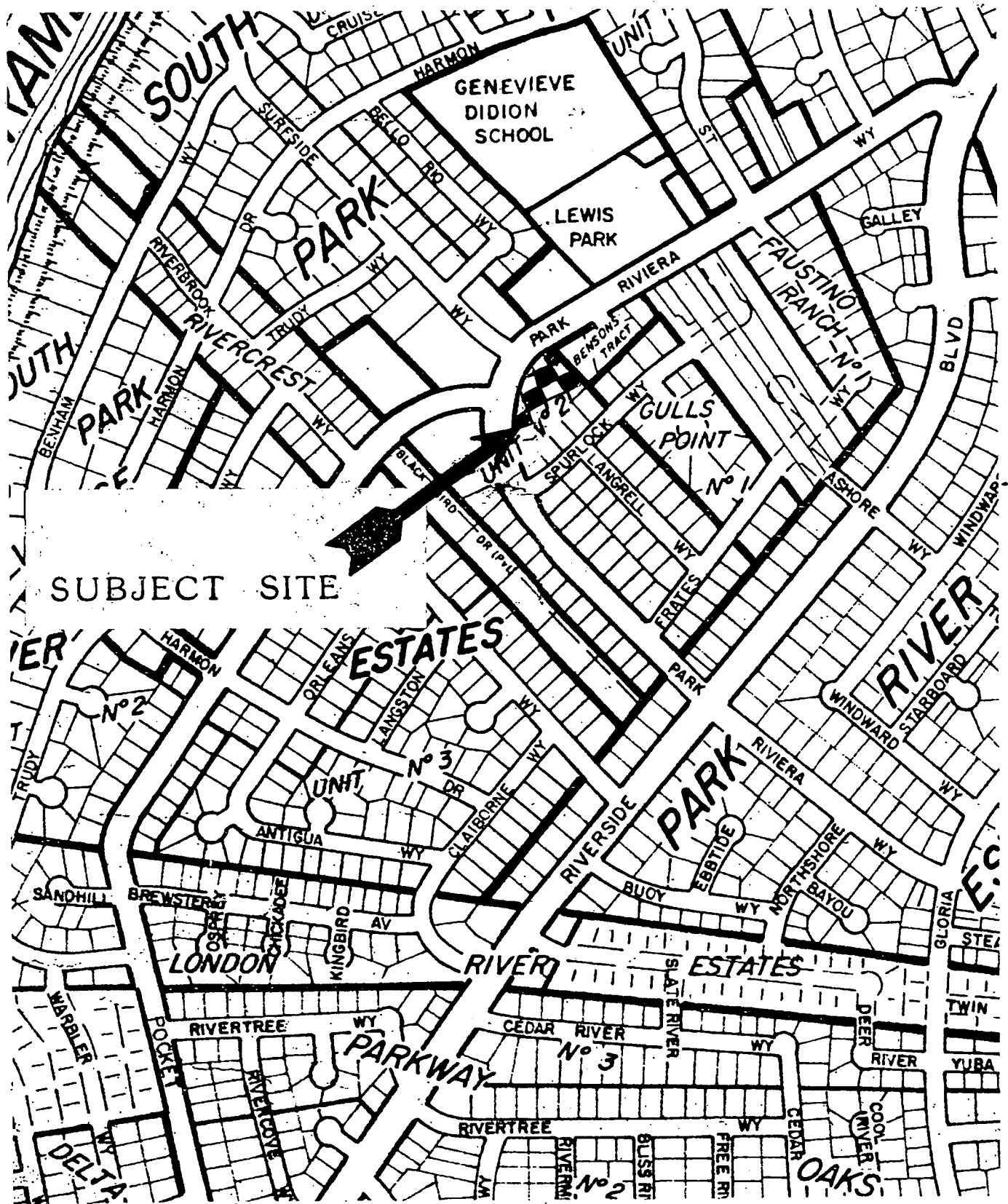
*see page 3

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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 project conforms to the Zoning Ordinance which requires Special Permit approval to establish a day care center.
- *6. *Within a year the applicant shall either relocate the parking area or build a masonry wall.*
7. *A master plan shall be submitted to the Planning Director for review and approval.*
- **3. *Hours of operation shall be from 6:30 a.m. to 7:00 p.m.*

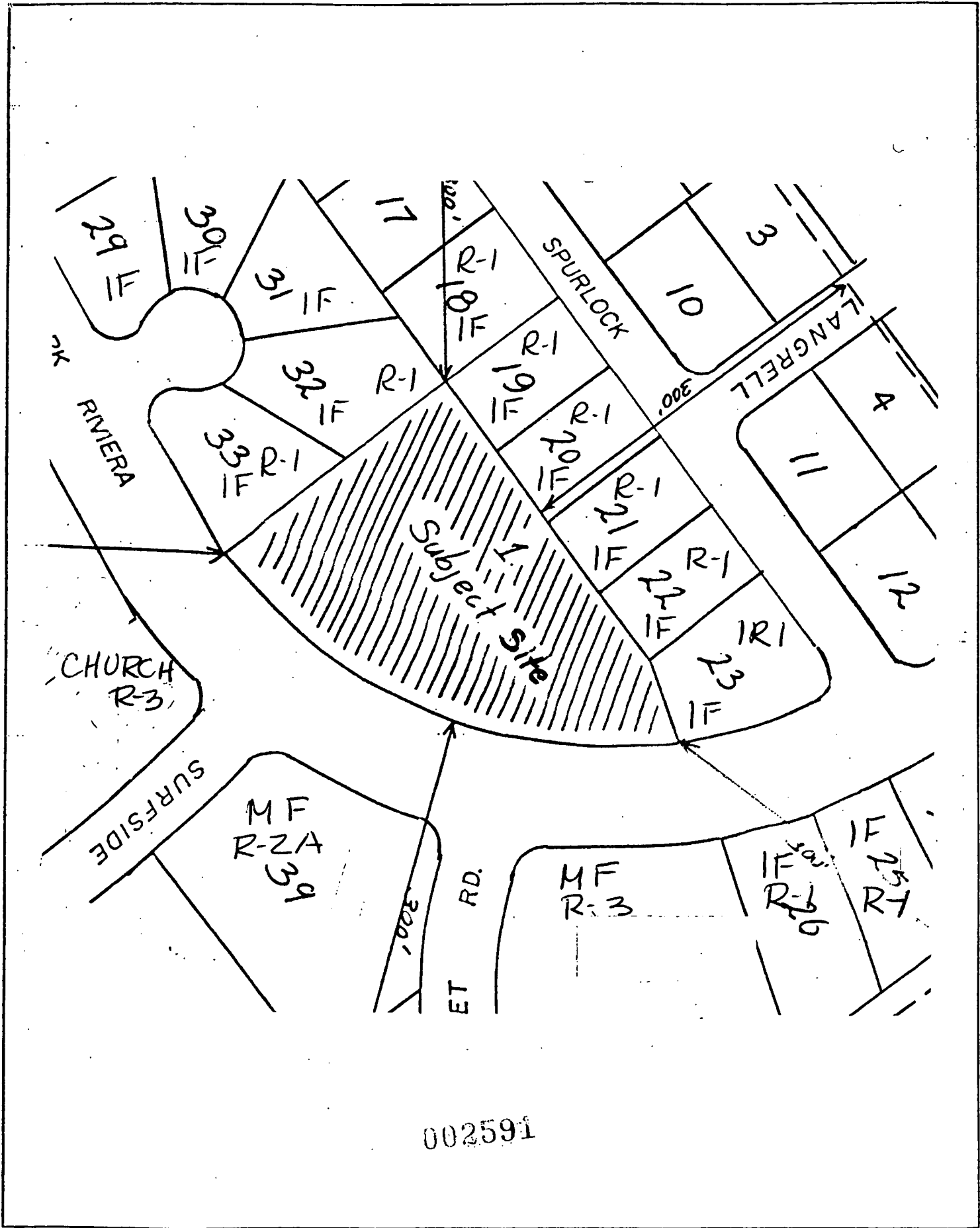
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SUBJECT SITE

002590

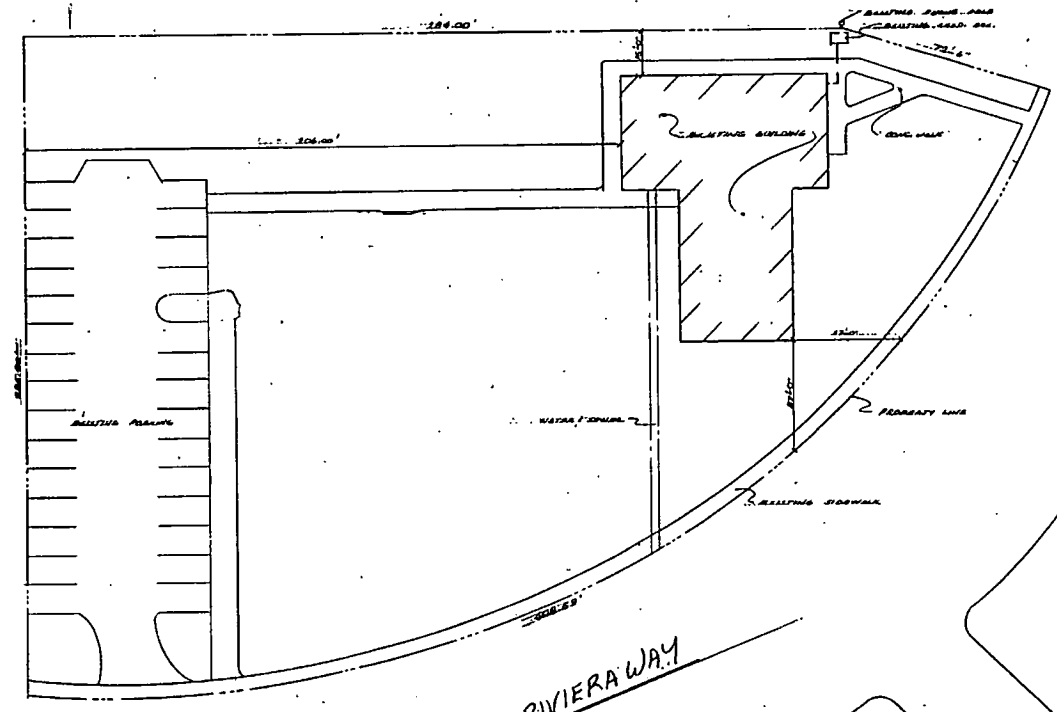
VICINITY MAP



LAND USE & ZONING MAP

No. 26

002592



SITE PLAN
SCALE 1" = 20'00"

12-13-84

P84-415

Custom Home Plan for
Mr. Tom Murray

Albani's Custom Home Planning and Drafting Service ~

Planning and Drafting by Vince Albani
Sacramento, California 916-426-5287

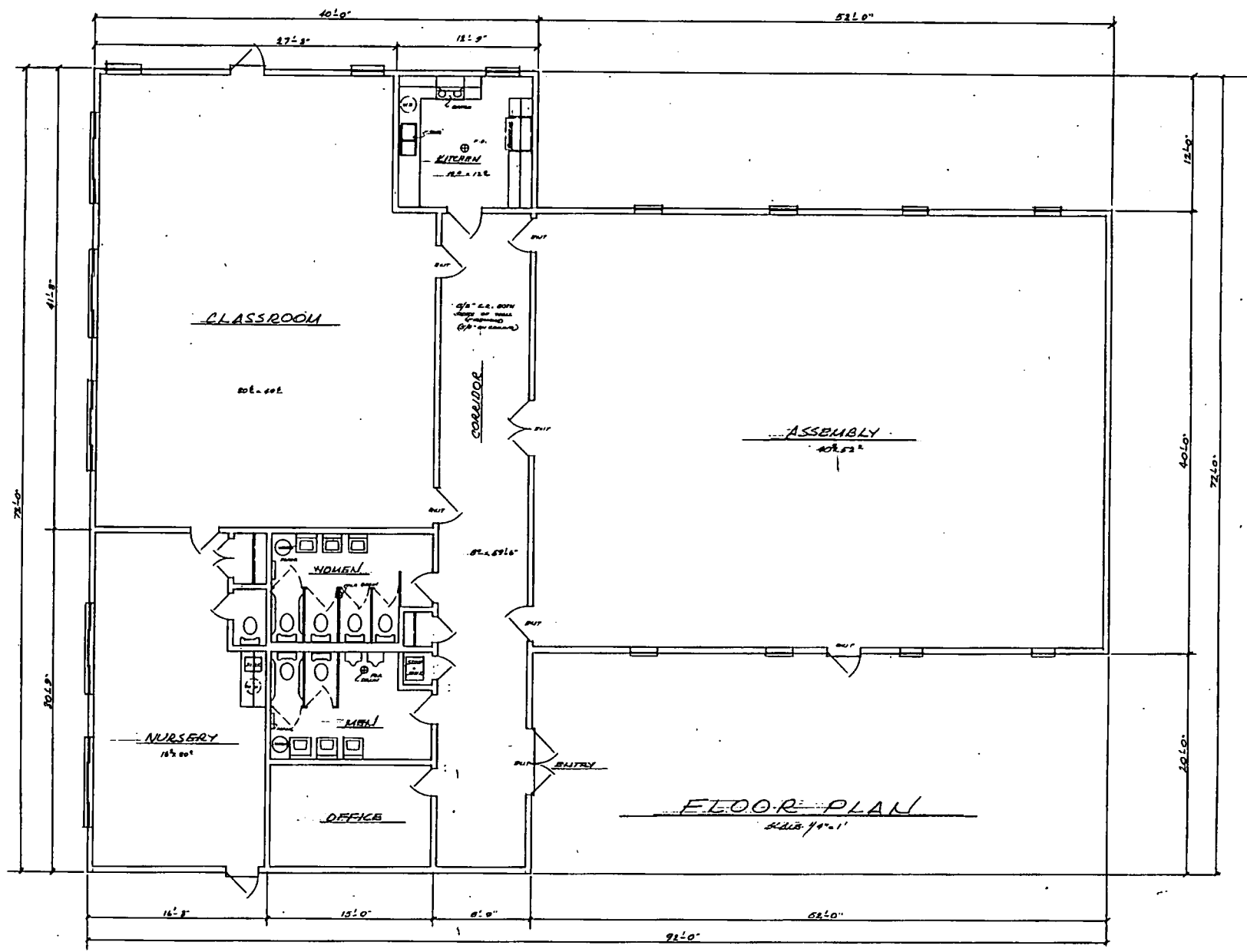
Plan No.	Scale	Sheet
422	1/4" = 1'	1 of 1

184-415

12-13-84

002593

Ho. 26

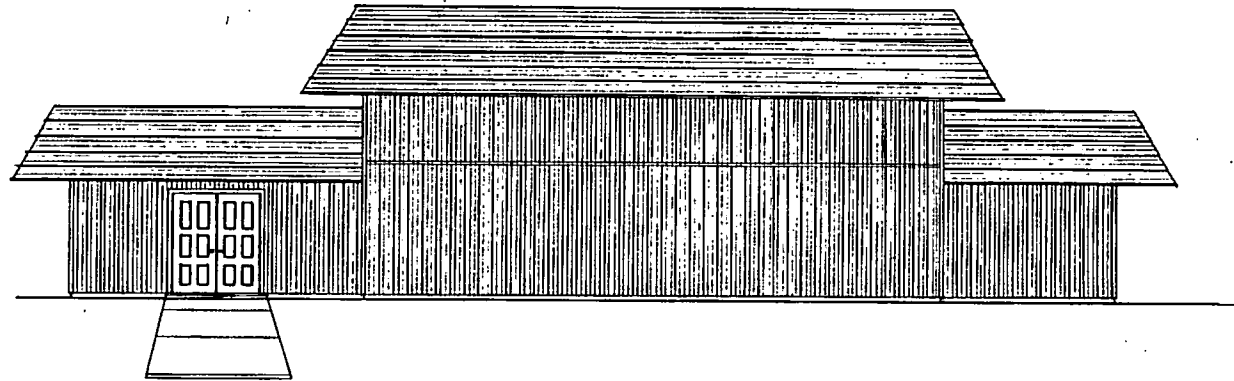


PS4-415

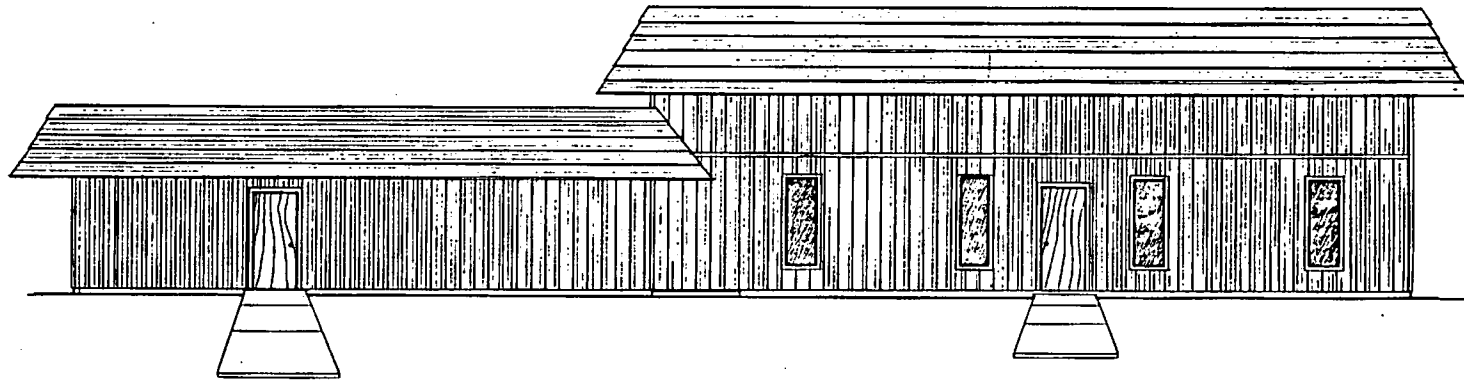
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12-13-84

No. 26



FRONT ELEVATION
SCALE 1/8"=1'



LEFT ELEVATION
SCALE 1/8"=1'

Custom Home Plan for
Mr. Fred Anderson

Albiani's Custom Home Planning & Drafting Service ~

Planning and Drawing by Vince Albiani
Sacramento, California 916-420-3287

Plan No.	Scale	Sheet
002594	1/8"=1'	26