

CITY PLANNING COMMISSION

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

APPLICANT Diana Clarke, 500 West Silver Eagle Road, Sacramento, CA 95833
OWNER Diana and Alan Clarke, 31 Timberwood Court, Sacramento, CA 95833
PLANS BY Diana Clarke, 500 West Silver Eagle Road, Sacramento, CA 95833
FILING DATE 6/19/87 **ENVIR. DET.** EX 15301 (e) (1) **REPORT BY** CV/vf
ASSESSOR'S-PCL. NO. 250-160-05,06

- APPLICATION:**
- A. Special Permit to expand an existing day care center by adding 972+ sq. ft. to an existing 600 sq. ft. building and 7,735+ sq. ft. of play area.
 - B. Lot Line Adjustment to relocate the common property lines for two lots.

LOCATION: 446, 500 West Silver Eagle Road

PROPOSAL: The applicant is requesting the necessary entitlements to remodel an existing building and expand the play area.

PROJECT INFORMATION:

1974 General Plan Designation:	Low Density Residential
Interim South Natomas Community Plan Designation:	Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Preschool, single family residence
Surrounding Land Use and Zoning:	
	Setbacks: Required Provided
North: Mobile Home Park; R-1	Front: 25' 70+'
South: Single Family; R-1	Side(Int): 5' 10+'
East : Single Family; R-1	
West : Single Family; R-1	Rear: 15' 100+'
Parking Required:	To be determined by Planning Commission
Parking Provided:	6 Spaces
Property Dimensions:	Irregular
Property Area:	0.53+ acre
Square Footage of Building:	Addition: 972 sq. ft.
Height of Building:	1 Story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Wood and Stucco
Colors:	Tan, Brown

BACKGROUND: On June 13, 1985, the Planning Commission approved a special permit to operate a children's preschool and day care center and a variance to waive the required masonry wall between residential and non-residential uses for the

subject site (P85-196). The preschool was proposed to be developed in two phases. The first phase would improve the main structure and would provide care for a maximum of 30 children ages two to five years old. The second phase would convert the accessory structure into a school for kindergarten age children. This special permit allowed a maximum of 50 children.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site is zoned Standard Single Family (R-1). Two structures, a 1,500+ sq. ft. single family residence and a 600+ sq. ft. accessory building are located on the site.

Surrounding land uses along West Silver Eagle Road are single family residences and vacant parcels. The San Juan Road extension is adjacent to the subject site to the south making the site a lot with double street frontage. West Silver Eagle Road is a dead-end street.

B. Proposal

The applicant proposes to expand the existing 600+ sq. ft. accessory structures currently used as a work shop by adding an additional 972+ sq. ft. This would allow the preschool/day care to ultimately expand the number of children to 50.

Elevations submitted indicate the proposed expansion will be attached to the existing accessory building. The new structure will be constructed of wood and stucco to match the existing accessory building. See elevations. Staff has reviewed the proposed elevations and finds them to be satisfactory.

C. Lot Line Adjustment/Playground Expansion

The applicant is also requesting a lot line adjustment to relocate the common property line between parcels five and six to allow for a future additional playground area. This play area would ultimately include such permanent equipment as a swing, slide and climbing equipment. The dimensions of this playground area would be 65' x 119'.

A single family residence is presently located on parcel six and has street frontage on Silver Eagle Road. This residence will remain on this parcel and the proposed lot line adjustment will be located approximately 20 feet to the south of this residence.

The Zoning Ordinance requires a six foot high solid masonry wall along both the proposed lot line adjustment and along a portion of the east property lines of parcel six (see site plan). A six foot high, wood fence is located along a portion of the east property line of parcel six. The applicant has

indicated to staff, they do not intend to develop the play area or parcel six for one to two years. The applicant should be aware that prior to using the proposed playground area, a six foot high, solid masonry wall is required or a variance to waive this requirement shall be obtained.

A six foot high, solid wood fence is proposed to be located ten feet from the property line adjacent to San Juan Road. The area in front of this fence is proposed to be landscaped. Staff recommends this fence be located 20 feet from the property line adjacent to San Juan Road. This would allow a 20 foot wide landscape area, consistent with the established landscape area in front of the parking lot located on parcel five.

Staff recommends children not be allowed in the proposed play area before 8:00 a.m. This would insure residents directly to the north would not be subjected to outdoor noise prior to 8:00 a.m.

D. Interdepartmental Review

This proposal was reviewed by the City Departments of Traffic Engineering, Engineering, water and Sewer, Real Estate, and the South Natomas Advisory Committee and the following comments were received:

Traffic Engineering

No access permitted on Silver Eagle Road except for emergency services.

Engineering

Applicant shall file Certificate of Compliance and parcel map waiver with Public Works prior to recordation.

E. Parking

There are six parking spaces located on the project site. This number was determined to be adequate for the four staff members and visitors at the June 13, 1985 Planning Commission Hearing (P85-196) for a maximum of 50 children.

Environmental Determination: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301 (e)(1)).

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Approval of the special permit subject to conditions and based upon findings of fact which follow:
- B. Approval of the lot line adjustment by adopting the attached resolution.

Conditions/Special Permit

1. The preschool shall be limited to a maximum of 50 children.
2. No access shall be permitted on West Silver Eagle Road.
3. Any proposed sign shall meet Sign Ordinance requirements for non-residential uses in residential zones and will require a sign permit.
4. The proposed wood fence on parcel six shall be set back at least 20 feet from the front property line adjacent to San Juan Road.
5. The applicant shall submit landscaping and irrigation plans for the 20 foot setback area in front of the proposed fence on parcel six for staff review prior to the issuance of a building permit.
6. The proposed playground on parcel six shall not be used before 8:00 a.m.
7. Prior to use of parcel six, the applicant shall construct a six foot high, solid masonry wall along the proposed north and east property lines of parcel six, adjacent to the proposed playground or obtain a variance to waive this requirement.
8. A site plan of parcel six indicating location of play apparatus shall be submitted to the Planning Director for review and approval.

Findings of Fact/Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. The proposed school expansion is compatible with adjacent land uses;
 - b. The project is located on a major street and will not significantly increase traffic congestion in the area;
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. Adequate on-site parking and landscaping are provided;
 - b. The proposed use would not significantly alter the characteristics of the existing single family residential neighborhood;
 - c. A six foot high wall will be installed to mitigate noise from the play area.

3. The project is consistent with the Interim South Natomas Community Plan which designate the site for residential uses. Day care centers are allowed in any zone with special permit approval.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE THE COMMON PROPERTY LINE
(APN: 250-0160-5,6) EASTERN PORTION OF LOT 5 AND WESTERN PORTION OF LOT 4,

HOMELAND ACRES

(P87-285)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 446, 500 West Silver Eagle Road; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303 (e)(1)); and

WHEREAS, the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for Residential Use by the Interim South Natomas Community Plan and the proposed lot line adjustment conforms with the Plan Designation.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento;

that the lot line adjustment for property located at 446, 500 West Silver Eagle Road, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

Applicant shall file Certificate of Compliance and Parcel Map waiver with Public Works prior to recordation.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

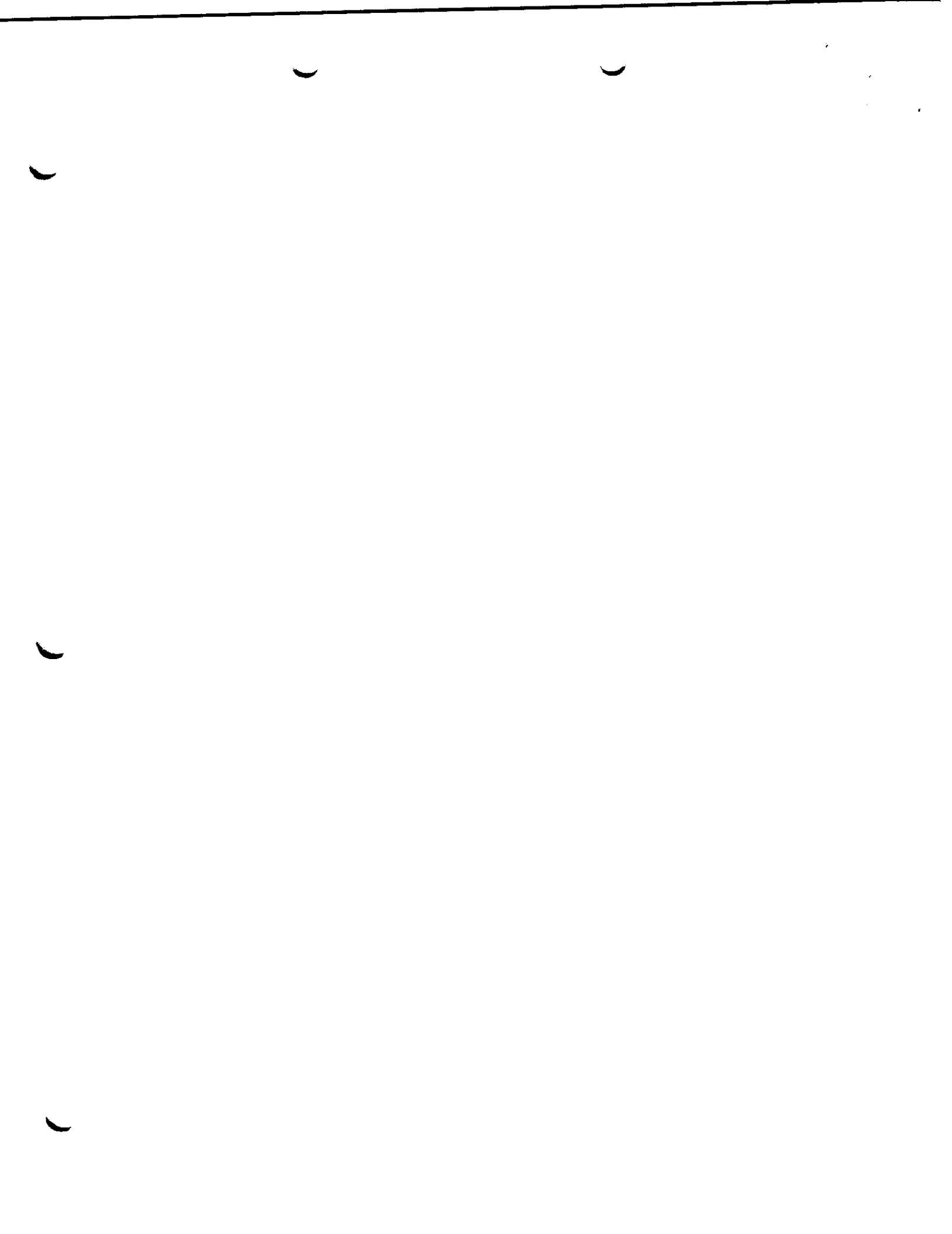
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July 23, 1987

Item #13

Legal Description

Eastern portion of Lot 5 and
Western portion of Lot 4, Homeland
Acres (APN 250-0160-005 and 006)



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1" = 10'

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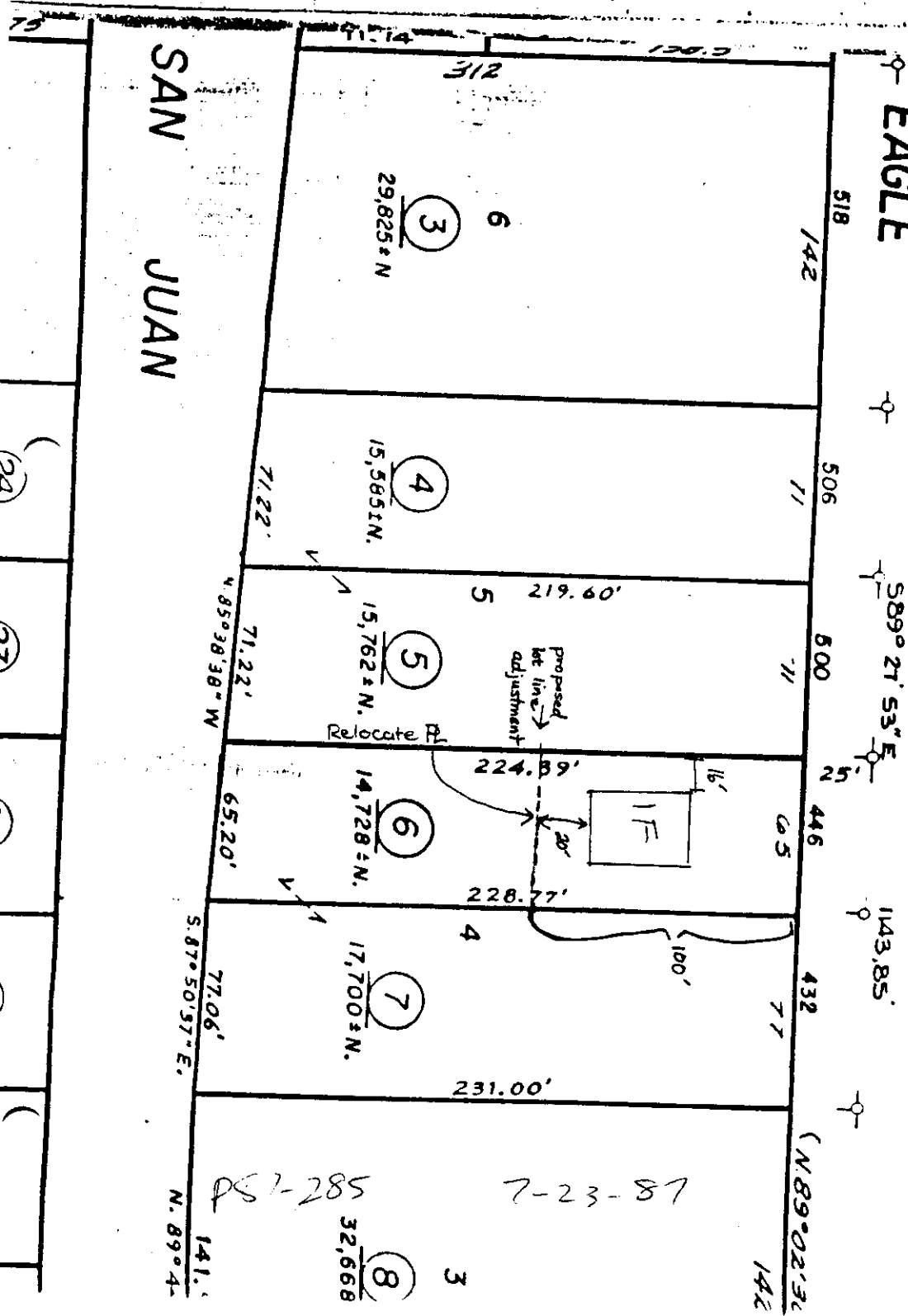
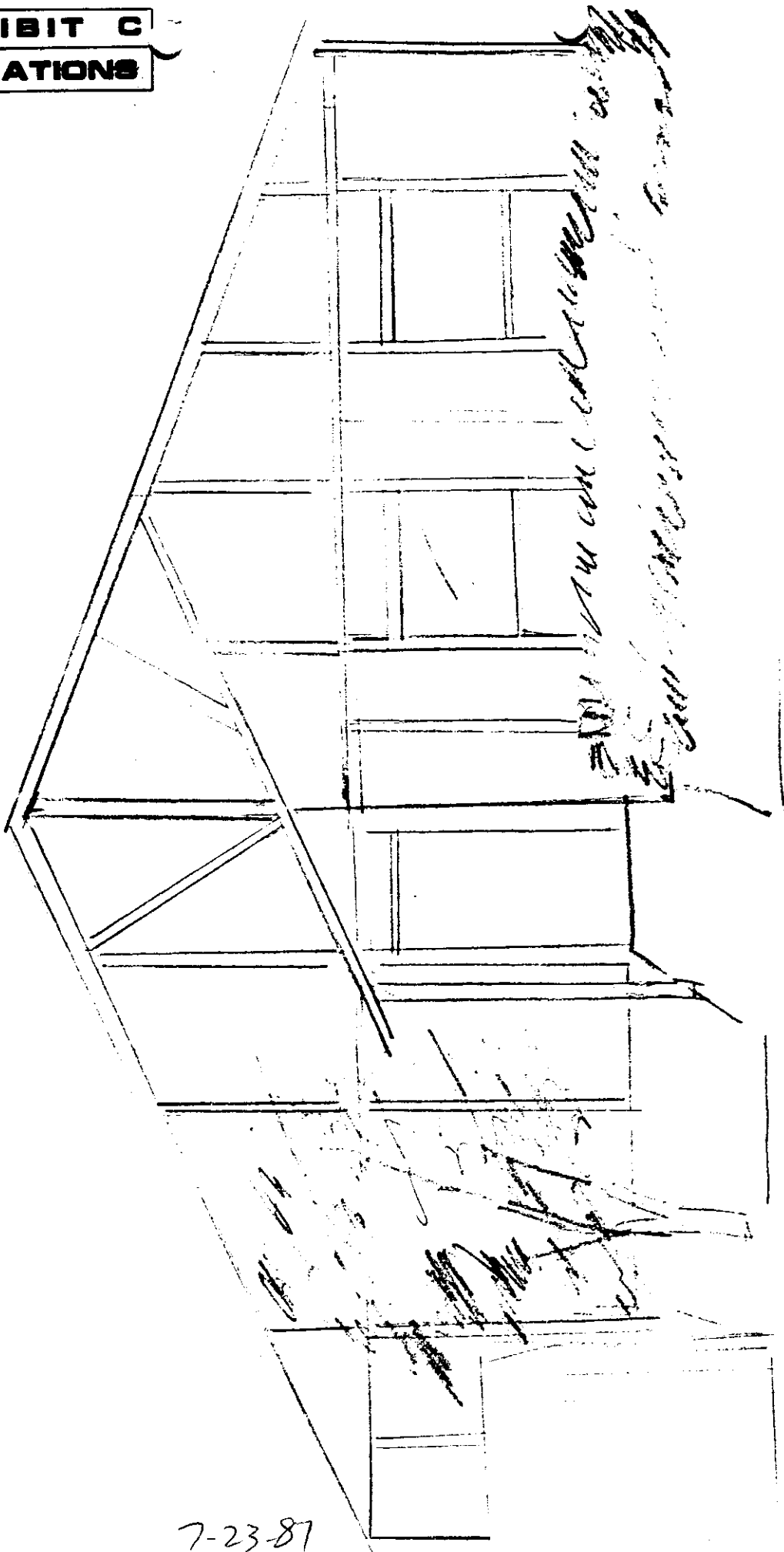


EXHIBIT C
ELEVATIONS

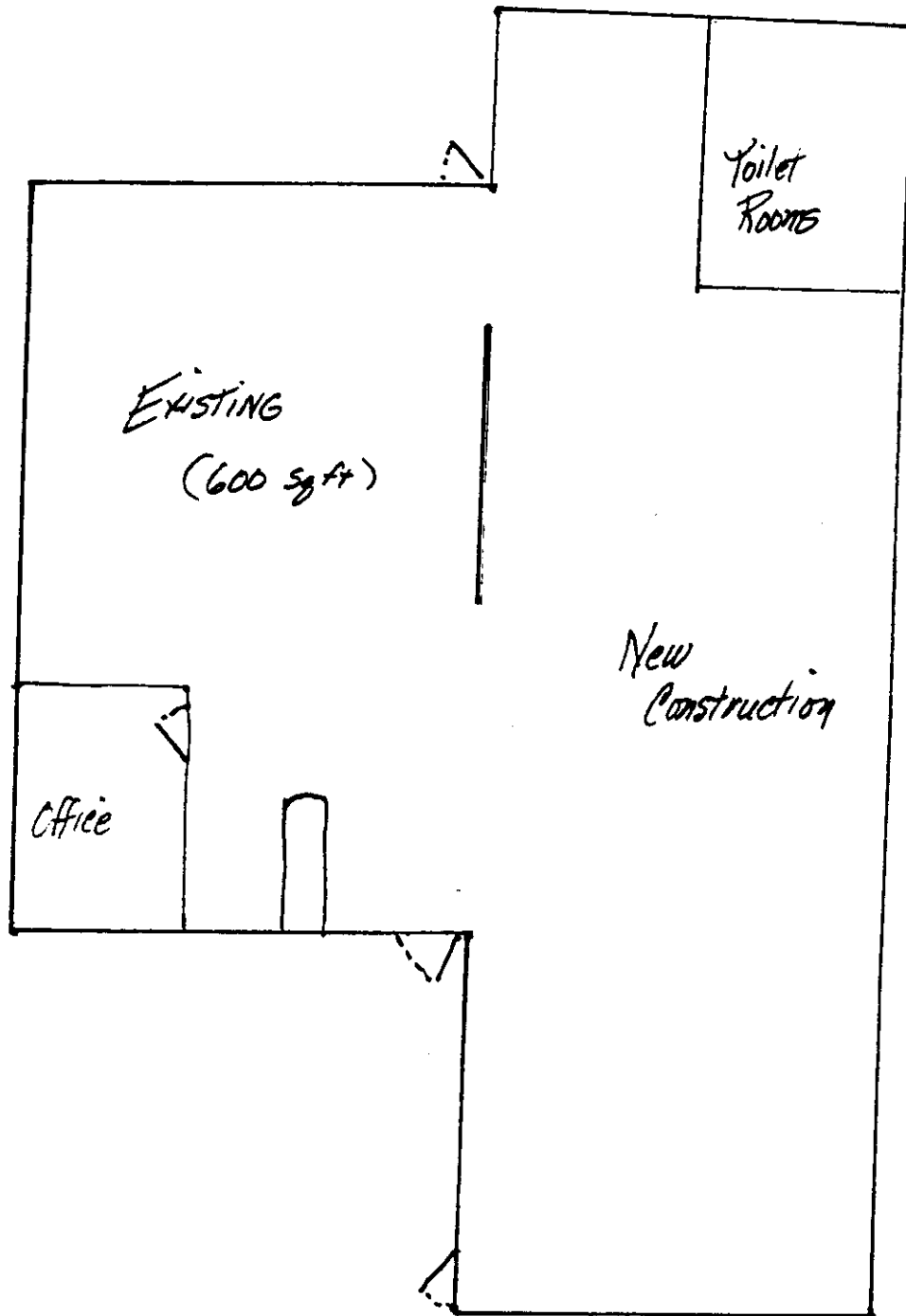


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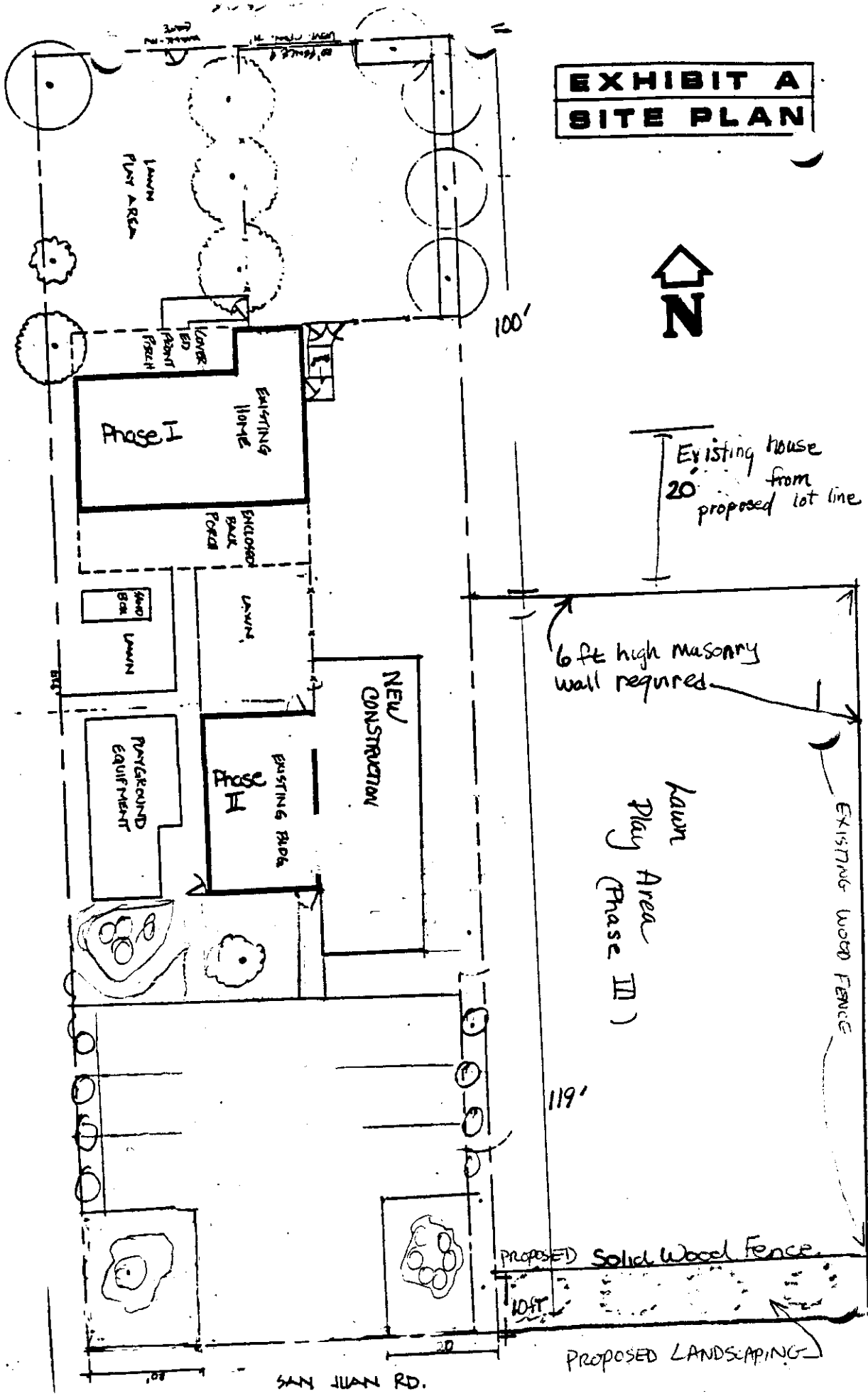
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EXHIBIT B
FLOOR PLANS



Floor Plan

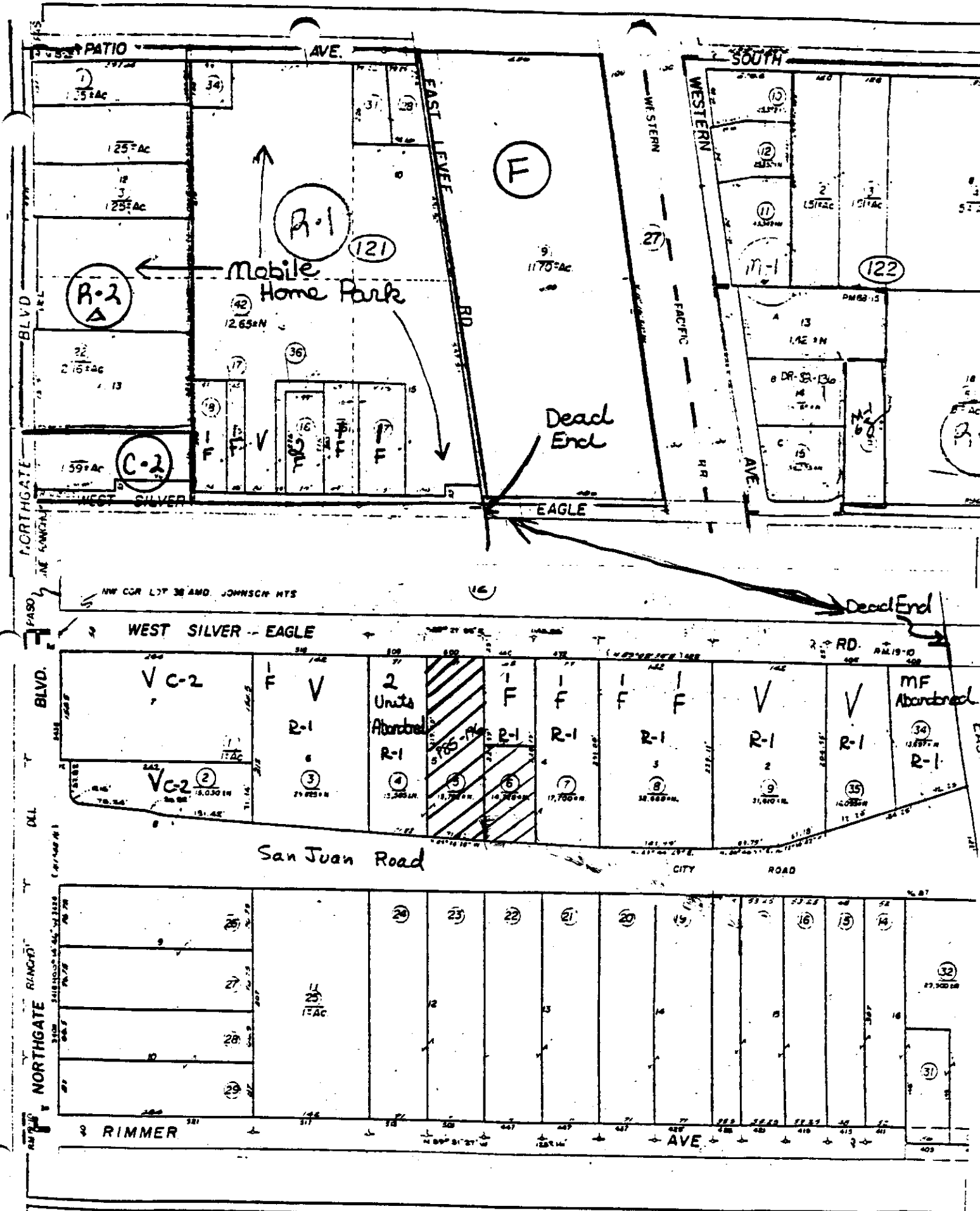
**EXHIBIT A
SITE PLAN**



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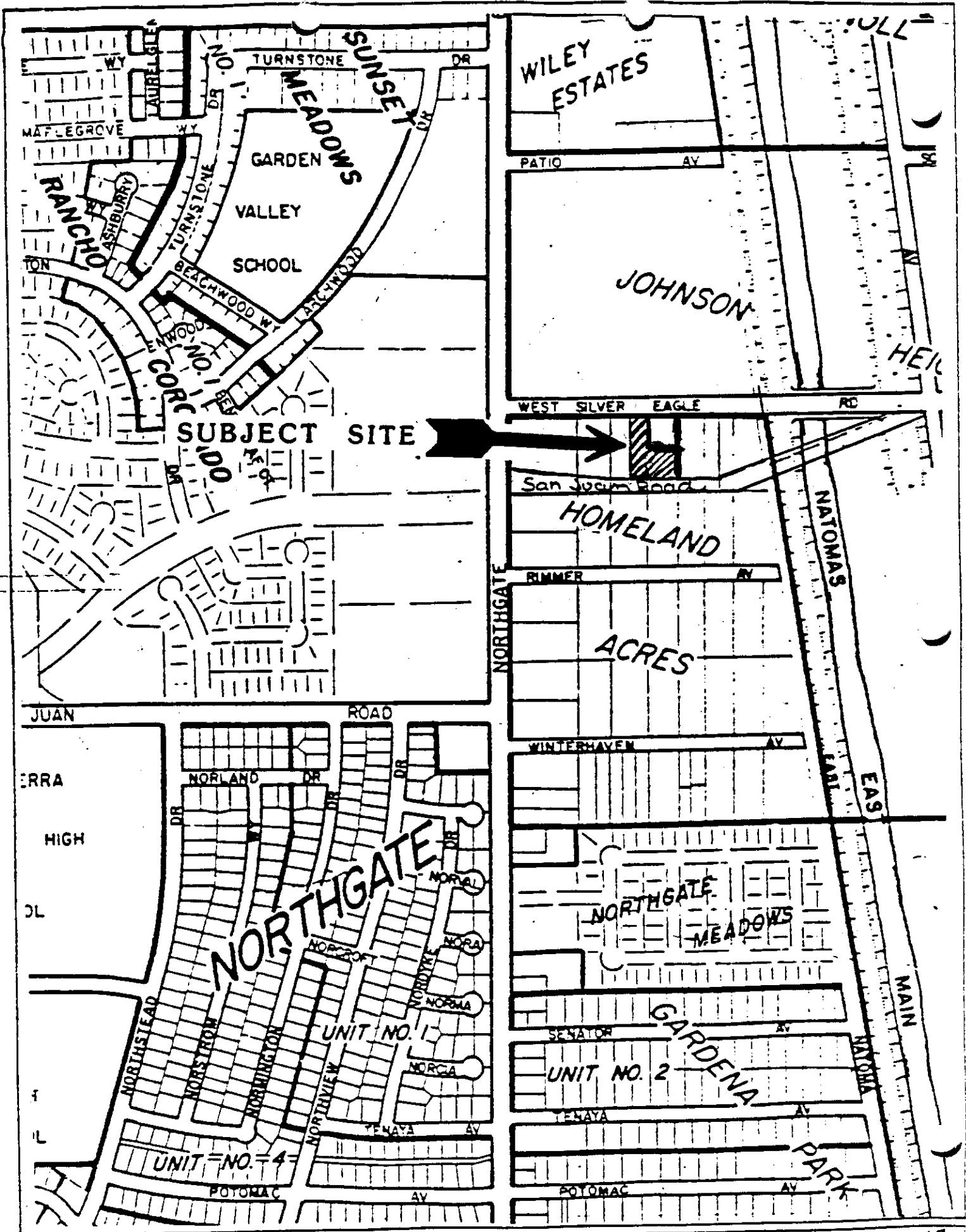


LAND USE & ZONING MAP Not to Scale

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VICINITY MAP 7-23-87

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