

CITY PLANNING COMMISSION

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

APPLICANT	Murray Smith & Associates, 3020 Explorer Drive, Sacramento, CA 95827		
OWNER	Joseph Dunlap, 4900 Mack Road, Sacramento, CA 95823		
PLANS BY	John B. Ferguson & Associates, 18340 Ventura Blvd., Tarzana, CA 91356		
FILING DATE	5-23-83	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	6-13-83	EIR	ASSESSOR'S PCL. NO. 117-011-02

APPLICATION: 1. Environmental Determination
2. Special Permit to establish a day care center for up to 156 children on a partially developed 2.5± acre parcel in the Agricultural (A), General Commercial (C-2) and Two-Family (R-2) zones.

LOCATION: 4900 Mack Road

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 8,330 square foot day care facility.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1966 Valley Hi Community Plan Designation: Medium Density Residential
Existing Zoning of Site: A/C-2;R-2
Existing Land Use of Site: Two single family detached residences

Surrounding Land Use and Zoning:

North: Vacant; R-3
South: Single Family Residential; R-1
East: Vacant; R-2B
West: Vacant; C-2

Parking Required:	Determined by Planning Commission
Parking Provided:	27 spaces
Property Dimensions:	Irregular
Property Area:	2.5± acres
Property Area to be used for day care center:	0.8± acres
Square Footage of Building:	8,330
Height of Structure:	One-story
Topography:	Flat
Street Improvements/Utilities:	Existing/To be provided
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Stucco and wood

003266

BACKGROUND INFORMATION: On May 10, 1983 the Sacramento City Council considered a request for a tentative map to divide the subject site into two separate parcels (P83-093). The existing C-2 and A zones would be Parcel one, while the R-2 zone would be Parcel Two (See Exhibit A). In addition to the tentative map, the applicant requested waiver of parkland dedication fees. The staff did not have any assurances that the site would be developed with a day care center which is exempt from parkland fees. The tentative map application was therefore continued until June 28, 1983 so the applicant can attempt to obtain a special permit for a day care facility on the site. The subject application is a request for the necessary entitlements to construct the day care center on Parcel Two.

APPLC. NO. P83-174

MEETING DATE June 23, 1983

CPC ITEM NO. 26

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

1. The subject site consists of a 2.5± acre parcel partially developed with two single family detached homes. The applicant proposes to construct an 8,330 square foot day care facility on the eastern .8± acre of the subject site (Exhibits B, C & D). This area is currently vacant. The applicant proposes to file a tentative map on the site at a later date, which would allow the facility to be located on a separate parcel.

The facility is designed to accommodate 156 children based upon State and local code requirements. The site plan indicates 27 parking spaces for the proposed center. Initially, the facility will be staffed by five individuals. The center will operate Monday through Friday from 7:00 A.M. to 6:00 P.M.

2. The proposal was reviewed by City Traffic Engineering and the South Sacramento Advisory Committee. The following comments were received:

City Traffic Engineer

Driveways must be totally contained on site. The reciprocal access shown should not be used between residential and commercial properties. Driveway entrance must be a minimum of 10 feet from eastern property line.

South Sacramento Advisory Committee

Children should be isolated from adjacent residential areas.

3. The applicant has indicated a five-foot front setback from the property line to the parking area. A 25 foot setback is required in the R-2 zone. The applicant will need to redesign the location of the parking area and the day care facility location to conform to setback and driveway requirements as indicated by Traffic Engineering. At present, 27 parking spaces are provided for the facility. Staff feels that this number is sufficient for the proposed use and could be reduced by seven when redesigning the site plan.

In addition, the parking lot area is subject to the 50 percent shading requirement. As no landscaping has been indicated for any portion of the subject site, staff recommends that detailed landscape, shading and irrigation plans for the entire site be submitted for staff review and approval prior to the issuance of building permits.

4. The day care center site is adjacent to residentially zoned property to the east and south and existing residential structures to the west. Staff recommends that a six-foot high, solid masonry wall be developed along the eastern and southern property lines and the proposed western property line up to the 25-foot front landscaped setback to mitigate any noise created by the proposed use.
5. Staff notes that the applicant proposes to locate a 36 square foot sign flat against the front wall of the day care facility (Exhibit D). In the residential zones, however, a maximum of 16 square feet of signage is allowed. Staff wishes to remind the applicant that the proposed sign will need to be reduced accordingly in size.

6. Staff has no objection to the proposed day care facility use and supports the applicant's request. The subject site is located on a major street and is adjacent to residential uses which the facility proposes to serve. The design of the day care center is adequate and is compatible with the surrounding area.

STAFF RECOMMENDATION: 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

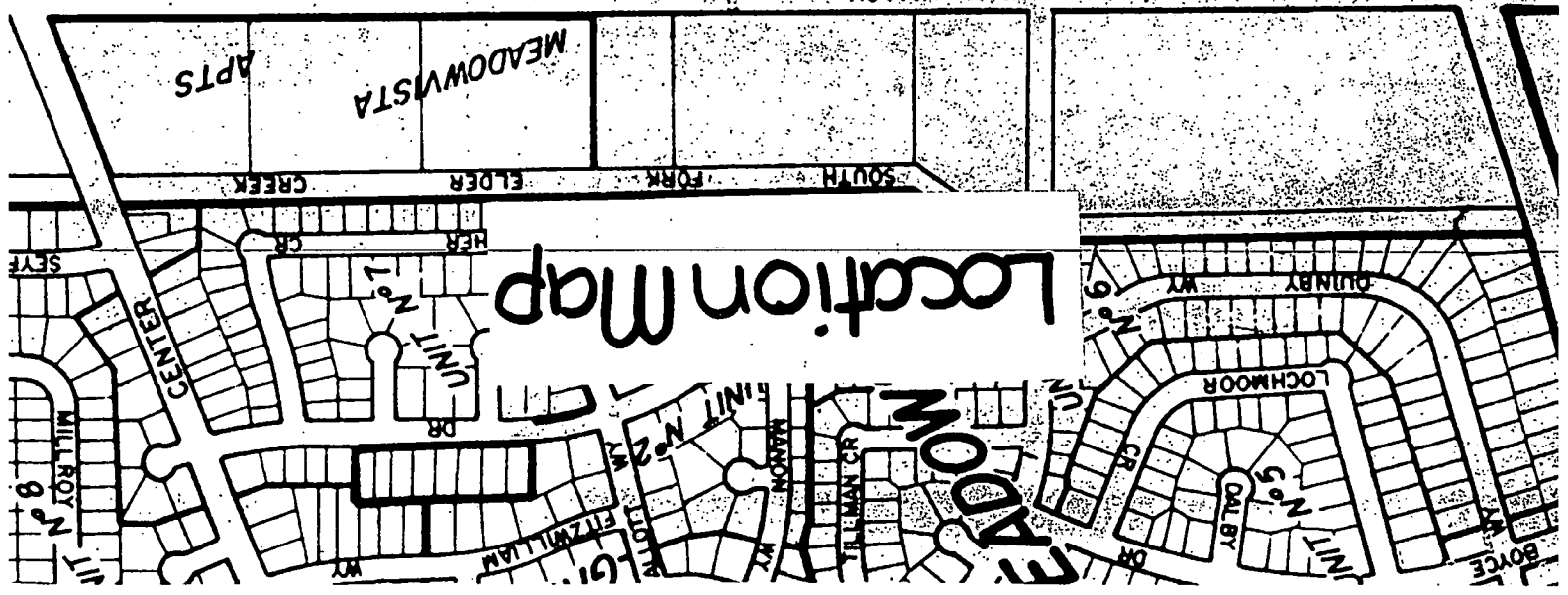
- a. The applicant shall submit a redesigned site plan prior to the issuance of building permits. These plans shall conform to all setback requirements, including a redesigned driveway entrance and parking lot with not less than 20 spaces. The site plan shall also indicate the location of the children's playground;
- b. The applicant shall submit a detailed landscape and irrigation plan, including a shading plan to staff for review and approval prior to issuance of building permits;
- c. A six-foot high solid decorative masonry wall shall be provided along the east and south property lines and the proposed west property line of the site up to the front 25-foot setback. Design of the wall shall be reviewed and approved by the Planning Director;
- d. Proposed signage shall conform to the standards set forth in the City Sign Ordinance;
- e. The proposed facility shall be limited to a maximum of 156 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 single family residences and residential zoned property;
 - 2) the day care facility 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 street;
 - 2) the adjacent residential uses and residential zoned property surrounding the site 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.



Location Map



TENTATIVE PARCEL MAP
 A PORTION OF SECTIONS 8 & 9,
 T.7N., R.5E., M.D.M.
 CITY OF SACRAMENTO, CALIFORNIA
 MARCH 1983 SCALE: 1" = 100'
 MURRAY SMITH AND ASSOCIATES

OWNER: JOSEPH DURLAP
 4900 MACK ROAD
 SACRAMENTO, CA.
 PHONE:

SUBDIVIDER: KINDERCARE LEARNING CENTERS
 160 NEWPORT CENTER DRIVE
 NEWPORT BEACH, CA. 92660
 PHONE: 1-714-640-0440

ENGINEER: MURRAY SMITH & ASSOCIATES
 3020 EXPLORER DRIVE
 SACRAMENTO, CA. 95827
 PHONE: 361-0444

IMPROVEMENTS: AS REQUIRED BY CITY
 OF SACRAMENTO DEPARTMENT
 OF PUBLIC WORKS

EXISTING USE: SINGLE FAMILY DETACHED

PROPOSED USE: SINGLE FAMILY DETACHED HOUSING;
 CHILDREN'S DAY CARE
 LEARNING CENTER

EXISTING ZONING: A/C-2/R-2

ASSESSOR'S NO.: 117-011-02

SEWAGE DISPOSAL: CITY OF SACRAMENTO

WATER SUPPLY: CITY OF SACRAMENTO

DRAINAGE: CITY OF SACRAMENTO

FIRE PROTECTION: SACRAMENTO FIRE DEPARTMENT

SCHOOL DISTRICT: SACRAMENTO UNIFIED

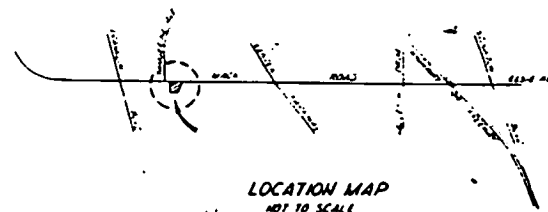
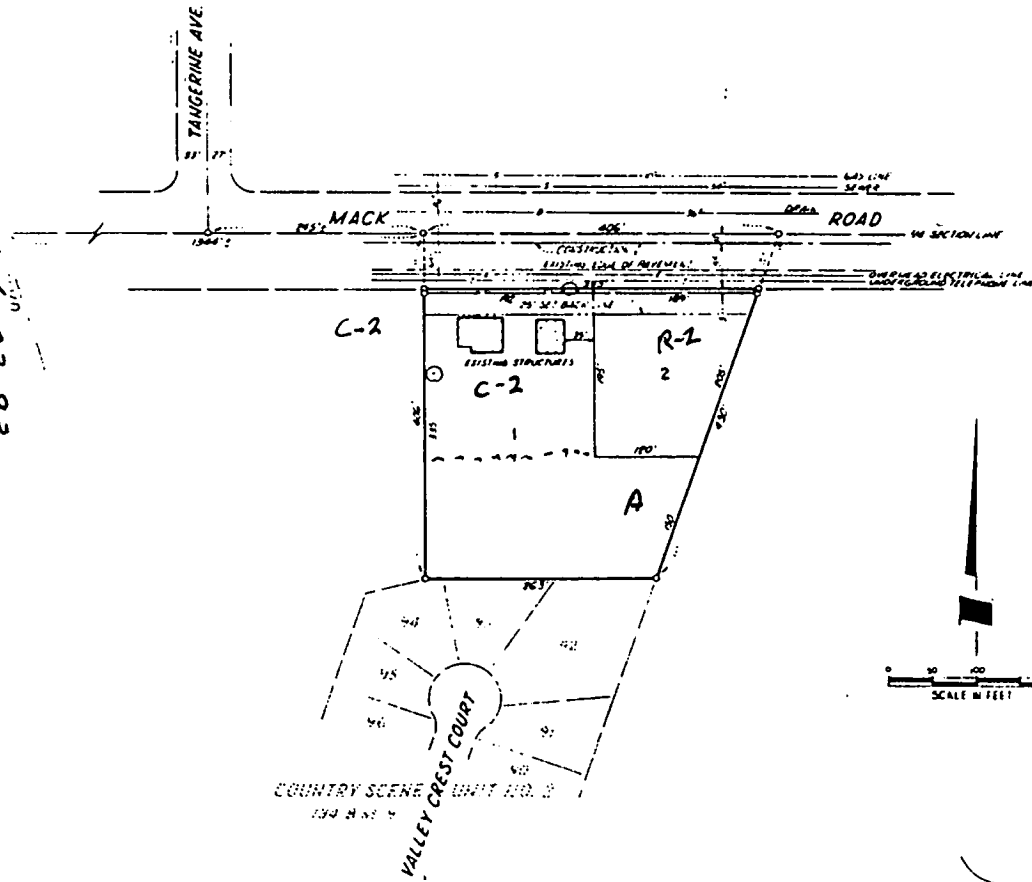
PARK DISTRICT: CITY OF SACRAMENTO

ACREAGE: 2.5 ACRES NET

NO. OF LOTS: 2

LOT SIZE: AS SHOWN

NOTE:
 THERE IS AN EXISTING 12" WATER MAIN
 150' S WEST OF THIS PROPERTY.



LOCATION MAP
 NOT TO SCALE

COUNTRY SCENE UNIT NO. 2
 130' WIDE

VALLEY CREST COURT

003271

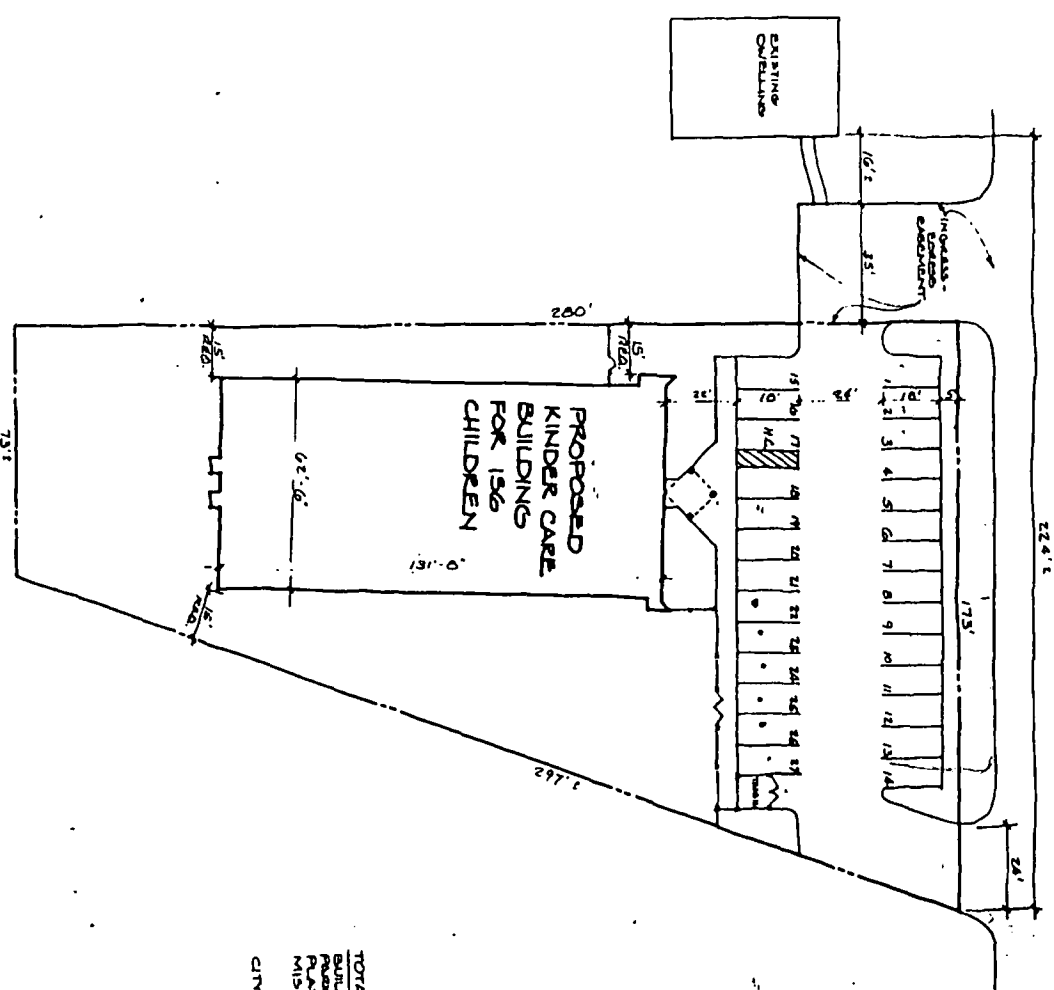
Exhibit A

P83-174

6-23-83

No. 26

003272



TOTAL AREA	34,440 sq ft
BUILDING	6,330
PARKING	17,000
PLAYGROUND	13,000
MISC	5,360

CITY OF SACRAMENTO, CALIF.

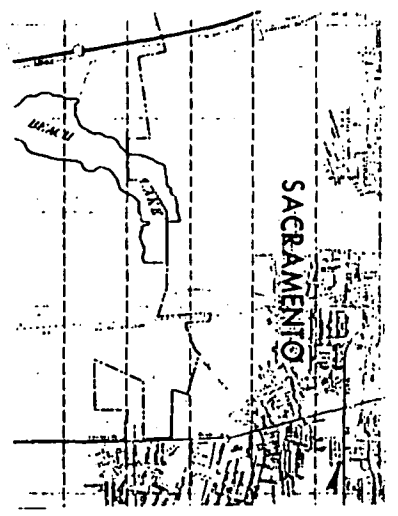
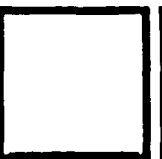


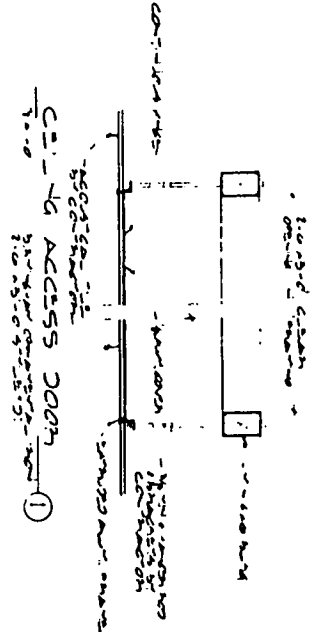
Exhibit B

Scale 1/4" = 1'-0"	DATE	BY
PRELIMINARY	6/15/83	JLF
CITY PLAN		
MACK ROAD		
NO. 174		
AD-2073-27		

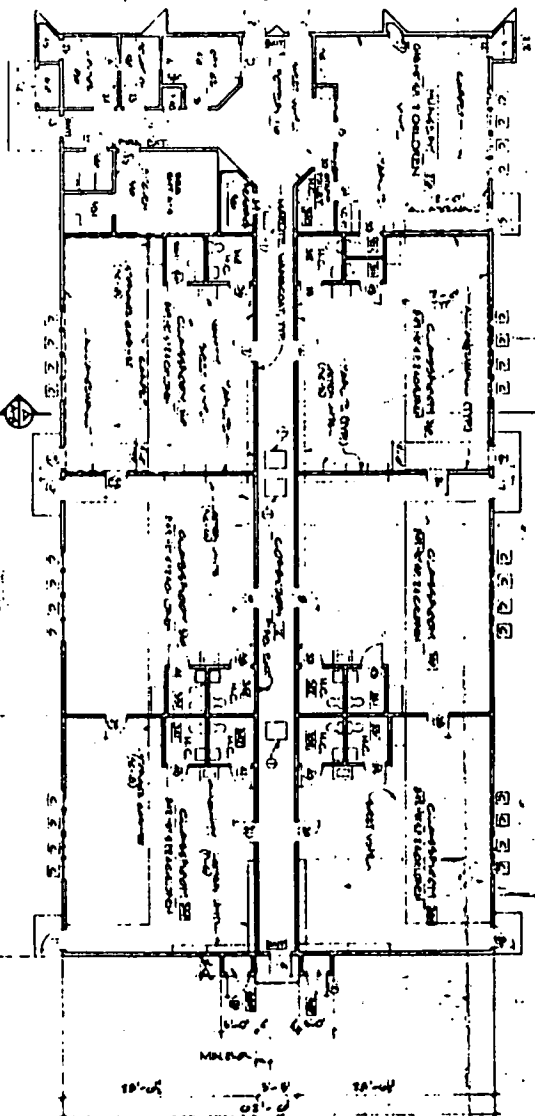


JOHN B. FERGUSON & ASSOCIATES
 ARCHITECTS - ENGINEERS
 10240 VENTURA BOULEVARD • 92122 • 973-1221
 TARBANA, CALIFORNIA 92680

Kinder Care Learning Centers, Inc.
 4505 Executive Park Drive
 Montgomery, Alabama



003273



ROOM NO.	DESCRIPTION	AREA (SQ FT)
001	RECEPTION	150
002	OFFICE	120
003	COMPUTER LAB	200
004	CONFERENCE ROOM	180
005	STORAGE	100
006	RESTROOM	50
007	BREAK ROOM	100
008	HALLWAY	100
009	ELEVATOR	50
010	OFFICE	120
011	COMPUTER LAB	200
012	CONFERENCE ROOM	180
013	STORAGE	100
014	RESTROOM	50
015	BREAK ROOM	100
016	HALLWAY	100
017	ELEVATOR	50
018	OFFICE	120
019	COMPUTER LAB	200
020	CONFERENCE ROOM	180
021	STORAGE	100
022	RESTROOM	50
023	BREAK ROOM	100
024	HALLWAY	100
025	ELEVATOR	50
026	OFFICE	120
027	COMPUTER LAB	200
028	CONFERENCE ROOM	180
029	STORAGE	100
030	RESTROOM	50
031	BREAK ROOM	100
032	HALLWAY	100
033	ELEVATOR	50
034	OFFICE	120
035	COMPUTER LAB	200
036	CONFERENCE ROOM	180
037	STORAGE	100
038	RESTROOM	50
039	BREAK ROOM	100
040	HALLWAY	100
041	ELEVATOR	50
042	OFFICE	120
043	COMPUTER LAB	200
044	CONFERENCE ROOM	180
045	STORAGE	100
046	RESTROOM	50
047	BREAK ROOM	100
048	HALLWAY	100
049	ELEVATOR	50
050	OFFICE	120
051	COMPUTER LAB	200
052	CONFERENCE ROOM	180
053	STORAGE	100
054	RESTROOM	50
055	BREAK ROOM	100
056	HALLWAY	100
057	ELEVATOR	50
058	OFFICE	120
059	COMPUTER LAB	200
060	CONFERENCE ROOM	180
061	STORAGE	100
062	RESTROOM	50
063	BREAK ROOM	100
064	HALLWAY	100
065	ELEVATOR	50
066	OFFICE	120
067	COMPUTER LAB	200
068	CONFERENCE ROOM	180
069	STORAGE	100
070	RESTROOM	50
071	BREAK ROOM	100
072	HALLWAY	100
073	ELEVATOR	50
074	OFFICE	120
075	COMPUTER LAB	200
076	CONFERENCE ROOM	180
077	STORAGE	100
078	RESTROOM	50
079	BREAK ROOM	100
080	HALLWAY	100
081	ELEVATOR	50
082	OFFICE	120
083	COMPUTER LAB	200
084	CONFERENCE ROOM	180
085	STORAGE	100
086	RESTROOM	50
087	BREAK ROOM	100
088	HALLWAY	100
089	ELEVATOR	50
090	OFFICE	120
091	COMPUTER LAB	200
092	CONFERENCE ROOM	180
093	STORAGE	100
094	RESTROOM	50
095	BREAK ROOM	100
096	HALLWAY	100
097	ELEVATOR	50
098	OFFICE	120
099	COMPUTER LAB	200
100	CONFERENCE ROOM	180

EXHIBIT C

OWNER'S REQUIREMENTS - 000-110
 DATE COMPLETED:
 1983
 1984
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Exhibit C

Kinder Care Learning Centers, Inc.
 4506 Executive Park Drive
 Montgomery, Alabama

JOHN FERGUSON & ASSOCIATES
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 1820 YULFORD BOULEVARD • 361-6364 • 870-6841
 TARRANT, CALIFORNIA 90060

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