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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

February 18, 1988

BUILDING INSPECTIONS  
916-449-5716

Transportation and Community Development Committee  
Sacramento, California

PLANNING  
916-449-5604

Honorable Members in Session:

- SUBJECT: 1. Negative Declaration
2. Zoning Ordinance Amendments Relating to Allowing Child Care Centers by a Planning Director's Special Permit, Defining a Child Care Center and a Large Child Care Home, Exempting the Child Care Building Square Footage in Office and Business Park PUDs and Establishing Parking Standards for Child Care Centers. (887-054)

LOCATION: City-Wide

SUMMARY

The Planning Commission recommends that the attached ordinance amendments be adopted to implement the child care incentives that were approved by the City Council on October 27, 1987.

BACKGROUND

On October 27, 1987, the City Council adopted the attached child care incentives developed by the City Planning staff to further encourage child care in the City. The proposed zoning ordinance amendments implements the child care incentives by allowing child care centers by a Planning Director's Special Permit; defining a child care center and a large child care home; exempting the child care building square footage in Office and Business Park PUDs; and establishing parking standards for child care centers.

The attached ordinance amendment allows child care centers by a Planning Director's Special Permit in the Office Building, Shopping Center, Limited Commercial, General Commercial, Central Business District and the Manufacturing, Research and Development zones. Presently, child care centers are allowed by a Special Permit in these zones. Processing takes a minimum of 6 - 8 weeks. Requiring a Planning Director's Special Permit will minimize the application processing time. In addition to requiring a Planning Director's Special Permit in certain zones, the proposed ordinance includes specific site design, neighborhood compatibility, fence and parking requirements for child care centers.

Presently, parking standards for child care centers are determined by the Planning Commission with each special permit. Planning staff recently completed parking surveys of several child care centers. Based on the surveys, staff has determined that parking should be required at a level of one (1) space for every eight (8) children licensed. Acknowledging the commonly used staggered shifts for employees and the off-set peak drop-off and pick-up periods, it is anticipated that the proposed standard will accommodate employee and parent parking demand. In the Central Business District, adequate parking will be determined pursuant to a Planning Director's Special Permit.

In order to further distinguish between the different types of care facilities in the City, definitions of a child care center and a large child care home are included in the ordinance.

The proposed ordinance allows the building square footage of child care centers located in Office or Business Park Planned Unit Developments (PUDs) to be exempt from the total allowable building square footage of the PUD. This is a positive incentive because it lowers the cost of the property to a rate affordable for a child care center.

#### CITY'S CHILD CARE COORDINATION

The City's new Child Care Coordinator (assigned to Parks and Community Services Department) will be involved in the review of projects (to which this ordinance is applicable) via the departmental review procedures already established. This procedure provides for the review of projects by affected agencies outside and City departments prior to Planning Commission action.

#### ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has reviewed the zoning ordinance amendments and has filed a Negative Declaration.

#### RECOMMENDATION

On January 28, 1988, the Planning Commission recommended that the Transportation and Community Development Committee recommend that the City Council take the following action:

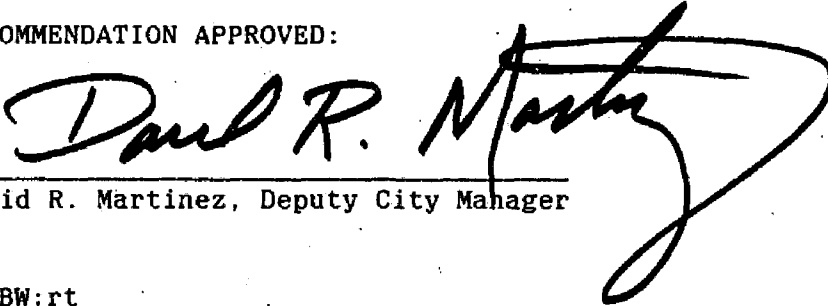
1. Ratify the Negative Declaration;
2. Adopt the attached Zoning Ordinance Amendments relating to allowing child care centers by a Planning Director's Special Permit; defining a child care center and a large child care home; exempting the child care building square footage and establishing parking standards for child care centers.

Respectfully submitted,



Michael Davis  
Director of Planning & Development

RECOMMENDATION APPROVED:



David R. Martinez, Deputy City Manager

DP:BW:rt  
attachments

M87-054

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE AMENDING SECTION 2-C-63, 2-E-41, 22-A-97 AND 98, 8-E-3a, AND 6-A-17 OF THE COMPREHENSIVE ZONING ORDINANCE, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, RELATING TO ALLOWING CHILD CARE CENTERS BY A PLANNING DIRECTOR'S SPECIAL PERMIT, DEFINING A CHILD CARE CENTER AND A LARGE CHILD CARE HOME, EXEMPTING THE CHILD CARE BUILDING SQUARE FOOTAGE, AND ESTABLISHING PARKING STANDARDS FOR CHILD CARE CENTERS (~~157-~~054)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

Section 1. Section 2-C-63 is hereby added to the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) to read as follows:

|                       |   |   |   |   |   |   |   |   |   |   |   |   |    |   |   |    |    |    |    |   |     |     |     |   |   |   |   |   |   |   |
|-----------------------|---|---|---|---|---|---|---|---|---|---|---|---|----|---|---|----|----|----|----|---|-----|-----|-----|---|---|---|---|---|---|---|
|                       | R | R | P | R | R | R | R | R | R | R | R | R | O  | R | R | S  | C  | C  | C  | C | C   | M-1 | M-2 | A | F | A | B | R | D |   |
|                       | 1 | 1 | 1 | 2 | 2 | 2 | 3 | 3 | 4 | 4 | 5 | 6 | 8  | O | C | C  | 1  | 2  | 3  | 4 | M-1 | M-2 |     |   |   |   | O |   |   |   |
|                       |   |   | A | B | A | B |   | A | A |   |   |   |    |   |   |    |    |    |    |   |     | (S) | (S) |   |   |   |   |   |   |   |
| <u>USE</u>            |   |   |   |   |   |   |   |   |   |   |   |   |    |   |   |    |    |    |    |   |     |     |     |   |   |   |   |   |   |   |
| 63. Child Care Center | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 41 | 5 | 5 | 41 | 41 | 41 | 41 | 5 | 5   | 5   | 5   | 5 | 5 | 5 | 5 | 5 | 5 | 5 |

Section 2. Section 2-E-41 is hereby added to the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) to read as follows:

41. A Child Care Center is allowed subject to review and approval of a Planning Director's Special Permit by the Planning Director prior to issuance of a building permit. Approval will be based on compliance with the following criteria in addition to those criteria applicable with Section 15 of the Comprehensive Zoning Ordinance:

- a. Parking. The freestanding center or a center in a mixed use project, shall provide one (1) parking space per every eight (8) children licensed for the center.

The parking facility shall be oriented to drop-off and pick-up the child and should not create traffic congestion or parking problems.

- b. Fences. If the proposed center abuts a residential zone or residence, a minimum six foot (6') high solid wall of masonry, brick, stucco or similar material shall be provided. The wall shall be placed along all property lines which abut the residential zone or residence.

If the center is separated from a residential zone or residence by an alley, no wall shall be required unless made a condition of the Planning Director's Special Permit.

If the proposed center abuts a zone or use other than residential, the fence height and type shall be determined by the Planning Director. In all instances, play areas shall be adequately fenced.

- c. Site Design and Neighborhood Compatibility. The proposed center shall be compatible with adjacent land uses and with the natural surroundings. Proposed centers within a PUD shall conform with adopted PUD guidelines.

Section 3. Section 22-A-97 and 98 is hereby added to the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) to read as follows:

97. Child Care Center. A center which provides primarily non-medical supervision to 13 or more children on a less than twenty-four (24) hour a day basis.
98. Large Child Care Home. A home which provides primarily non-medical supervision, care, therapy and instruction for seven (7) to twelve (12) individuals, excluding persons employed as facility staff on a less than twenty-four (24) hour a day basis; Health and Safety Code Section 1597.46.

Section 4. Section 8-E-3a is hereby added to the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) to read as follows:

- 3a. Child care centers shall be permitted as an ancillary use to serve the Planned Unit Development project. The child care center's building square footage in an Office or Business Park PUD shall be exempt from the total allowable building square footage for the Office/Business Park PUD when maximums are specified.

Section 5. Section 6-A-17 is hereby added to the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) to read as follows:

- |                       |  |
|-----------------------|--|
| 17. Child Care Center | 1 space per 8 children except for C-3 zone where required parking will be determined pursuant to a Planning Director's Special Permit. |
| 18. Other             | Determined by Planning Commission.   |

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

BB7-054

January 11, 1988

City Planning Commission  
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Negative Declaration
2. Zoning Ordinance Amendments Relating to Allowing Child Care Facilities by a Planning Director's Special Permit, Defining a Child Care Facility and a Large Family Day Care Facility, Exempting the Child Care Building Square Footage in Office and Business Park PUDs and Establishing Parking Standards for Child Care Facilities. (M87-054)

LOCATION: City-Wide

#### SUMMARY

On October 27, 1987, the City Council adopted the attached child care incentives developed by the City Planning staff to further encourage child care in the City. The zoning ordinance amendments reflect the child care incentives relating to allowing child care facilities by a Planning Director's Special Permit; defining a child care facility and a large family day care facility; exempting the child care building square footage in Office and Business Park PUDs; and establishing parking standards for child care facilities.

#### BACKGROUND

The attached ordinance amendment allows child care facilities by a Planning Director's Special Permit in the Office Building, Shopping Center, Limited Commercial, General Commercial, Central Business District and the Manufacturing, Research and Development zones. Presently, child care facilities are allowed by a Special Permit in these zones. Processing takes a minimum of 6 - 8 weeks. Requiring a Planning Director's Special Permit will minimize the application processing time. In addition to requiring a Planning Director's Special Permit in certain zones, the proposed ordinance includes specific site design, neighborhood compatibility, fences and parking requirements for child care facilities.

Since there are currently no parking standards for these type of facilities in the City, parking standards for child care facilities are included in the ordinance. Planning staff recently completed parking surveys of several child care facilities. Staff determined that parking should be required at a level of one (1) space for every eight (8) children licensed. This formula, based on commonly used staggered shifts for employees and the off-setting peak drop-off and pick-up periods, should accommodate employee and parent parking demand. These standards would only apply to a freestanding facility or a facility in a building with mixed uses. In the Central Business District, adequate parking will be determined pursuant to a Planning Director's Special Permit.

In order to make a distinction between the different types of care facilities in the City, a child care facility and large family day care facility definitions are included in the ordinance.

The proposed ordinance also allows the child care center's building square footage in an Office or Business Park Planned Unit Development project to be exempt from the total allowable building square footage. This is a positive incentive because it lowers the cost of the property to a rate affordable for a child care facility.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has reviewed the zoning ordinance amendments and has filed a Negative Declaration.

RECOMMENDATION

Staff recommends that the City Planning Commission recommend that the City Council take the following action:

1. Ratify the Negative Declaration;
2. Adopt the attached Zoning Ordinance Amendments relating to allowing child care facilities by a Planning Director's Special Permit; defining a child care facility and a large family day care facility; exempting the child care building square footage and establishing parking standards for child care facilities.

Respectfully submitted,

*for Diana Parker*  
Diana Parker  
Senior Planner

DP:BW:rt  
attachments

M87-054

APPROVED BY CITY  
COUNCIL 10-27-87

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

October 15, 1987

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: RECOMMENDATIONS OF THE CITY PLANNING STAFF ON CHILD CARE (M87-054)

SUMMARY

On October 13, 1987, the Transportation and Community Development Committee recommended approval of the child care recommendations and requested that the recommendations be followed by the preparation of an ordinance requiring child care. Outlined below are the proposed child care incentives for the Council's review and approval.

BACKGROUND INFORMATION

On January 28, 1986, the City Council adopted the recommendations of the Mayor's Task Force on Child Care. A number of the recommendations required follow-ups by various City departments. The City Planning staff was directed to develop recommendations to encourage developers and child care providers to plan for and develop child care facilities. On October 1, 1987, the Planning Commission recommended approval of the child care recommendations and requested that the child care coordinator coordinate with the County to implement similar incentives. The staff reports to the Planning Commission and the Transportation and Community Development Committee are attached for the Council's information.

After considering a number of possible ways to further encourage child care in the City, staff proposes the following measures:

1. Developer/Provider Guide - The guide shall consist of a provider checklist and a design requirement handout. The City shall develop a child care provider checklist which is a publication providing general information on the permitting process, identifying the agencies involved and discussing what the applicant must provide. A handout will also be available providing general information on child care site and building requirements of the Planning and Development and the Fire Departments.



2. Child Care Statement Included in Application Package - The City shall include in its application package for residential, office or business park PUDs, multi-family residential projects exceeding 100 units, and office development with 75,000+ square feet or greater the following statement: "Please describe the need and demand for child care services as generated by the proposed project and indicate any proposed plans for providing such services in conjunction with the subject project."
3. Child Care Statement Included in the Sacramento Housing and Redevelopment Application Package - The City is recommending that the Sacramento Housing and Redevelopment Agency include in its Developer Financial Assistance Application the following statement: "Please describe the need and demand for child care services as generated by the proposed project and indicate any proposed plans for providing such services in conjunction with the subject project." The statement will be addressed through an Owner Participation Agreement (OPA) or a Disposition Development Agreement (DDA) for commercial and/or office projects in excess of 75,000 square feet.
4. Planning Director's Special Permit for Child Care - Child care facilities shall be subject to a Planning Director's Special Permit in the following zones: OB, SC, C-1, C-2, C-3, and MRD. The child care facility shall be subject to specific requirements regarding site design, neighborhood compatibility, fences and parking. The type of child care facility shall provide primarily non-medical care and supervision to 13 or more children between the ages of birth and twelve years, on a less than twenty-four (24) hour a day basis.
5. Exempt Space for a Child Care Facility - The child care facility building square footage in an office or business park PUD shall be exempt from the total allowable building square footage for the office/business park.
6. Allowable Parking Reduction Credits for Office Projects in the Central Business District that Provide a Child Care Facility Within the Central City - The City shall amend Section 6 of the Zoning Ordinance pertaining to off-street parking and vehicle trip reduction regulations. The amendment will add the provision of a child care facility to the list of parking reduction measures, if such a facility is included within the project or located within 1/4 mile walking proximity of the project or within 1/4 mile walking proximity of the transit corridor (bus or light rail line) in the Central City serving the office project. The maximum parking reduction allowable for this measure shall be 15 percent.

#### RECOMMENDATIONS

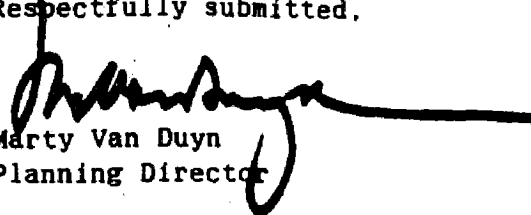
It is recommended that the City Council take the following actions:

- A. Ratify the Negative Declaration;
- B. Adopt the attached Resolution relating to:

1. Developing a Developer/Provider Guide and handout that will provide the child care provider and the developer with general information on the permitting process, child care site and building requirements of the Planning and Development and Fire Departments, identifying the agencies involved, and discussing what the applicant must provide.
  2. Including in the City's Application Package for a residential, office or business park PUD, or multi-family residential projects exceeding 100 units, or an office development with 75,000+ square feet or greater the following statement: "Please describe the need and demand for child care services as generated by the proposed project and indicate any proposed plans for providing such services in conjunction with the subject project."
  3. Recommending that the Sacramento Housing and Redevelopment Agency include in its Developer Assistance Application Package a statement regarding the need for child care and addressing child care through an Owner Participation Agreement (OPA) or a Disposition Development Agreement (DDA) for commercial and/or office projects in excess of 75,000 square feet; and
  4. Directing the City Planning staff to prepare an Ordinance amendment to allow child care facilities by a Planning Director's Special Permit in the OB, SC, C-1, C-2, C-3 and MRD zones subject to specific design, neighborhood compatibility, fence and parking standards; and
  5. Incorporating in the General Plan a policy exempting the child care building square footage in office or business park PUDs from the total allowable building square footage for the office/business park.
- C. Adopt the attached Ordinance:
1. Amending Section 6 of the City Zoning Ordinance dealing with off-street parking and vehicle trip reduction regulations allowing up to 15 percent of the 60% reduction of the off-street vehicle parking requirement for new offices, and up to 15 percent of the 100% reduction of the off-street vehicle parking requirement for office conversions and office additions, if a child care facility is included in the project or located within 1/4 mile walking proximity of the project or within 1/4 mile walking proximity of the transit corridor within the Central City serving the office building.

D. Request that the Child Care incentives be followed by an ordinance requiring Child Care.

Respectfully submitted,



Marty Van Duyn  
Planning Director

RECOMMENDATION APPROVED:

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Walter J. Slipe, City Manager

MVD:BW:rt  
attachments

October 27, 1987  
All Districts

887-054

DESCRIPTION OF CHILD CARE RECOMMENDATION #6

Recommendation #6 will be added to the existing menu items; allowing a 15% credit for a Child Care Facility in the Zoning Ordinance pertaining to parking reduction measures. The Planning Commission may permit up to 60% of the off-street vehicle parking reduction for new office projects.

Existing Menu Items

- o Preferential Employee Carpool/  
Vanpool Parking Spaces 5%
- o Transportation Coordinator 5%
- o Transit Passenger Shelter 2%
- o Bus/Light Rail Transit Station Subsidy 10%
- o Transit Operating Subsidy 20%
- o Buspool Shuttle Bus Program 20%
- o Vanpool Program 10%
- o Showers and Lockers 5%
- o Other Measure - to be determined  
but not exceeding 10%

Proposed Menu Item

- o Child Care Facility 15%

Example of Formula: Renaissance Tower

If the Renaissance Tower were to take advantage of the parking reduction measure up to the maximum 15% allowed for child care:

| <u>Renaissance Tower</u>      | <u>Required Parking</u> | <u>15% Credit for Parking</u>   |
|-------------------------------|-------------------------|---------------------------------|
| Bldg. Sq. Ft. 341,233         | 535                     | 321 (80 parking spaces reduced) |
| <u>Cost of Parking Spaces</u> |                         | <u>Cost Saved</u>               |
| \$10,000 per space            |                         | \$800,000 estimated             |

## **RESOLUTION No.**

**Adopted by The Sacramento City Council on date of**

RESOLUTION SUPPORTING THE RECOMMENDATIONS OF THE CITY PLANNING STAFF ON CHILD CARE RELATING TO DEVELOPING A DEVELOPER/PROVIDER GUIDE AND HANDOUT; INCLUDING A CHILD CARE STATEMENT IN THE CITY'S APPLICATION PACKAGE AND THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY'S APPLICATION PACKAGE AND THE COUNTY'S APPLICATION PACKAGE; A PLANNING DIRECTOR'S SPECIAL PERMIT FOR CHILD CARE; AND EXEMPTING BUILDING SQUARE FOOTAGE FOR A CHILD CARE FACILITY (M87-054)

WHEREAS, the City Council, on January 28, 1986, adopted the recommendations of the Mayor's Task Force on Child Care to increase the availability, accessibility, and affordability of quality child care in Sacramento; and

WHEREAS, the City Council conducted a public hearing on January 29, 1986, and by resolution directed the City Planning staff to develop recommendations to encourage developers and child care providers to plan for and develop child care facilities.

WHEREAS, the Planning staff has proposed a recommendation relating to developing a Developer/Provider Guide and handout that will provide the child care provider with general information on the permitting process, child care site and building requirements of the Planning and Development and the Fire Departments; identifying the agencies involved, and discussing what the applicant must provide.

WHEREAS, the Planning staff has proposed a recommendation relating to including the following statement in the City's Application Package for a residential, office or business park PUD, multi-family residential projects exceeding 100 units, and office developments of 75,000 square feet or greater: "Please describe the need and demand for child care services as generated by the proposed project, and indicate any proposed plans for providing such services in conjunction with the subject project."

WHEREAS, the Planning staff has proposed a recommendation relating to including a child care statement in the Sacramento Housing and Redevelopment Agency's Developer Financial Assistance Application regarding the need for child care and addressing child care through an Owner Participation Agreement (OPA) or a Disposition Development Agreement (DDA) for commercial and/or office projects in excess of 75,000 square feet; and

WHEREAS, in an attempt to consolidate efforts to encourage child care, the Care Coordinator shall request that the County of Sacramento implement in the County's application package a similar statement to that mentioned above.

WHEREAS, the Planning staff shall prepare a Zoning Ordinance amendment allowing child care facilities by a Planning Director's Special Permit in the OB, SC, C-1, C-2, C-3 and MRD zones, subject to specific site design, neighborhood compatibility, fence and parking standards; and

WHEREAS, the Planning staff has proposed a recommendation relating to exempting the child care building square footage in an office or business park PUD from the total allowable building square footage for the office/business park; and

WHEREAS, the proposed recommendations have been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the proposed recommendations are consistent with the Interim Land Use Policy and the 1985 "Recommendations from the Mayor's Task Force on Child Care."

NOW, THEREFORE, BE IT RESOLVED by Members of the Council of the City of Sacramento that the proposed recommendations on child care relating to developing a Developer/Provider Guide and handout, to including a child care statement in the City's application package and the Sacramento Housing and Redevelopment Agency's Developer Assistance Package and the County's application package to preparing a Zoning Ordinance Amendment to allow a Planning Director's Special Permit for child care in certain zones, and to preparing policy language exempting building space for a child care facility in office/business park PUD, be approved.

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MAYOR

ATTEST:

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CITY CLERK

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE ADDING SUBPARAGRAPH 11 TO SECTION 6-D-1.C OF THE COMPREHENSIVE ZONING ORDINANCE (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) RELATING TO INCLUDING CHILD CARE FACILITIES AS TRIP REDUCTION MEASURES FOR PROJECTS IN THE CENTRAL BUSINESS DISTRICT

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

## SECTION 1.

Subparagraph 11 is hereby added to Section 6-D-1.C of the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as amended) to read as follows:

- 11) Child Care Centers - 15%, provided:
  - a) that a planning director's special permit is granted to allow the reduction; and
  - b) the child care center is included within the office project or the applicant is responsible for providing for a child care center within 1/4 mile of the office project or within 1/4 mile of the transit corridor in the Central City which serves the office project.
  - c) This reduction shall apply only for office projects.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

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MAYOR

ATTEST:

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CITY CLERK