

REPORT AMENDED BY STAFF 3/13/86
CITY PLANNING COMMISSION

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

APPLICANT	Allied-Langdon Engineering, P.O. 2077, Citrus Heights, CA 95611		
OWNER	Creekside Venture, 9985 Folsom Blvd., Sacramento, CA 95827		
PLANS BY	Allied-Langdon Engineering, P.O. Box 2077, Citrus Heights, CA 95611		
FILING DATE	2-7-86	ENVIR. DET.	2-14-86
ASSESSOR'S-PCL. NO.	274-410-01	REPORT BY	LP:bw

- APPLICATION:**
- A. Negative Declaration
 - B. Tentative Map to subdivide 9.5± vacant acres into two parcels in the Garden Apartment (R-2A) zone
 - C. Special Permit to locate a child care facility on a portion of 9.5± vacant acres in the Garden Apartment (R-2A) zone
 - D. Creekside Oaks PUD Schematic Plan Amendment from residential to day care center on 1.0 vacant acre

LOCATION: South side of West El Camino Avenue between Azevedo Drive and Corkwood Court

PROPOSAL: The applicant is requesting the necessary entitlements to construct a Kindercare day care facility.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential		
1986 South Natomas Community Plan Designation:	High Density Residential (11 du/ac)		
Existing Zoning of Site:	R-2A (PUD)		
Existing Land Use of Site:	Vacant		

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25'	31'
South: Vacant; R-2A(PUD)	Side(Int):	5'	11'
East: Vacant; OB(PUD)	Rear	15'	11'
West: Vacant; R-2A(PUD), SC(PUD)			

Parking Required:	Determined by CPC
Parking Provided:	22 spaces
Property Dimensions:	Irregular
Property Area:	9.5± acres (1.0± acres for day care center)
Square Footage of Building:	7,472 square feet
Height of Building:	One story
Topography:	Flat
Street Improvements/Utilities:	To be provided
Exterior Building Materials:	Stucco, cedar siding
Roof Material:	Fiberglas shingles
No. of employees:	13 total
Hours of Operation:	7 A.M. to 6:30 P.M.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On February 26, 1986, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions which follow.

APPLC. NO. P86-077 **MEETING DATE** March 13, 1986 **ITEM NO.** 17

~~4-10-86~~ 4-24-86 48

BACKGROUND INFORMATION: On December 18, 1984, the City Council overturned the Planning Commission's recommendation and adopted the Creekside Oaks PUD (P83-124), which consists of the following:

- 10.2 acres of garden apartments
- 4.0 acres of commercial-shopping center
- 29.3 acres of office building
- 6.6 acres of park/library
- 9.0 acres of health club facilities
- 4.8 acres of senior housing

Among the findings for approval was that "the project would provide a much needed health club to serve the entire South Natomas area."

PROJECT EVALUATION: Staff has made the following findings:

- A. Land Use: The subject site consists of a 9.5 acre site zoned Garden Apartment PUD (R-2A-PUD). The site is designated Residential on the 1974 General Plan and High Density Residential (11 du/ac) on the 1986 South Natomas Community Plan. Child care centers are allowed in any zone subject to approval of a special permit by the Planning Director.
- B. Schematic Plan Amendment: The applicant is requesting a schematic plan amendment to include a child care center as an allowed use. Staff has no objections to this amendment, but does have some concerns. As originally approved, the health club would be located on 9.0+ net acres. The current proposal would reduce the club to 7.7+ net acres. It appears that although the reduction still provides sufficient acreage for a tennis club, it does not provide sufficient space for a facility which serves a community wide need. This is based on comparisons with existing tennis and health clubs in the Sacramento area which provide community facilities. These clubs have indicated that about 20 tennis courts are needed to provide a family-oriented and community level facility. Based on the schematic plan, the project as proposed will reduce the size of the health club facility by about seven tennis courts, leaving a total of 12 courts for the facility. This is a sizable reduction and would remove the facility from a community-orientation to a neighborhood-orientation. As a finding for the original approval was that Creekside Oaks PUD would provide a much needed community health club facility, staff cannot support a reduction which removes the facility from a community-oriented designation.

The 1986 South Natomas Community Plan contains a policy to encourage the provision of child care centers in a business parks. Since the PUD, which this project is proposing to locate, contains 29.3 acres of approved office use, staff recommends the child care center be relocated from the health club portion of the PUD site to the office park portion adjacent to Truxel Road (see Exhibit E).

The Creekside Oaks PUD approval contains an exaction fee requirement for two dollars per square foot of office and shopping center building square footage, excluding common areas. This fee is due prior to the issuance of a building permit and if paid after January 1, 1986, has an inflation factor included in the computations and Resolution 84-1033). As the child care center is recommended to be relocated in the office building portion of the PUD, this exaction fee will be assessed for the project.

- C. Tentative Map: The applicant is requesting a tentative map so that Kindercare can own the child care site. As proposed, public street frontage is provided along West El Camino Avenue. The recommended location in the office park portion of the PUD will provide frontage along Truxel Road. This will provide frontage along a major street which is consistent with community plan policies.
- D. Project Design: The applicant is proposing a rectangular 7,472 square foot Kindercare day care center. The center will accommodate 164 children, including infants, and a total of 13 employees, and will operate from 7 A.M. to 6:30 P.M. The applicant submitted a schematic site plan indicating a 13,000 square foot playground and 22 parking spaces. Plans indicate one monument sign and one attached sign. A six-foot high wall is proposed to surround the playground. The elevations submitted show vertical cedar siding on the front, stucco on the sides and rear and composition shingles.

The design of the project is unacceptable. The volume, massing and site layout are sterile and unimaginative. The Traffic Engineer has indicated the parking and driveway as proposed are also unacceptable. As staff is recommending the relocation of the project, it affords the applicant the opportunity to redesign the project. The new building design must incorporate the following:

- a change in plane and wall location to break the long flat surfaces; reduce the roof massing; add fenestration interest; place an emphasis on different textural surface materials; the colors must be to the PUD requirements and be visually stimulating; and the playground equipment layout must be well planned and stimulating for the children. The parking must be redesigned to provide one-way access to reduce pedestrian activity in the parking lot and to provide a less expanse of parking. This redesign must be submitted for the review and approval of the Planning Director prior to the issuance of any building permit.

Staff has no objection to locating a day care facility within the PUD, but feels the area will be better served by locating the center in the office park portion of the PUD, thus retaining a community-sized health club facility, and by designing a visually interesting building.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the project and has filed a Negative Declaration, based on compliance with the following mitigation measures:

1. Grading, trenching, cutting and/or filling within the dripline of the 50-inch Oak tree shall not occur.
2. No actions shall be taken that will harm the health, vitality or longevity of the 50-inch Oak tree.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the PUD Schematic Plan Amendment to allow a child care center in the Creekside Oaks PUD;

- C. Recommend approval of the Tentative Map, subject to conditions which follow:
- D. Approve the Special Permit to establish a 164 child day care center, subject to conditions and based upon Findings of Fact which follow:

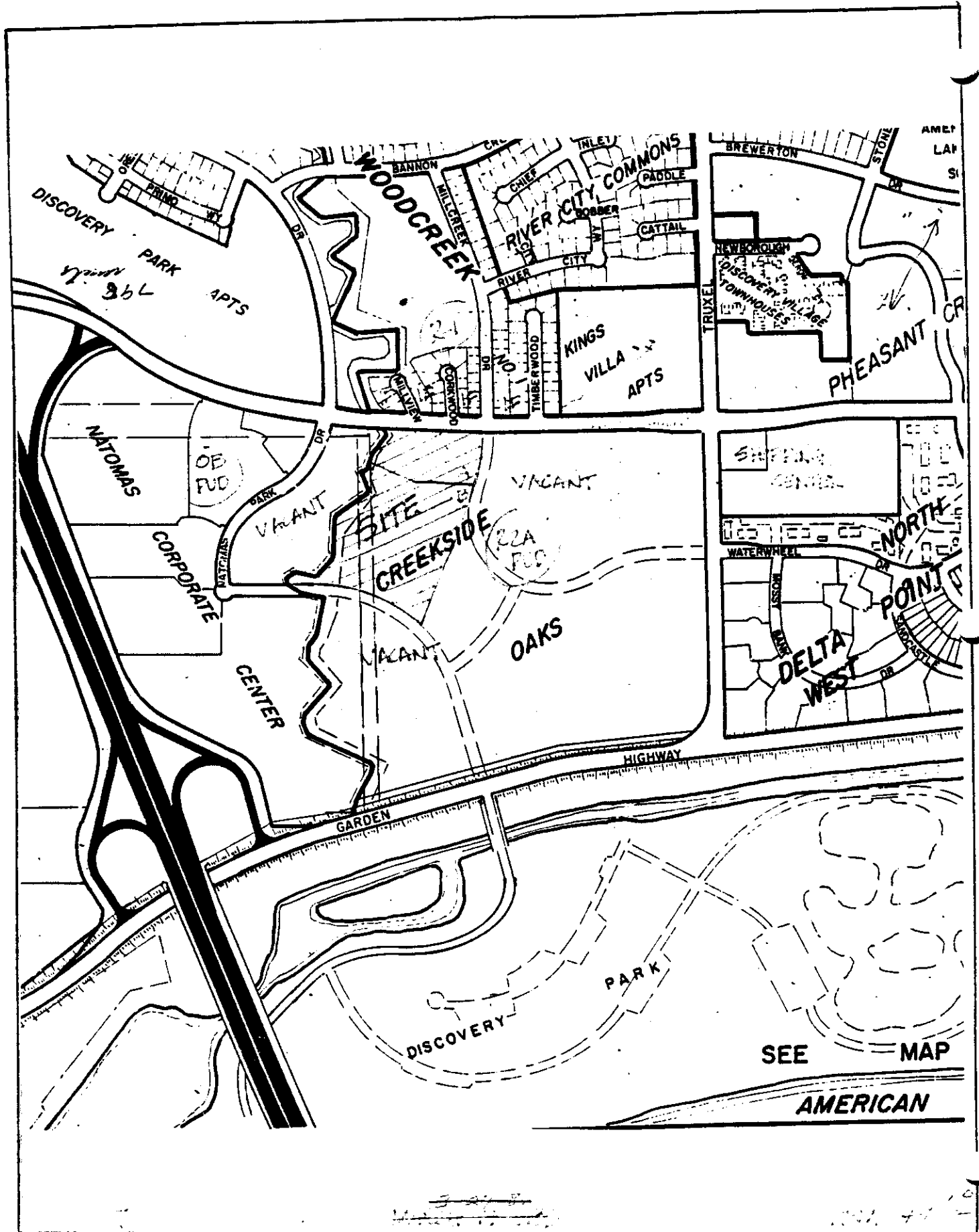
Conditions - Tentative Map: The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. A revised site plan indicating a relocation to the office park portion of the PUD shall be submitted for review and approval by the Planning Director. The revised plan shall include one-way access for the parking area.
2. Detailed elevations shall be submitted for review and approval by the Planning Director and shall include the following:
 - a. a change in plane and wall location to break the long flat wall surfaces;
 - b. a reduction in roof massing;
 - c. additional fenestration interest;
 - d. an emphasis on different textural surface materials;
 - e. colors shall be to the PUD Guideline requirements and shall be visually stimulating;
 - f. the playground equipment layout shall be well planned and stimulating for the children.
3. Detailed landscaping and irrigation plans shall be reviewed and approved by the City Landscape Architect prior to issuance of building permits.
4. The design and materials of the six-foot wall shall be reviewed and approved by the staff prior to issuance of building permits.
5. Hours of operation shall be limited to 7 A.M. to 6:30 P.M.
6. The proposed facility shall be limited to 164 children.

Findings of Fact:

1. The project is based upon sound principles of land use, in that:
 - a. the project, as conditioned, will not decrease the size of the health club;
 - b. the child care center would be located in the office park portion of the PUD;
 - c. establishment of child care centers in the business park is encouraged by the 1986 South Natomas Community Plan;

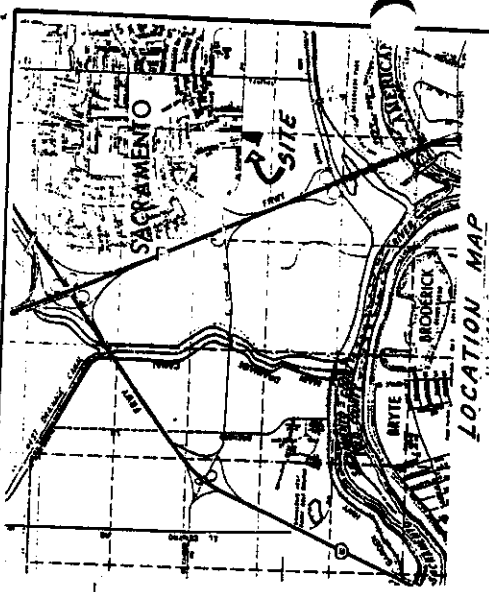
- d. the child care center will provide a needed service in the surrounding area without affecting the health club.
- 2. The proposal, as conditioned, will not be detrimental to public health, safety or welfare or result in the creation of a nuisance, in that:
 - a. the child care center will be located in an office park;
 - b. the design of the child care center will be compatible with other structures in the Creekside Oaks PUD.
- 3. *The project, as conditioned, is consistent with the 1986 South Natomas Community Plan which encourages establishment of child care centers in business parks.* The proposed project, as conditioned, is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for High Density Residential use by the 1986 South Natomas Community Plan and the proposed child care facility conforms with the plan designation.
(Amended by Staff)



VICINITY - LAND USE - ZONING

75-N.C.U. 8#

EXHIBIT A TENTATIVE MAP



OWNER	CREEKSIDE VENTURES 9788 FOLLOM BLVD. SACRAMENTO, CA 95827
DEVELOPER (PARCEL A)	KINDERGARTEN LEARNING CENTER P.O. BOX 2187 MONTGOMERY, AL 36117
ENGINEER	ALLIED-LANGDON ENGINEERING 6431 AUGURN BLVD., STE. 160 CITRUS HEIGHTS, CA 95610
APN	279-410-01
AREA	0.723 ACRES
ZONING	R24 (R.L.D.) F AG
PRESENT USE	VACANT
PROPOSED USE	CHILD CARE CENTER ON PARCE
WATER	CITY OF SACRAMENTO
SEWER	CITY OF SACRAMENTO
FIRE DIST.	CITY OF SACRAMENTO
PARK DIST.	CITY OF SACRAMENTO
SCHOOL DIST.	NATOMAS UNION S.E.L.E.M. V. GRANT JOINT UNION H.S.D.

TENTATIVE PARCEL A
LOT 1 OF CREEKSIDE OAKS (1664
CITY OF SACRAMENTO
SACRAMENTO COUNTY, CALIFORNIA
 FEBRUARY, 1986
 SCALE 1/4" = 1'

ALLIED-LANGDON ENGINEER.
CITRUS HEIGHTS

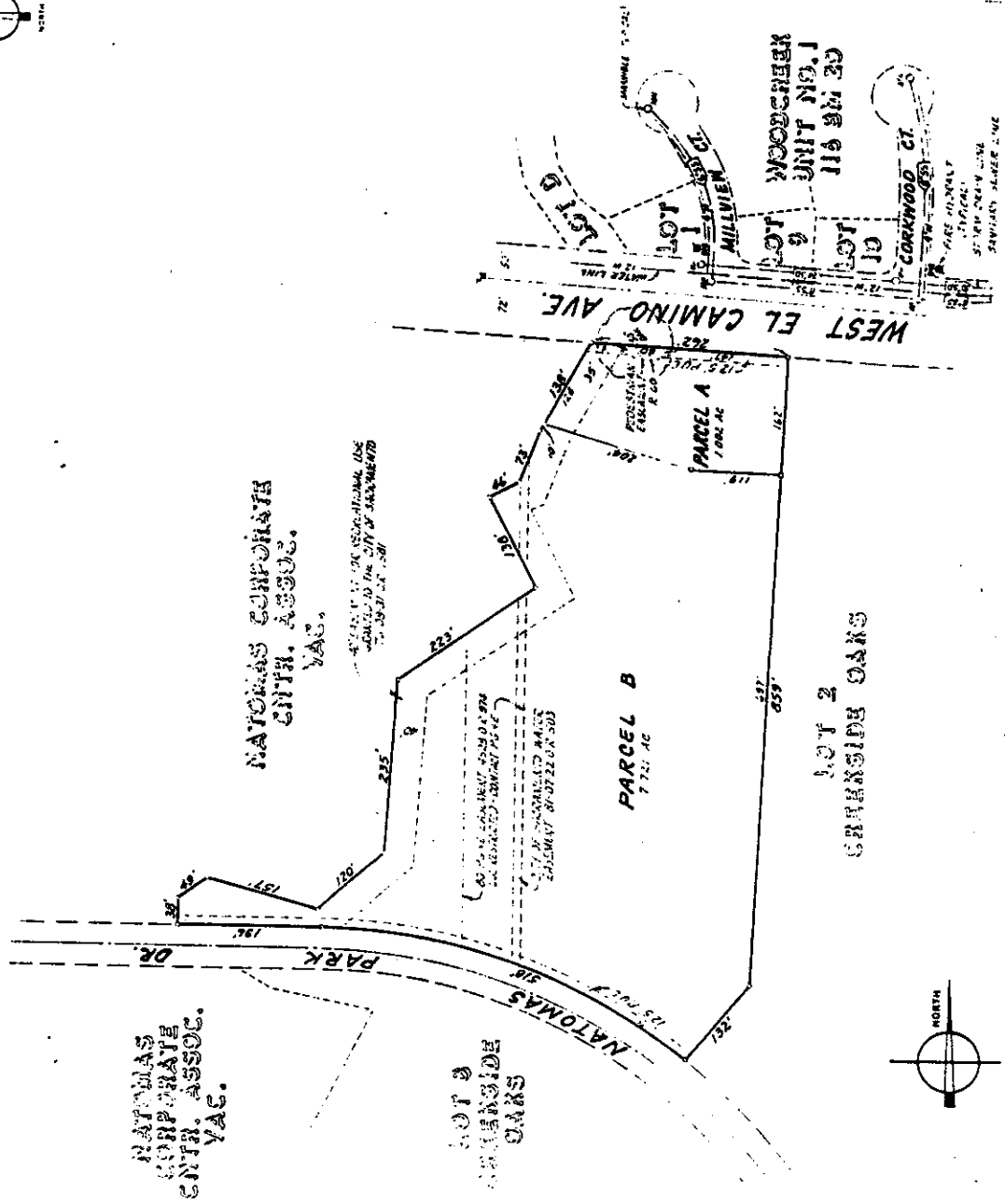
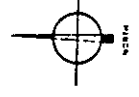
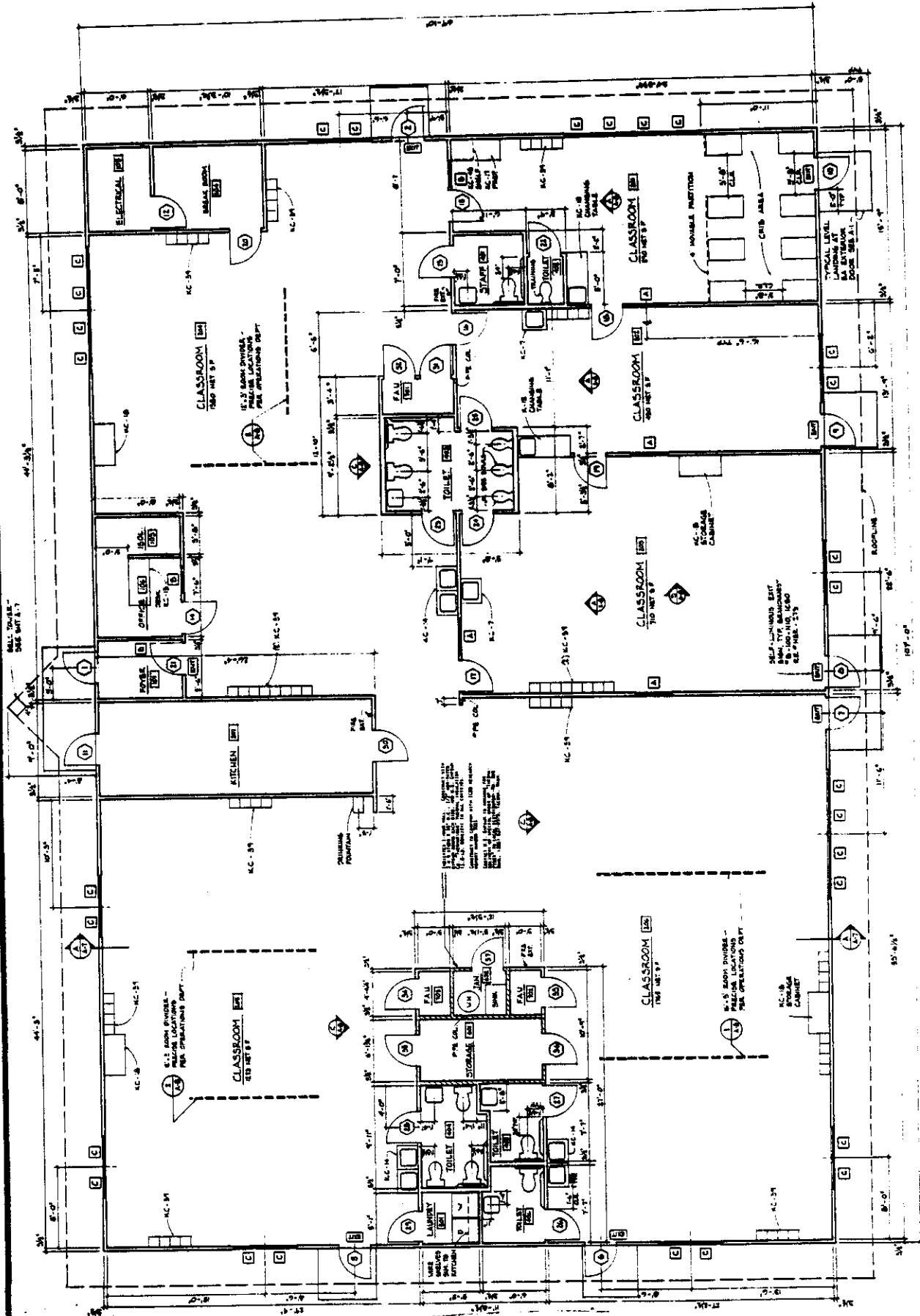


EXHIBIT B
FLOOR PLANS



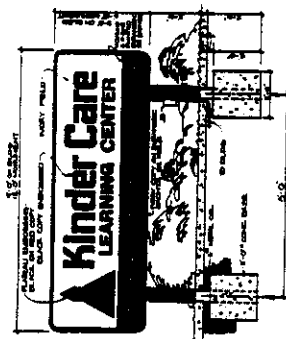
FLOOR PLAN
 1/8" = 1'-0"

Kinder Care Learning Centers, Inc.

2400 Presidents Drive
 Framingham, Mass.

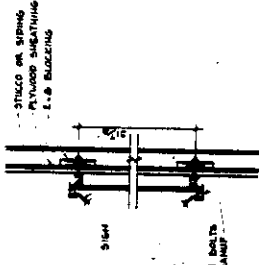
MADE IN U.S.A.
 1/8" = 1'-0"

EXHIBIT C
ELEVATIONS

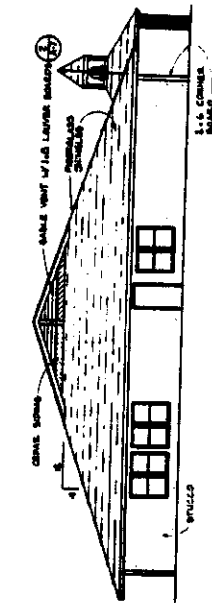


MONUMENT SIGN (SHOWN) INSTALL
 WHERE SHOWN ON SITE PLAN.
 BUILDING SIGN - INSTALL ONLY IF
 CALLED FOR ON SITE PLAN.

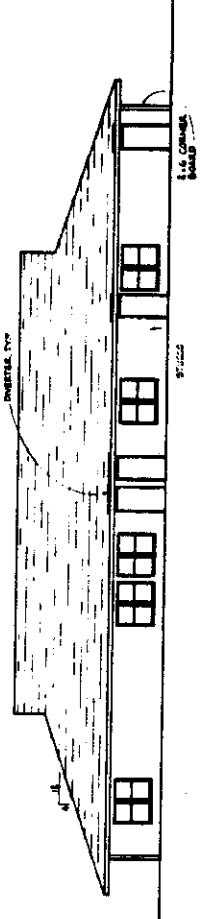
SIGN DETAILS
 N.T.S.



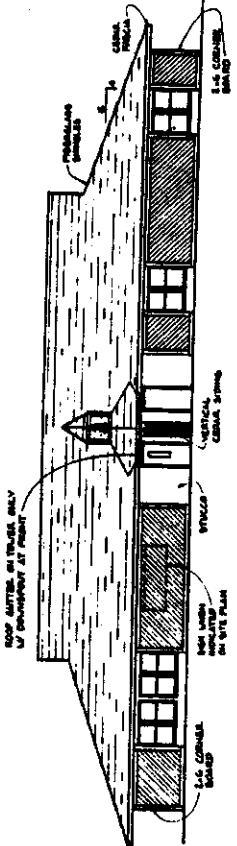
MOUNTING DETAIL FOR BUILDING
 SIGN (HEIGHT REQUIRED)
 1'-7"



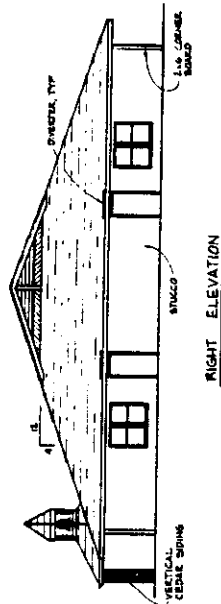
LEFT ELEVATION
 1/8" = 1'-0"



REAR ELEVATION
 1/8" = 1'-0"



FRONT ELEVATION
 1/8" = 1'-0"



RIGHT ELEVATION
 1/8" = 1'-0"

83077

4-24-86

48

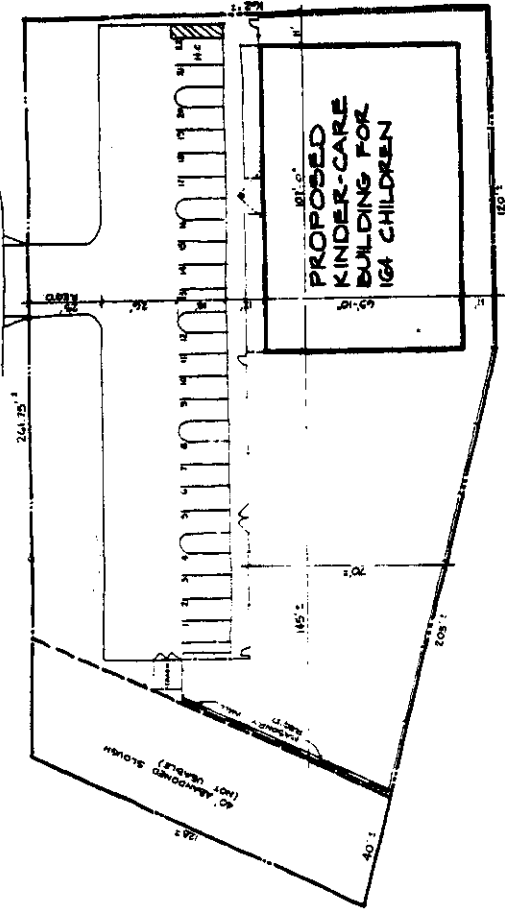
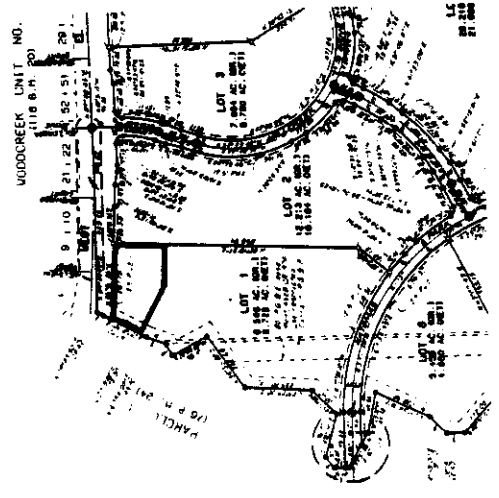
Kinder Care Learning Centers, Inc.
4505 Executive Park Drive
Woodbridge, Virginia

EXHIBIT D

JOHN B. REEDUCO
CITY ENGINEER
CITY OF SACRAMENTO

MADE L. SMITH, AIA
ARCHITECT

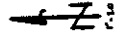
10/7/81



TOTAL AREA	48,700
LESS SLOUGH	5,330
NET AREA	43,370
BUILDING	7,472
PLAYGROUND	9,000
PARKING	8,100
MISC.	8,198

CITY OF SACRAMENTO
SACRAMENTO CO., CA

PRELIMINARY



P. 26077

4-24-86

Residential

Site of Children's
Park Day Care Center

Health Club

Parkway
Corridor

4. SENIOR HOUSING

3. OFFICE-BUSINESS

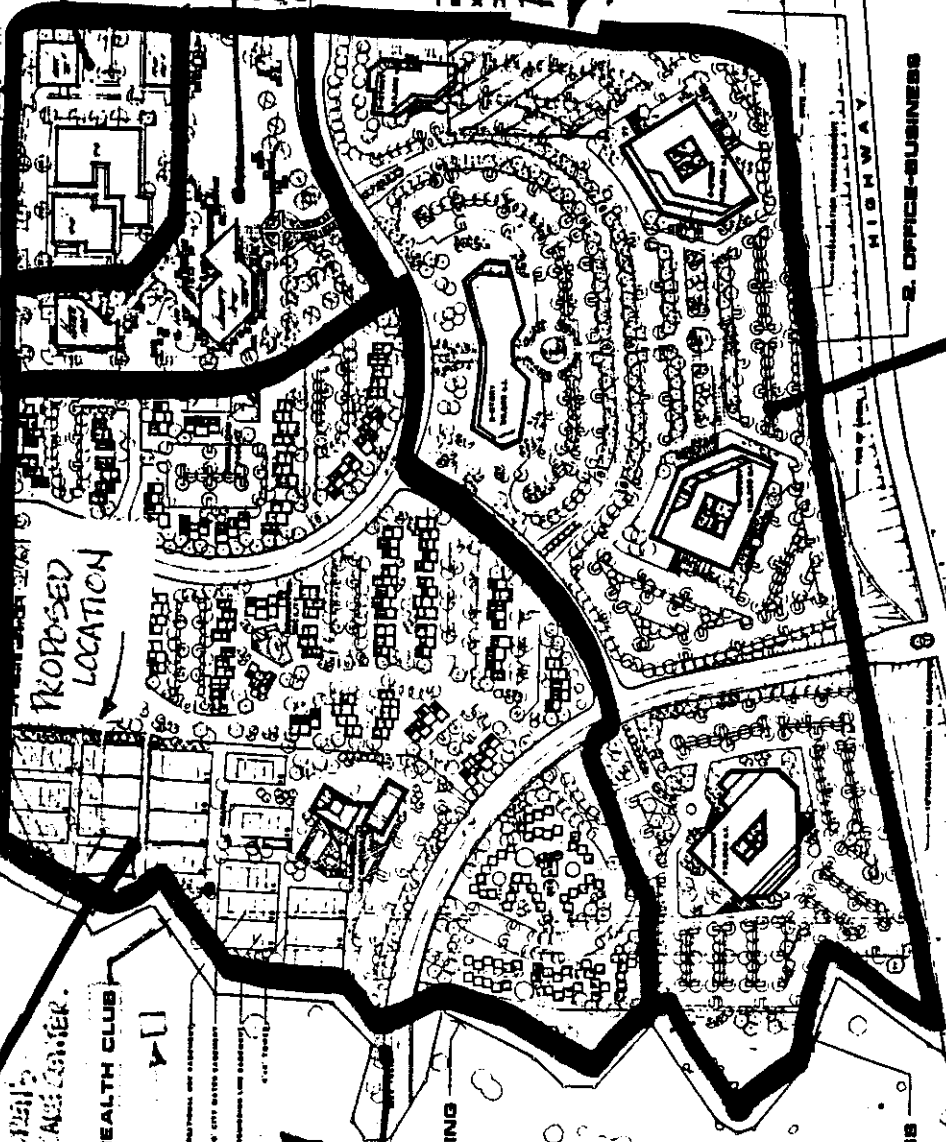
GARDEN

2. OFFICE-BUSINESS

Business-
Professional Office

PROPOSED
LOCATION

6. E. GARDEN APARTMENTS
W. B. Y. APARTMENTS
MILLCREST
CORE WOOD
MILLCREEK
TIMBER WOODS
APARTMENTS
S. CAMINO
1. SUPPORT
COMMERCIAL



Shopping
Center

SITE OF
MERYVILL DAY CARE
Park/Library

SCHMATIC PLAN SUMMARY

BUILDING	NET LAND	NET AREA	EST. COST
(SQUARE FEET)	(ACRES)	(SQUARE FEET)	(MILLIONS)
1. Support Commercial	25,000	25,000	1.5
2. Office - Business	100,000	100,000	10.0
3. Senior Housing	100,000	100,000	10.0
4. Health Club	100,000	100,000	10.0
5. Children's Day Care	100,000	100,000	10.0
6. Parkway Corridor	100,000	100,000	10.0
7. Shopping Center	100,000	100,000	10.0
8. Health Club	100,000	100,000	10.0
9. Children's Day Care	100,000	100,000	10.0
10. Parkway Corridor	100,000	100,000	10.0
11. Senior Housing	100,000	100,000	10.0
12. Health Club	100,000	100,000	10.0
13. Children's Day Care	100,000	100,000	10.0
14. Parkway Corridor	100,000	100,000	10.0
15. Senior Housing	100,000	100,000	10.0
16. Health Club	100,000	100,000	10.0
17. Children's Day Care	100,000	100,000	10.0
18. Parkway Corridor	100,000	100,000	10.0
19. Senior Housing	100,000	100,000	10.0
20. Health Club	100,000	100,000	10.0
21. Children's Day Care	100,000	100,000	10.0
22. Parkway Corridor	100,000	100,000	10.0
23. Senior Housing	100,000	100,000	10.0
24. Health Club	100,000	100,000	10.0
25. Children's Day Care	100,000	100,000	10.0
26. Parkway Corridor	100,000	100,000	10.0
27. Senior Housing	100,000	100,000	10.0
28. Health Club	100,000	100,000	10.0
29. Children's Day Care	100,000	100,000	10.0
30. Parkway Corridor	100,000	100,000	10.0

RECOMMENDED LOCATION

GUIDELINES

Exhibit A



SCHMATIC
SITE PLAN

CREEKSIDE OAKS
CITY OF SACRAMENTO
CALIFORNIA

EXHIBIT E

8-27-86 4-24-86

Handwritten notes and signatures in the bottom right corner.