

# 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

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

001312

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.

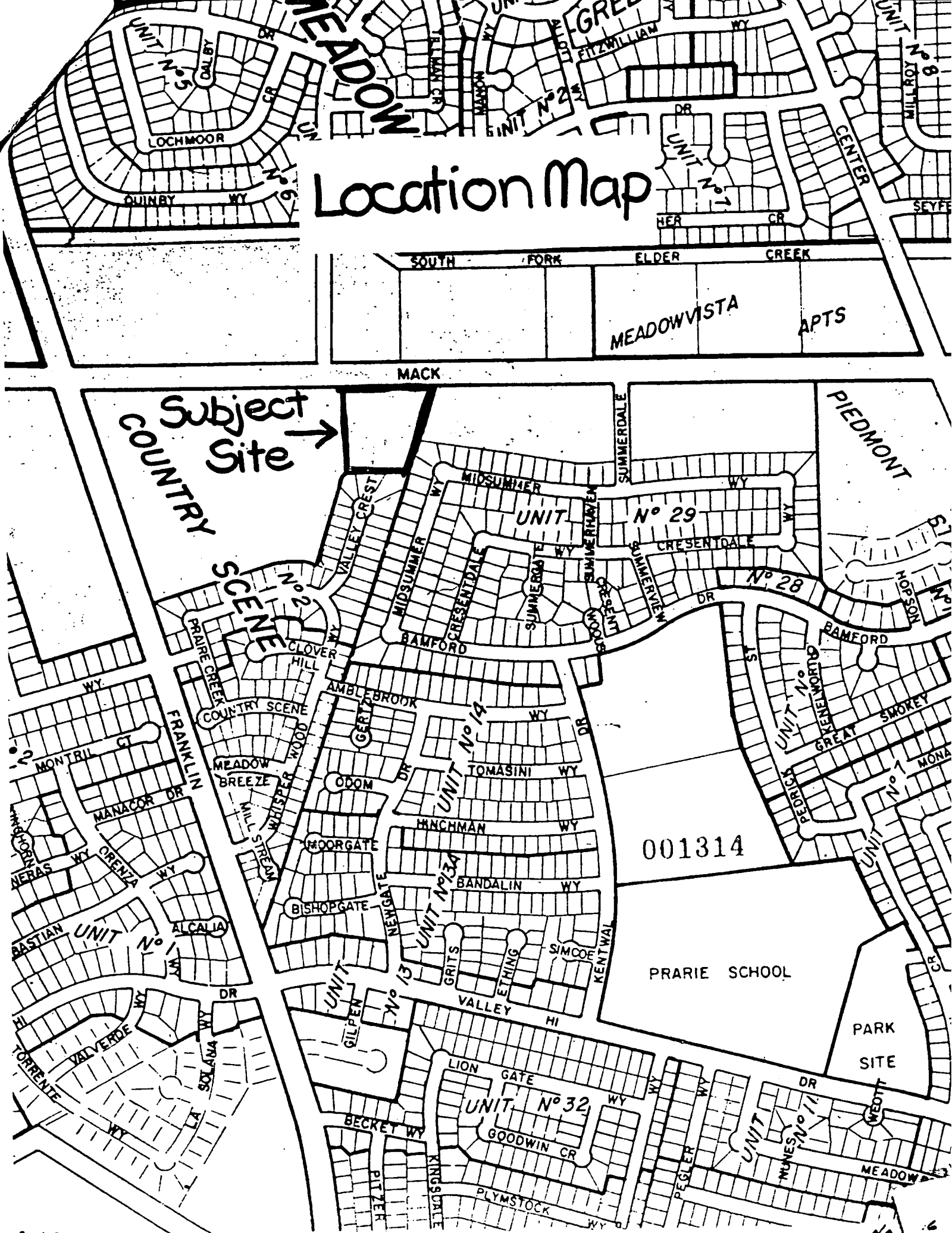
Conditions

- 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



Subject Site →

COUNTRY SCENE

MEADOWVISTA APTS

MACK

001314

PRARIE SCHOOL

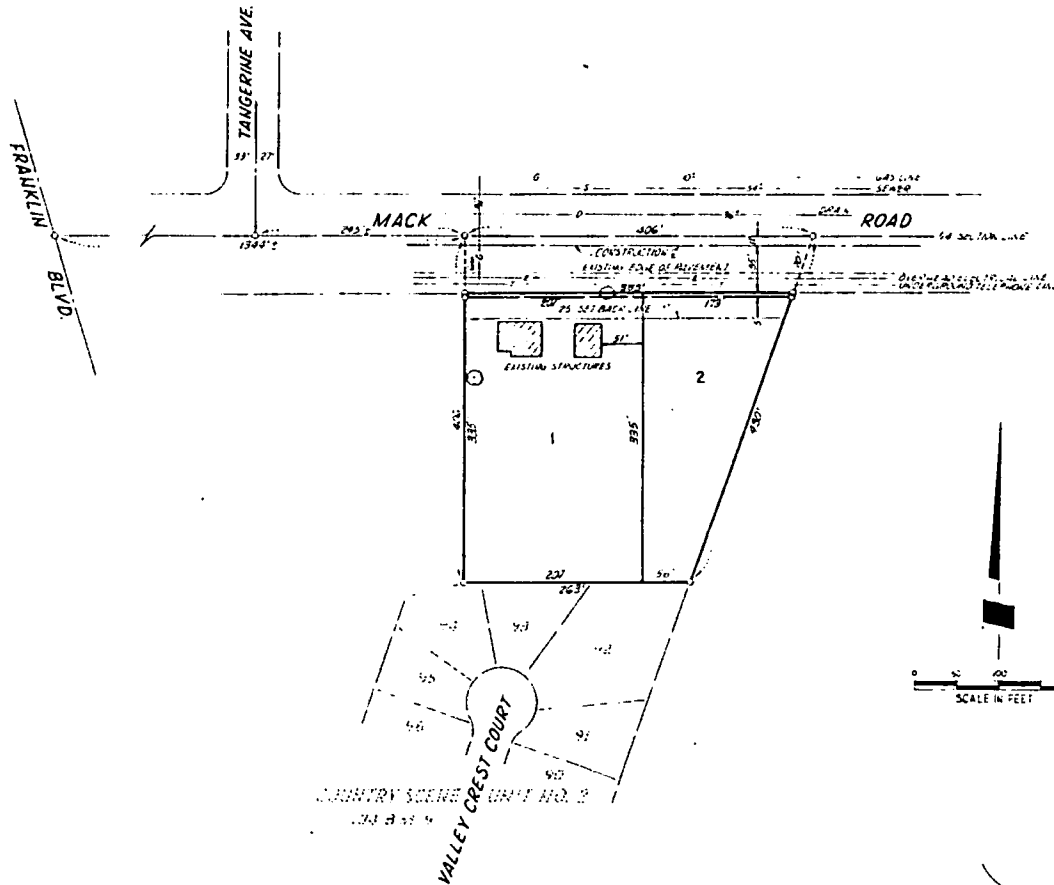
PARK SITE

**TENTATIVE PARCEL MAP  
A PORTION OF SECTIONS 8 & 9,  
T.7N., R.5E., M.D.M.**

**CITY OF SACRAMENTO, CALIFORNIA**

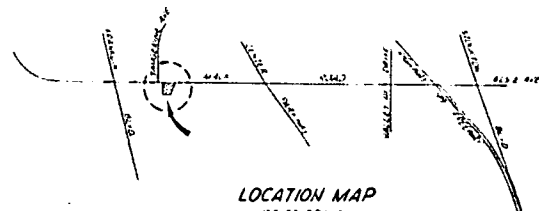
**MARCH 1983 SCALE: 1" = 100'**

**MURRAY SMITH AND ASSOCIATES**



- OWNER: JOSEPH DUNLAP  
4900 MACK ROAD  
SACRAMENTO, CA.  
PHONE: 421-0910
- SUBDIVIDER: KINDERCARE LEARNING CENTERS  
160 NEWPORT CENTER DRIVE  
NEWPORT BEACH, CA. 92660  
PHONE: 1-714-640-8440
- 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: SINGLEFAMILY 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 AC. NET
- NO. OF LOTS: 2
- LOT SIZE: AS SHOWN

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



**LOCATION MAP  
NOT TO SCALE**

**001315**