

STAFF REPORT AMENDED 1-13-83  
CITY PLANNING COMMISSION

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

|               |  |                        |  |
|---------------|--|------------------------|--|
| APPLICANT     | Walter Lucas, Dept. of Transportation, P.O. BOX 1499     | Sacramento, CA 95807   |  |
| OWNER         | State of California, 1120 'N' Street, Sacramento, CA     | 95814                  |  |
| PLANS BY      | Dept. of Transportation, 1120 'N' Street, Sacramento, CA | 95814                  |  |
| FILING DATE   | 12-11-82   | 50 DAY CPC ACTION DATE | REPORT BY: TM:bw                       |
| NEGATIVE DEC. | 1-3-83   | EIR                    | ASSESSOR'S PCL. NO. 006-275-10 thru 13 |

- APPLICATION:
1. Negative Declaration
  2. Special Permit to establish a day care center for 60 children in the General Commercial (C-2) zone
  3. Lot Line Adjustment to merge five parcels

LOCATION: 1630 - 12th Street

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1980 Central City Community Plan Designation: Multiple Family  
1977 Capitol Area Plan: Housing, 1982 proposed plan update: parking  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Parking Lot

Surrounding Land Use and Zoning:  
North: Parking lot; C-2  
South: Office; C-4  
East: Residential, Parking lot; R-0  
West: Residential; R-0

Parking Required: To be determined by Planning Commission  
Parking Provided: Seven spaces  
Number of Employees: Seven  
Number of Children: 60  
Property Dimensions: 64' x 160'  
Square Footage of Building: 4,032  
Significant Feature of Site: Existing Parking lot  
Exterior Building Colors: Dark earth tones  
Exterior Building Materials: T-111 wood siding and wood trim

BACKGROUND INFORMATION: The applicant is proposing to establish a day care center for a maximum of 60 children and a staff of six. The center will be operated by a private non-State organization to service employees of the State.

The subject site is currently developed with surfaced parking for State employees. Approximately 36 parking spaces will be eliminated by the proposed day care center.

On December 15, 1982 the Design Review and Preservation Board approved a building relocation to allow a temporary building to be moved to the subject site. This approval was subject to the following conditions:

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1. Board recommends to the City Planning Commission that a special permit be issued for a maximum of three years in order for the Planning Commission's re-evaluation of the suitability of continued use of the temporary building on this site.

2. On-site construction not to start until special permit and lot line adjustment has been approved by the City Planning Commission.
3. Trellis work with vines to be placed along east portion of 'Q' Street, outside of fence area and along 12th Street.
4. All exit doors to have handicap ramps.
5. Mechanical equipment to be screened by vertical wood slats. Screening to be same color as building.
6. Trash storage area to be fenced and have a gate. Storage area to be next to alley (12th Street entry to lot).
7. Parking layout, shading plan, landscaping and irrigation plans to be returned to staff for review and approval.
8. Sign for project to be reviewed and approved at staff level.

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

1. The Capitol Area Development Plan currently designates the subject site for residential use. Under this designation, and the proposed plan change to parking, the day care center would constitute a non-conforming use. However, due to the social need to provide such facilities and the current General Commercial zoning of the site, staff finds the proposed location acceptable.
2. The Design Review/Preservation Board recommends that the Commission grant a limited term permit for three years. This condition reflects the Board's concern about the suitability of the long-term use of a temporary structure in the Central City. The Board also required minor design modifications.

Staff recommends against the issuance of a term permit because the permit is relative to the use of the subject site, the day care center, and not directly related to the structure. Should the applicant expand or significantly modify the use or structure, approval must be obtained from the Commission and/or the Design Review/Preservation Board.

3. The Design Review/Preservation Board also specified certain building enhancements as well as additional landscaping to camouflage the proposed structure. These modifications are listed under Background Information.

Staff concurs with these requirements and has only one additional comment relative to the proposed cyclone fencing along both 'Q' and 12th Streets. Basically, staff finds the use of such fencing unacceptable in this area of the Central City and recommends that the fence be constructed out of either wood or wrought iron.

4. The proposed lot line adjustment to merge five parcels, totaling .25 acres, was reviewed by the City Engineer, Water and Sewer and Building Inspections Departments. The City Engineer requested that new deed descriptions be submitted for review and approval.

STAFF RECOMMENDATION: The staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit for a day care center, subject to conditions and based upon Findings of Fact which follow;
3. Approval of the Lot Line Adjustment by adoption of the attached resolution.

Special Permit - Conditions

- a. Trellis work with vines to be placed along east portion of 'Q' Street, outside of fence area and along 12th Street; *as per exhibit A (added by CPC)*
- b. All exit doors to have handicap ramps;
- c. Mechanical equipment to be screened by vertical wood slats. Screening to be same color as building;
- d. Trash storage area to be fenced and have a gate. Storage area to be next to alley (12th Street entry to lot);
- e. Parking layout, shading plan, landscaping and irrigation plans to be returned to staff for review and approval;
- f. Sign for project to be reviewed and approved at staff level. Signage shall consist of attached signage and/or low profile monument detached sign;
- g. Fencing material shall consist of wood, wrought iron or similar type material as approved by the Planning Director.
- h. *On-site parking shall be designated 4 visitor and 3 staff parking spaces. (added by CPC)*

Findings of Fact

- a. The special permit, as conditioned, is based upon sound principles of land use in that the proposed day care center will be located in close proximity to major employment areas;
- b. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that adequate design modifications are required;
- c. The special permit is consistent with the General Plan Land Use Goal to:  
"Allocate residential, commercial, industrial and other land uses in such a manner as to result in a desirable urban environment which satisfies the needs of the total community."

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S 6TH 9

PUBLIC PARKING

STATE OFFICE

STATE OFFICE

STATE OFFICE

STATE CAPITOL BUILDING

W.F. BANK  
IBM OFF  
FEDERAL BUILDING  
PARK GAR.

STATE OFFICES

STATE OFFICES

MALL

C-3  
STATE OFFICES

STATE OFFICES

STATE OFFICE

N ST.

1-13-83

001691  
5  
MF

STATE PARKING

STANFORD HOUSE

STATE OFFICE

STATE OFFICE

STATE OFFICE

STATE OFFICE

BANK STATE

STATE OFFICES

C-2  
STATE PARKING GARAGE

STATE OFFICE

STATE OFFICE

STATE OFFICE

O ST.

OFF

← SP →

← SP →

STATE OFFICE

STATE OFFICE

STATE OFFICE

P ST.

MF

STATE HEATING & COOLING

R-5  
STATE OFFICES

STATE OFFICE (V.C.)

ROOSEVELT PLAYGROUND

STATE OFFICE

Subject Site  
STATE OFFICE

STATE OFFICE

1ST HTS

6TH HTS

7TH HTS

8TH HTS

9TH HTS

10TH HTS

11TH HTS

12TH HTS

← SAC BAL. MFA.

STATE OFFICE

← SP →

M-1  
OFF.

M-1  
STATE PARKING

R-O  
STATE OFFICE

STATE OFFICE

STATE OFFICE

NORCAL ELECTRONICS

S.P.

W. H. H.

W. H. H.

S.P. W. JANITORIAL SUPPLY

RETAIL COMM.

STATE OFFICE

WHITNEY AVE

C-4

OFF EQUIP

STATE OFFICE

R ST.

STATE OFFICE

STATE OFFICE

STATE OFFICE

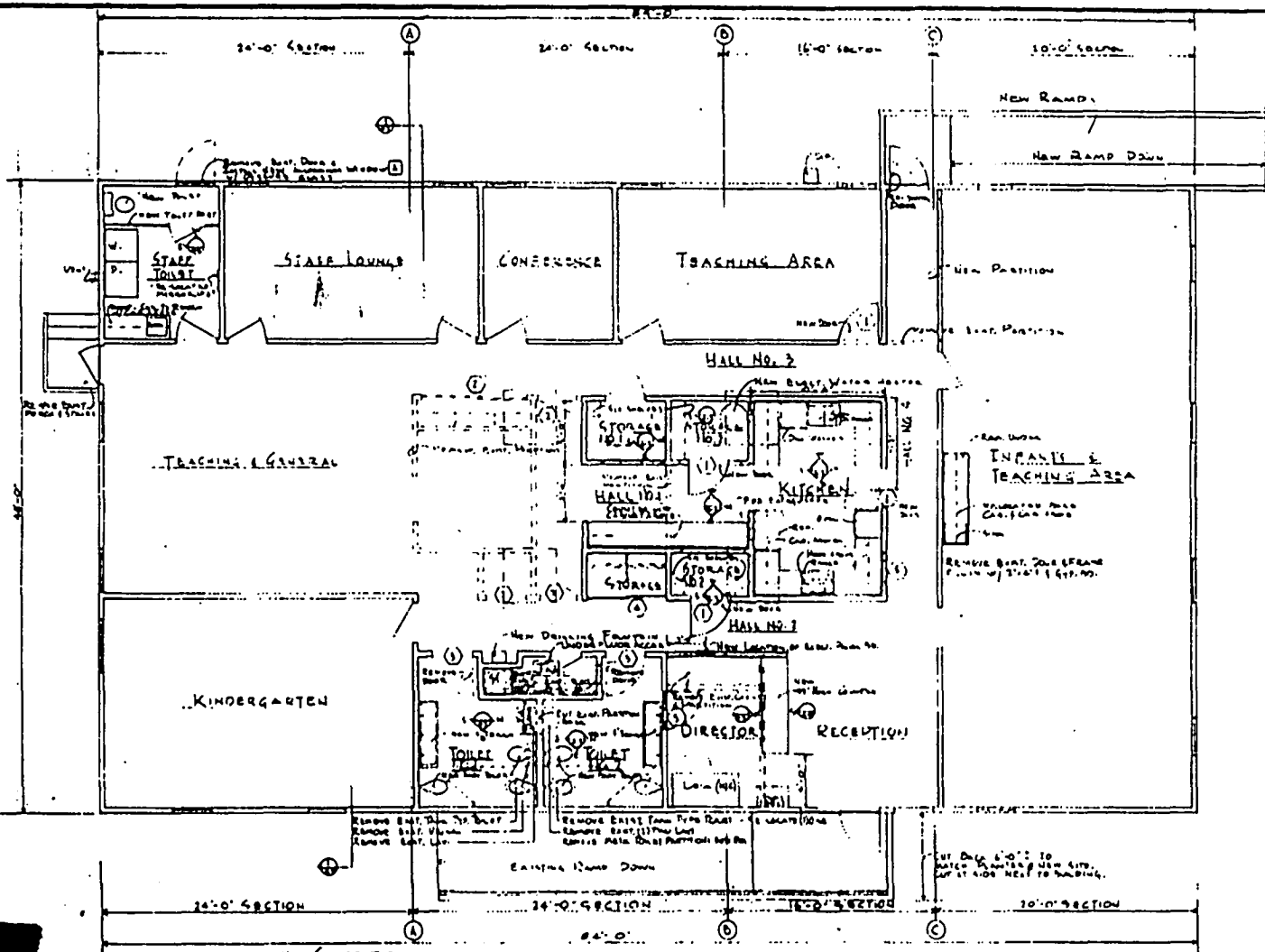
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### DOOR SCHEDULE

- 1) INSTALL REINFORCED CONCRETE DOOR, NEW FRAME, AND TRIM.
- 2) REMOVE EXISTING DOOR, LUNGS, HINGES & STOPS FOR REPAIR.
- 3) REMOVE EXIST. DOOR, LOCKS & HINGES DOOR FRAME, STOP, AND TRIM TO REPAIR. TRIM TO BE REPAIRED WITH 1/2" X 3/4" SQA. S.
- 4) RE-INSTALL EXISTING DOOR THAT ARE STORED IN JAN. ROOM.
- 5) REMOVE EXISTING DOOR FRAME, STOP, HINGES & TRIM TO REPAIR AND APPLY 1/2" X 3/4" SQA. S.

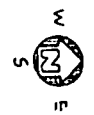
### WINDOW SCHEDULE

- 1) INSTALL NEW 2'-6" X 4'-0" ALUMINUM WINDOW, INSIDE CASE, WORKDOWN, ONE DOUBLE GLASS, SQA. S.



===== NEW CONSTRUCTION  
 - - - - - BARE PARTITIONS  
 - - - - - BARE PARTITIONS TO BE REMOVED

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



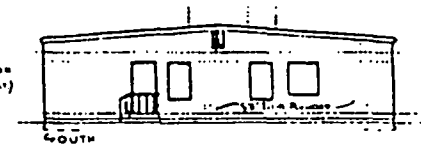
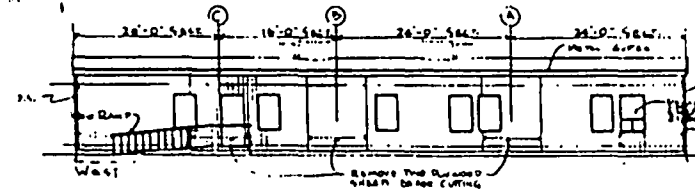
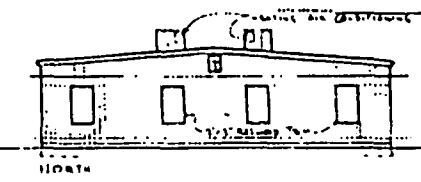
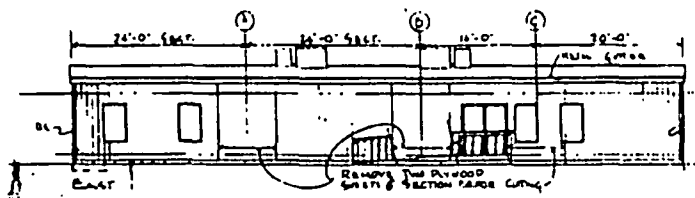
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| DESIGNED BY<br>W.D. LUCAS | CHECKED BY<br>W.D. LUCAS | DATE<br>11/13/82 | STATE OF CALIFORNIA<br>DEPARTMENT OF TRANSPORTATION | PROJECT NO.<br>82-299 | PROJECT NAME<br>DOT - TOT DAY CARE CENTER<br>SACRAMENTO, CALIF. | SHEET NO.<br>A-2 |
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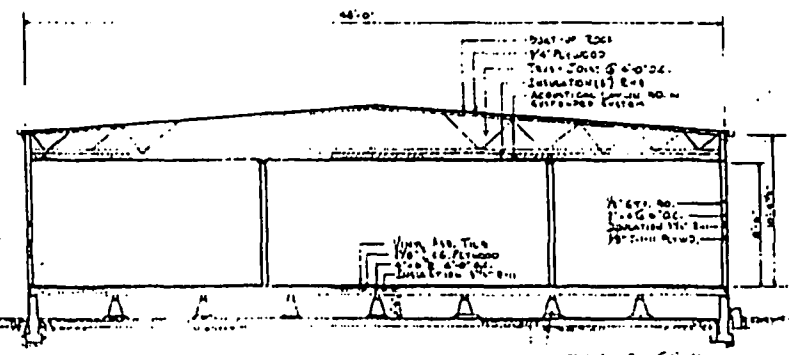
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EXTERIOR ELEVATIONS



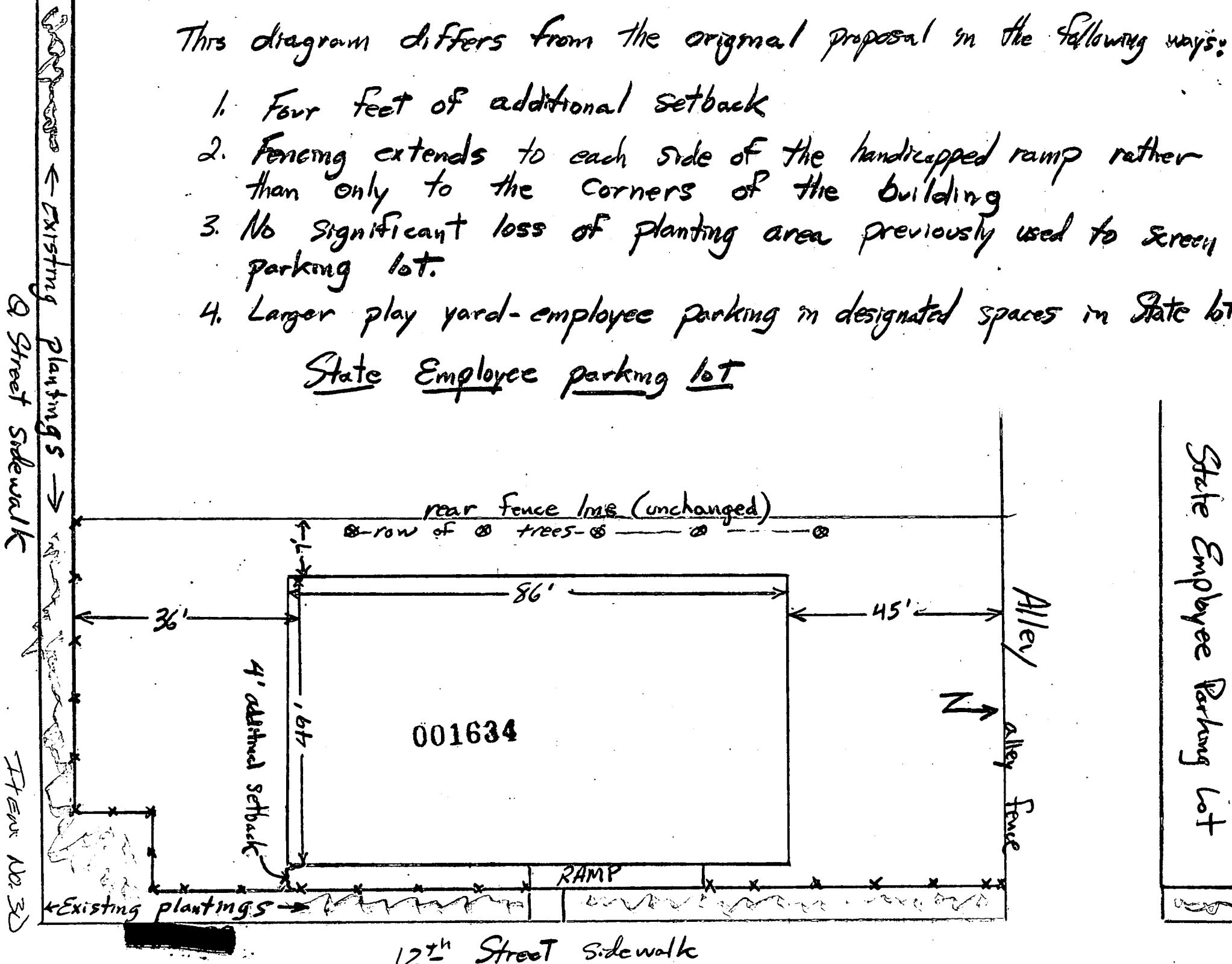
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| DESIGNED BY<br>W.D. LUCAS | CHECKED BY<br>W.D. LUCAS | State of<br><b>CALIFORNIA</b><br>DEPARTMENT OF TRANSPORTATION | STRUCTURES<br>ARCHITECTURAL DESIGN | PROJECT NO.<br>882-194 | DOT TOT DAY CARE CENTER<br>SACRAMENTO, CALIF. | DATE<br>A-3 |
|---------------------------|--------------------------|---|------------------------------------|------------------------|---|-------------|

This diagram differs from the original proposal in the following ways:

1. Four feet of additional setback
2. Fencing extends to each side of the handicapped ramp rather than only to the corners of the building
3. No significant loss of planting area previously used to screen parking lot.
4. Larger play yard - employee parking in designated spaces in State lot

State Employee parking lot



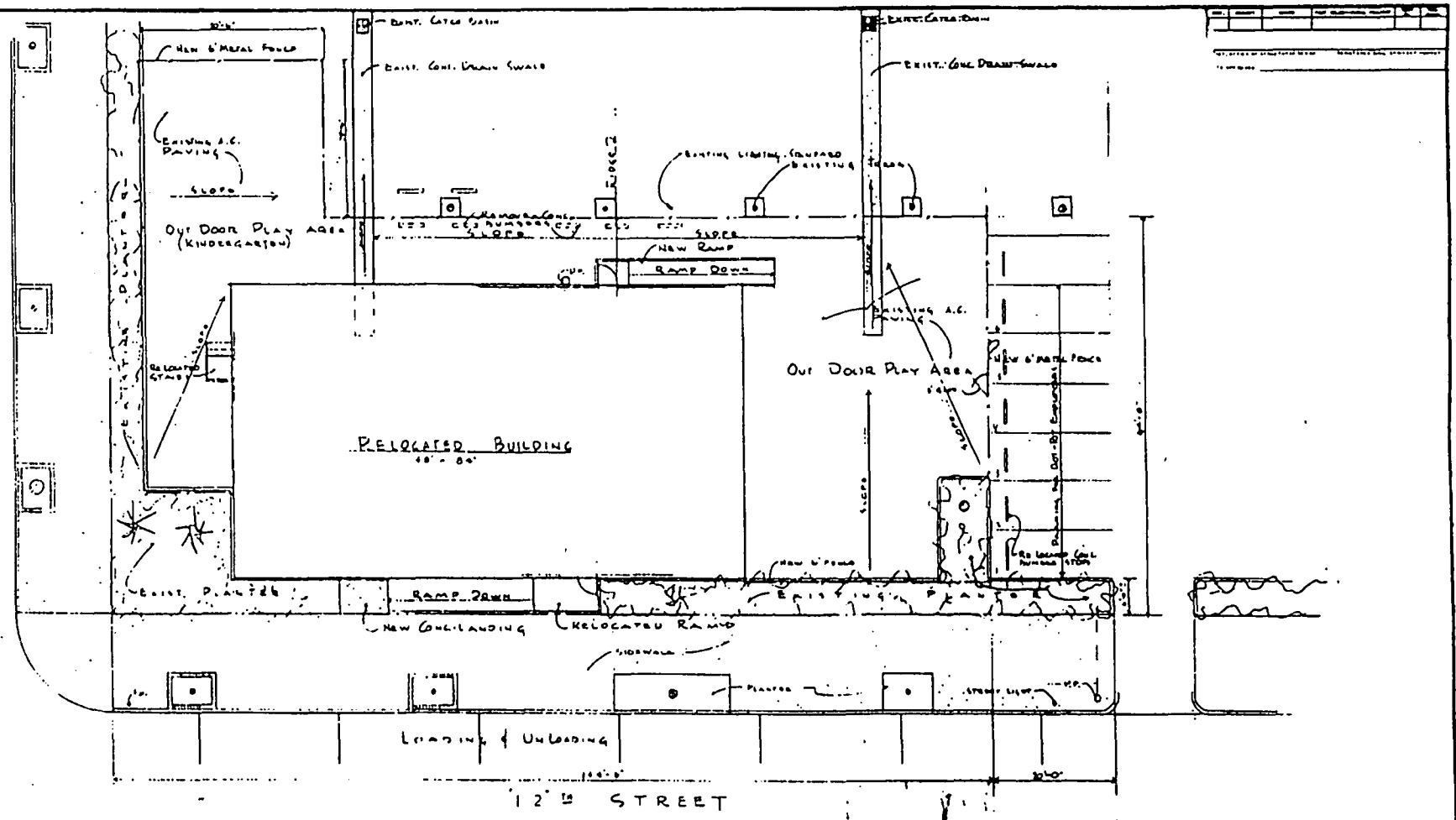
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STREET



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PLOT PLAN  
SCALE 1/8"=1'-0"



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| PROJECT NO.<br>SHEET NO. | W. D. LUCAS | DATE<br>12-1-82 | SHEET LEGEND<br>ALL ARCHITECTURAL<br>ALL STRUCTURAL<br>ALL CIVIL | State of CALIFORNIA<br>DEPARTMENT OF TRANSPORTATION | STRUCTURES<br>ARCHITECTURE | DOT TOY DAY CARE CENTER<br>SACRAMENTO, CALIF. | SHEET<br>GENERAL PLAN | DATE<br>A-1 |
|                          | W. D. LUCAS |                 |  |   |                            |   |                       |             |

No. 30



RECEIVED

JAN 12 1983

CITY PLANNING DEPARTMENT

1200 Q Street #2  
Sacto., Ca. 95814  
442-0720  
January 12, 1983

City of Sacramento  
Planning Commission  
c/o City Planning Department  
927-10th Street, Suite 300  
Sacto., Ca. 95814

Dear Commission Members:

I would like to begin by saying thank you for past decisions and policies that have resulted in a great improvement in the quality of life in our neighborhood. When my partner and I purchased our boarded-up vintage apartment building and began restoration in June 1979, this area was quite different than it is today. This area has changed, thanks in part to some wise decisions by your commission (less intensive zoning). It is no longer characterized by rundown rooming houses and extreme commercial activities. I no longer wake up to find vagrants sleeping on my front porch for example. It has developed into a pleasant environment in which to live, work, and invest both effort and money. I am justifiably proud of all of us who have taken part in this change: members of the planning commission, private property owners, C.A.D.A., and the State of California. We have all played a part in improving the quality of life and work in this neighborhood. We all too, have a responsibility to continue this positive trend.

My present concern involves the establishment of the proposed Department of Transportation Child Care Center on the corner adjacent to my property. I fully support the concept, but have some very serious concerns about its implementation. My concerns are the following:

- I. Visual impact of a modular building so close to the sidewalk
- II. Inadequate screening of this "eyesore" building -- either through the use of fencing, landscaping, or greater setback
- III. Additional traffic congestion due to inadequate provisions for drop off and pick up during rush hours

My suggestions for remedy are the following:

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- I. Provide a more positive presentation of this imposing structure (approximately 49 by 86 feet) upon our neighborhood

Although the modular building in itself is not pleasant to the eye, proper site development could easily and inexpensively overcome this problem. The substitution of a wooden fence for chain link, and the screening of the handicapped ramp to be placed next to the sidewalk, are a good beginning. I would like to recommend that the building be moved from 12th Street several feet to allow fencing to screen the building on both ends of the handicapped ramp. There appears to be adequate space to do so, without interfering with the row of trees behind the building. The wooden fence would provide a pleasant background for

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plantings and distract from the imposing view of the modular nature of the building. The cost of additional fencing could be offset by savings from the lower cost of wooden fencing, as opposed to chain link. Net cost to the State: little or nothing.

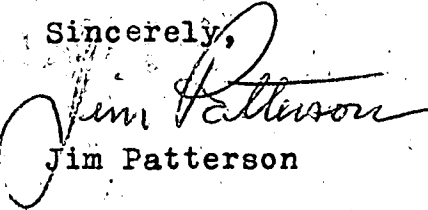
- II. Provide a plan to allow parents to pull in and pull out without double parking to drop off and pickup their children

This has been a problem in other child care centers in the congested downtown area during rush hour traffic. With the addition of two tracks of light rail traffic competing for space at the front door, I don't see how a smooth flow of traffic could be maintained. A problem as serious as this appears, seems to require a greater solution than the two part-time loading spaces proposed at the curb. A green zone on 12th Street from the front door extending to the corner, seems to me to be the minimal solution. My building has already suffered serious damage from an automobile that struck it after a collision in this intersection. Additional traffic hazards must be addressed in these planning stages.


I would like the Planning Commission members to give this whole project a careful review at this crucial moment when changes could easily and inexpensively be made. The solutions I have proposed, seem reasonable and fair to those of us in the neighborhood. My self, my tenants, and my neighbors will be eager and appreciative for you to address our concerns and consider creative solutions.

Thank You,

Sincerely,

  
Jim Patterson

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