

CITY PLANNING COMMISSION

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

APPLICANT	Sacramento-Yolo Council of Camp Fire Inc., 2206 29th St., Sac., CA 95817				
OWNER	Robert Laird, 525 University Avenue, #1308, Palo Alto, CA 94301				
PLANS BY	Sacramento-Yolo Council of Camp Fire Inc., 2206 29th Street., SAC., CA95817				
FILING DATE	5/5/88	ENVIR. DET.	Neg. Dec. 5/13/88	REPORT BY	DH:vf
ASSESSOR'S-PCL. NO.	049-0010-059,060				

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to operate child care for 28 children in a 1,410 sq. ft. building on 11.4 developed acres in the Multiple Family (R-3) zone.

LOCATION: 7301 29th Street

PROPOSAL: The applicant is requesting the necessary entitlements to establish a 28 capacity child day care center in a 1,410 sq. ft. portion of a recreation building used in an apartment complex.

PROJECT INFORMATION:

General Plan Designation:	Residential Medium Density (16-29 du/ac)
1984 Airport-Meadowview Community Plan Designation:	Residential 11-21 du/ac
Existing Zoning of Site:	R-3
Existing Land Use of Site:	244 unit apartment complex with recreation buildings and 352 space parking area.

Surrounding Land Use and Zoning:

North: Vacant, U-haul storage; C-2
South: Vacant; R-1-R
East : Railroad right-of-way, High School; R-1
West : Vacant and Multi-Family; R-1 and R-3

Parking Required:	To be determined by Commission - 1 space per 8 children = 3 spaces
Parking Provided:	5 to 10 spaces
Property Dimensions:	1,012' x 535'
Property Area:	11.4+ acres
Density of Development:	21.4 d.u. per acre
Square Footage of Building:	1,410 sq. ft. portion of a 3,150 sq. ft. recreation building
Height of Building:	Recreation Building - 1 story Apartments - 2 story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Plywood Siding
Roof Material:	Tar
Number of Employees:	3 to 5 employees

APPLC. NO. P88-210 **MEETING DATE** June 9, 1988 **ITEM NO** 22

Days & Hours of Operation:

School year, September to June

Monday to Friday - 2:30 p.m. to 6:00 p.m.

Monday to Friday on School Holidays-
7:00 a.m. to 6:00 p.m.

During Summer - 5 days/week, 7:00 a.m. to 6:00
p.m.

Capacity:

28 children ages 6 to 12

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site contains the 244 unit Florin Meadows Apartments constructed in 1969 and located on 11.4 acres in the Multiple Family (R-3) zone. The 1988 General Plan and 1984 Airport/Meadowview Community Plan designate the site for Residential Medium Density 16 to 29 du/ac. Child care facilities are allowed in the R-3 zone subject to securing Planning Commission Special Permit approval. Surrounding land uses are railroad right-of-way to the east & Luther Burbank High School east of the tracks, vacant to the north, south and a portion to the west with multi-family to the west.

B. Project Description:

The applicant proposes to operate a child day care program in a portion of a 3,150 square foot recreation building located in the center of the apartment complex. Two outdoor gym areas are provided in the complex and one basketball and lawn area adjacent to the recreational building for use by the children. Children residing in the apartment complex will be given first priority with children living in the neighborhood allowed if the program is not filled from within the apartment complex.

The following is the applicant's statement of intent:

"Starting in September, 1988, the CAMPFIRE SCHOOL-AGE CHILD CARE PROGRAM will provide enrichment activities and child care for 28 children aged six to 12 years. This program will be open five days per week, Monday through Friday from 2:30 p.m. to 6:00 p.m. during the school year, and from 7:00 a.m. to 6:00 p.m. during school holidays. The children served by this program will primarily be children residing at Florin Meadows Apartments, where this program will take place. These HUD subsidized apartments house families with very low incomes. The School-Age Program will afford many parents the opportunity to find employment. Many of these parents will

be mandatory GAIN participants, and will need low-cost, convenient child care soon.

Staffing for the program will include certificated child care professionals and Campfire volunteers. Additional staff will include Florin Meadows residents. Five parking spaces will be needed daily to accommodate staff. At this point, it is planned that all clients will be families residing at Florin Meadows Apartments and that parking spaces are already available to them as residents. Parking spaces around the perimeter of the complex are available for staff (see site map)."

C. Staff Evaluation:

The Planning Commission approved a request to locate a day care center in an apartment complex located at 5900 Riza Avenue on November 12, 1987 (P87-429). Staff's major concern focused on noise associated with the playground areas.

Staff noted that the two outdoor play area sandboxes with slides, monkey bars and swings are existing and are enclosed with a five foot high chainlink fence. A central basketball court and lawn area is located due west of the proposed day care center. Existing noise created by the daily activities of children will remain the same with the daily programs operated by Campfire employees.

The second issue concerns parking. According to the approved building site plan, 352 parking spaces are provided at the site. The applicant proposes to reserve 10 spaces along the north driveway opposite the north parking lot adjacent to the recreation building. Staff field inspected the site during the work day and noted ample vacant spaces. The owner is willing to reserve 10 spaces for employees and visitors to the day care center during hours of operation. Staff supports the reservation of 10 spaces since the facility is intended to serve apartment residents who can walk their children to the center. Staff also believes that adequate outdoor recreation area remains with the two sandbox areas and basketball lawn area.

AGENCY COMMENTS: The proposed project was reviewed by the City Engineer, Traffic Engineer, Fire Marshall, Building Inspections and Police Department with the following comments received.

Fire Marshall: The building, as it stands, does not meet the Building Code requirements although adjustments can be made. We recommend a walk through by the Fire Marshall's office to evaluate measures to upgrade the facility to meet current codes for a day care center.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that there will not be any significant impacts resulting from the project and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

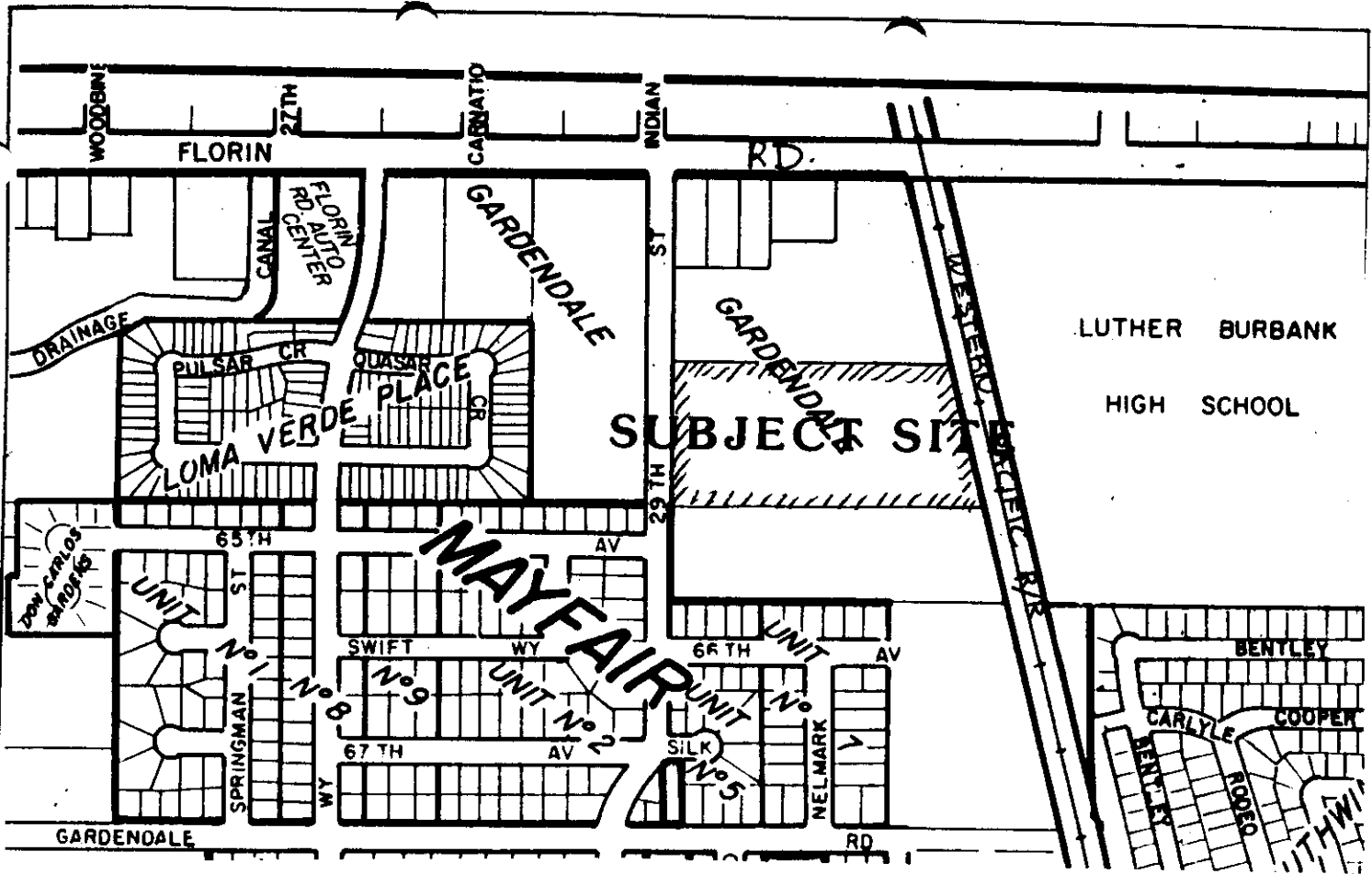
- A. Ratify the Negative Declaration.
- B. Approve the Special Permit subject to conditions and based upon Findings of Fact which follow.

Conditions-Special Permit

1. Hours of operation shall be restricted to 7:00 a.m. to 6:00 p.m., Monday through Friday.
2. Ten parking spaces adjacent to the north driveway shall be clearly designated for the day care center's employees or visitors dropping off children.
3. The building shall meet building code requirements.
4. A State license to operate a child care facility shall be secured.
5. The number of children in care of the center shall be limited to 28 children.

Findings of Fact-Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that it will provide a beneficial service for the residents of the complex.
2. The special permit will not result in a disservice to the area in that:
 - a. adequate parking is provided; and
 - b. adequate recreational facilities remain for residents of the complex.
3. The proposed project is consistent with the General Plan in that the site is designated for medium density residential uses and a child day care center is allowed in any zone subject to approval of a special permit by the Planning Commission.



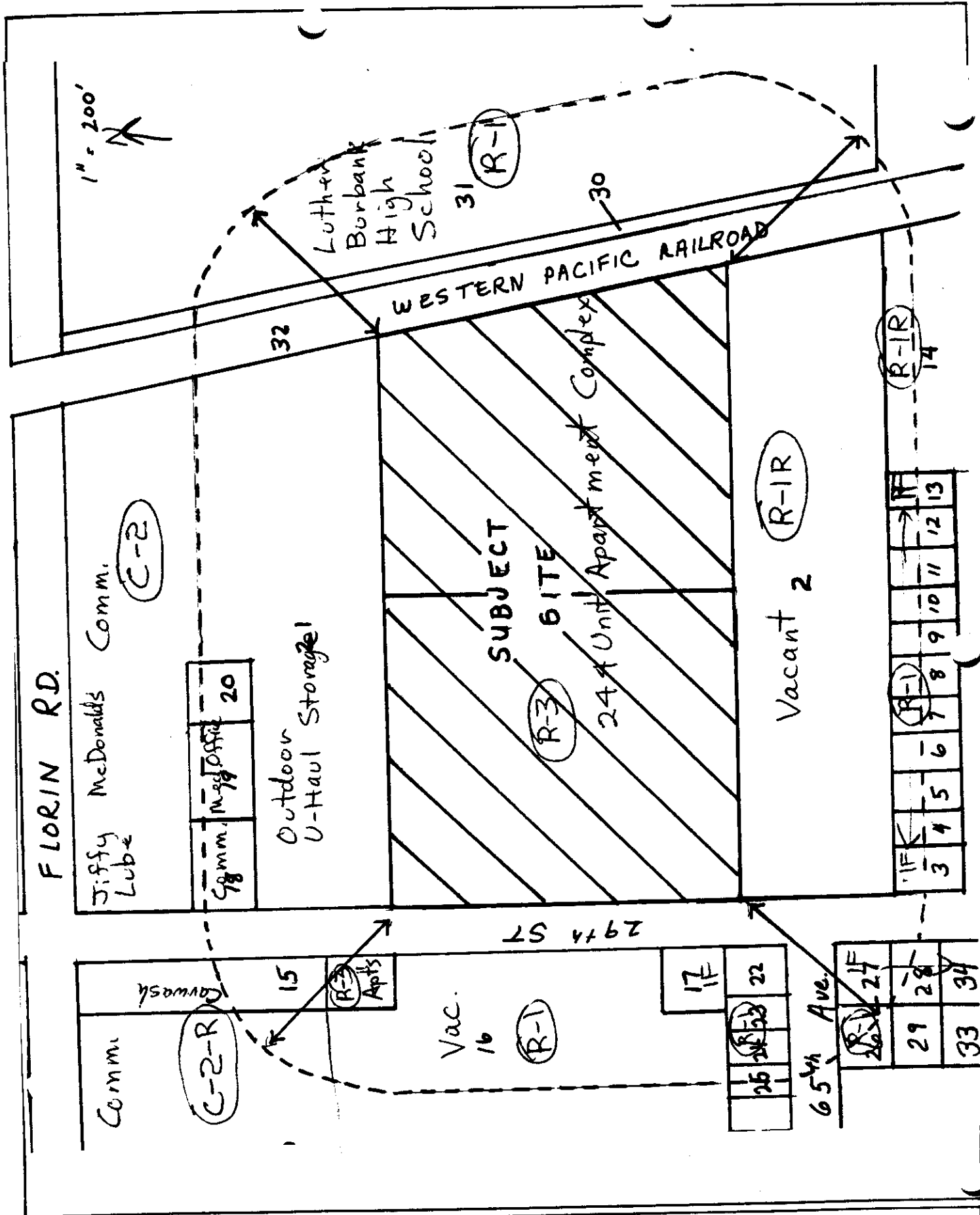
LUTHER BURBANK
HIGH SCHOOL

SUBJECT SITE

MAYFAIR

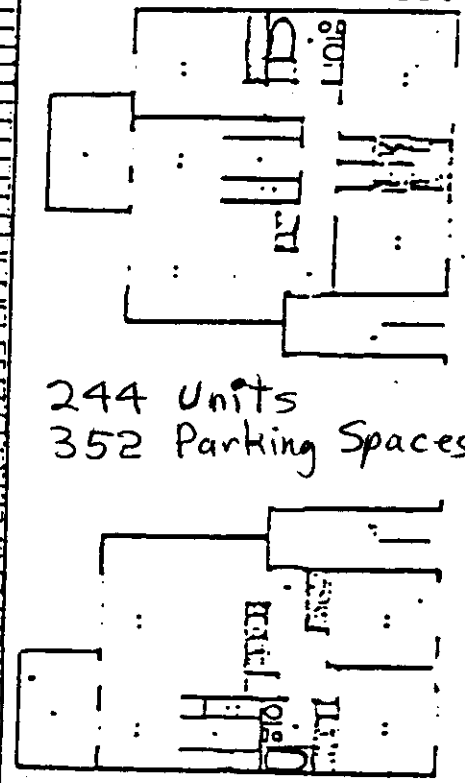
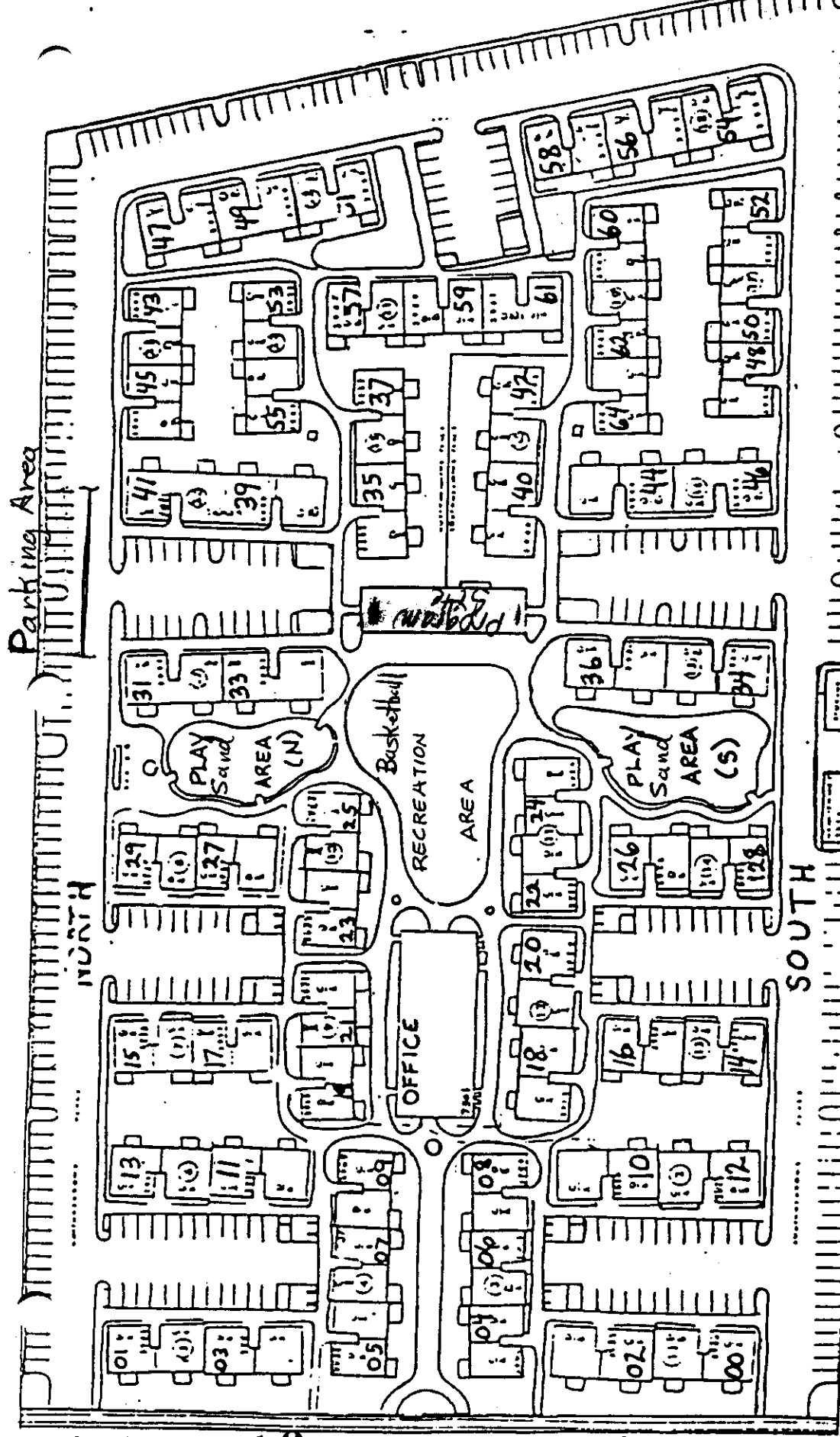
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Scale: 1" = 500'

VICINITY MAP



LAND USE & ZONING MAP

OVERALLS SITE PLAN



244 Units
352 Parking Spaces

FLORIN MEADOWS APARTMENTS

7301 29th STREET SACRAMENTO CALIF 95822

200 yards south of Florin Road.

PHONE: 422-4581

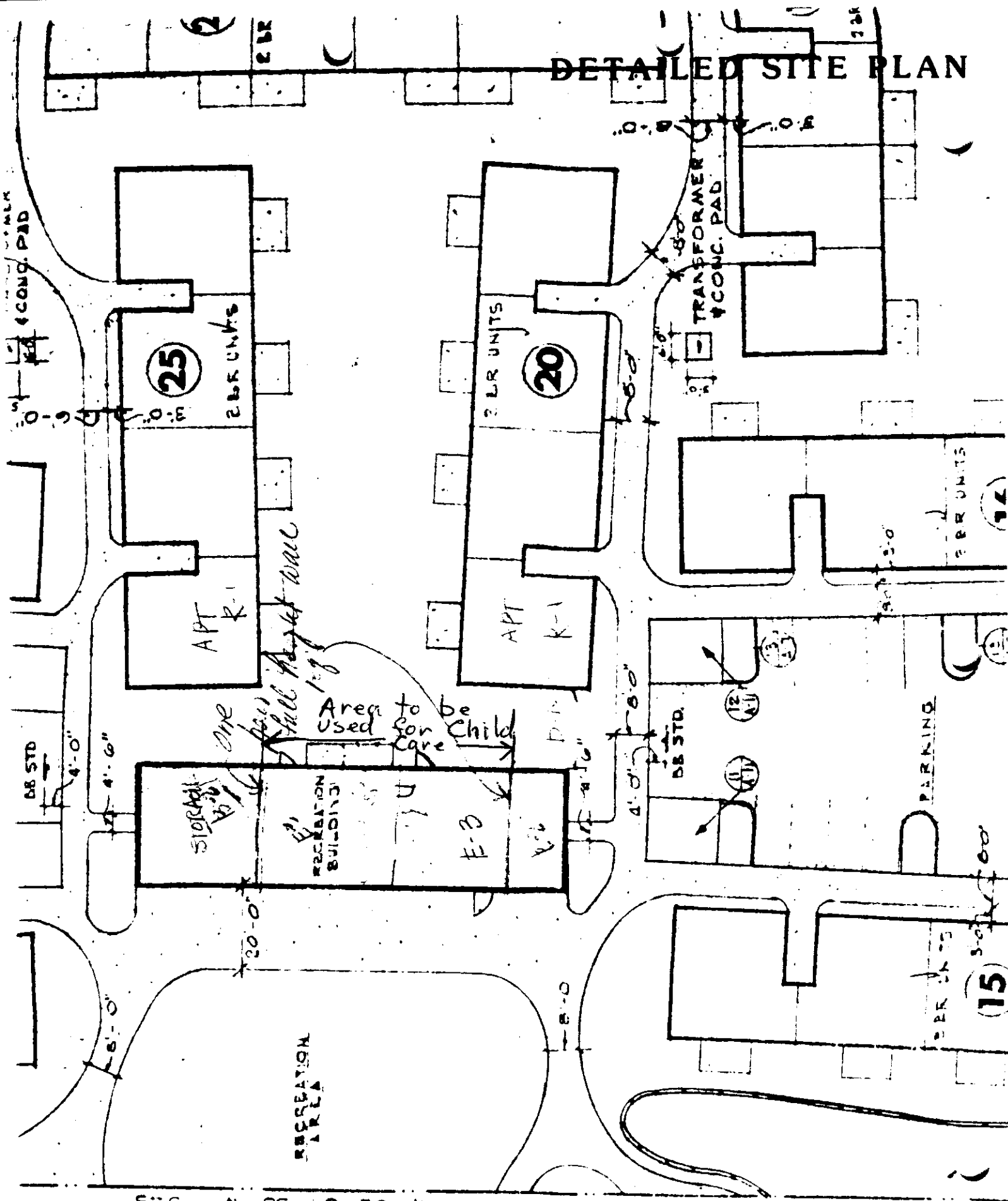


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DETAILED SITE PLAN

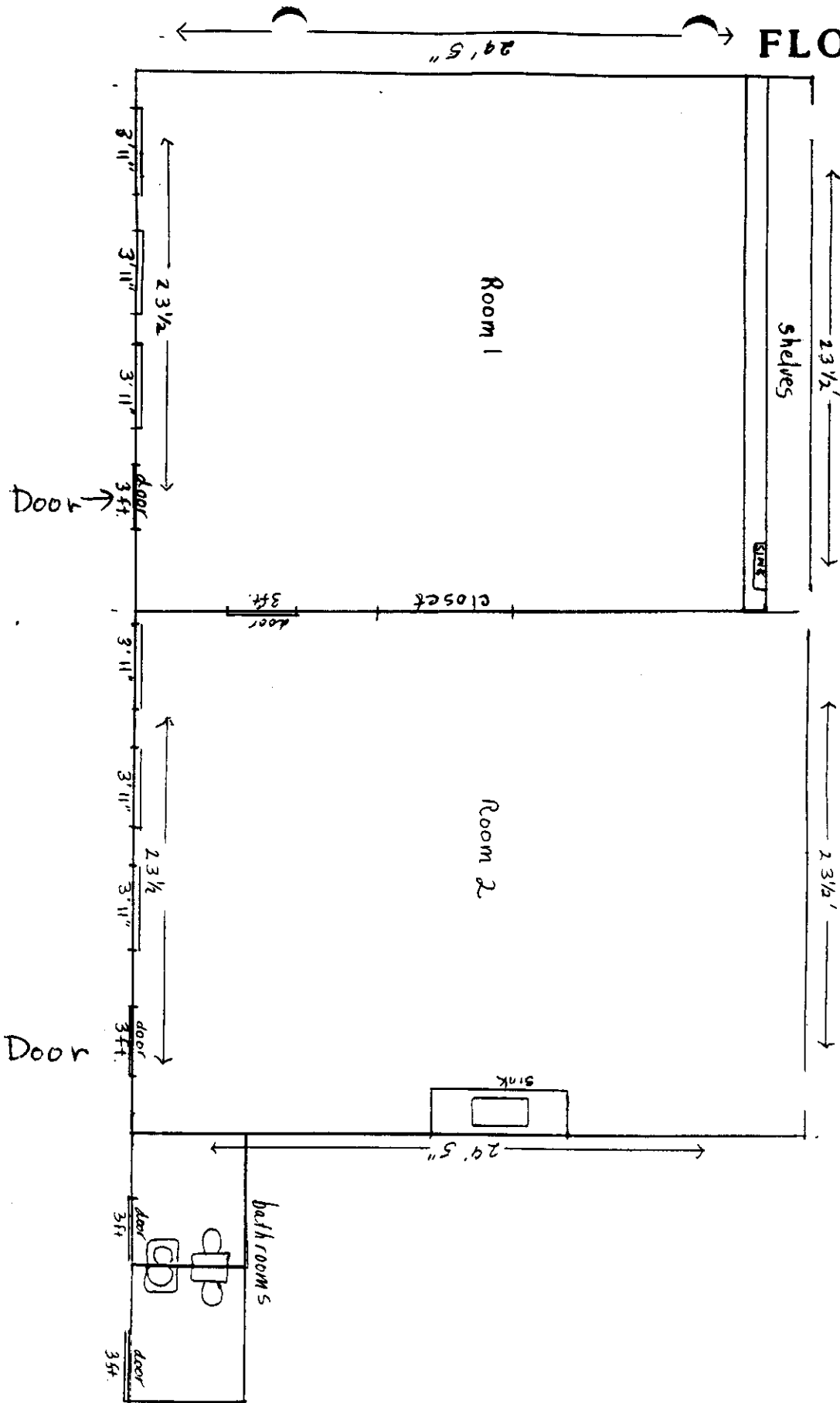


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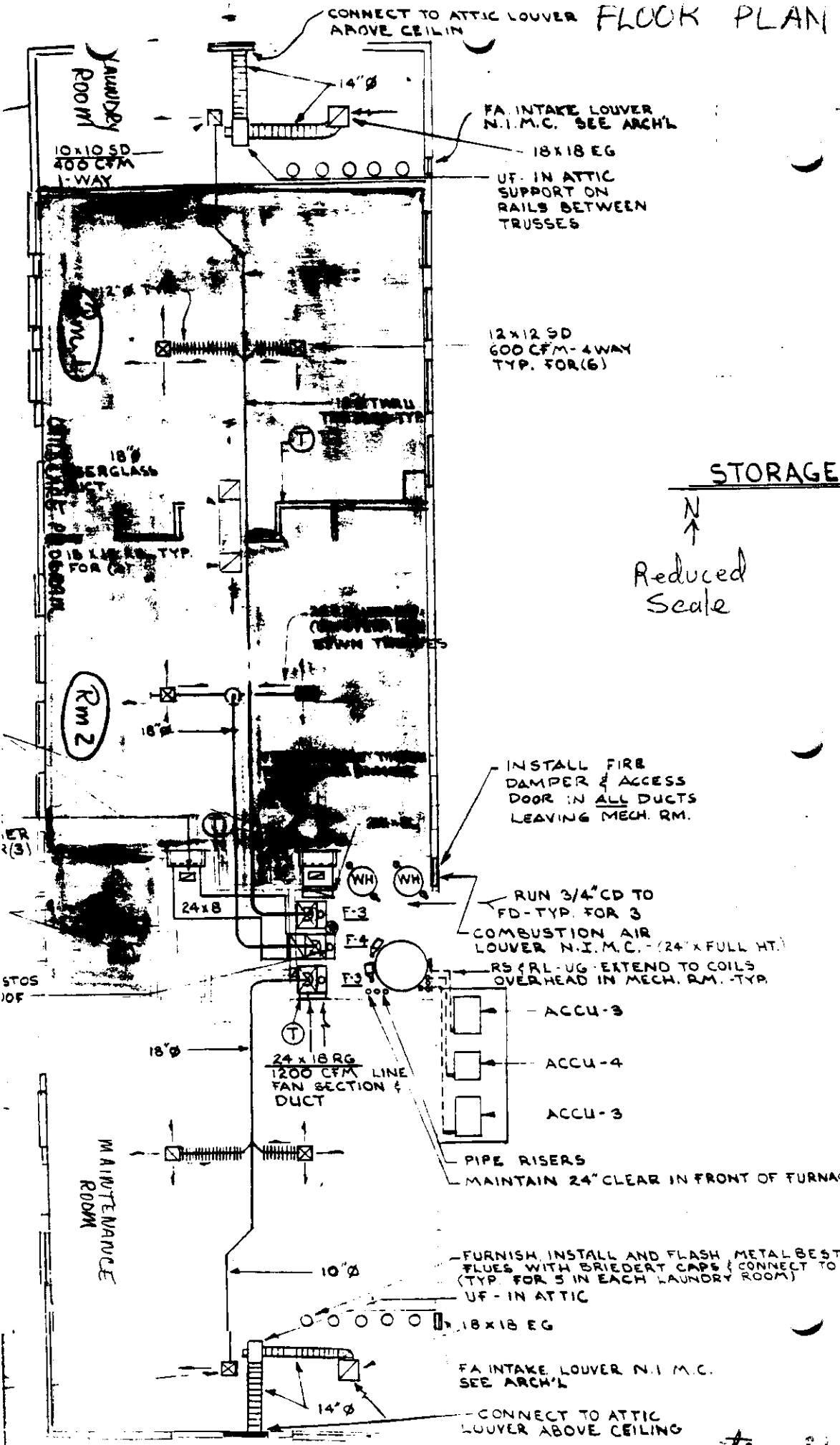
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DRENS AREA LANDSCAPE items

FLOOR PLAN



N
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Reduced
Scale



STORAGE

N
↑
Reduced
Scale

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item 2

ELEVATIONS



