

# CITY PLANNING COMMISSION

927 Tenth St., Suite 300- SACRAMENTO, CALIFORNIA 95814

APPLICANT	Danny Brace - Cheryl Stojkovich, 2 Ebbtide Court, Sacramento, Ca. 95831		
OWNER	Shea Homes, 7052 Riverside Blvd., Sacramento, Ca. 95831		
PLANS BY			
FILING DATE	4-23-82	50 DAY CPC ACTION DATE	REPORT BY: JIT:mm
NEGATIVE DEC	5-17-82	EIR	ASSESSOR'S PCL. NO. 031-319-0100

- APPLICATION:
1. Environmental Determination
  2. Special Permit to establish a day care facility (preschool) for a maximum of 34 children in an existing two-story single-family dwelling in the R-1 zone.
  3. Variance to waive a required six-foot high solid masonry wall

LOCATION: 432 Cedar River Way

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1976 South Pocket Specific  
Plan Designation: Low Density Residential  
Existing Zoning of Site: R-1  
Existing Land use of site: Two-Story Single Family Dwelling

Surrounding Land Use and Zoning:

- North: Single-family dwelling; R-1
- ✓ South: Drainage Canal and vacant lots; R-1
- East: Vacant Lot and Single-family dwelling; R-1
- West: Single-family dwelling; R-1

Number of children: 34  
Employees: 3

Parking required: To be determined by Planning Commission  
Parking provided: 0  
Property Dimensions: 80' x 110'  
Property Area: 8,825 sq.ft.  
Square Footage of Building: 2,524  
Topography: Flat  
Street Improvements/Utilities: Existing  
School District: Sacramento City Unified

STAFF EVALUATION: Staff has the following concerns and comments with regard to this proposal:

1. The applicant proposes to convert a portion of an existing new single-family dwelling into a day care facility for 34 children from ages of two to six. The first floor will be utilized for classrooms and the second floor as living quarters. Approximately three employees will operate the facility Monday through Friday between 7:30 A.M. to

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APPLC. NO. P82-106

MEETING DATE May 27, 1982

CPC ITEM NO. 20 12

June 10

6:00 P.M. The applicant is providing three parking spaces in the front of the property on the existing driveway which is in the front setback area (as shown in Exhibit "A"). The applicant has indicated the second floor area will be used for living quarters for the employees.

2. The proposed classrooms "A", "B", "C", and "D" (Exhibit "B") would contain 1,213 square feet of floor area. Based on the City Fire Code and State requirements of 35 square feet per child, the proposed classroom would only allow 34 children maximum.
3. The Fire Marshal has inspected the facility for fire code requirements and indicates that this building must comply to E-3 occupancy standards. This will include replacement of the shingle roof with a tile roof and other safety measures.
4. The City Traffic Engineering Department has estimated that the proposed day care center would generate from two to three vehicle trips per day per child. Therefore, the proposed facility could generate from 68 to 102 vehicles per day. Staff believes the increase in vehicles could significantly impact the traffic circulation in the neighborhood. In addition, the property is located at a 90-degree intersection and is located two blocks from a major street (Gloria Drive). The vehicles would have a tendency to make an unsafe "U" turn in order to return to the major street.
5. In March 1982 the City Council adopted locational criteria for establishing non-residential care or residential care facilities. The proposed day care facility comes under the classification of non-residential care facility and therefore must conform to the location criteria. Staff has reviewed the location criteria as it relates to the subject proposal and finds that the proposal conflicts with the "neighborhood disruption" and "parking" criteria. The disruption of the neighborhood could be generated from excessive noise from children's activities in the yard area as well as from vehicles arriving at the site. "Adequate off-street parking should be provided for staff and parents. Within residential areas, facilities should not create traffic or parking problems that could result in a nuisance." The subject facility would require 4 off-street parking spaces (3 for employees and one for parent). The backing-out of four vehicles could cause unsafe conditions. Also, paving additional landscaped area for parking would alter the residential character of the area. The proposed day care center would also generate from 68 to 102 additional vehicles per day in the neighborhood. Staff believes this could create adverse problems with on-street parking as well as traffic circulation in the area.

In conclusion, staff believes the proposed day care facility does not conform to the location criteria and the conversion of the dwelling and garage to a day care center and locating employee parking area in the front driveway would alter the residential character of the area.

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STAFF RECOMMENDATION: The staff recommends the following actions:

1. Ratification of the negative declaration.
2. Denial of the special permit based on the findings of fact which follow:
3. Denial of the variance to waive the wall requirement based on findings of fact which follow:

Findings of Fact:

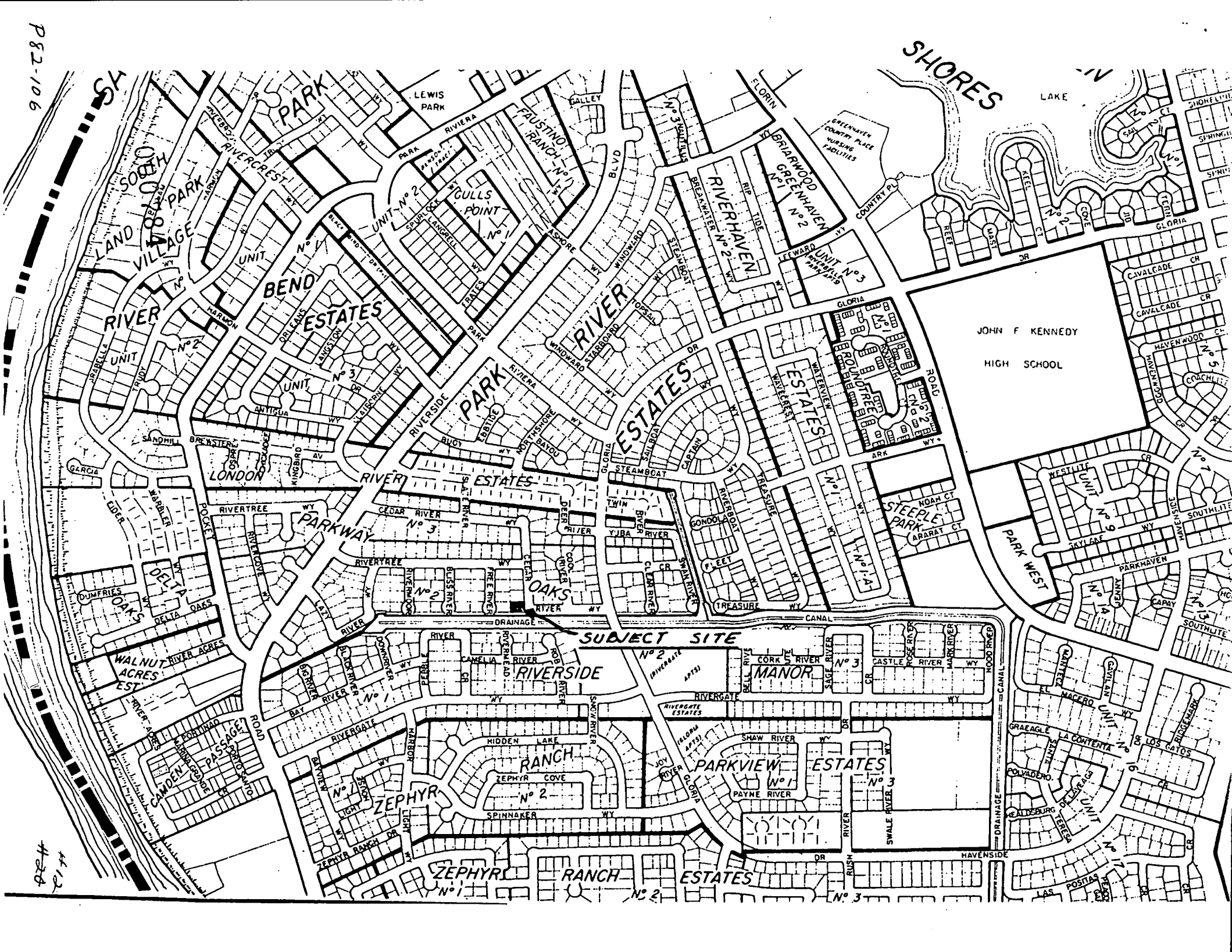
1. The project is not based on sound principles of land use in that:
  - a. the use would significantly increase the traffic congestion in the area;
  - b. the use would significantly alter the character of the residential neighborhood.
2. The project will be detrimental to the public welfare and surrounding properties in that:
  - a. the property has inadequate parking for the proposed employees and parents, and back-out parking could cause unsafe conditions.
  - b. the project would generate additional traffic and could increase the on-street parking along Cedar River Way.
3. The project will be inconsistent with the General Plan to prevent the intrusion of incompatible uses into residential areas in the City.
4. The granting of the Variance request to waive the required six-foot high wall would constitute a special privilege extended to one property owner in that the six-foot high wall would provide for a noise and visual buffer between residential and non-residential uses.

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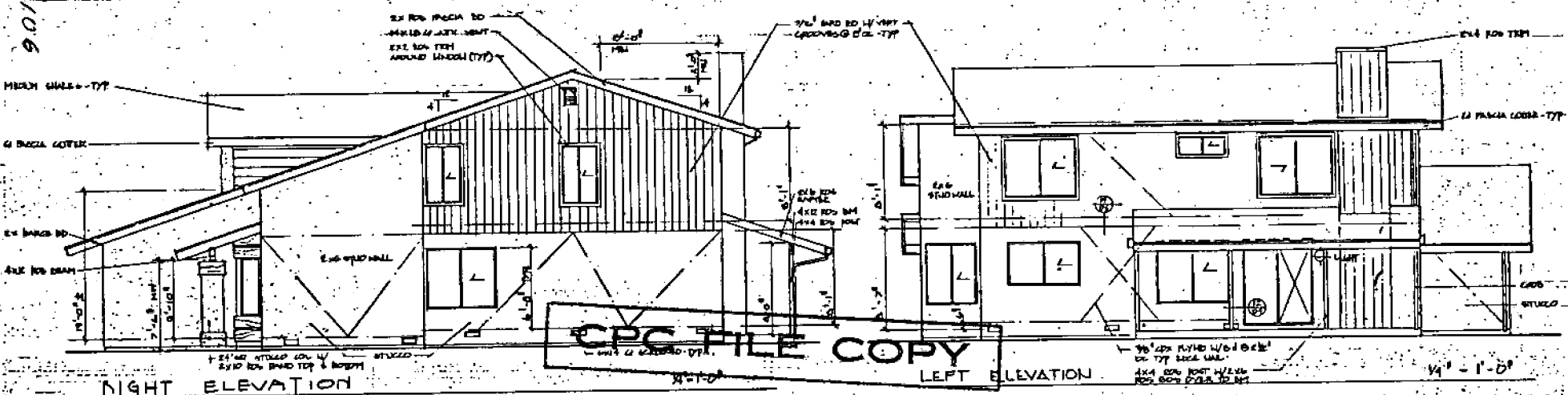
SHORES LAKE

JOHN F KENNEDY HIGH SCHOOL

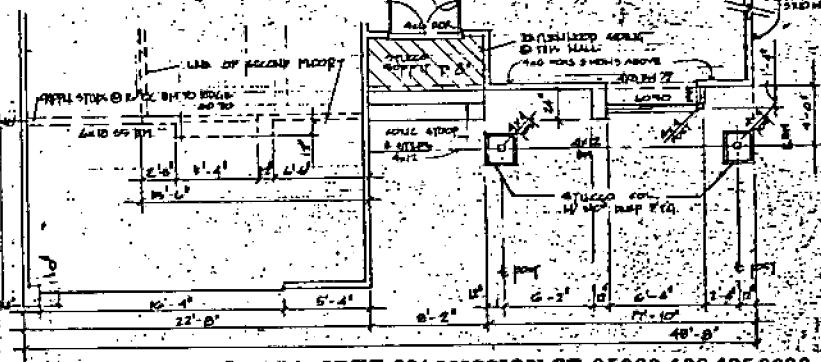
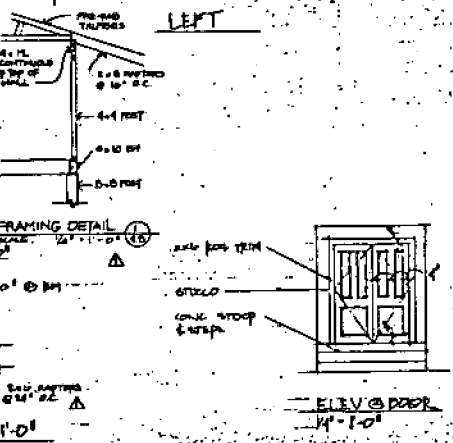
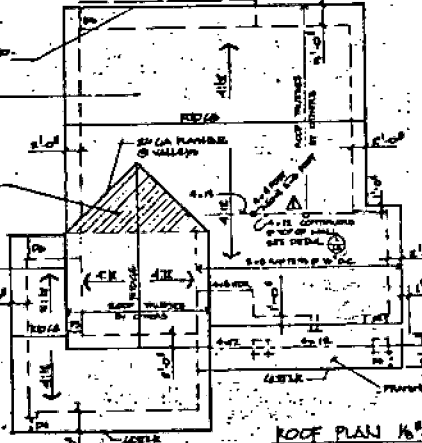
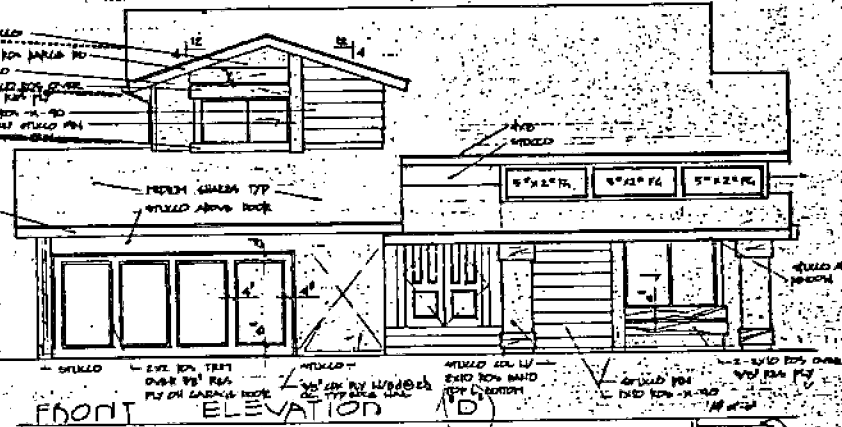
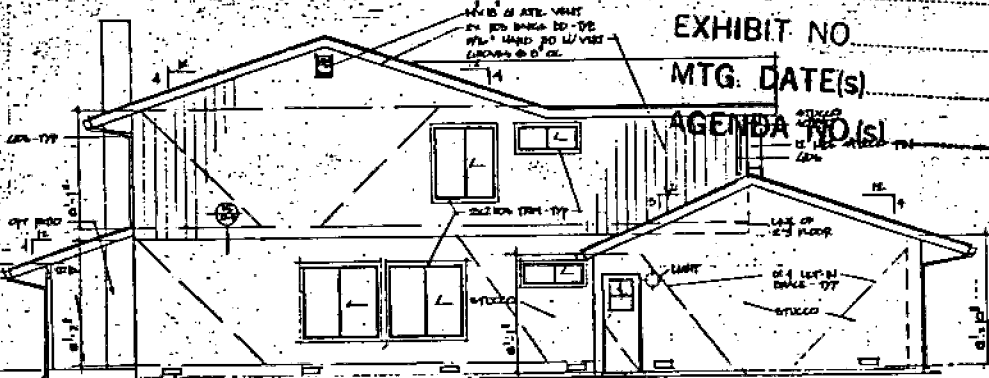
SUBJECT SITE

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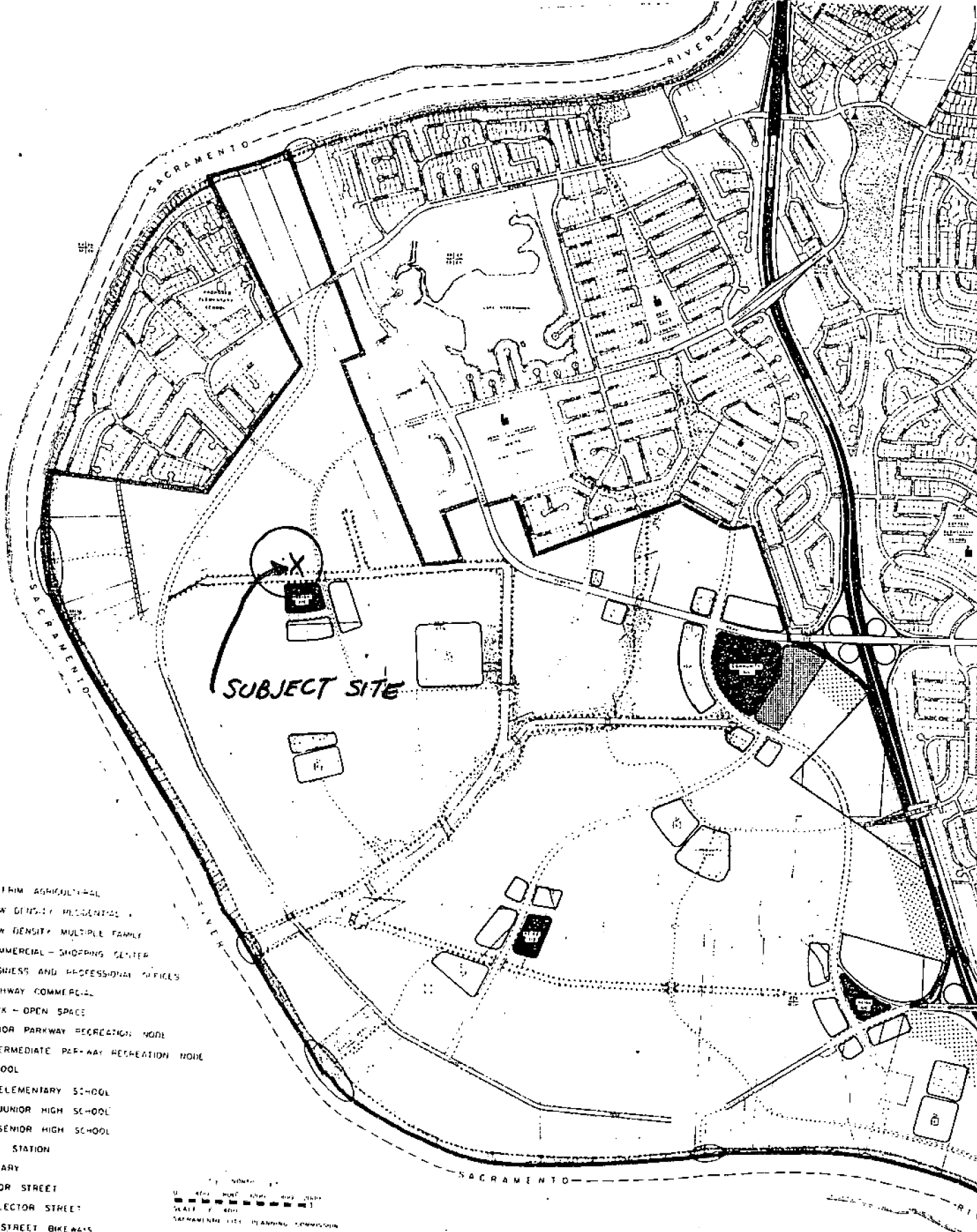


APPL. NO. P-82-106  
 EXHIBIT NO.  
 MTG. DATE(S)  
 AGENDA NO.(S)



SANTA CRUZ 931 MISSION ST. 95060 408-425-8828

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 PLAN ELEV D JOB SHEET 20



**LEGEND**

- WITHIN AGRICULTURE
- LOW DENSITY RESIDENTIAL
- LOW DENSITY MULTIPLE FAMILY
- COMMERCIAL - SHOPPING CENTER
- BUSINESS AND PROFESSIONAL OFFICES
- HIGHWAY COMMERCIAL
- PARK - OPEN SPACE
- MAJOR PARKWAY RECREATION NODE
- INTERMEDIATE PARKWAY RECREATION NODE
- SCHOOL
  - ELEMENTARY SCHOOL
  - JUNIOR HIGH SCHOOL
  - SENIOR HIGH SCHOOL
- FIRE STATION
- LIBRARY
- MAJOR STREET
- COLLECTOR STREET
- ON-STREET BIKEWAYS
- OFF-STREET BIKEWAYS
- STUDY AREA BOUNDARY

SCALE 1" = 400'  
 SACRAMENTO CITY PLANNING COMMISSION  
 ADOPTED BY THE  
 SACRAMENTO CITY COUNCIL  
 RESOLUTION NO. 75142 ON MARCH 21, 1976

**SOUTH POCKET SPECIFIC PLAN**

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6-10-82  
 5/27/82

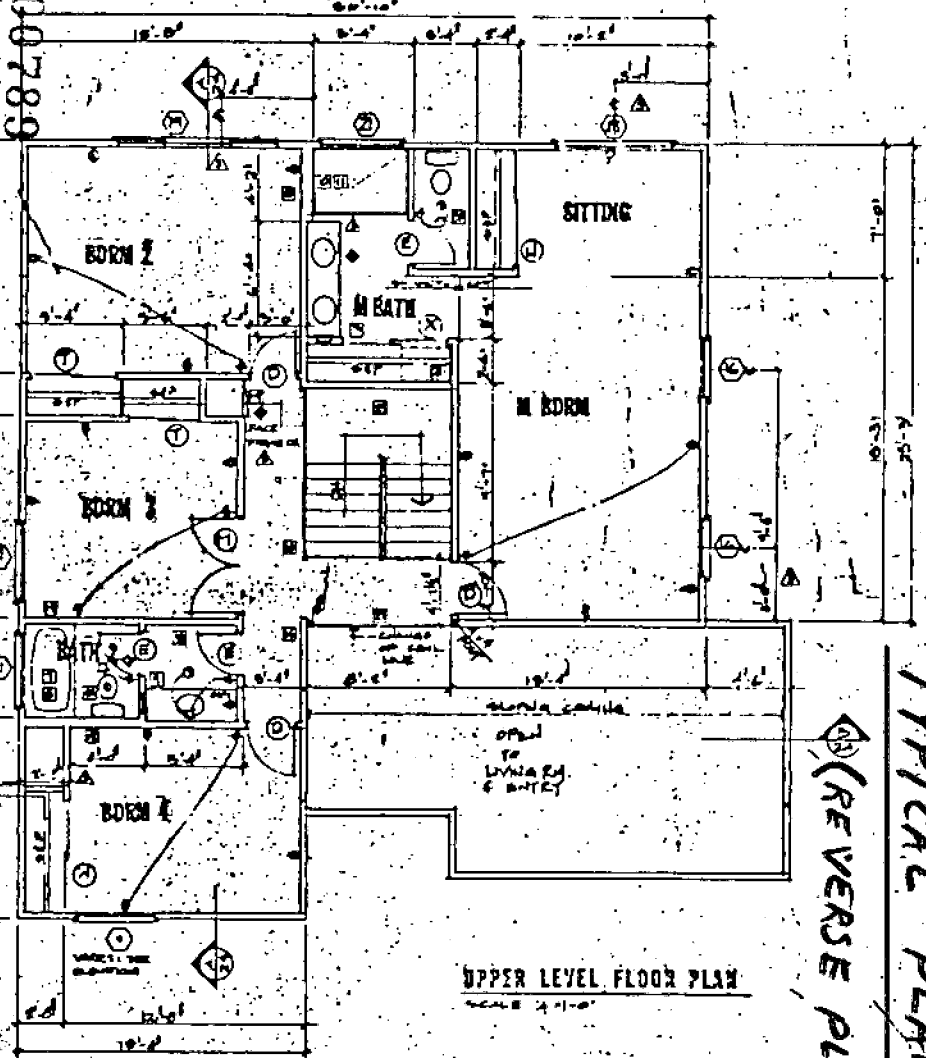
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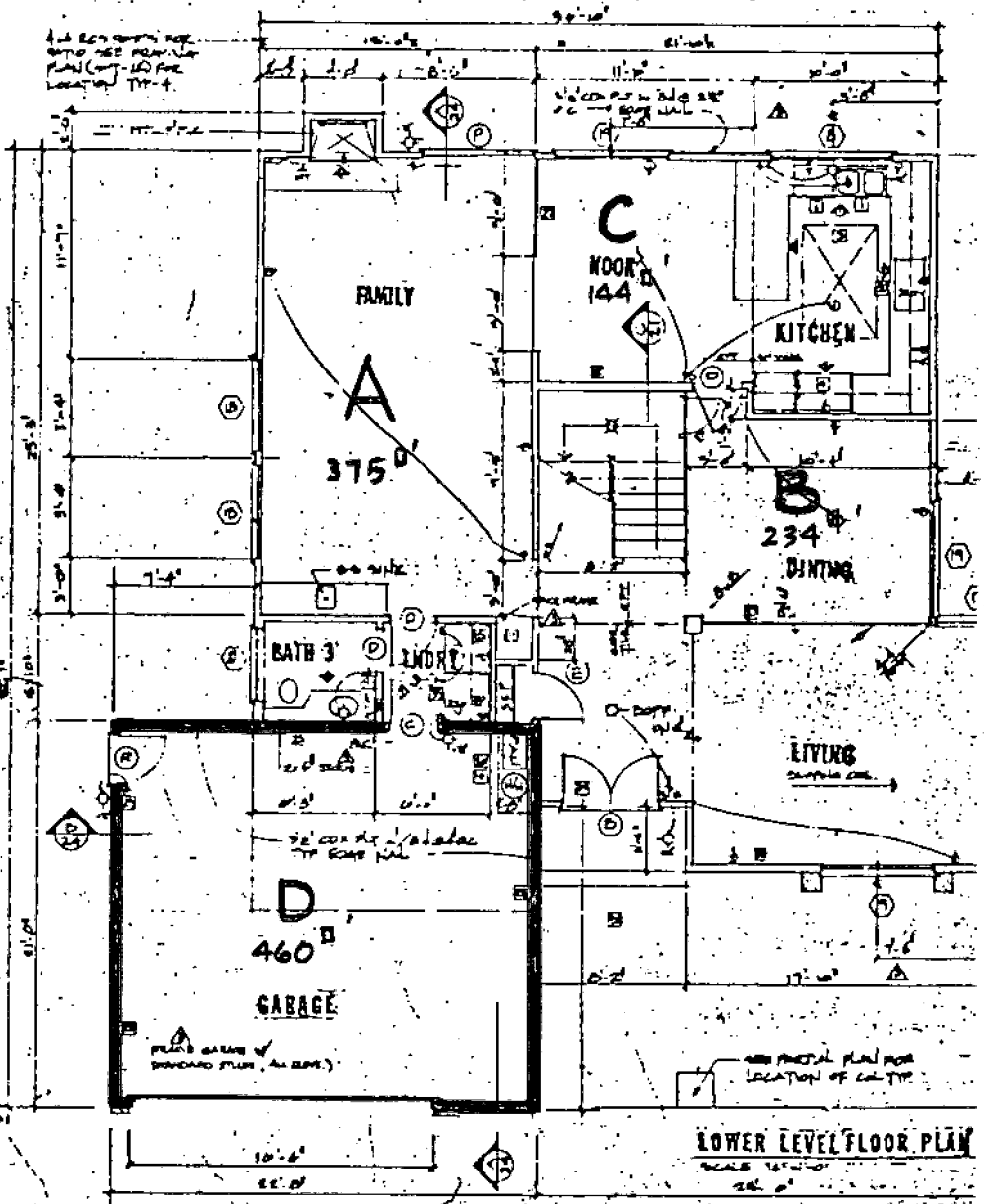
EXHIBIT B



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

(REVERSE PLAN)

TYPICAL PLAN



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

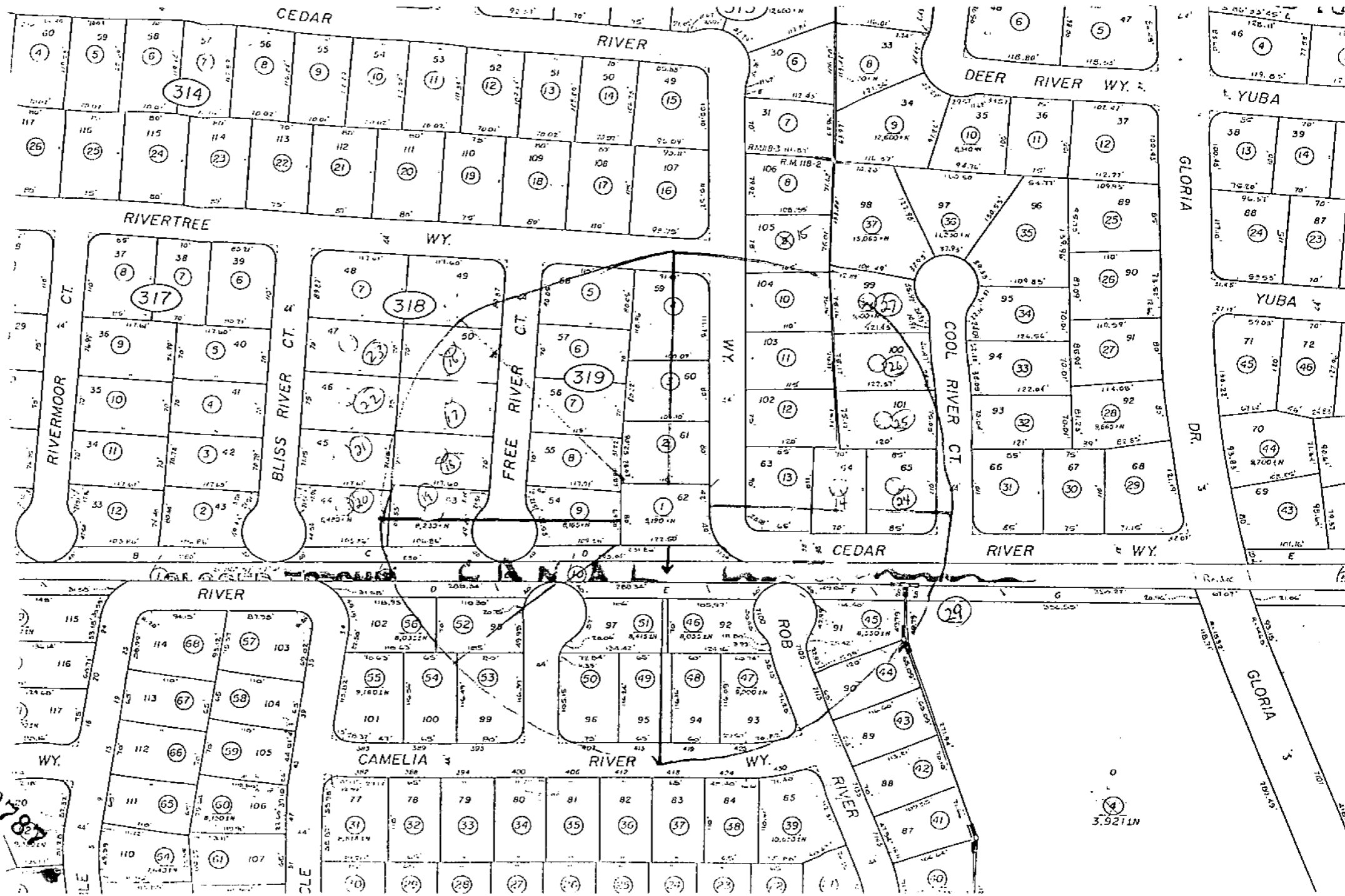
901 DOVE ST. 92660 714-752-1411

LOS GATOS 131 W. MAIN ST. 95030 408-354-6486

SANTA CRUZ 931 MISSION ST. 95080 408-421-

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