

P95-050 - USAA Child Care Facility

- REQUEST:
- A. Negative Declaration
 - B. Capital West PUD Schematic Plan Amendment to include a 21,000 square foot child care facility in the Capital West PUD Schematic Plan and in the Office Building - Planned Unit Development (OB-PUD) zone.
 - C. Special Permit to construct a 21,000 square foot child development center to accommodate 206 children in the Capital West PUD Schematic Plan and in the Office Building - Planned Unit Development (OB-PUD) zone.

LOCATION: 2241 Harvard Street
(Within the USAA complex adjacent to the fitness center)
APN: 277-0151-026
Arden Arcade Community Plan Area
Grant Joint Union School District
Council District 2

APPLICANT:	English, Harper, Reta Architects, Inc. (Ron Reta) 707 Campus Commons Drive #250 Sacramento, CA 95825
OWNER:	United Services Automobile Association (USAA) Building MSVCE San Antonio, TX 95825
APPLICATION FILED:	May 17, 1996
STAFF CONTACT:	Hilary Perry, 264-5698

SUMMARY/RECOMMENDATION:

The portion of the USAA parcel proposed to be developed with the subject child care facility is presently vacant. The applicant is requesting a Schematic Plan Amendment and

a Special Permit to construct a 21,000 square foot, 126 child, child development facility in 2 phases. Phase I is proposed to be a 15,000 square foot child care facility with a capacity of 125 children. Phase II is proposed to be a 6,000 square foot addition to Phase I, and will allow for an additional 80 children to attend the facility. The proposal also includes 19 short-term parking spaces in close proximity to the child care facility, and 35 parking spaces in the existing parking structure. The design and colors for the proposed building have been selected to reflect the design and colors of the existing nearby adjacent fitness center. Two playgrounds will be provided for the children attending this facility. The larger of the 2 playgrounds, located on the south side of the building, will be fenced with 6-foot vinyl coated chain link. The playground on the north side of the building is planned to be fenced with 6-foot wrought iron.

Staff recommends approval of the project. This recommendation is based the project's consistency with the General Plan, the Zoning Ordinance, and the Draft Child Care Demand Analysis regarding the promotion of mixed uses in office developments, the provision of child care, and the appropriate amount of child care capacity to provide for office buildings. Furthermore, the proposed use are compatible with the existing USAA office building complex and with the Capital West PUD.

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial and Offices
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	OB(PUD)

Surrounding Land Use and Zoning:

North: Industrial; M-1
 South: Industrial; M-2
 East: Hilton Hotel; C-4R
 West: SPRR Tracks/Swanston Light Rail Station; M-1

Property Dimensions:	Irregular
Property Area:	2.27 gross acres 2.17 net acres
Height of Structure:	25'10" (1 story)
Exterior Materials:	Cement plaster
Roof Material:	Metal
Parking Provided:	44 spaces
Parking Required:	26 spaces(1 space per 8 children)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED:

In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

Permit

Building Permit
Certificate of Occupancy
Review and approval

Agency

Development Services (Building)
Development Services (Building)
Office of Community Care Licensing

BACKGROUND INFORMATION:

On September 18, 1984, the City Council approved the necessary entitlements to develop four major office buildings totalling 697,000 square feet, known as the Capital West PUD. Since September of 1984 a few minor modification have been made in regards to the building locations, however, the originally approved square footage remains the same.

The subject parcel is partially developed with the USAA office buildings, a fitness center, a parking structure, and softball fields and is designated for Office Building (OB-PUD) use. The project application was submitted on May 17, 1996.

The City of Sacramento Zoning Ordinance allows child care center to be located in a Planned Unit Development (PUD) subject to the granting of a Special Permit from the Planning Commission. Therefore, the applicant has requested a Special Permit to allow a child care facility to use the subject site within the Office Building (OB-PUD) zone. Furthermore, since the proposed child care was not included on the PUD Schematic Plan, the applicant is also requesting a Capital West PUD Schematic Plan Amendment.

STAFF EVALUATION:**A. Policy Considerations**

The General Plan designates the subject site as Regional Commercial and Offices. The proposed child development center is consistent with the land use designations. The project is consistent with the following specific General Plan goals and policies:

- Encourage major employers to incorporate child care facilities to help attract and maintain a productive work force.
- Encourage child care facilities in public and private buildings.
- Promote development of mixed use office projects.
- Encourage and support programs that increase vehicle occupancy.

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- Support actions that reduce peak hour trips.

Additionally, the project is consistent with the City's Draft Child Care Demand Analysis.

B. Site Plan Design/Zoning Requirements

The proposed project site is presently vacant. It is the intention of the applicant to construct the child development center with materials and in colors that are similar to the existing fitness center. It is proposed that this structure be located to the south of the existing parking garage structure and fitness center. The City of Sacramento Zoning Ordinance allows a maximum height limit of 35 feet in the Office Building Zone. The maximum height defined by the PUD Guidelines, which take precedence over the Zoning Ordinance allowance, is 82 feet. The subject structure is proposed to be 28 feet, and, therefore, is in compliance with the allowable height limit.

1. Capital West PUD Schematic Plan Amendment

A PUD Schematic Plan Amendment is required to indicate the proposed child care use on the Capital West PUD Schematic Plan. Staff supports the proposed child care center use within the Capital West PUD. The proposal is consistent with the Zoning Ordinance and the General Plan.

2. Special Permit

A Special Permit is required to locate a new child development center use in a PUD. The proposed child development center will operate Monday through Friday from 7 a.m. to 6 p.m.. Staff supports the proposed child care center use because it will not significantly impact the adjacent office building and industrial developments and will provide complimentary land use functions.

3. Signage

The City of Sacramento Sign Ordinance and the Capital West PUD Guidelines specify that one identification sign not exceeding a total of 16 square feet in area. Signs may be attached or detached. Only directional signage is proposed to be associated with the USAA child development center. As per the Sign Ordinance, directional signs are not allowed to advertise a business, and are not allowed to exceed 4 square feet. Staff assumes that the directional signage will comply with the size allowance. Should the signage be in excess of the allowable square footage or number a Variance must be requested by the applicant and granted by the Planning Commission.

4. Setbacks

The project site is presently vacant. It is the intention of the project proponent to construct a 21,000 square foot child development center in 2 phases. The subject structure is proposed to be oriented so that the structure faces north. The proposed setbacks conform to the Zoning Ordinance regulations and Capital West PUD Guidelines. The proposed project is not anticipated to result in an encroachment upon the required front setbacks, rearyard setbacks, or lot coverage.

5. Parking/Circulation

The site is served via a two-way driveway off of Harvard Street. Presently this driveway serves the parking structure. Forty-four parking spaces will be provided on the project site. Of these spaces, 19 will be short-term and located north and east of the proposed structure, and 35 spaces will be provided in the existing parking structure. The City of Sacramento Zoning Ordinance requires that for every eight children, one parking space must be provided. Therefore, at least 26 parking spaces are required for the proposed church. Because the Zoning Ordinance parking requirement is met, it is anticipated that adequate parking will be provided.

6. Landscaping

The proposed project site is presently vacant. A landscape plan has not been submitted for staff's review. It is recommended that a landscape and irrigation plan be submitted that incorporates the requirements of the water conserving landscaping ordinance for Planning staff's review and approval prior to issuance of building permits. All new designated parking areas shall meet the 50 percent shading requirements. Staff recommends that the shading requirement be met as part of the construction of the 19 space parking lot.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration, without mitigation measures, has been prepared in compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines.

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was sent to the North Sacramento Congress of Neighborhoods and no comments were received. The proposed project application packet was also sent to the surrounding land owners within a 500 foot radius of the project site. Staff has not been contacted by any individuals opposing the project.

C. Summary of Agency Comments

The proposal was routed to the City's Traffic Engineer, Engineering Development Services Section, Building Division, Police Department, Fire Department, Neighborhood Services Department (Parks Division) and Utility Department. The following summarizes the comments received:

1. Utilities Department

The comments which are specifically listed as conditions in the Notice of Decision and Finding of Fact address the requirement for a grading plan, a drainage study, a utility plan, and compliance with the State Stormwater Permit.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the requested Capital West PUD Schematic Plan Amendment and Special Permit. The decision of the Planning Commission may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends approval of the proposed development for the following reasons:

- The proposed project will be consistent with the General Plan goals and policies.
- The proposed project will provide adequate setbacks, and it is compatible with adjacent land uses and development.


Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Capital West PUD Schematic Plan Amendment to include a 21,000 square foot child care


facility in the Capital West PUD Schematic Plan and in the Office Building - Planned Unit Development (OB-PUD) zone.

- C. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to construct a 21,000 square foot child development center to accommodate 206 children in the Capital West PUD Schematic Plan and in the Office Building - Planned Unit Development (OB-PUD) zone.

Report Prepared By,


Hilary Perry
Associate Planner

Report Reviewed By,


Scot Mende
Senior Planner

Attachments

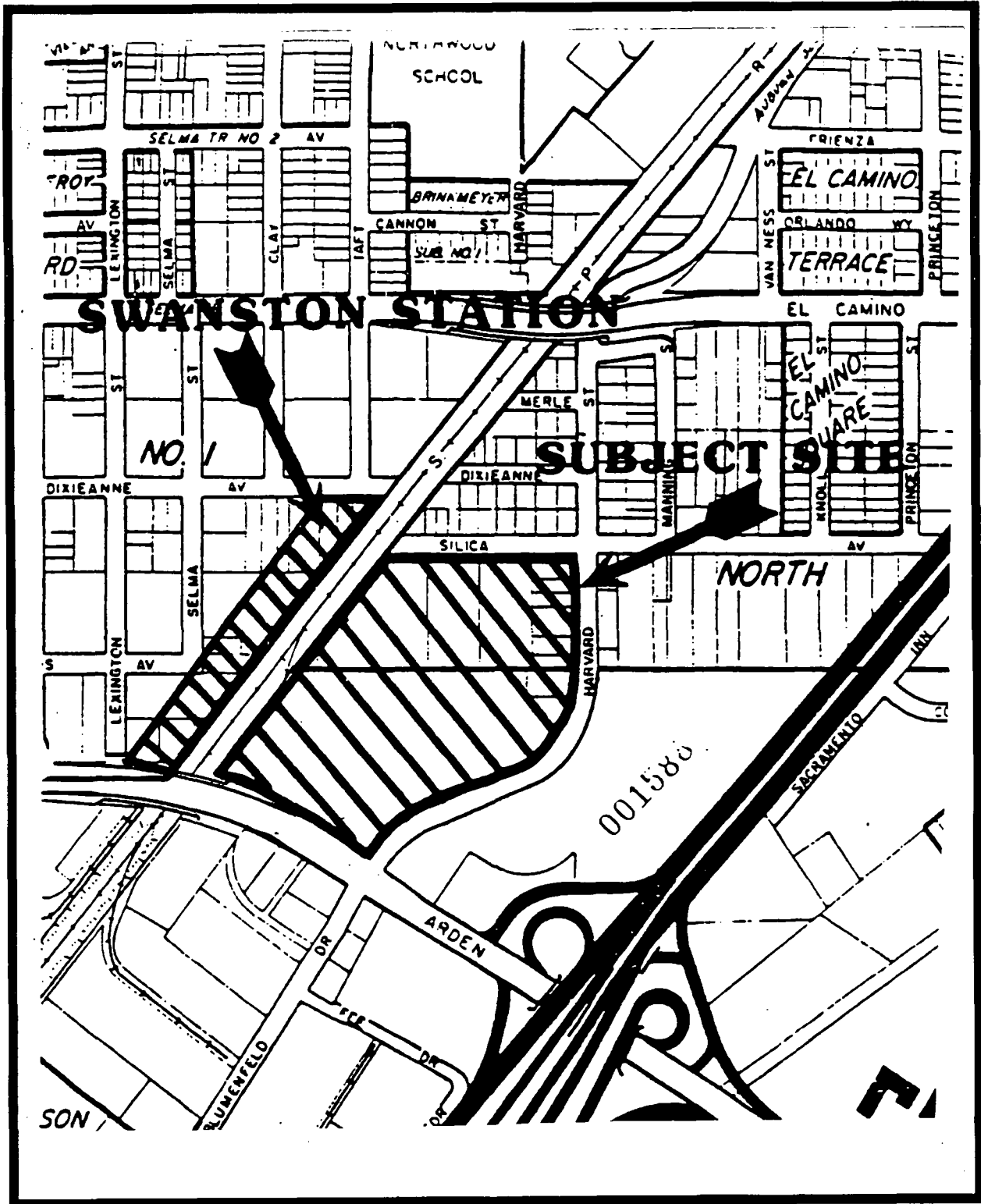
Attachment 1	Vicinity Map
Attachment 2	Land Use and Zoning Map
Attachment 3	Notice of Decision and Findings of Fact
Exhibit 3-A	Site Plan
Exhibit 3-B	Elevations
Exhibit 3-C	Proposed Schematic Plan

ATTACHMENT 1

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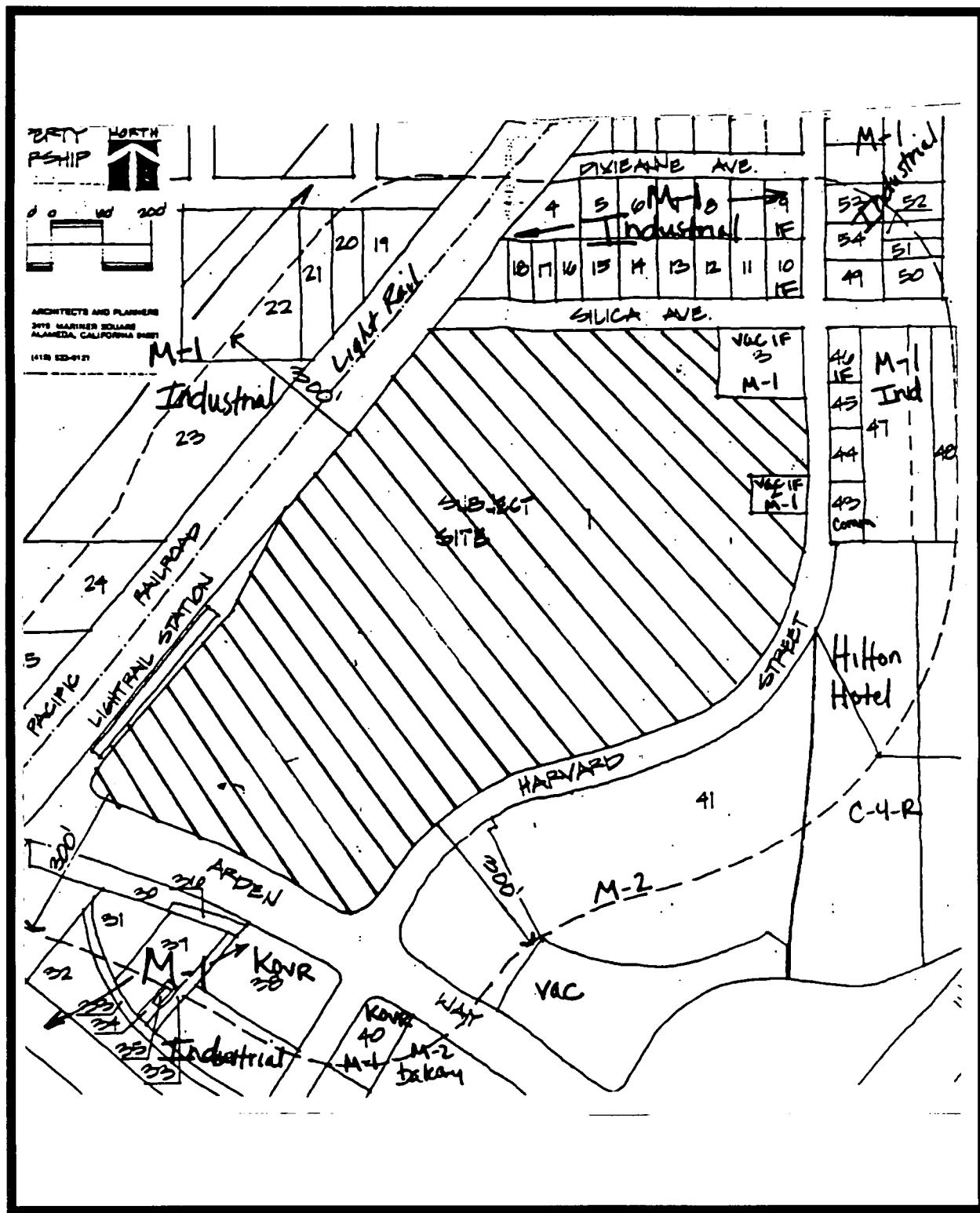
VICINITY MAP

ATTACHMENT 2

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LAND USE AND ZONING

**NOTICE OF DECISION AND FINDINGS OF FACT FOR THE USAA CHILD DEVELOPMENT CENTER CAPITAL WEST PUD SCHEMATIC PLAN AMENDMENT AND SPECIAL PERMIT FOR PROPERTY LOCATED AT 2241 HARVARD STREET SACRAMENTO, CALIFORNIA IN THE OFFICE BUILDING-PLANNED UNIT DEVELOPMENT (OB-PUD) ZONE.
(P96-050)**

At the meeting of August 22, 1996, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Ratified the Negative Declaration.
- B. Approved the Capital West PUD Schematic Plan Amendment to include a 21,000 square foot child care facility in the Capital West PUD Schematic Plan and in the Office Building - Planned Unit Development (OB-PUD) zone.
- C. Approved the Special Permit to construct a 21,000 square foot child development center to accommodate 206 children in the Capital West PUD Schematic Plan and in the Office Building - Planned Unit Development (OB-PUD) zone.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Negative Declaration: The City Planning Commission approves the Negative Declaration, based upon the following findings:
 - 1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;
 - 2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;
 - 3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.
- B. Schematic Plan Amendment to include a 21,000 square foot child care facility on the Capital West PUD Schematic Plan: Approved the Capital West PUD Schematic Plan Amendment to include a 21,000 square foot child care facility is approved based upon the following findings of fact:
 - 1. The proposed Schematic Plan Amendment will not be in conflict with existing policy, the Capital West PUD Development guidelines, and/or the General Plan;
 - 2. The proposed Schematic Plan Amendment will not affect the overall buildout

of the Capital West PUD, and the addition of child care is a logical change;
and

3. The proposed Schematic Plan Amendment, is suitable for the Capital West PUD in that adequate parking, landscaping and design will be provided for the child development center.

C. Special Permit to allow the development of a 21,000 square foot child care facility: The Special Permit to construct a 21,000 square foot child development center to accommodate 206 children is approved based upon the following findings of fact:

1. The project is based upon sound principles of land use in that a child care use is an allowable use in the OB-PUD zone subject to the approval of a Special Permit.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the site has been designed and conditioned with designated pedestrian areas and public safety in mind.
3. The proposed use will not adversely affect the peace and general welfare of the surrounding neighborhood;
4. The project is consistent with the policies of the General Plan.

CONDITIONS OF APPROVAL

C. The Special Permit to allow the development of a 21,000 square foot child care facility is approved subject to the following conditions:

Utilities Department

- C1. A grading plan showing existing and proposed elevation is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. **No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.**
- C2. The proposed development is located within Sacramento Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions.
- C3. A drainage study described in section 11.7 of the City Design and Procedures Manual is required. This study is to be approved by the Department of Utilities **prior to issuance of any further building permits on this site.** The ten-year and 100-year hydraulic grade lines (HGL's) shall be shown on the improvement plans. Building pads shall be a minimum of 1 foot above the

100-year HGL. No drainage taps will be issued until the drainage study is reviewed and approved by the Department of Utilities.

- C4. Drainage across parcel lines is not allowed without a reciprocal drainage easement.
- C5. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- C6. The Department of Utilities requires a utility plan showing all on-site water and drainage facilities, their associated easements and points of service. No water or drainage taps will be issued without submittal of the utility plan.

Advisory Note:

- C7. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plan, and prepare plans to control urban runoff pollution from the project site during construction.

Planning Department

- C8. The applicant shall comply with the City's Tree Shading Ordinance that requires that fifty percent of the parking lot and circulation lanes shall be shaded within fifteen years.
- C9. Adequate recycling and trash enclosure space shall be provided on-site pursuant to Section 34 of the Zoning Ordinance.
- C10. The applicant shall obtain all necessary building permits prior to construction.
- C11. The 19 space short-term parking spaces shall be clearly indicated with paint and/or signage as such.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P96-050)

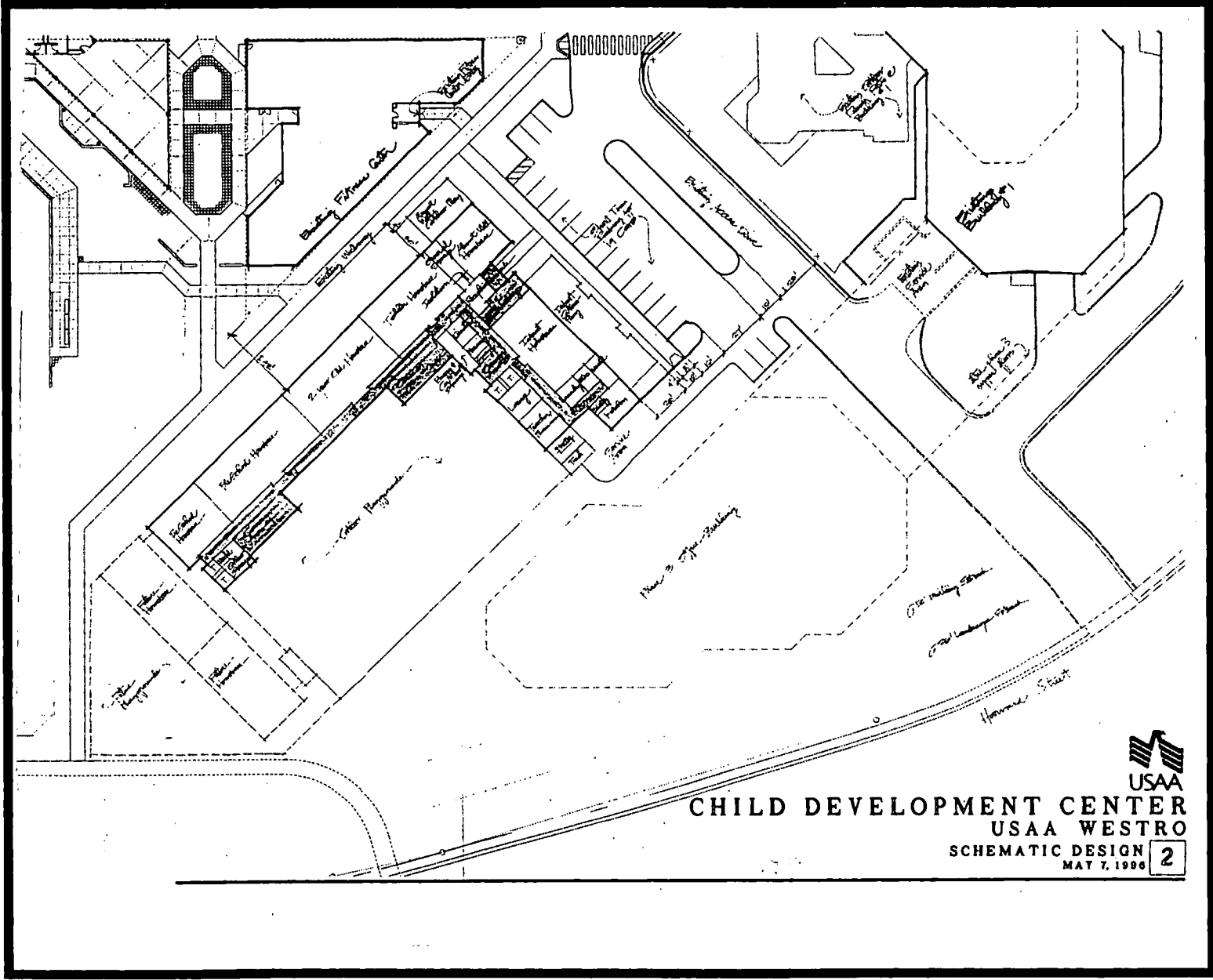
Exhibit 3-A Proposed Site Plan
Exhibit 3-B Proposed Elvevations
Exhibit 3-C Proposed Schematic Plan

EXHIBIT 3-A

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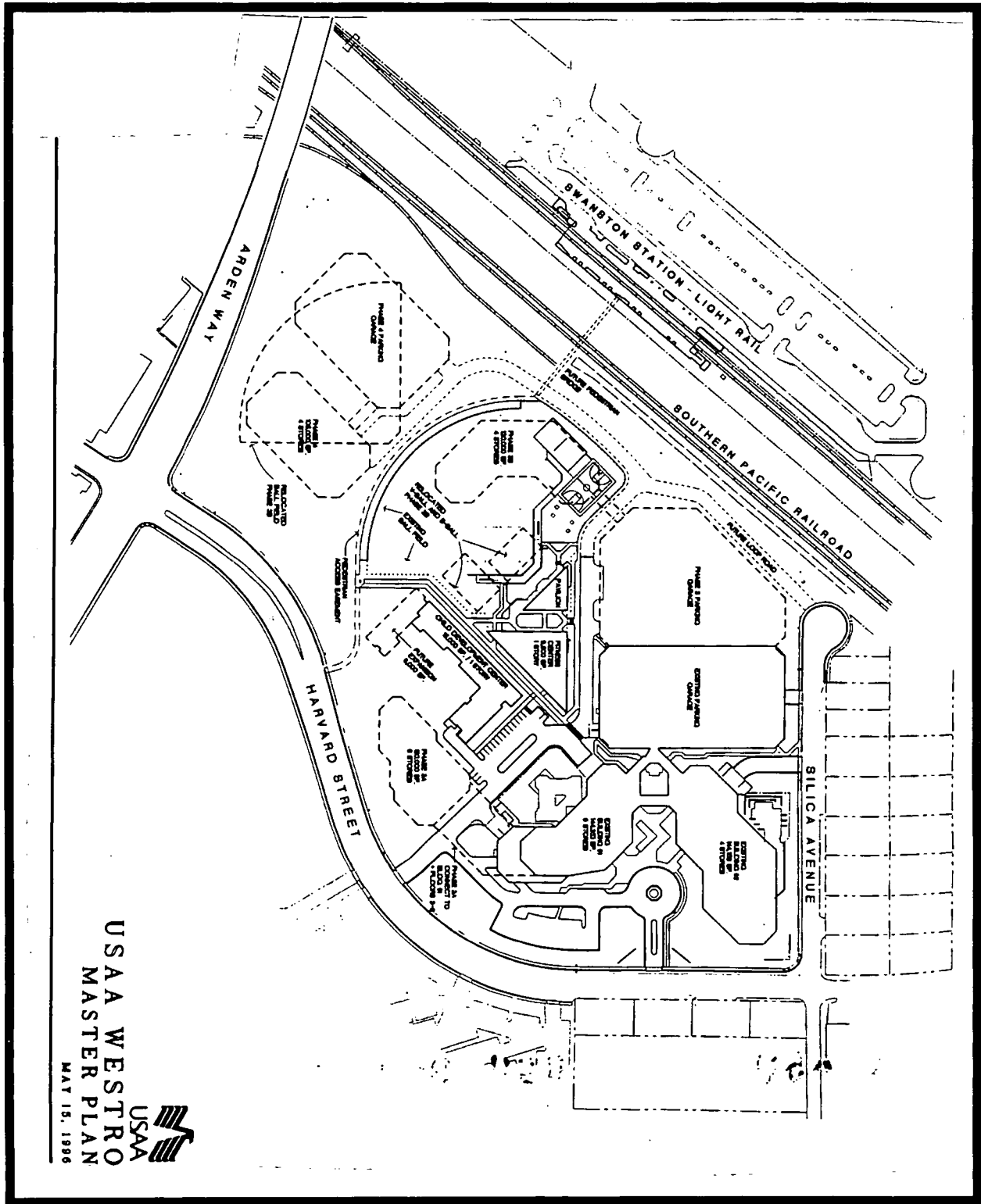
SITE PLAN

EXHIBIT 3-C

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USAA
WESTRO
MASTER PLAN
MAY 15, 1996

PROPOSED SCHEMATIC PLAN