



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

SPECIAL PERMIT MODIFICATION
(P88-078)

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

LOCATION: 301 North 12th Street; 1321 North C Street

BACKGROUND INFORMATION: On April 14, 1988, the City Planning Commission approved various requests to establish the Loaves and Fishes dining room, Maryhouse homeless shelter, children's day care center, hospitality center, medical clinic variance and lot line adjustments for property located at 301 North 12th Street (see attached report for P88-078).

Request: The applicant, Mustard Seed, has requested the establishment of a private school for two groups of children: 1) those ages five and older; and 2) those preschoolers ages 2, 3 and 4 years. Maximum licensed capacity for both programs will be 15 children. Hours of operation are proposed to be 10:00 to 11:30 a.m. and 1:00 to 3:00 p.m., Monday through Friday. Mothers of children at Mustard Seed are required to stay at Maryhouse now. With approval, children will have supervision while mothers seek employment, housing or keep appointments. Supervisors will be provided by volunteers and part-time professional staff.

Analysis: Currently, St. John's operate a 40 capacity day care center at the site for children of mothers and guardians who stay at Maryhouse. The buildings used by Maryhouse and St. John's are located at the western area of the site. The applicant proposes to convert one of the cottages behind the Mercy Clinic building to be used for the Mustard Seed program. The current special permit includes nine cottages to be used for temporary housing for homeless families. In approving this request, the Planning Director grants the conversion of one cottage to school use.

Since the City Zoning Ordinance requires a Planning Commission Special Permit for schools or day care centers with more than 12 children, staff has determined the original special permit for the Maryhouse day care center can be amended to allow an increase through a second private school program from 40 to 55 children. The director is also amending the special permit for nine cottages to be used as temporary housing for homeless families to reduce the number to eight units. Staff concludes that the proposal is not a substantial deviation from the original Special Permit.

RECOMMENDATION: Since the overall programs provided at the site are mutually supportive, and during the public hearings, the issues of day care center and schools received much positive testimony, the Planning Director recommends approval subject to the following conditions:

1. The applicant shall comply with all applicable building codes:
2. The applicant shall secure appropriate licenses from the State:
3. Total capacity for Mustard Seed facility shall be 15; and
4. The program shall be restricted to Monday through Friday only during daylight hours (9:00 a.m. to 4:00 p.m.).

Report Prepared By:

Dan Hendrycks 6-30-89

Dan Hendrycks, Associate Planner

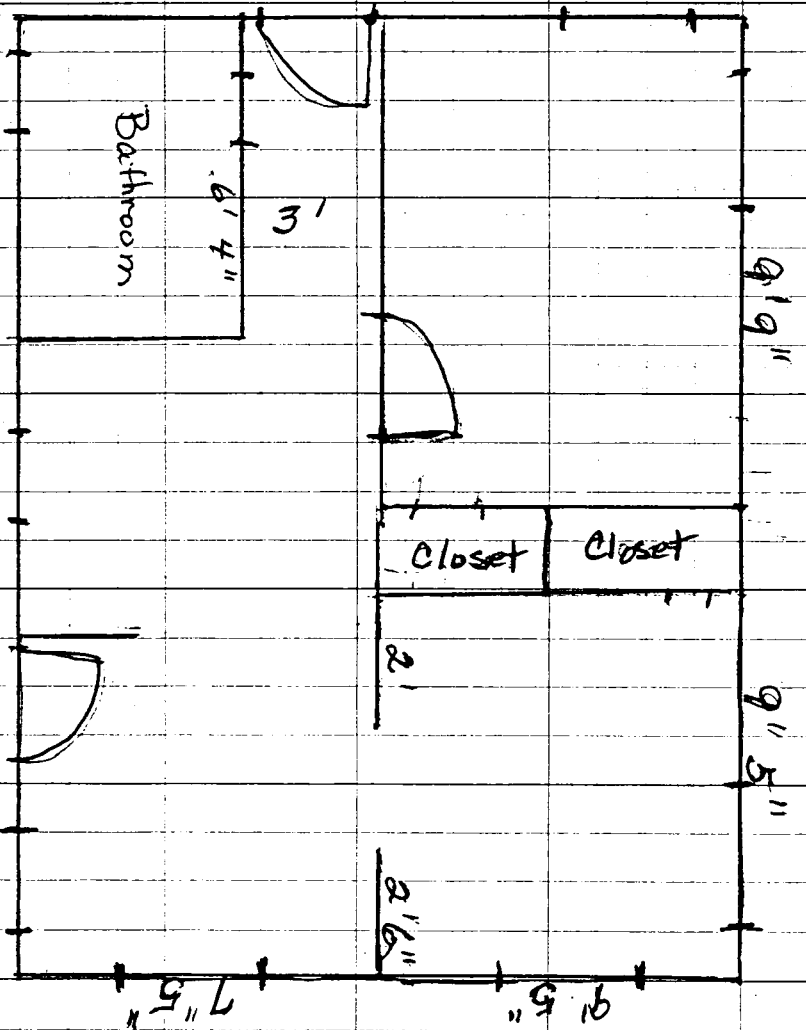
RECOMMENDATION APPROVED:

Marty Van Duyn 7/12/89

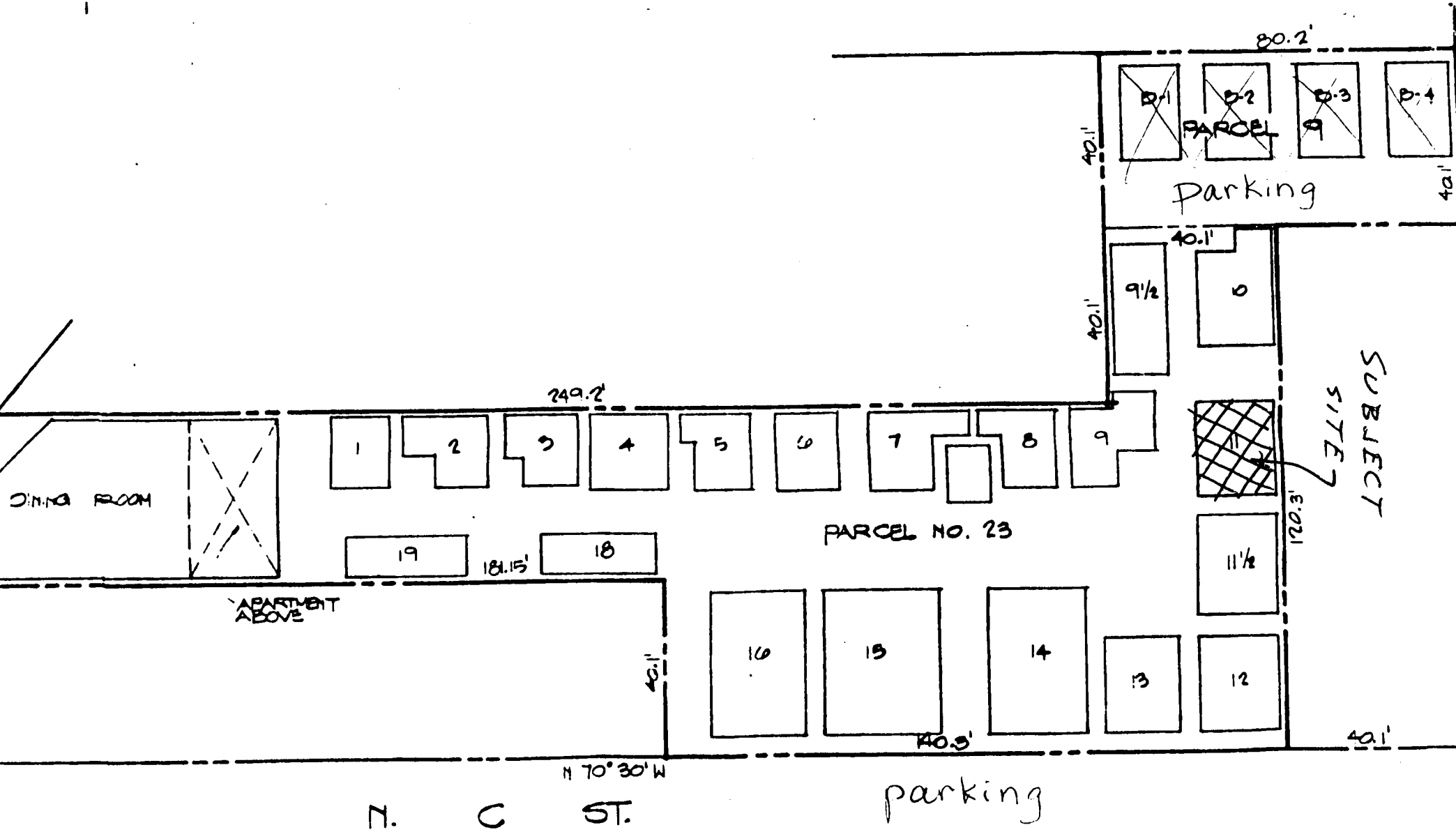
Marty Van Duyn, Planning Director

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Mustard Seed Learning Center



P88 078



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