

**CITY OF SACRAMENTO  
DEPARTMENT OF PLANNING & DEVELOPMENT  
ZONING ADMINISTRATOR  
1231 I Street, Sacramento, CA 95814**

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday May 11, 1993, the Zoning Administrator approved with conditions a Special Permit for a 30 children child care facility for the project known as Z93-010. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

**Project Information**

**Request:** Zoning Administrator's Special Permit to locate a child care facility for 30 children on 0.14± developed acres in the Residential Office (R-O) zone.

**Location:** 3014 H Street  
**Assessor's Parcel Number:** 007-0051-005

<b>Applicant:</b>	Rebecca Judge Kathleen Galvan 3015 H Street Sacramento, CA 95816	<b>Property Owner:</b>	Art Gee Darryl Chin 1311 Perkins Way Sacramento, CA 95818
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**General Plan Designation:** Community/Neighborhood Commercial & Offices  
Central City Community  
**Plan:** Residential/Office  
**Existing Land Use of Site:** Single Family  
**Existing Zoning of Site:** R-O

**Surrounding Land Use and Zoning:**  
North: Day Care & Offices; R-O & C-2  
South: Residential & Office; R-O & OB  
East: Commercial; C-2  
West: Day Care, Residential & Office; R-O, C-2

**Parking Required:** 4  
**Parking Provided:** 4  
**Property Dimensions:** 40' X 160'  
**Property Area:** 0.14± acres  
**Square Footage of Building:** 1,270 sq. ft.  
**Height of Building:** 15 feet  
**Exterior Building Materials:** Stucco  
**Roof Materials:** Wood shake  
**Topography:** Flat  
**Street Improvements:** Existing  
**Utilities:** Existing

Additional Information: The building on the project site is a single family residence. The building was used as an office for approximately three years, 1981-1984 (P82-170, P83-350). Since that time it has been used as a single family residence. Applicants propose to operate a child care center (Montessori School) for 30 children ages two through six years. Hours of operation are 7:30 to 6:00 p.m., Monday through Friday. Applicants propose no exterior modifications other than replacing the roof, installation of playground equipment in the rear yard and construction of six foot fence around perimeter of the playground. Property is located in the Alhambra Corridor Special Planning District.

Applicants operate two other child care centers in immediate vicinity. These facilities have been operating efficiently over the past ten years with no known complaints.

Project Plans: See Exhibits A-C

Environmental Determination:

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15301(a) & 15303(a)).

Conditions of Approval

1. Hours of operation for the child care center shall be 7:30 a.m. to 6:00 p.m., Monday through Friday.
2. The child care center shall be limited to a maximum of 30 children ages two through six.
3. Applicant shall submit a revised site plan to the Building Division indicating: pavement where the existing gravel parking area is located, required handicapped space(s), required maneuvering area, landscaping next to the parking area (see Exhibit A). The plan shall be reviewed by the Building Division - Site Conditions Unit prior to issuance of a building permit. These improvements shall be completed before the child care center opens.
4. The existing structure shall meet building code requirements for child care centers.
5. Any exterior modifications to the existing structure are subject to the review and approval of the City's Design Review/Preservation Director prior to issuance of building permits.
6. Any proposed sign shall meet sign ordinance requirements and require a sign permit.
7. If a trash dumpster is located on the site, an enclosure which meets Zoning Ordinance requirements shall be provided.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. the proposed child care center is compatible with adjacent land uses;
  - b. the project is located on a major street and will not significantly increase traffic congestion in the area; and

- c. the day care facility will provide a needed service in the surrounding community.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that:
    - a. adequate on-site parking and landscaping are provided; and
    - b. the proposed use will not significantly alter the characteristics of the existing neighborhood which consists of offices, a commercial center and child care facilities.
  3. The proposed project is consistent with the General Plan, which designates the site for Community/Neighborhood Commercial and Office use and the Central City Plan which designates the site for Residential/Office use. Child care centers are permitted in the R-O zone with a special permit.

*Joy D. Patterson*

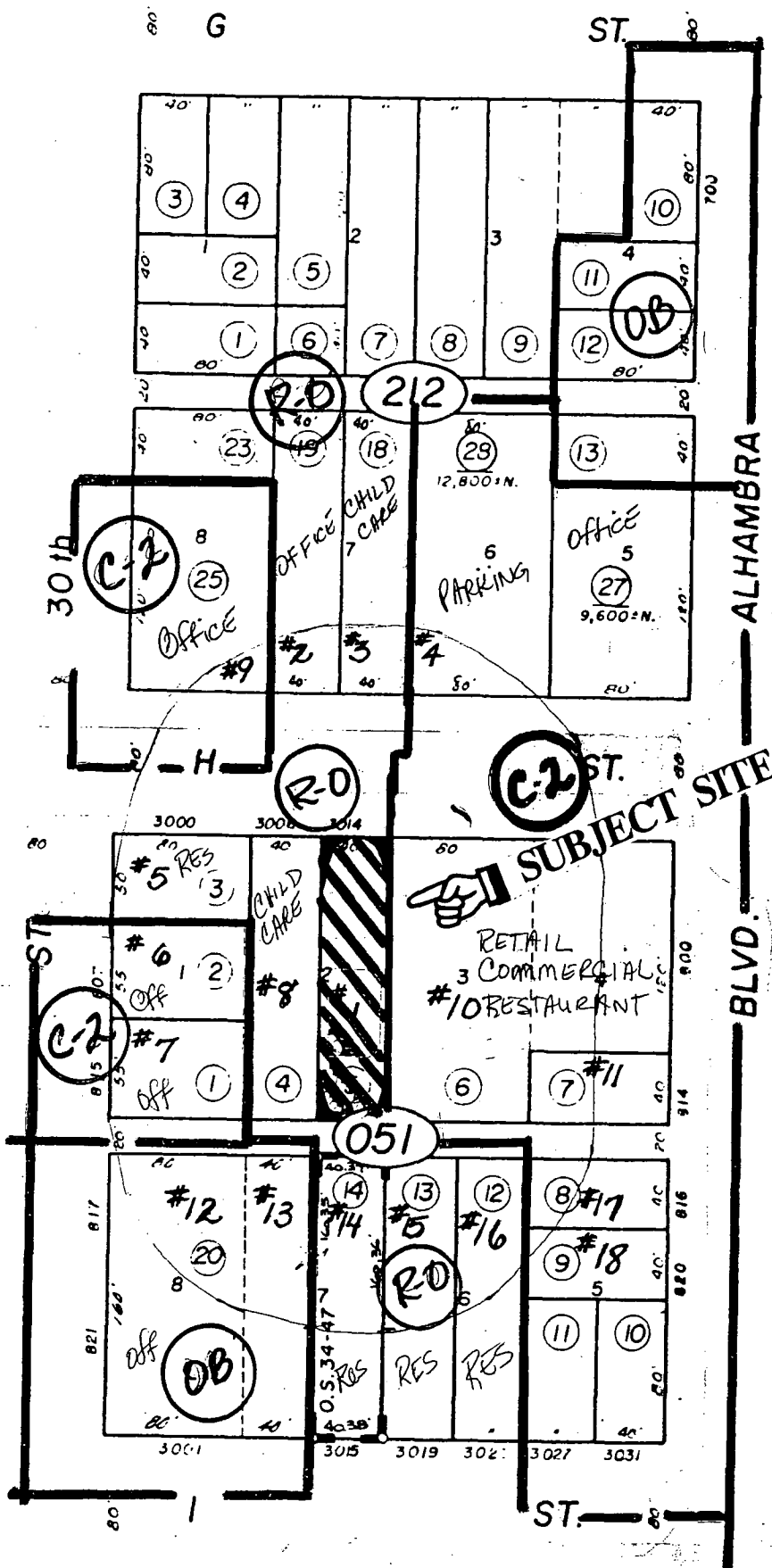
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Joy D. Patterson  
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a building permit shall be deemed established when such building permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File  
Applicant  
ZA Log Book  
Design Review - Randy Lum  
Building Division



Radius Map  
+ H Street

'007-051-05

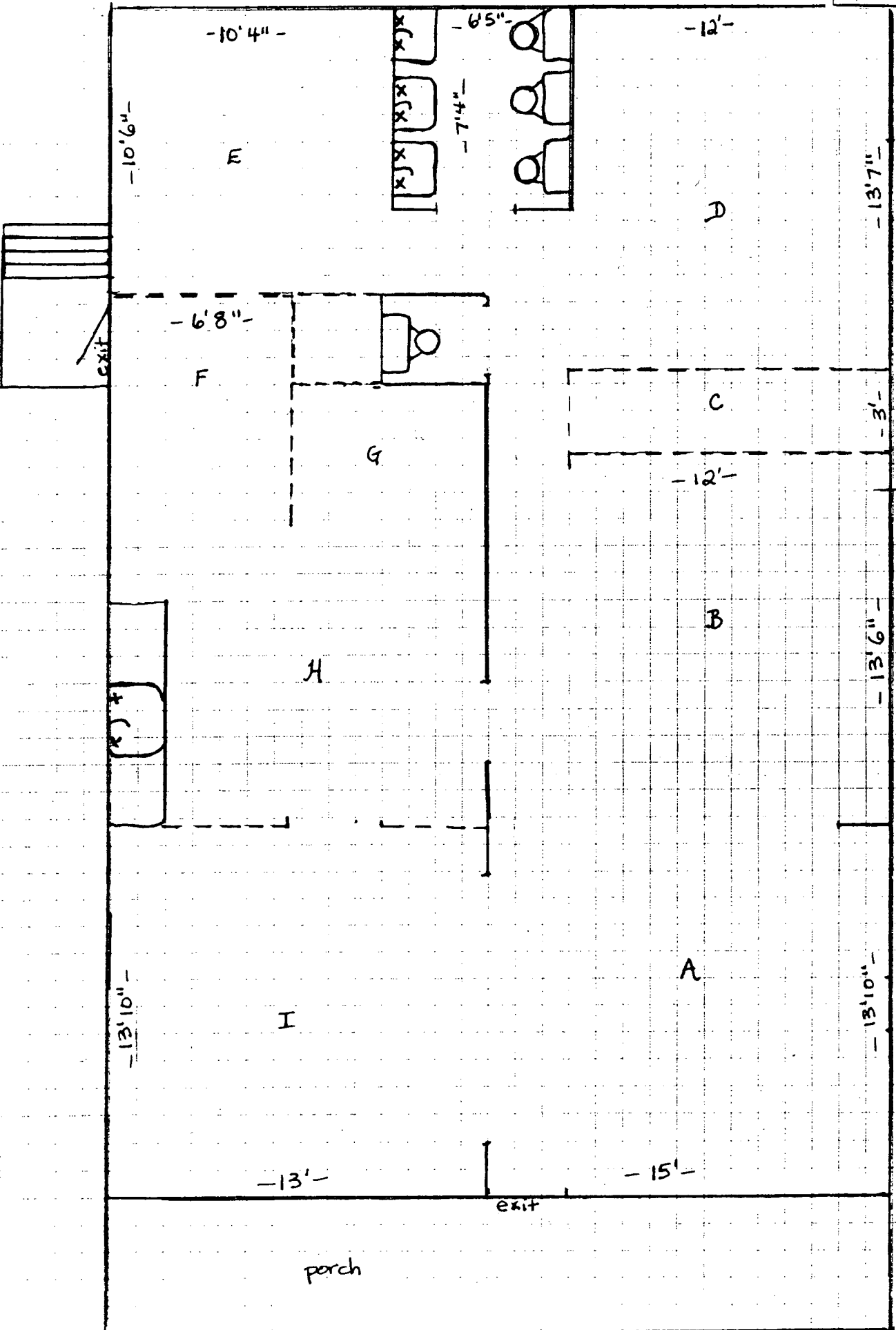
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**VICINITY, LAND USE AND ZONING MAP**



**EXHIBIT B  
FLOOR PLANS**



**Useable Spaces:**

- A =  $15 \times 13.83 = 207.45$
- B =  $12 \times 13.5 = 162.00$
- C =  $12 \times 3 = 36.00$
- D =  $12 \times 13.58 = 162.96$
- E =  $10.33 \times 10.5 = 108.47$
- F =  $9.33 \times 6.67 = 62.23$
- G =  $6.58 \times 7.0 = 46.06$
- H =  $12 \times 8 = 96.00$
- I =  $13.0 \times 13.83 = 179.79$
- Total = 1067.54

excludes halls,  
bathrooms +  
counters

dotted lines =  
removed walls

scale  $\square = 1/4$   
ft.

293-010

5-11-93

3014 H St.  
McKinley  
Montessori  
IGM NO 2 School #3

**EXHIBIT C**  
**ELEVATIONS**



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2014 4 20 11 34 AM