

CITY PLANNING COMMISSION

927-10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Sacramento Housing and Redevelopment Agency, 630 "F" Street, Sacramento		
OWNER	Sacramento Housing and Redevelopment Agency		
PLANS BY	Dean E. Unger, 700 Alhambra Boulevard, Sacramento, Ca. 95816		
FILING DATE	6/14/82	50 DAY CPC ACTION DATE	REPORT BY: GM:mm
NEGATIVE DEC.	Exempt. 15105 (a) BIR	N/A	ASSESSOR'S PCL. NO. 002-112-13 & 17

- APPLICATION:
1. Environmental Determination
 2. Special Permit to establish a joint use facility to house Project Maestra Headstart Program and community space for proposed adjacent 9 unit housing project.
 3. Lot Line Adjustment to merge 2 parcels consisting of 0.2± vacant acres.

LOCATION: 919 "F" Street

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1974 Alkali Flat Community
 Plan Designation: Residential

Existing Zoning of Site: R-4A
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential R-4A
 South: Parking Lot O-B; Office O-B, Residential R-4A
 East: Residential R-4A
 West: Residential R-4A

Parking Required: To be determined by Commission
 Parking Provided: 12
 Parking Ratio: 1: employee
 Property Dimensions: 40.73' x 160.82'; 37.4' x 82.58'
 Property Area: 9,613 sq.ft.
 Square Footage of Building: 3,590 sq.ft.
 Exterior Building Colors: Body: light brown;
 Trim: white; Roof: dark brown
 Exterior Building Materials: Fiberglass shingle roof, masonite siding, wood trim, single hung aluminum windows

BACKGROUND INFORMATION: The subject site, located in the R-4A zone, consists of two vacant parcels totalling 9,600 ± square feet. The Sacramento Housing and Redevelopment Agency (SHRA) proposes to develop a 3,590 sq.ft. facility consisting of classroom space, kitchen facilities, offices and related multi-use space. A children's play area is proposed behind the building and 12 parking spaces are located off the alley. This facility will be leased to Project Maestra to house their children's Headstart Program. This facility will also be used as a Community Center space for the residents of a nine unit housing complex proposed for the adjacent parcel to the west.

The City Council approved the Project Maestra Program for the subject site by

~~Resolution on March 9, 1982. The site and program was also approved by the~~
Alkali Flat Project Area Committee on January 27, 1982.

STAFF EVALUATION: Staff has the following comments and concerns regarding this project:

1. Project Maestra is a bilingual Headstart Program with a majority of the 60± children coming from the Alkali Flat and Washington neighborhoods. The program operates in two shifts (9:30 a.m.-12:30 p.m. and 12:30 p.m.-3:30 p.m.) Monday through Friday. The proposed project is designed to accommodate a maximum of 34 children based upon state space allocation standards pertaining to day care centers. The applicant indicates that there will be no more than 34 children at the facility at one time.
2. The project proposes 12 parking spaces along the alley. Project Maestra currently employs two full time staff members and approximately 10 part time employees. The part time employees arrive and depart at different times of the day. Approximately 29± children live in the Alkali neighborhood and would either walk to the center or be transported by bus, operated by Project Maestra. Staff feels that the twelve spaces are adequate for the parking demand generated by the Center.
3. The portion of the L-shaped parcel adjoining 10th Street is located in a block face consisting of six residential structures. Two of the buildings (508 & 510-Tenth Street) are identified as Priority Structures.

The applicant proposes to locate the 12 parking spaces at a 90° degree angle to the alley and screen the parking lot from Tenth Street with a 6½-foot landscaped strip and a 4-foot high solid block wall. A six-foot high solid masonry wall is proposed along the south property line separating the parking lot from the adjacent residential structure. A trash storage area enclosed by a masonry wall is also proposed adjacent to the 6-foot high wall and placed 6-½-feet back from the Tenth Street property line.

4. In order to improve the visual appearance along the Tenth Street block face and better integrate the parking lot with the existing residences, Staff recommends the following changes to the site plan:
 - a. The enclosed trash area be relocated to the rear of the building or site (northwest corner) and away from the existing residence.
 - b. The 6-foot solid masonry wall be lowered to 3-feet along 16-feet of the south property line measured from the Tenth Street property line. (The front yard setback for the Tenth Street frontage is approximately 15-¾' based on the average setback of the two closest adjacent structures). See Exhibit #1.
 - c. The area equivalent to the front yard setback immediately north of the 3-foot wall (the location of the proposed trash enclosure area) be landscaped with ground cover, shrubs and trees. (See Exhibit #1)

- d. ~~The 4-foot high solid block wall proposed for the landscape strip between the parking lot and Tenth Street be replaced with a 3-foot high wooden picket fence. The wood fence should be moved a minimum of 2-feet to the east of the proposed wall location to allow for auto door clearance when opening.~~
 - e. The 6½ foot landscape strip be planted with ground cover, shrubs and trees.
5. The applicant must submit a detailed landscape, irrigation and shading plan indicating 50-percent shading of the parking lot prior to the issuance of a building permit.

Lot Line Adjustment

The applicant proposes to combine the two vacant parcels in order to develop the Project Maestra facility and parking on the same parcel. The proposal was reviewed by the office of the Building Inspections, Traffic Engineering, Water and Sewer Division and Engineering Department. There were no objections to the request. The City Engineer recommended the following condition for the lot line merger:

The applicant shall submit closure calculations for the overall boundary of the site. It shall be prepared by a certified licensed Land Surveyor or Civil Engineer and reviewed and approved by the City Engineer's Office.

STAFF RECOMMENDATION: The staff recommends the following actions:

- 1. Ratification of the Negative Declaration.
- 2. Approval of the Special Permit subject to the conditions and based upon the Findings of Fact which follow:
- 3. ~~Approval of~~ the lot line merger by adopting the attached Resolution.

Deny

Conditions: (See added condition on page 4)

- 1. The proposed day care center shall be limited to 34 children. Expansion will be subject to a new Special Permit. The hours of operation of the day care center shall be limited to 8:00 a.m. to 5:00 p.m.
- * *Delete* 2. The site plan shall be revised to indicate the following changes and submitted to staff for review and approval prior to issuance of any building permits (See Exhibit 1).
- * *Delete* 3. Relocate the trash enclosure area to the northwest corner of the site.
- * *Delete* 4. The 6-foot high solid masonry wall along the 16-feet of the south property line separating the parking lot and adjacent residential structure be lowered to 3-feet measured from the Tenth Street property line.
- * *Delete* 5. The area immediately north of the 3-foot high fence (8'x16'= 128 sq.ft.) be landscaped with ground cover, shrubs and trees.

- * ~~Delete~~ 6. Replace the 4-foot high solid masonry wall proposed for the landscape strip between Tenth Street and the parking lot with a 3-foot high wooden picket fence and locate a minimum of two-foot distance from the parking stall.
- * Delete 7. The 6-½ foot landscape strip be planted with ground cover, shrubs and trees.

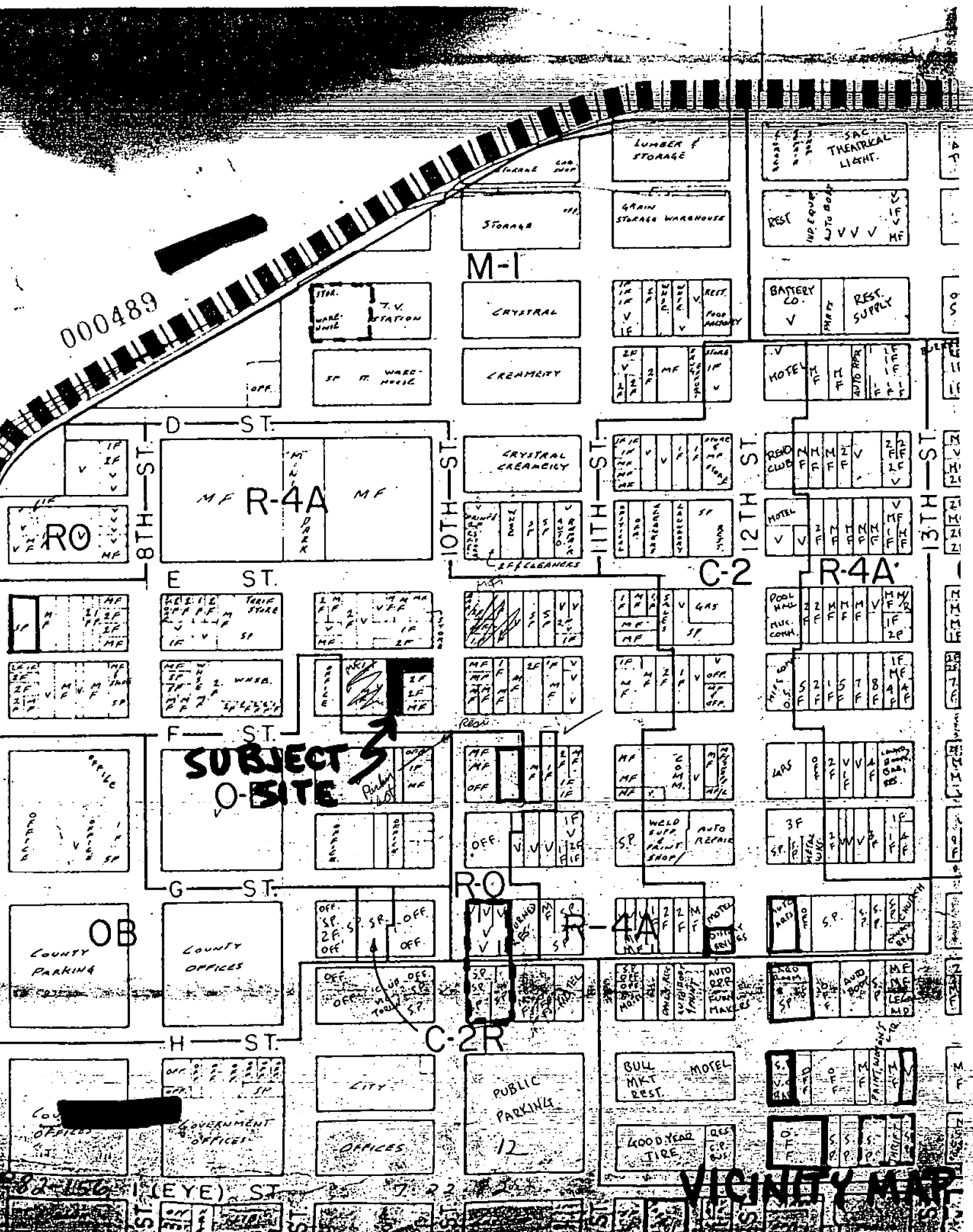
ADDED CONDITION: A total of 4 parking spaces shall be provided on the building site.

Findings of Fact - Special Permit

1. The proposal is based on sound principles of land use in that:
 - a. The day care center, as conditioned, is compatible with surrounding residential land uses.
 - b. The project has been designed to provide adequate off-street parking on the rear of the site.
2. The proposal will not be detrimental to the public health, safety and welfare in that:
 - a. The project as conditioned provides an adequate amount of parking on the site and sufficiently landscaped to visually screen the parking lot from the Tenth Street block face.
3. The proposal is consistent with the City Zoning Ordinance in that Day Care Centers are permitted subject to a Special Permit.

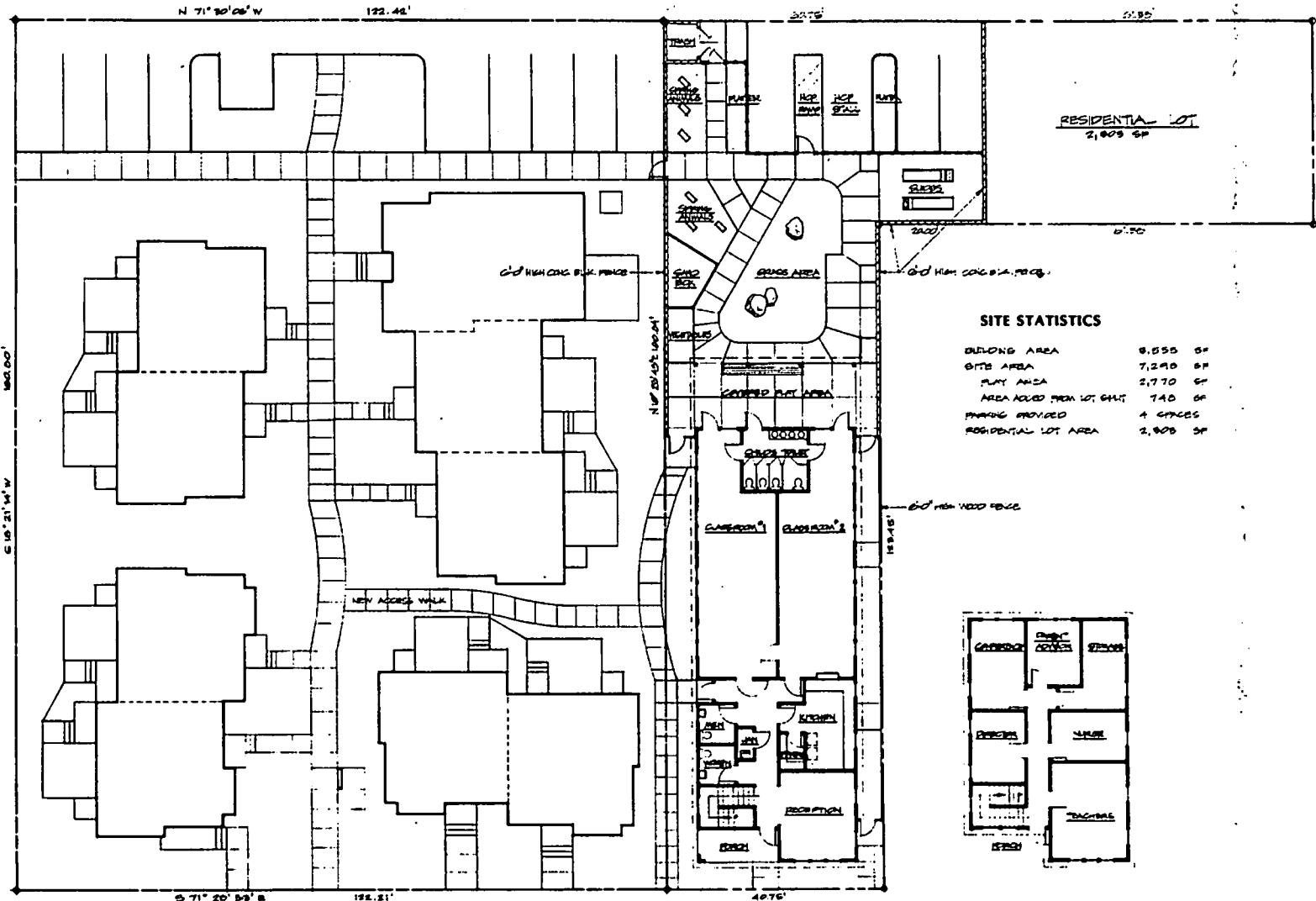
Environmental Determination: The project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA, Section 15105(a)).

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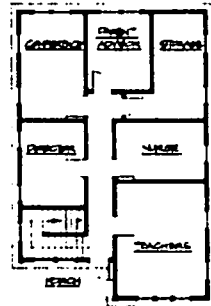
VICINITY MAP

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SITE STATISTICS

BUILDING AREA	6,555 SF
SITE AREA	7,290 SF
PLAY AREA	2,770 SF
AREA ADDED FROM LOT GRANT	740 SF
PARKING PROVIDED	4 SPACES
RESIDENTIAL LOT AREA	2,909 SF



FAMILY HOUSING PROJECT
1/6" = 1' = 0"

FIRST FLOOR/SITE PLAN
1/6" = 1' = 0"

SECOND FLOOR
1/6" = 1' = 0"



DEAN F. UNGER
AIA INC
ARCHITECTURE AND
LANDSCAPE ARCHITECTURE
PLANNING
200 Alhambra Blvd
Pasadena California 91106
714-443-0274

**DAY CARE/COMMUNITY CENTER FOR
PROJECT MAESTRA**

1 STREET BETWEEN 9TH AND 10TH STREETS
UNION DISTRICT OFFICE OF
SACRAMENTO HOUSING AND DEVELOPMENT AGENCY
SACRAMENTO, CALIFORNIA

revision
This drawing is not final
and is not to be used for
construction until signed
by the Architect.

architect

drawn by **A. CARVALLO**

checked by **D. UNDA**

job no. **9-02**

date **6-20-02**

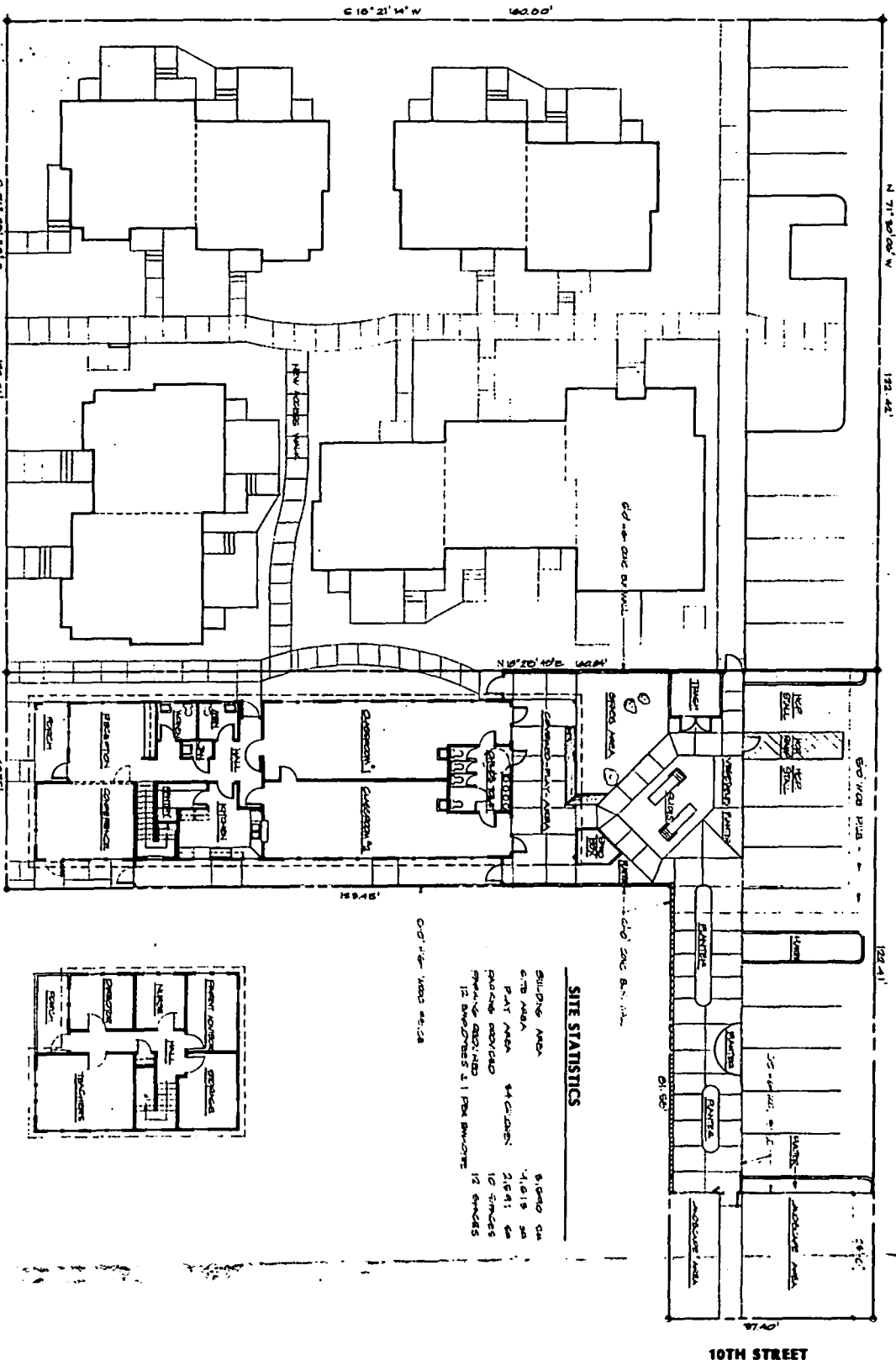
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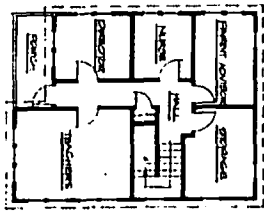
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FAMILY HOUSING PROJECT
V/S 11-0

FIRST FLOOR/SITE PLAN
V/S 11-0

SECOND FLOOR
V/S 11-0



SITE STATISTICS

SITE AREA	8,000 SQ FT
LOT AREA	11,618 SQ FT
NET AREA	21,641 SQ FT
SPACE PROVIDED	10 CLASSROOMS
SPACE PROVIDED	12 OFFICES
SPACE PROVIDED	12 BATHROOMS

0'0" x 10'0" x 10'0" x 10'0"

10TH STREET

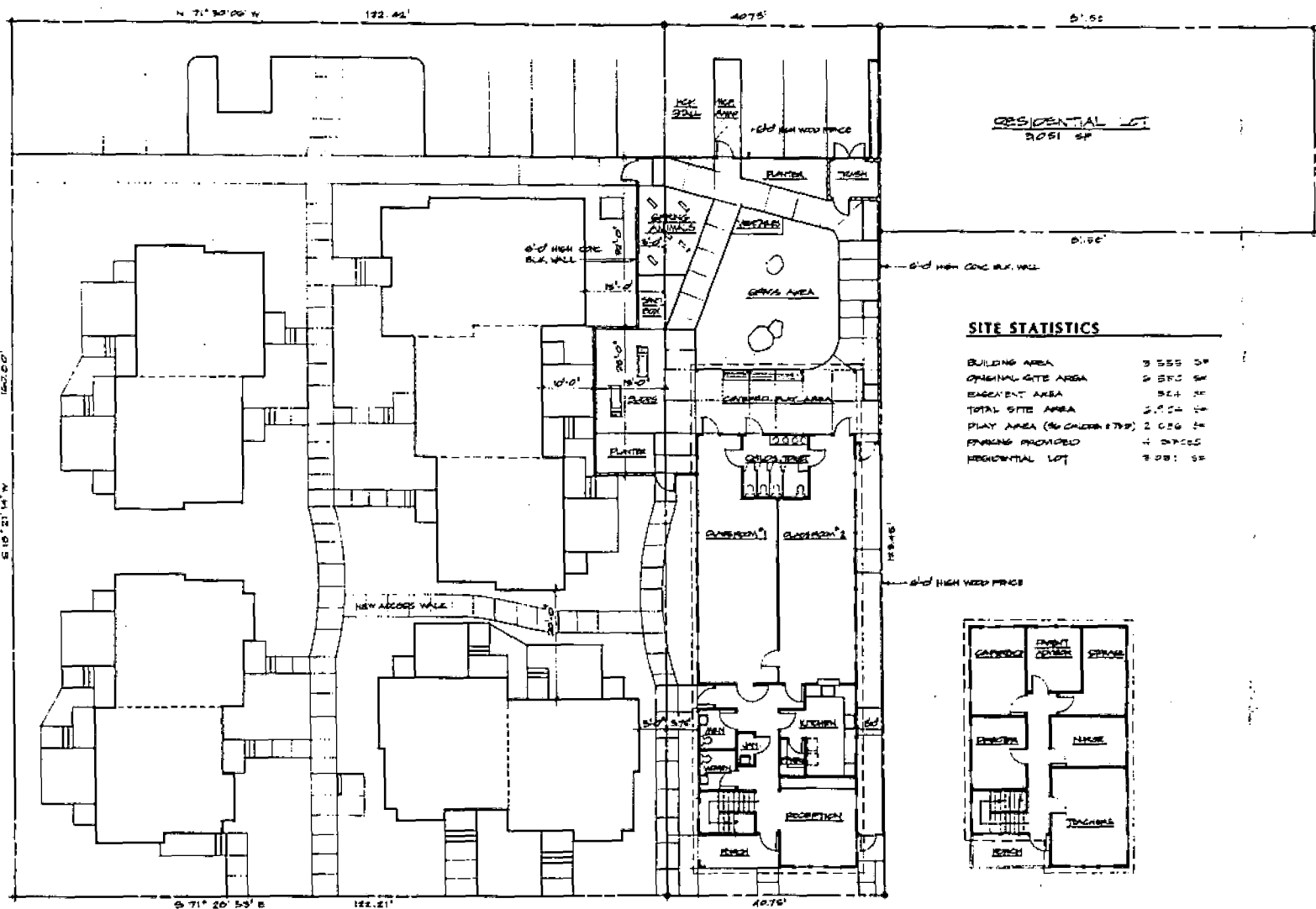
DAY CARE/COMMUNITY CENTER FOR PROJECT MAESTRA

F STREET BETWEEN 9TH AND 10TH STREETS
UNDER DIRECTION OF
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
SACRAMENTO, CALIFORNIA

DEAN F. UNGER
ARCHITECT AND
PLANNER
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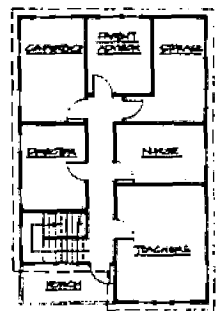
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DATE: 6-20-68



SITE STATISTICS

BUILDING AREA	9 555 SF
ORIGINAL SITE AREA	9 580 SF
EASEMENT AREA	364 SF
TOTAL SITE AREA	9 944 SF
PLAY AREA (60 CHILDREN FT ²)	2 029 SF
PARKING PROVIDED	4 SPACES
RESIDENTIAL LOT	9 081 SF



DEAN F. LINGER
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**DAY CARE/COMMUNITY CENTER FOR
PROJECT MAESTRA**

1 STREET BETWEEN 9TH AND 10TH STREETS
UNDER EASEMENT OF
UNDER EASEMENT OF
SACRAMENTO, CALIFORNIA

REVISIONS

This drawing is not final
and is not to be used for
construction until signed
by the Architect.

ARCHITECT

Drawn by: G. CARVALLO

Checked by: D. LINDER

Job No: S-02

Date: 2.11.82

Drawing No:

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FAMILY HOUSING PROJECT
1/2" = 1'-0"

FIRST FLOOR/SITE PLAN
1/2" = 1'-0"

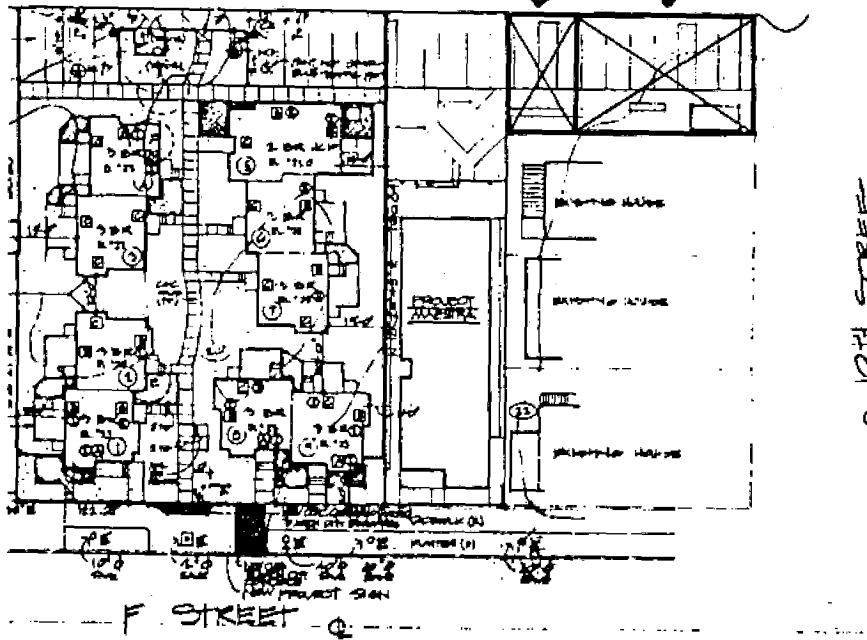
SECOND FLOOR
1/2" = 1'-0"



10TH STREET

F STREET

Open Space for Project Maestra
 ALLEY
 61.56' x 37.40' Infill Site



ADJACENT PROPERTY USES

000493



FAMILY HOUSING PROJECT

PROJECT MAESTRA

PRIVATE RESIDENCE

"F" STREET ELEVATION

DEAN FLUNG
 ARCHITECT
 700 Alhambra Blvd
 Sacramento, California
 95826 916 441 527

DAY CARE/ COMMUNITY CENTER FOR
 PROJECT MAESTRA
 F STREET BETWEEN 4TH AND 10TH STREETS
 SACRAMENTO, CALIFORNIA
 DEAN FLUNG ARCHITECT

This drawing is not to be used for construction until approved by the Architect

architect

drawn by

checked by

job no

date

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CONDITIONS-SPECIAL PERMIT

- a. Detailed landscaping and irrigation plans shall be submitted prior to issuance of building permits. Said plans shall indicate 50 percent shading of private parking and maneuvering area as well as the overall landscaping proposal (see Exhibit B).
- b. The units shall be built to the State Building Standards effective July 1982.
- c. Should solar water heating units be utilized, Exhibit C should be used in selecting equipment design and location. This information shall be indicated on building permit plans.
- d. The northwest parking lot shall be reduced to ten southeast oriented spaces and be adequately shaded.
- e. Walkways from Cunningham Way to the interior of the townhouse area shall be eliminated.
- f. Mitigating measures recommended for the structures by the sound study shall be incorporated into building plans for issuance of permits.
- g. Conveniently located bicycle storage facilities and trash facilities shall be located throughout the site as outlined in Exhibit B.

CONDITIONS-TENTATIVE MAP

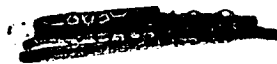
- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code.
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer.
- c. Pursuant to City Code, Section 40.1302 (Parkland Dedication) the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
- d. Pay off any existing bonds that may be on the property.
- e. The applicant shall submit a sound study for review and approval of the City-County Health Department and Planning Director.
- f. Height and design of the sound wall shall be reviewed and approved by the Planning Director.

Respectfully submitted,


Wilfred Weitman
Senior Planner

000707

WW:knh


April 22, 1982

No. 2