

# CITY PLANNING COMMISSION

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

APPLICANT	Ron & Laurie Hulsey, 7512 Cotton Tree Way, Sacramento, CA 95828		
OWNER	Massie & Oates Enterprises, 8401 Jackson Road, Sacramento, CA		
PLANS BY	_____		
FILING DATE	11/9/83	50 DAY CPC ACTION DATE	_____
REPORT BY:	GM:bw		
NEGATIVE DEC.	Exempt 15101	EIR	_____
ASSESSOR'S PCL. NO.	118-131-15		

APPLICATION: Special Permit to establish a private school/day care center facility for 37 students in an existing commercial building located on 3.5± acres in the General Commercial-Review (C-2-R) zone.

LOCATION: 29C Massie Court

### PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices

1965 Southgate Community Plan

Designation: Shopping or Commercial

Existing Zoning of Site: C-2-R

Existing Land Use of Site: Industrial Building

#### Surrounding Land Use and Zoning:

North: Gymnasium/Storage; C-2-R

South: Hair Salon, Gym; C-2-R

East: Roller Skating Rink; C-2-R

West: Highway 99; TC

Parking Required: To be determined by Planning Commission

Parking Provided: 171 spaces

Property Area: 3.56± acres

Square Footage of Building: 100' x 100'

Height of Structure: 17 feet

Street Improvements/Utilities: Existing

Exterior Building Colors: Tan and Brown

Exterior Building Materials: Tilt-up concrete with crushed rock finish

### STAFF EVALUATION:

1. The subject site is a 3.5± acre parcel developed with two tilt-up concrete structures. The eastern most structure is occupied by California State University Roller Skating Rink and the building to the west is occupied by a health club/gymnasium, a hair salon, and the subject private school. The site is developed with 171 parking spaces.
2. The private school takes up 1,800 square feet of the 10,000 square foot building, and an enclosed outdoor play area with approximately 5,100 square feet is located to the rear of the building. The subject use meets the minimum State and local space requirements for child day care facilities licensed for 37 children, which is 1,295 square feet for interior space and 2,775 square feet for outdoor play area. The school is structured to provide a program of academics along with dance and gym lessons.

003387

3. The hours of operation for the center is 7 A.M. to 6 P.M., Monday through Friday, and employs a staff of seven persons. The site is developed with 171 parking spaces, with parking shared among the tenants of the two buildings. The number of on-site parking spaces is more than adequate to meet the requirements of the existing tenants of the two buildings, including the day care center. The property is surrounded by commercial uses. The staff therefore has no objection to the private school use.
4. The subject private school facility has been located at this site for seven years. A special permit was not applied for when the center was originally established. The applicant acquired the business approximately a year ago and is submitting this application to meet the City's special permit requirement for private school facility.

STAFF RECOMMENDATION: Staff recommends approval of the special permit, based upon the Findings of Fact which follow:

Findings of Fact

- a. The project is based upon sound principles of land use in that adequate off-street parking exists on site and the property is zoned commercial;
- b. The project is not injurious to the general public nor surrounding properties in that:
  - 1) the use meets the minimum State and local space requirements related to child day care facilities;
  - 2) the use is compatible with surrounding businesses.
- c. The project is compatible with the City Zoning Ordinance which allows day care facilities in the Commercial (C-2) zone, subject to a special permit approval.

003388

**HIGHWAY FARMS N°3**

WILLOW RIVER  
WILLOW WEST

CAMPBOR LN  
HELIO TROPE  
GOLDEN WOOD  
SCOTT GREENS  
MC TAVISH  
PALMER HO

GERBER

LINDALE  
GOLF COURSE

BIRDIE CT  
BOGEY CT

EAGLE  
TERRA VERDE  
REINA  
LA BANDERA  
PRIMO  
LA FIESTA  
RINCON VILL  
VERDE

WHISPERING  
PALMS

**SUBJECT SITES**

Vacant C-2

MASSIE CT

ELSIE

VALLEY SHOPPING CENTER  
COMMERCIAL C-2

Hi Breuners C-2

FLE

VICTORY

HOSPITAL H 003392

LENHART

**P-83-372**

**VICINITY MAP**

No. 23

1-12-94

CITRUS STACY AV  
WY  
LA MANCHA  
DR  
VALLEY  
MAREKUCI

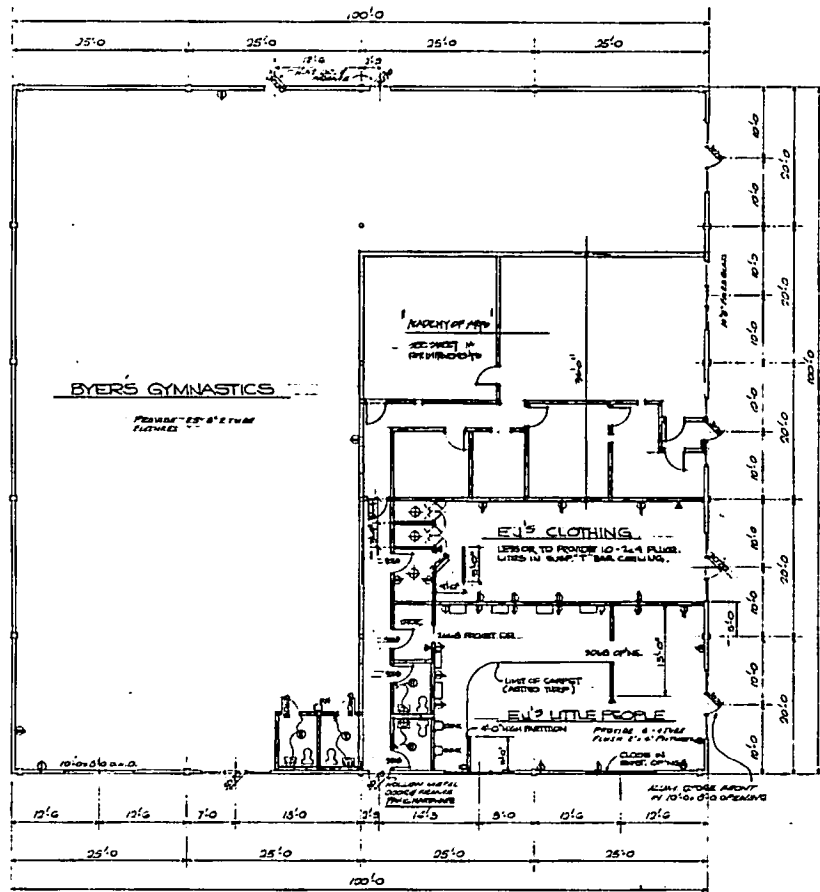
VALLEY  
HI

WYNDHAM

DR



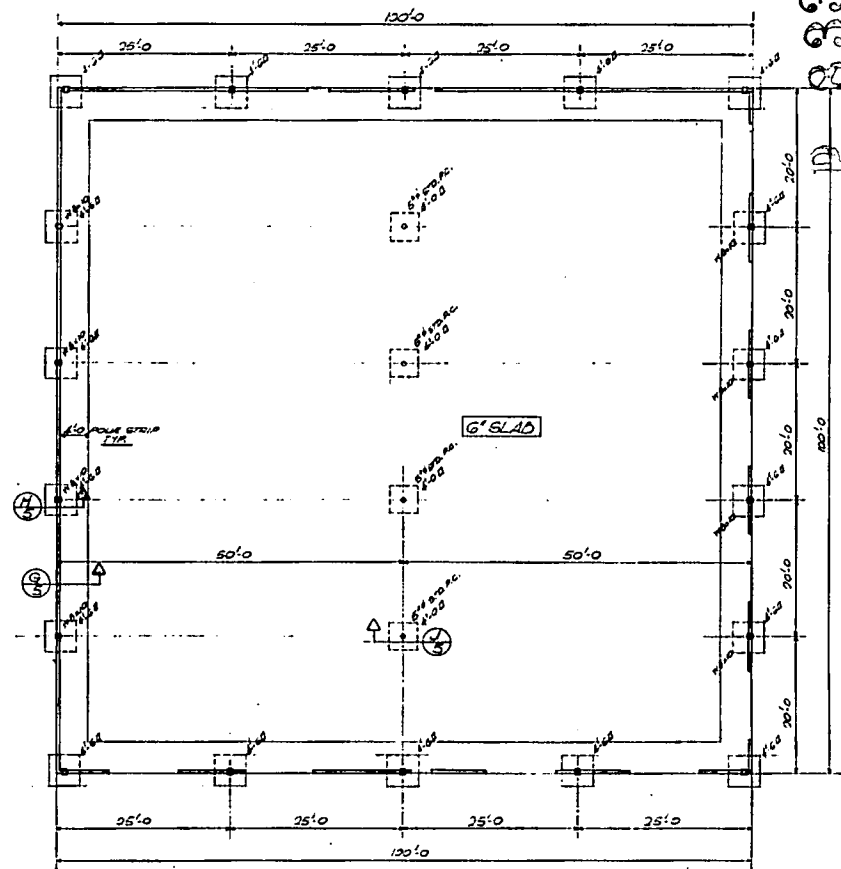




FLOOR PLAN  
SCALE 1/8"=1'-0"

SEE CONDITIONS FOR FINISHES HANDICAPPED TO 30" O.C.  
 PROVIDE LIGHTING & ELECTRICAL OUTLETS AS SHOWN, BY CODE & TENANT.  
 PROVIDE ADEQUATE VENTILATION TO GIVE & UNCHANGED AIR, AS FOLLOWS IF 2 1/2" CHANGES PER SQ. FOOT.  
 BUT DO NOT EXCEED AS CRASHES FROM THE INSIDE WITHOUT USE OF 2 1/2" OR 3" VENT. KNOWLEDGE OF AIRFLOW.  
 PROVIDE 1" X 3" X 1/2" WOOD BALKS AS:  
 2 1/2" X 1/2" O.C. TO 4 MAX. AT 20'-0"  
 2 1/2" X 1/2" O.C. TO 4 MAX. AT 20'-0"  
 PROVIDE 2" DIA. ROUND SS. BALL FLOOR FASTENED TO SLAB W/ ANCHORS @ 30" O.C.

003395



FOUNDATION PLAN

12" UP CONC. WALL ANCHOR, ROUNDED CONC. COLS. & CLASSED 6" WALL WITH 1" 2500# 1/2" 3 28 DAYS DESIGN MIX. ALL OTHER CONC. TO FINISH & 3000# 1/2" 28 DAYS DESIGN MIX.  
 12" UP CONC. WALL ANCHOR AS 6" THICK, 28 DAY W/ 4 # 1/2" 28 DAY IN CENTER OF ANCHOR.  
 PROVIDE 8" X 8" ENDS WITH 6" TOP OF WALL ANCHOR. SEE 28-15 FOR THE ENTRY ROOM AROUND ANCHOR OPENING.  
 PROVIDE DOWNED TO FTG. (SAME SIZE & GRADE AS REST ROOM) TO LAP WITH COL. 28 DAY 28 DAY.

3372

LEO McGLADE & ASSOCIATES  
 244 GLENDALE LANE, SACRAMENTO, CA 95833

FLOOR & FOUNDATION PLAN

100'-0" COMMERCIAL BLDG.  
 STOCKTON BLVD. & MACK RD. SACRTO.

01-262

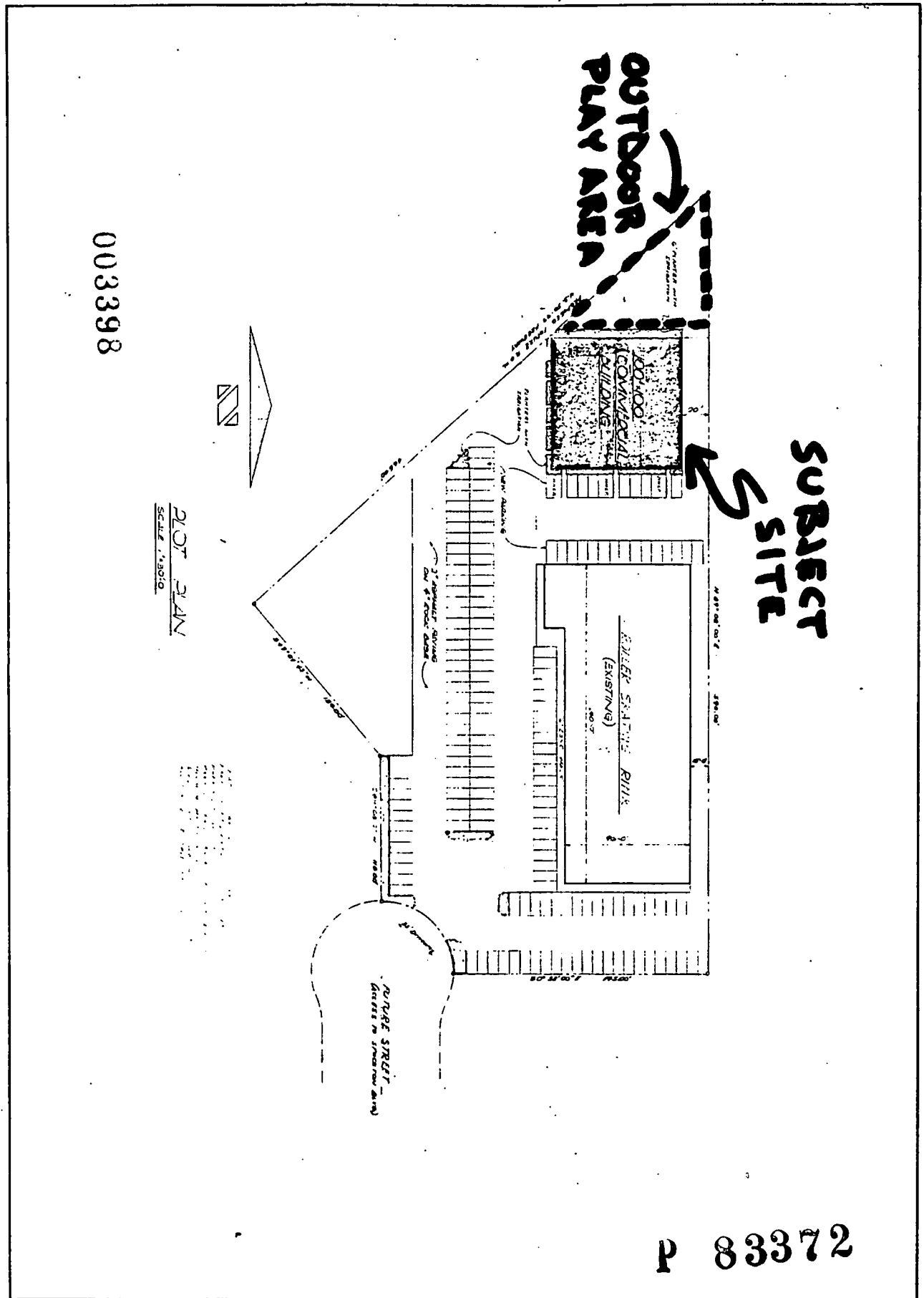
2 OF 5

1/1/76









**SUBJECT SITE**

**P 83372**

1/8" = 1'-0" 01/28/82	100400 COMMERCIAL BLDG. STOCKTON BLVD. & MACK RD. SACTO.	PLOT PLAN	LEO McGLADE & ASSOCIATES 2444 GLENDALE LANE, SACRAMENTO, CA 95830 C.E. 2447
--------------------------	---	-----------	---

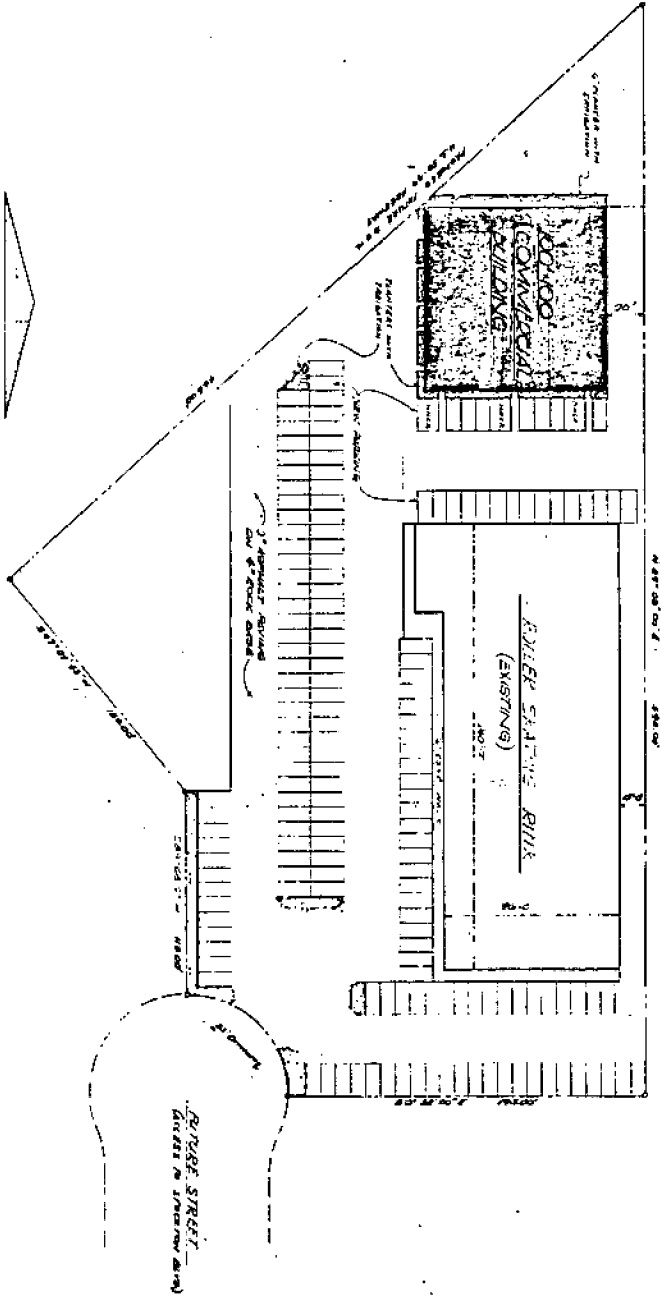




**PLOT PLAN**  
SCALE: 1/8"=1'-0"



NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. SEE SEPARATE SHEET FOR EXISTING UTILITIES.  
3. SEE SEPARATE SHEET FOR EXISTING EGRESS ROUTES.  
4. SEE SEPARATE SHEET FOR EXISTING ADJACENT PROPERTIES.



**P 83372**