

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: **RECOMMENDATIONS OF THE CITY PLANNING STAFF ON CHILD CARE (M87-054)**

SUMMARY

On January 28, 1986, the City Council adopted the recommendations of the Mayor's Task Force on child care. A number of the recommendations required follow-ups by various City departments. The City Planning staff was directed to develop recommendations to encourage developers and child care providers to plan for and develop child care facilities. Outlined below are the proposed recommendations for review and approval.

BACKGROUND

The City of Sacramento has addressed the child care needs of residents and employees in a number of ways. In the early 1980's, the City amended the zoning ordinance to allow family day care licensed for up to twelve children by right in most zones. Previously, a special permit had been required. The 1986 South Natomas Community Plan contained a policy exempting the building square footage of a child care facility from the total developable building square footage allowed in an office park. As a result, a Children's World daycare facility was constructed in Natomas Corporate Center. The City has earmarked tax increment funds for the construction of child care facilities in designated redevelopment areas. Construction of the Oak Park day care facility is scheduled to begin this fall. To address child care in the Central City, the City Council recently adopted a condition that commercial and office projects of 75,000 square feet or more proposed in the Merged Downtown Sacramento Redevelopment Project address child care. Other Sacramento Housing and Redevelopment Agency projects and programs related to child care are attached.

After considering a number of possible ways to further encourage child care in the City, staff proposes the following measures.

1. Child Care Provider Guide - The guide shall consist of a provider checklist and a design requirement handout. The City shall develop a child care provider checklist which is a publication providing general information on the permitting process, identifying the agencies involved and discussing what the applicant must provide. A handout will also be available providing general information on child care site and building requirements of the Planning and Development and the Fire Departments.

2. Child Care Statement Included in Application Package - The City shall include in its application package for residential, office or business park PUDs, multi-family residential projects exceeding 100 units, and office developments with 75,000+ square feet or greater the following statement: "Please describe the need and demand for child care services as generated by the proposed project and indicate any proposed plans for providing such services in conjunction with the subject project."
3. Child Care Statement Included in the Sacramento Housing and Redevelopment Application Package - The City is recommending that the Sacramento Housing and Redevelopment Agency include in its Developer Financial Assistance Application a statement regarding the need for child care. The statement will be addressed through an Owner Participation Agreement (OPA) or a Disposition Development Agreement (DDA) for commercial and/or office projects in excess of 75,000 square feet.
4. Planning Director's Special Permit for Child Care - Child care facilities shall be subject to a Planning Director's Special Permit in the following zones: OB, SC, C-1, C-2, C-3, and MRD. The child care facility shall be subject to specific requirements regarding site design, neighborhood compatibility, fences and parking. The type of child care facility shall provide primarily non-medical care and supervision to 13 or more children between the ages of birth and twelve years, on a less than twenty-four (24) hour a day basis.
5. Exempt Space for a Child Care Facility - The child care facility building square footage in an office or business park PUD shall be exempt from the total allowable building square footage for the office/business park.
6. Allowing Parking Reduction Credits for Office Projects in the Central Business District that Provide a Child Care Facility within the Central City - The City shall amend Section 6 of the Zoning Ordinance pertaining to off-street parking and vehicle trip reduction regulations. The amendment will add the provision of a child care facility to the list of parking reduction measures, if such a facility is included within the project or located within 1/4 mile walking proximity of the project or within 1/4 mile walking proximity of the transit corridor (bus or light rail line) in the Central City serving the office project. The maximum parking reduction allowable for this measure shall be 15 percent.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has reviewed the proposed recommendations and has filed a Negative Declaration.

RECOMMENDATION

Staff recommends that the Planning Commission recommend that the Transportation and Community Development Committee recommend that the City Council take the following action:

- A. Ratify the Negative Declaration;

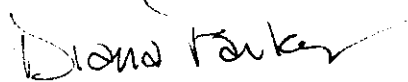
B. Adopt the attached Resolution relating to;

1. Including in the City's Application Package for a residential, office or business park PUD, or multi-family residential projects exceeding 100 units, or an office development with 75,000+ square feet or greater the following statement: "Please describe the need and demand for child care services as generated by the proposed project and indicate any proposed plans for providing such services in conjunction with the subject project."
2. Recommending that the Sacramento Housing and Redevelopment Agency include in its Developer Financial Assistance Application Package a statement regarding the need for child care and addressing child care through an Owner Participation Agreement (OPA) or a Disposition Development Agreement (DDA) for commercial and/or office projects in excess of 75,000 square feet; and
3. Directing the City Planning staff to prepare an Ordinance amendment to allow child care facilities by a Planning Director's special permit in the OB, SC, C-1, C-2, C-3 and MRD zones subject to specific site design, neighborhood compatibility, fence and parking standards; and
4. Incorporating in the General Plan a policy exempting the child care building square footage in office or business park PUDs from the total allowable building square footage for the office/business park.

C. Adopt the attached Ordinance:

1. Amending Section 6 of the City Zoning Ordinance dealing with off-street parking and vehicle trip reduction regulations allowing up to 15 percent of the 60% reduction of the off-street vehicle parking requirement for new offices, and up to 15 percent of the 100% reduction of the off-street vehicle parking requirement for office conversions and office additions, if a child care facility is included in the project or located within 1/4 mile walking proximity of the project or within 1/4 mile walking proximity of the transit corridor within the Central City serving the office building.

Respectfully submitted,



Diana Parker
Senior Planner

BW:DP:rt
attachments

RESOLUTION No.

Adopted by The Sacramento City Council on date of

RESOLUTION SUPPORTING THE RECOMMENDATIONS OF THE CITY PLANNING STAFF ON CHILD CARE RELATING TO INCLUDING A CHILD CARE STATEMENT IN THE CITY'S APPLICATION PACKAGE; A CHILD CARE STATEMENT IN THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY'S DEVELOPER ASSISTANCE APPLICATION PACKAGE; A PLANNING DIRECTOR'S SPECIAL PERMIT FOR CHILD CARE; AND EXEMPTING BUILDING SQUARE FOOTAGE FOR A CHILD CARE FACILITY (M87-054)

WHEREAS, the City Council, on January 28, 1986, adopted the recommendations of the Mayor's Task Force on Child Care to increase the availability, accessibility and affordability of quality child care in Sacramento; and

WHEREAS, the City Council conducted a public hearing on January 28, 1986, and by resolution directed the City Planning staff to develop recommendations to encourage developers and child care providers to plan for and develop child care facilities.

WHEREAS, the Planning staff has proposed a recommendation relating to including the following statement in the City's Application Package for a residential, office or business park PUD, multi-family residential projects exceeding 100 units, and office developments of 75,000 square feet or greater: "Please describe the need and demand for child care services as generated by the proposed project, and indicate any proposed plans for providing such services in conjunction with the subject project."

WHEREAS, the Planning staff has proposed a recommendation relating to including a child care statement in the Sacramento Housing and Redevelopment Agency's Developer Financial Assistance Application regarding the need for child care and addressing child care through an Owner Participation Agreement (OPA) or a Disposition Development Agreement (DDA) for commercial and/or office projects in excess of 75,000 square feet; and

WHEREAS, the Planning staff shall prepare a Zoning Ordinance amendment allowing child care facilities by a Planning Director's Special Permit in the OB, SC, C-1, C-2, C-3 and MRD zones, subject to specific site design, neighborhood compatibility, fence and parking standards; and

WHEREAS, the Planning staff has proposed a recommendation relating to exempting the child care building square footage in an office or business park PUD from the total allowable building square footage for the office/business park; and

WHEREAS, the proposed recommendations have been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the proposed recommendations are consistent with the Interim Land Use Policy and the 1985 "Recommendations from the Mayor's Task Force on Child Care."

NOW, THEREFORE, BE IT RESOLVED by Members of the Council of the City of Sacramento that the proposed recommendations on child care relating to including a child care statement in the City's application package and the Sacramento Housing and Redevelopment Agency's Developer Assistance Application Package, to preparing a Zoning Ordinance Amendment to allow a Planning Director's Special Permit for child care in certain zones, and to preparing policy language exempting building space for a child care facility in office/business park PUDs, be approved.

MAYOR

ATTEST:

CITY CLERK

M87-054

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE AMENDING SECTION 6-D-1.C.11 TO THE COMPREHENSIVE ZONING ORDINANCE, ORDINANCE NO. 2550, FOURTH SERIES, AS ADDED RELATING TO INCLUDING A CHILD CARE FACILITY AS A TRIP REDUCTION MEASURE FOR PROJECTS IN THE CENTRAL BUSINESS DISTRICT

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

Section 1: Section 6-D-1.C.11 is hereby added to the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as added) to read as follows:

1.C.11 The Planning Director may permit, by approval of a Planning Director's special permit, a reduction of up to 15 percent of the 60% reduction of the off-street vehicle parking requirement for new offices, and up to 15 percent of the total 100% reduction of the off-street vehicle parking requirement for office conversions and office additions, if a child care center is included in the project or located within 1/4 mile walking proximity of the project or within 1/4 mile walking proximity of the transit corridor located within the Central City serving the office building.

Section 2: The City Clerk, of the City of Sacramento, is hereby directed to amend the Comprehensive Zoning Ordinance (Ordinance No. 2550, Fourth Series, as added) to conform to the provisions of this Ordinance.

PASSED FOR PUBLICATION

ENACTED:

EFFECTIVE:

ATTEST:

CITY CLERK

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

September 3, 1987

RECEIVED
SEP 04 1987
Planning and Development

TO: Diana Parker, Senior Planner
FROM: Andrew J. Plescia, Deputy Executive Director
SUBJECT: Recommendations from the Mayor's Task Force on Child Care

As a follow-up to our meeting on August 25, 1987, enclosed are the materials we discussed. The materials include:

1. Re-write of the text regarding child care recommendations related to the Agency;
2. Narrative description of past and present activities of the Agency relative to child care; and
3. Description of the Agency's Economic Development Financing Programs as related to item 1) above.

Please contact me should you have any questions or need additional information.



ANDREW J. PLESCIA

AJP/drn
Enclosures

93/1100WPP1

I. CHILD CARE RECOMMENDATIONS (SHRA)

A follow-up of the "Recommendations from the Mayor's Task Force on Child Care" was to develop recommendations to encourage developers and child care providers to plan for and develop child care facilities. Listed below are the child care recommendations pertaining to the Sacramento Housing and Redevelopment Agency.

Revolving Low Interest Loan Program

The Sacramento Housing and Redevelopment Agency currently administers a Facade Rebate and Commercial Acquisition Rehabilitation Loan program in designated commercial improvement areas of the City (Downtown, Franklin Boulevard, Stockton Boulevard, Broadway, Marysville Boulevard, 12th Street). Child care facilities would be an eligible business entity to apply for such assistance and would be evaluated on the established criteria as any other eligible applicant.

Tax Increment Funds

The Sacramento Housing and Redevelopment Agency should consider use of tax increment funds for construction or rehabilitation of child care facilities in designated redevelopment project areas (Downtown, Alkali Flat, Del Paso Heights, and Oak Park) if such activity is an identified project in the adopted Implementation Strategy for each respective redevelopment project area; or if such activity is part of an overall project developed through an Owner Participation Agreement (OPA) or Disposition Development Agreement (DDA). This would not substitute for nor replace the provisions of the Downtown Urban Design Plan Resolution 87-040 dated June 16, 1987 regarding child care.

Community Development Block Grant

The Sacramento Housing and Redevelopment Agency should consider use of Community Development Block Grant (CDBG) funds for construction or rehabilitation of child care facilities in designated CDBG Target Areas when such activity is an identified project in the adopted Three-Year Community Development Plan and determined to be a high priority for the respective Target Area. Any facility assisted with CDBG funds would provide services for children of only low and moderate income families.

Application for Developer Financial Assistance

The Sacramento Housing and Redevelopment Agency should include in its Application for Developer Financial Assistance regarding commercial/andor office projects in excess of 75,000 square feet in designated redevelopment project areas developed through an Owner Participation Agreement (OPA) or Disposition Development Agreement (DDA) a statement regarding the need and demand for child care services as related to the subject project, and intentions of the developer to provide for such services. The specific statement would be, "Please describe the need and demand for child care services as generated by the proposed project, and indicate any proposed plans for providing such services in conjunction with the subject project."

This would not substitute for nor replace the provisions of the Downtown Urban Design Plan Resolution 87-040 dated June 16, 1987 regarding child care.

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CHILD CARE

The following is a description of child care facilities and programs provided by the Redevelopment Agency of the City of Sacramento.

Oak Park

Construction will begin on a new child care facility in the Oak Park Project Area in mid-September. The facility, located at 8th Avenue and Stockton Boulevard, will accommodate 75 children. The City Parks and Recreation Department will manage the project and has issued a Request for Proposals to child care providers. \$488,000 of tax increment funds has been allocated for the construction of the facility. The provider and/or the Agency will supply funds for the outdoor play equipment. It is not likely that the provider will be required to pay rent.

Del Paso Heights

\$194,000 of Del Paso Heights tax increment money in the Public Benefits/Improvements fund has been earmarked for child care. A subcommittee is currently considering the best use for these funds and will make recommendations based upon a needs assessment study conducted by Child Action, Inc. for the project area. Additionally, a feasibility study for the expansion of the existing Good Neighbors Child Care Center in Del Paso Heights was conducted. The study showed, however, that this alternative was too costly to undertake.

Riverview Plaza

Plans for a child care facility located at the new Riverview Plaza Frail Elderly housing project are proceeding. A center to accommodate 100 children will be located here if a suitable child care provider can be identified and if \$160,000 for start-up costs can be allocated.

CDBG

In 1985-86, \$86,000 of County CDBG funds were used to purchase a pre-fabricated "commercial coach" building for childrens programs. Child Care programs, Inc. operates after-school activities for 30 children at the facility in the North Highlands area. Enrollment is comprised of children whose parents are currently in job training programs or who are of low income families.

Dos Rios and River Oaks Child Development Centers

Child care programs at the River Oaks Housing Development have been offered since 1975 and at the Dos Rios Housing Development since 1978. The River Oaks facility accommodates 45 children and the Dos Rios facility accommodates 29. The programs are funded by a grant from the State Department of Education. The facilities provide pre-school, daycare and after-school programs. Enrollment priority is given to single parents and low income families who require child care to maintain their employment and/or to receive training.

Library Expansion Project

Incorporation of a 100-child daycare facility in the Library Expansion project is currently under consideration.

The City's Child Care Coordinator is conducting a study to determine the feasibility of the child care center. Her recommendations will be presented to the City Council on September 23.

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CDBG Funded Child Care

Delta Target Area

1981/82	Delta Child Care (Courtland)	\$ 148,864
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(Planned for 1990	Delta Child Care Expansion	\$ 35,000)
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Citrus Heights Target Area

1977/78	Community Center	\$ 480,000
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(This multi-use center was designed for a portion to be used for child care; for information call B.J. Jordan, Executive Director of Community Child Care (344-6258) or Gene Ahner, Administrator, Sunrise Recreation and Park District (969-1228)

South Sacramento Target Area

1975	Shiloh Arms Child Care Center	\$ 70,000
1976/77	St. Patrick's Home Child Care Center	\$ 54,439

North Highlands Target Area

1985/86	Community Child Care Center	\$ 86,000
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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
ECONOMIC DEVELOPMENT FINANCING PROGRAMS

Three financing tools are available in designated commercial target areas in the City and County of Sacramento: (1) Commercial Storefront Improvement Rebates; (2) a Commercial Rehabilitation Program; and, (3) a Direct Commercial Loan Program. A description of each is found below:

(1) Commercial Storefront Improvement Rebates - This program provides a rebate (in the form of a grant) for 50% of the storefront improvements, up to a maximum of \$5,000 per storefront. Eligible activities include: storefront renovation, signs, doors, windows, awnings, graphics, exterior lighting, landscaping, decorative fencing, security systems, capital improvements and parking lot improvements. A maximum of \$7,500 per storefront is available if roof repairs or replacement is done in conjunction with facade improvements. Free design services are available.

(2) Commercial Rehabilitation Program - 6% - This program provides 6% interest rate financing for the rehabilitation of commercial properties. The program is made available by the Sacramento Housing and Redevelopment Agency (Agency) in conjunction with private lenders. Under this program, loans can be made to tenants and property owners, up to a maximum loan amount of \$200,000 at 6% interest. The maximum loan term for property owners is 15 years and the maximum loan term for tenants is the remaining lease period, less six months. Examples of eligible activities include: roof repairs, electrical repairs, plumbing repairs, interior rehabilitation, facade work, repair or replacement of advertising signs; installation or replacement of landscaping and fencing; expansion of building space; increase of parking areas; and installation of energy-saving materials or equipment.

(3) Direct Commercial Loan Program - 7.5% - The assistance provided under this program falls into four categories (1) loans to owner-occupants of new construction projects; (2) loans to owner-occupants for acquisition/rehabilitation; (3) loans to owner-occupants for disapproved applicants of the 6% rehabilitation loans; and, (4) loans to developers of new construction projects.

In addition, a streamlined application process is available to owners undertaking rehabilitation work up to \$10,000.

The loan standards which pertain to these categories follow:

a) Owner-Occupants for New Construction, Acquisition/ Rehabilitation and Rehabilitation - The maximum loan amount is \$200,000. The interest rate for all is 7.5%; however, depending upon the individual circumstances of the business, a portion of the interest may be deferred until the end of the loan term or delayed for some period of time. A direct loan is provided for 100% of the eligible project costs, up to \$50,000. For loans over this amount, a matching ratio of 1 to 1 public to private funds is required. A 10% cash injection is required by the applicant for new construction and acquisition/rehabilitation projects.

The maximum loan term for property owners is 15 years. The maximum loan term for tenants cannot exceed the remaining lease period, minus six months.

Eligible activities include: new construction, land acquisition, acquisition of an existing structure by an owner-occupant which requires at least 20% of the project costs for rehabilitation, fixed equipment and soft costs.

b) Developers - New Construction

The maximum loan amount is \$200,000 with a maximum ten year term and maximum 20 year amortization. All loans are for 7.5% interest. A 3 to 1 leverage ratio of private to public funds is required. In other words, only 25% of the project costs can be publicly-funded under this program. Eligible activities include: construction costs, land acquisition, fixed equipment and soft costs.

c) Owners - Store Interior Rehabilitation Under \$10,000

For small rehabilitation projects, a streamlined application process is available under the Direct Loan Program. This work only includes rehabilitation to the interior. A full loan package is not required; only four items must be submitted: 1) a loan application form; 2) a current financial statement; 3) a credit check authorization form; and, 4) a copy of the most recently submitted income tax form. Both property owners and owner-occupants are eligible.

For further information, contact:

Susan M. Loftus, Program Manager
Economic Development
(916) 440-1355

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07/25/86

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In addition, a streamlined application process is available to owners undertaking rehabilitation work up to \$10,000.

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The maximum loan term for property owners is 15 years. The maximum loan term for tenants cannot exceed the remaining lease period, minus six months.

Eligible activities include: new construction, land acquisition, acquisition of an existing structure by an owner-occupant which requires at least 20% of the project costs for rehabilitation, fixed equipment and soft costs.

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