

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT CHINN, RUSCONI ARCHITECT, 1107 22nd St., Sac., CA 95816
OWNER The Sacramento Bee, 2100 Q Street, Sac., CA 95852
PLANS BY CHINN, RUSCONI ARCHITECTS, 1107 22nd Street., Sac., CA 95816
FILING DATE 7/8/88 ENVIR. DET Req. Dec. 7/25/88 REPORT BY CS:vf
ASSESSOR'S PCL. NO. 007-323-022,023,024

- APPLICATION:
- A. Ratify Negative Declaration
 - B. Special Permit for 2,800± sq. ft. day care center for 48 children.
 - C. Variance to reduce the 15 ft. required rear setback to five ft.
 - D. Lot Line Adjustment to merge three lots into one.
 - E. Variance to allow portion of six ft. masonry wall in front setback.
 - F. Variance to allow an eight ft. masonry wall along south property line.
 - G. Variance to waive six ft. high masonry wall along the east (rear) property line.

LOCATION: 1623 22nd Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a child care facility for the employees of the Sacramento Bee.

PROJECT INFORMATION:

General Plan Designation:	Residential; (30+)
1980 Central City Community Plan Designation:	Multiple family
Existing Zoning of Site:	R-3A
Existing Land Use of Site:	Vacant and two story fourplex

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family residential; R-3A	Front:	12.5'	30'
South: Office; R-3A	South Side(Int):	5'	11.5'
East : Apartments; R-3A	North Side(Int):	15'	28'
West : Office and parking; C-2	Rear:	15'	5'

Parking Required:	7 spaces
Parking Required:	9 spaces
Property Dimensions:	80' x 120'
Property Area:	.22± acres
Square Footage of Building:	2,800± sq. ft.
Height of Building:	1 story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

APPLC. NO. P88-294 MEETING DATE August 25, 1988 ITEM NO. 2F

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Exterior Building Materials: Board and batten or wood siding, cement plaster
Roof Material: Concrete tile

BACKGROUND:

The applicant applied for a rezone from R-3A to C-2, and Community and General Plan amendments to allow a 28 space parking lot on the subject site in May, 1983. Staff recommended denial. The applicant, however, withdrew the application on September 13, 1983 (P83-162).

The applicant returned on January 9, 1985, for a special permit to allow an 18 space parking lot on two of the three lots of the subject site. This allowed the two story fourplex to remain. Staff, however, was opposed to the parking lot. The applicant withdrew the project on May 23, 1985.

PROJECT EVALUATION:

A. Land Use and Zoning:

The subject site consist of .22+ vacant and developed acres in the Multiple Family (R-3A) zone. The site is developed with a two story fourplex. The two vacant lots are landscaped with grass and well maintained. Surrounding land uses include a two story single family residence to the north, a two story multiple family apartment to the east, a single story office building to the south, and existing office and parking facilities for the Sacramento Bee to the west. The site is designated for Residential (30+) in the General Plan and for Multiple Family in the 1980 Central City Community Plan.

B. Applicant's Proposal:

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As shown in the site plan, Exhibit A, the applicant is proposing a one story, 2,800 sq. ft. child care building, outdoor play area, and nine parking spaces off the alley. The proposed layout of the play area is shown in Exhibit B. The child care facility is for working parents at the Sacramento Bee. The 48 children would be of varying age from infants to preschool. The large playground is designed for toddlers and infants separate from the preschool children, (Exhibit B):

The Bee formed a employee committee two years ago to address the child care needs of the Bee. The committee has concluded that a lottery system will be used to determine enrollment, since the need may exceed the capacity.

A rear yard reduction from 15' to 5' is requested to place the building five ft. from the east property line near the adjacent apartment, and facing the active play area would face toward the street for visibility, security, and noise attenuation.

The applicant has indicated that the five ft. rear setback behind the building would be used for storage. The existing six foot high fence along the rear/east property line would remain and the applicant is requesting a waiver of the required six ft. high masonry wall in this location.

The applicant is requesting a variance to exceed the maximum six ft. high masonry wall along the south property line to allow for an eight ft. high masonry wall. The adjacent property owner to the south is not opposed to the project if the eight ft. wall is provided for noise attenuation. The office to the south has two small windows that face the subject site where the infant and toddler play yard is planned.

The six ft. high, masonry wall between the parking area and play yard is for sound attenuation to the two story single family residence to the north. The wall extends into the front yard setback along 22nd Street. The Zoning Ordinance only allows three ft. high fencing in the front setback, therefore, a variance is requested for this wall.

The streetscape plan, Exhibit D, illustrates the fence along the west (22nd St.) property line to be solid in some areas over three ft. in height. The applicant has indicated the fence will be redesigned to be decorative wrought iron in areas over three ft. in height to meet Zoning Ordinance requirements.

Signage plans have not yet been submitted, however, signage will be attached to the building facade and meet Zoning Ordinance requirements. Plans will be reviewed by the Design Review Preservation Board.

The elevation plans, Exhibit C, specify that either board and batten or wood siding will be used and the roof will be concrete tile.

The applicant has done a survey of property owners and tenants within a 300 ft. radius. Twenty people (four owners, 16 tenants) signed letters indicating their support of the project. Two (one owner, one tenant) signed letters of opposition (2114 P Street and 1530 22nd Street) and one property owner to the north submitted a letter (Exhibit E). This owner indicates that noise and traffic will increase significantly. Because she is ill, she naps during the day and their living quarters are on the 2nd and 3rd floors where noise cannot be mitigated by sound walls.

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C. Staff Evaluation:

Staff is not opposed to the project. The main project issue is noise impacts to surrounding properties.

The apartment to the east will be well screened from play yard noise due to the location of the building between the front play yard area along 22nd Street and the apartments. For this reason staff supports the waiver of the six foot high masonry wall along the east property line. However, not all of the wall should be waived. A wall, 12 ft. in length should be provided along the east property line between the south property line to a line parallel to the south elevation of the building. This would screen noise to the apartments from the infant/toddler play yard along the side of the building.

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~~August 25, 1988~~

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Staff is not opposed to the eight foot high wall along the south property line. The applicant has indicated the reason the adjacent owner requested this height, was because the two windows located five feet from the play yard are to their conference room.

The property owner to the north is very concerned about noise. Staff finds that the applicant has made a good faith effort to buffer play yard noise to the residence by providing a six ft. high masonry sound wall along the north side of the play yard. The residence is across the alley, 53 ft. away from the play area. This distance will help to reduce noise levels. It is staff's recommendation that the child care center keep regularly scheduled outdoor play times that are seldom revised. This will help the adjacent owner to the north to know when a daytime nap will or will not be interrupted. For the same reason, play times for both play areas, one for the preschool children and one for the toddler/infants, should be scheduled at the same time.

The project will require review and approval from the Design Review/Preservation Board. Preliminary design comments are that the proposed siding gives a ranch style appearance to the building. The possibility of a more compatible siding will be reviewed during Design Review.

Staff supports the lot line adjustment. The lot lines to be removed are shown as dotted lines on the site plan, Exhibit A).

D. Agency Review:

The proposed project has been reviewed by the Transportation Division, Engineering, Building Inspections, SOCA, and the Midtown Business Association. The following comments were received:

Transportation

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Bring the alley up to City standards if not existing. Repair or replace any substandard improvements.

Engineering

1. File Certificate of Compliance and waive parcel map prior to recordation.
2. Pay off any existing assessments.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that no significant environmental impacts will result from the project and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.

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- B. Approve the special permit subject to conditions and based upon findings of fact which follow.
- C. Approve the variance to reduce the required 15 ft. rear setback to five ft. subject to conditions and based upon findings of fact which follow.
- D. Approve the lot line adjustment to merge three lots into one by adopting the attached resolution (Exhibit F).
- E. Approve the variance to allow a six ft. high masonry wall in the front setback.
- F. Approve the variance to allow an eight ft. high masonry wall along the south property line subject to conditions and based upon findings of fact which follow.
- G. Approve the variance to waive the six ft. high masonry wall along the east property line subject to conditions and based upon findings of fact which follow.

Conditions - Special Permit and Variances:

1. Hours of operation shall be restricted to daytime use, Monday through Friday only. Hours shall be 6:30 a.m. to 6:00 p.m.
2. The parking lot shall meet Zoning Ordinance requirements for shading.
3. The building shall meet all UBC and fire protection code requirements. 001333
4. The project is subject to Design Review/Preservation Board review and approval prior to the issuance of building permits.
5. The applicant shall meet all requirements of the Traffic Department.
6. The applicant shall provide a six ft. high masonry wall along the east property line, from the south property line to a point parallel with the south elevation of the building to screen play yard noise from the adjacent apartments.
7. The applicant shall advertise the sale of the fourplex and available for relocation for a period of two weeks in a major newspaper prior to issuance of demolition permit. Demolition permit cannot be issued until 10 days (appeal period) after Design Review/Preservation Board approval.

Findings of Fact - Special Permit and Variances:

1. The project, as conditioned, is based upon sound principles of land use in that the child care center will be designed in a manner compatible to surrounding residential and offices uses.

2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare, nor result in the creation of a nuisance in that:
 - a. adequate landscaping and parking is provided;
 - b. six and eight foot high masonry walls will substantially reduce noise from outdoor play areas to surrounding properties; and
 - c. Adequate fencing for security is provided.
3. The variance requests are not a special privilege extended to one property owner in that:
 - a. the five ft. rear setback will not negatively impact the adjacent neighbor to the east;
 - b. the eight ft. high masonry wall will not extend into the 12.5 ft. front setback and will provide adequate sound attenuation to the adjacent office building;
 - c. the six ft. high masonry wall along the north side of the play area which extends into the 12.5 ft. front setback will buffer noise to the single family residence across the alley and will not block visibility to cars entering and exiting the alley; and
 - d. the six ft. high wall along the east property line is not required as the building will adequately buffer noise and a 12 ft. long wall will be provided from the south property line to the building where the building does not block play yard noise.
4. The variance requests are not a use variance in that the child care facility is allowed in the R-3A zone with Special Permit approval.
5. The proposed project is consistent with the General Plan and 1980 Central City Community Plan which designates the site for residential, and the project is allowed with special permit approval.

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P88-294

Aug 25, 1988

Cham ST 10

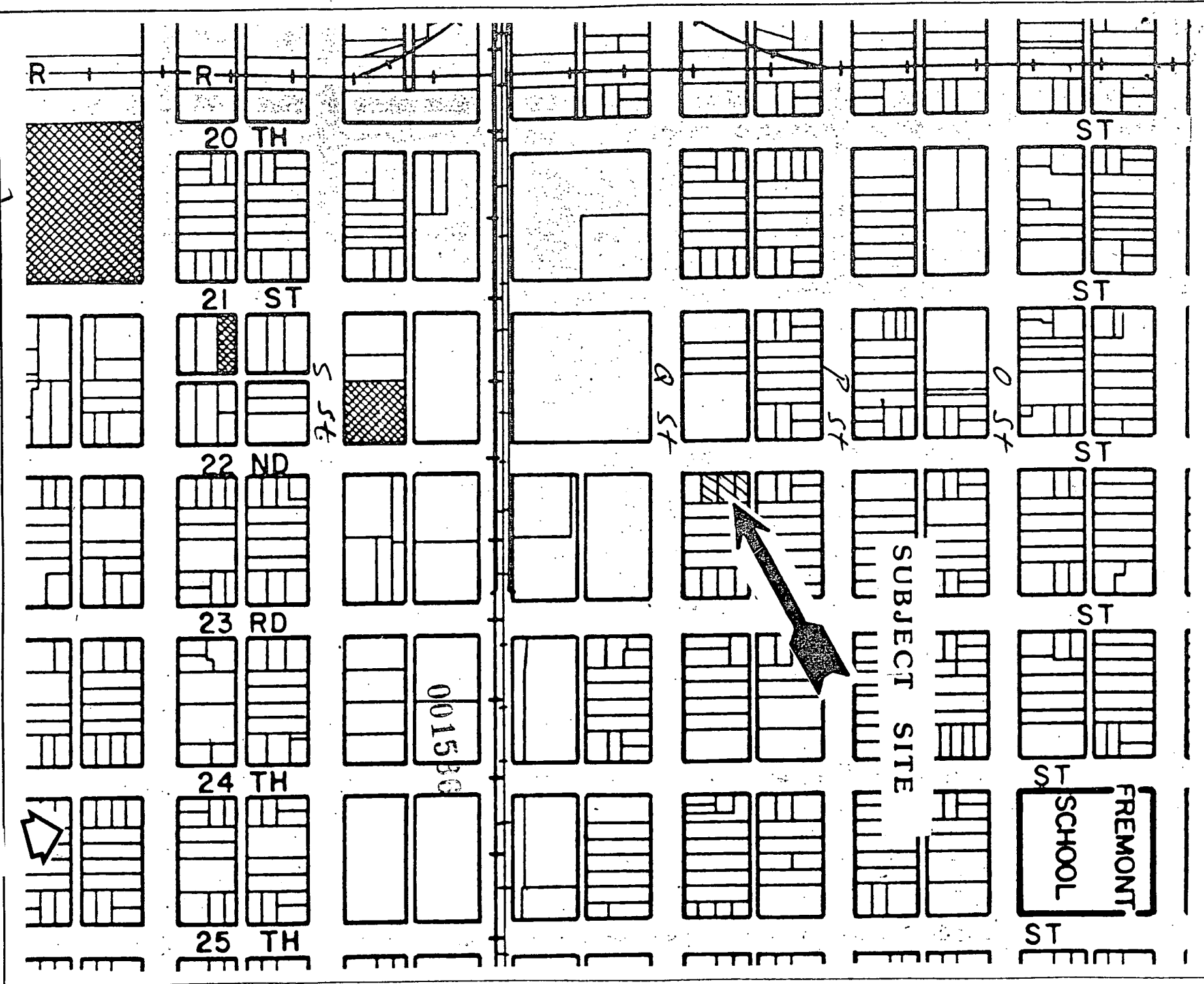
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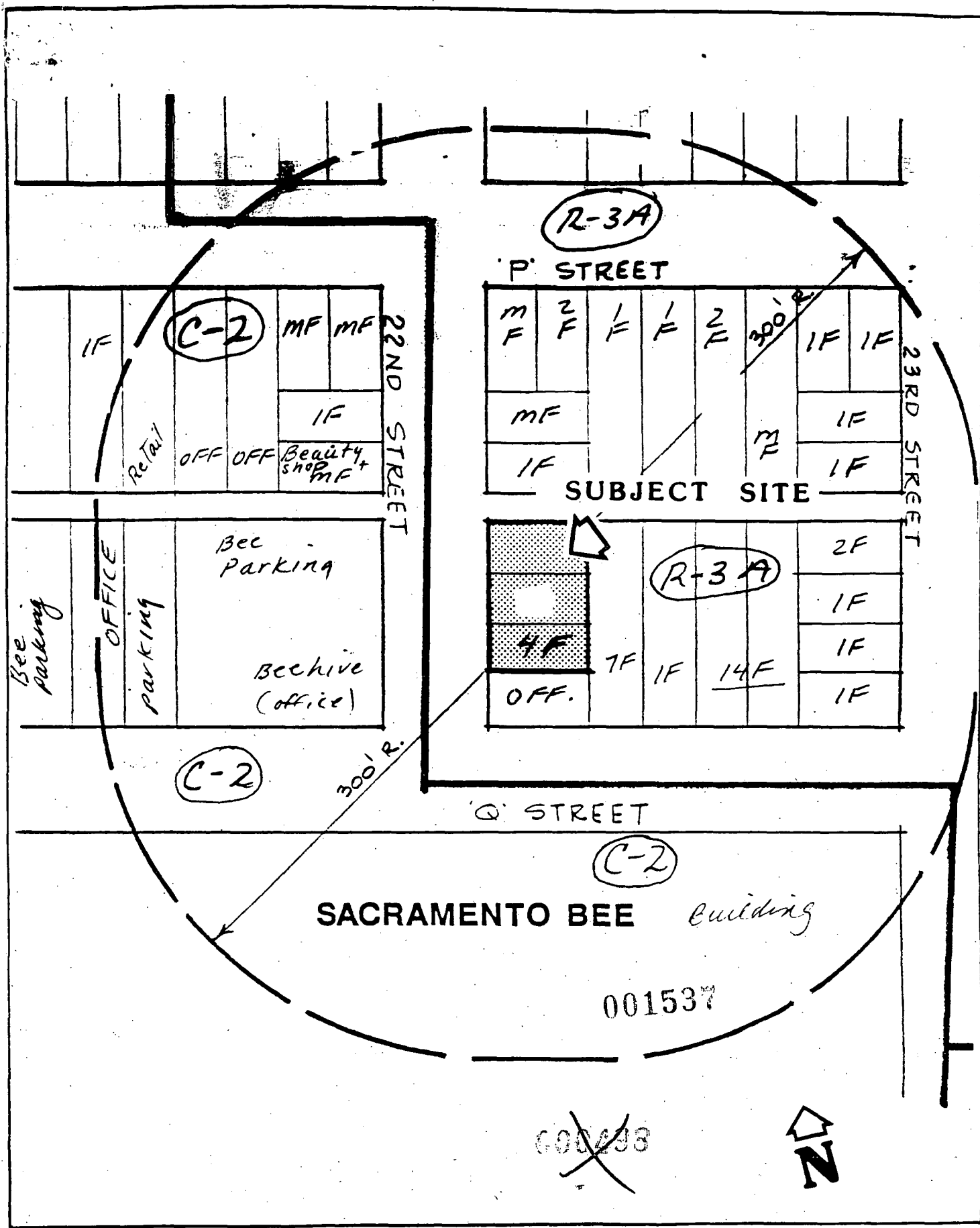
VICINITY MAP

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LAND USE & ZONING MAP

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18
 Aug. 25, 1988
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 Item 27
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188-294

Existing
Single
Family

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25-9-88
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ALLEY

PRELIMINARY FLOOR/SITE PLAN
2800 sq. ft.



22ND STREET

EXISTING 8' W/ GRASS AREA

EXISTING STREET TREES

EXISTING 8' W/ CONC. SIDEWALK

2' W/ PLANTER WITH VERTICAL PLANTS / SPROUTHOODS
(AREA WHEN LOWER TERRAZZO IS NOT FOR PLANTING)

8' W/ GEN CLUSTER
MOVABLE FOR FLEX

CONCRETE TO BE REMOVED

CONCRETE TO BE REMOVED

EXISTING SPACE (SLOTTING)

Existing
Office

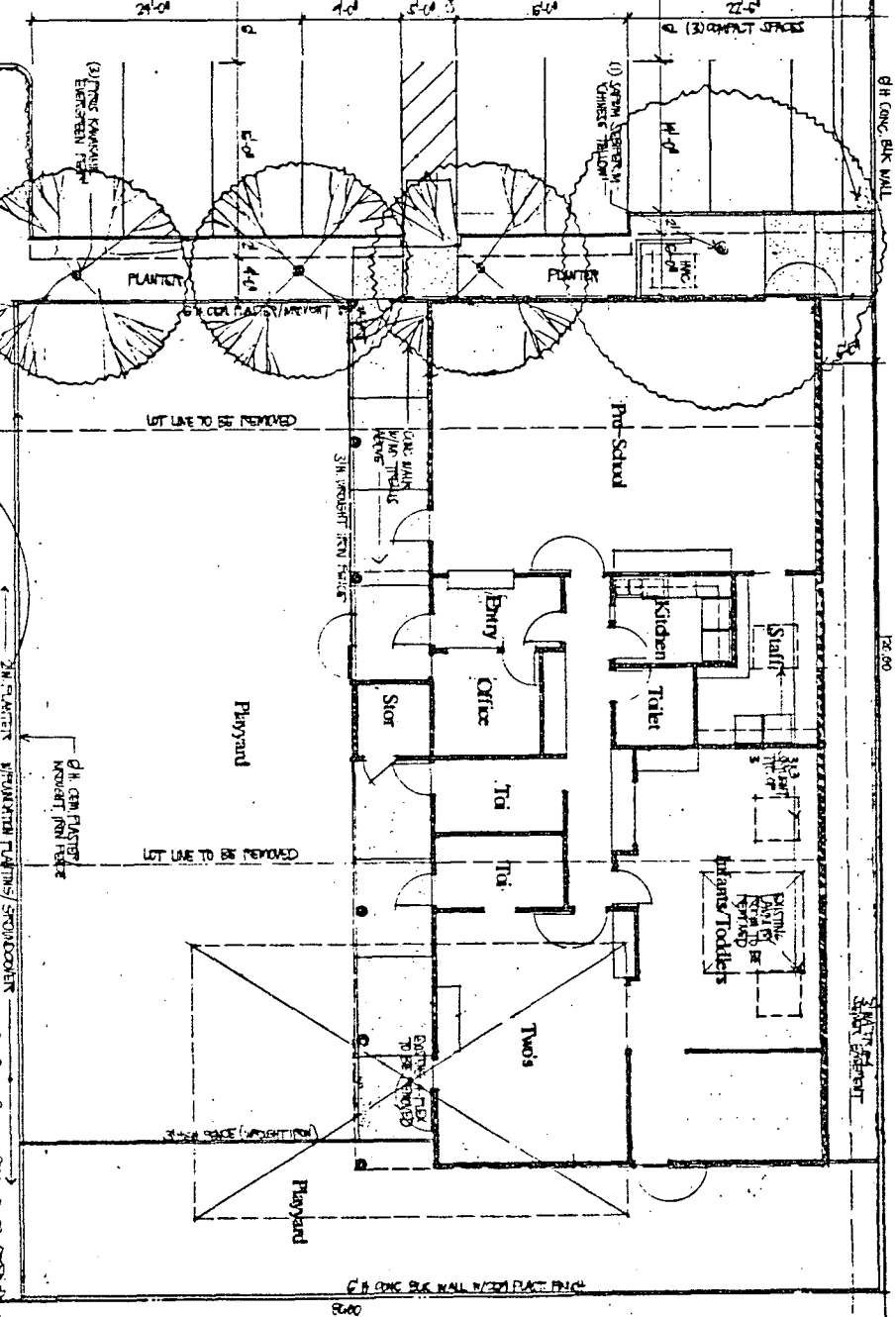


EXHIBIT A
SITE PLAN
FLOOR PLANS

Drawn by Date: JAN 5, 1988	Checked by Project No. 0327
1	

1623 22nd STREET
SACRAMENTO BEE CHILD CARE CENTER
SACRAMENTO, CA

Approved 7/1
Drawn by Date

CHINN, RUSCONI
ARCHITECTS
1107 22nd Street
Sacramento, CA 95811
916-441-9221

file 888

8-8-88 20

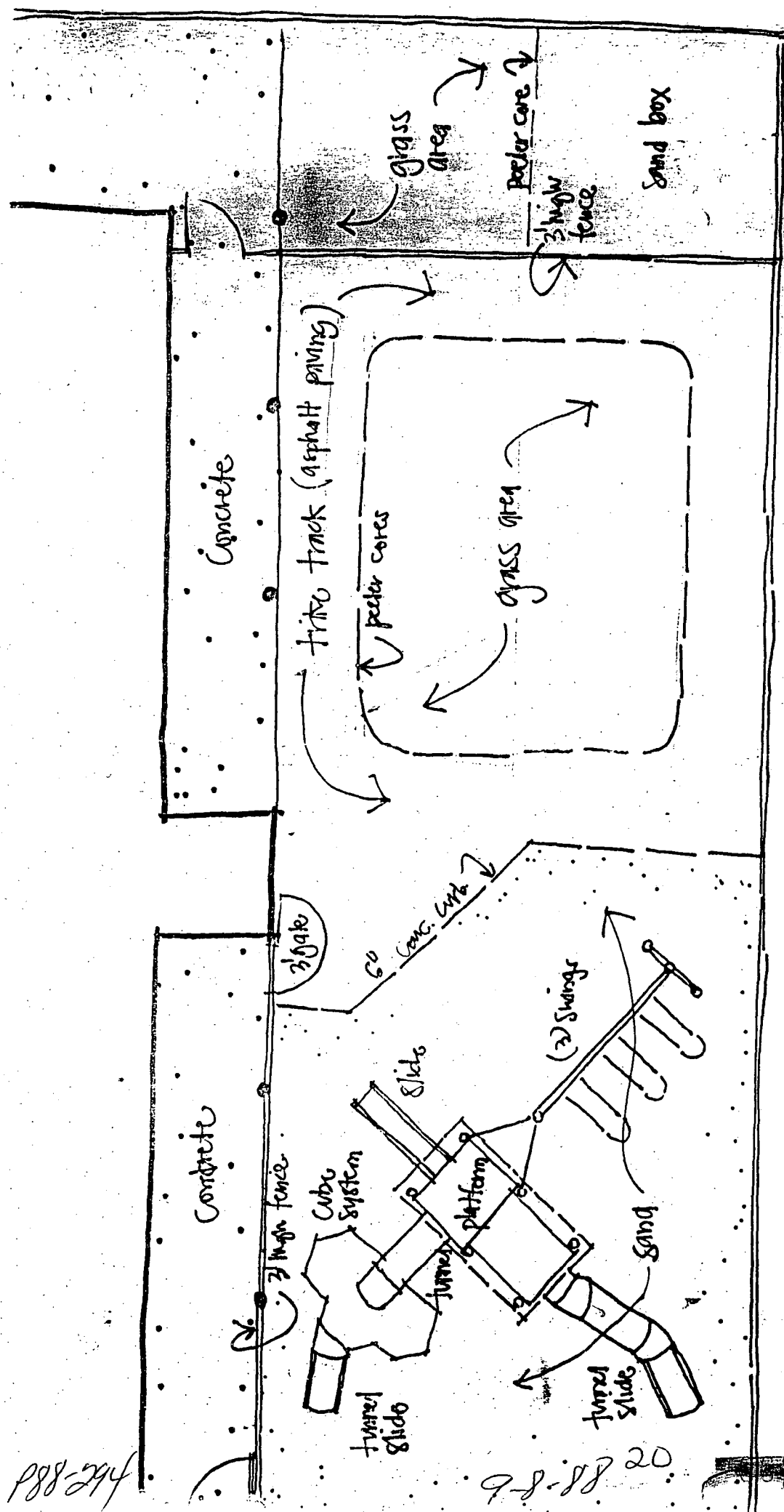


EXHIBIT B

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7/88

preliminary exterior playground layout

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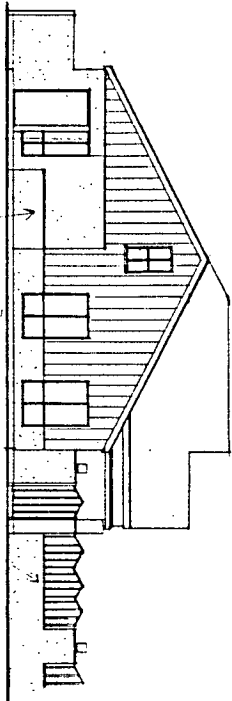
Chim. Roscom architects

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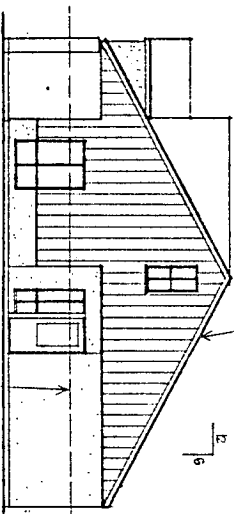
21
25 1984
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Steve B
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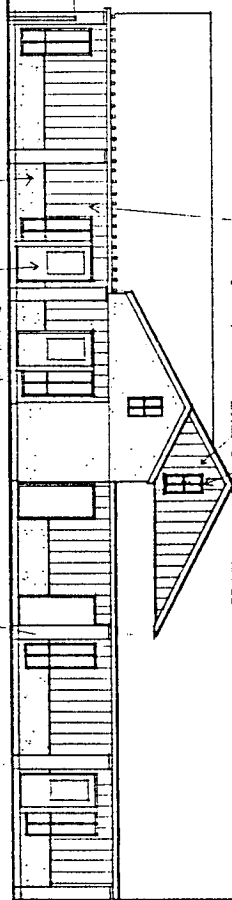
NORTH
3/8" = 1'-0"

3/4" = 1'-0"
SHED
OVERHANG
SCREENED WALL
6" GYM FLOOR/
WOODEN FLOOR FIBER
CONC. TILE
RECEPTS



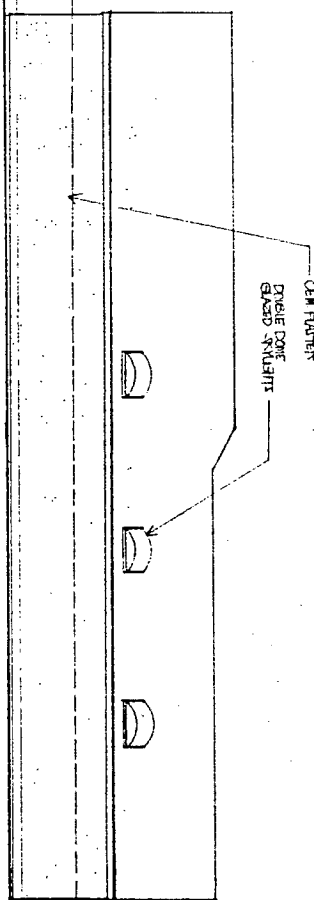
SOUTH
3/8" = 1'-0"

1/2" = 1'-0"
USE OF CONC. BRK.
WALL II PROTRUSION



WEST
3/8" = 1'-0"

1/2" = 1'-0"
ALUM. METALIC
W/ LULL. FINE GLAZING
1/2" CONC. OR
FIBERGLASS
(PAINTED)
LINE DRAIN WITHIN
GUTTER
CONC. PLASTER UNPAINT
(PAINTED)



EAST
3/8" = 1'-0"

CONC. PLASTER
DRYED CONC.
GLAZED STUDENTS

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ELEVATIONS
EXHIBIT C

1101 22nd Street
Sacramento, CA 95811
CUTLER - RUSCONI
ARCHITECTS

Revisions By Date

3/8" = 1'-0" 7/85

1623 22nd STREET
SACRAMENTO BEE CHILD CARE CENTER
SACRAMENTO, CA

Date: JAN 6, 1985
Drawn By:
Checked By:
Project No: 8847

P88-294

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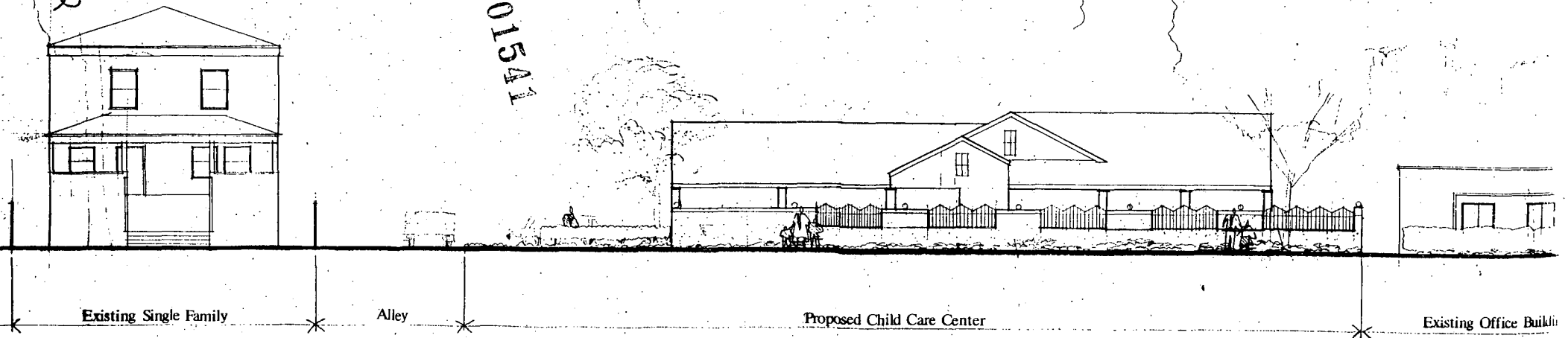
Streetscape along
22nd Street

EXHIBIT D

8-25-88
9-8-88

Single Family

001541



22ND STREET ELEVATION
1/8"=1'-0" July 17, 1988

Item

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CHINN RUSCONI
Sacramento, CA

1615 22nd Street
Sacramento, CA 95816
August 9, 1988

CITY PLANNING DEPARTMENT

Connie Spade
1231 I Street
Sacramento, CA 95814

AUG 9 1988

EXHIBIT E

RECEIVED

RE: File #P88-294

Dear Ms Spade:

I am writing this letter in order to voice my objections to the proposed construction of the Sacramento Bee Childcare Center at 1623-1625 22nd Street. My husband and I have resided at 1615 22nd Street for the past 30 years. Our home is directly across the alley from the proposed center.

My objections are primarily directed at the noise that a childcare center would create and to the additional parking problems and traffic before and after work. With respect to the noise: I had surgery for a major illness (stomach cancer) two years ago; my strength isn't what it was before and I must often lie down during the day to rest. Because our living quarters are on the 2nd & 3rd floors of our house, and because we are so close to the proposed center, I just don't see how noise from the center can be muffled enough not to disturb us. The children can't be kept in all day and their voices and play will carry over any planters.

With respect to the traffic: I own my own business and have a number of clients who already have difficulty finding parking because of all day parking by Bee employees. A Sacramento Bee representative suggested that they might be able to allocate a parking space for my clients, but this doesn't seem practical as I would need 50-100 stickers for them to use so that they would not be cited for illegal parking. And where will the center employees park? Also, the alley is so narrow that I'm concerned about the possibility of damage to my property and blockage of my parking entry as people enter and back out of the proposed parking area before & after work.

Your inspection of the proposed site, the alley, and my home probably gave you a good idea of just how close together everything is. I hope my voice will be heard even though it is raised in objection to the wishes of a giant organization that generally gets its way. My husband and I will not be able to get away from the noise and congestion. I hope you can help us.

Sincerely,

Masae Suwa
(Mrs.) Masae Suwa

P88-294

23
9-8-88

#12

SLS

SHELDON LAND SURVEYING

EXHIBIT F

July 12, 1988

SACRAMENTO BEE CHILD CARE CENTER
DESCRIPTION FOR LOT MERGER

APN 007-323-2400
007-323-2300
007-323-2200

A portion of Lot 8 in the Block bounded by 22nd, 23rd, "P", and "Q" Streets of the City of Sacramento, according to the map or plan thereof, and described as follows:

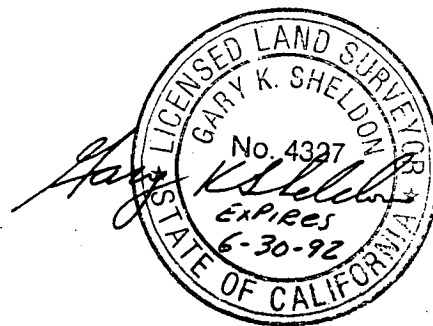
Beginning at the northwesterly corner of said Lot 8; thence southerly along the easterly line of 22nd Street 120.0 feet to the northerly line of the southerly one-quarter of said lot; thence easterly along said northerly line 80.0 feet to the easterly line of said lot; thence northerly along said easterly lot line 120.0 feet to the northeasterly corner of said lot; thence westerly 80.0 feet to the point of beginning.

Parcel is situated in the City of Sacramento, Sacramento County, California, and consists of 9,600 square feet, more or less.

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P88-294

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1767 TRIBUTE ROAD • SUITE J • SACRAMENTO, CALIFORNIA 95815

(916) 920-5375

9-8-88

#12

EXISTING LEGAL DESCRIPTION

Parcel One: 1617 22nd Street APN: 007-323-2400

The North one-quarter of Lot 8 in the Block bounded by "P" and "Q",
22nd and 23rd Streets of the City of Sacramento, according to the official
map or plan thereof.

Parcel Two: 1619 22nd Street APN: 007-323-2300

The South one-half of the North one-half of Lot 8 in the Block bounded by
"P" and "Q", 22nd and 23rd Streets of the City of Sacramento according to
the official map or plan thereof.

Parcel Three: 1625 22nd Street APN: 007-323-2200

The North one-half of the South one-half of Lot 8 in the Block bounded by
"P" and "Q", 22nd and 23rd Streets of the City of Sacramento according to
the official map or plan thereof.

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