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DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

October 4, 1988

BUILDING INSPECTIONS  
916-449-5716

City Council  
Sacramento, California

PLANNING  
916-449-5604

Honorable Members in Session:

SUBJECT: Appeal of the City Planning Commission Approval of:

1. Special Permit to establish a day care center in the Multiple Family (R-3A) zone (P88-294)
2. Variance to reduce the required rear yard setback from 15 feet to 0 feet;
3. Lot Line Adjustment to merge three lots (withdrawn by staff)

LOCATION: 1623 22nd Street

SUMMARY

The application is for various entitlements to develop a day care center for 48 children in the R-3A zone. The applicant is the Sacramento Bee and the center would be for children of their employees. The request was supported by staff and approved by the Planning Commission. An appeal of the Commission's action on the Special Permit and Variance has been filed by an adjacent property owner. The Lot Line Adjustment was not appealed and was inadvertently advertised. This portion of the appeal is being withdrawn by staff.

BACKGROUND INFORMATION

The subject site is owned by the Sacramento Bee and located close to their newspaper plant. The proposal is to construct a 2,800 square foot child care center which will provide care for 48 children of employees. The appeal was filed by the property owner to the north (across alley) and cites the following concerns (letter of appeal is attached):

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1. Appellant's Concerns: If the project is approved, the appellant's customers will encounter even more difficulties in finding parking (appellant is a seamstress).

Staff's Comments: Although a seamstress is an eligible home occupation in residential zones, staff has not verified the legality of the extent of the appellant's business. Home occupations are typically not allowed to have customers come to the home. As to the child care center, the nine on-site parking spaces is adequate and exceeds the Zoning Ordinance requirement by two spaces. The parking requirements for child care centers were recently adopted after extensive research by staff.

2. Appellant's Concern: The project will generate noise which will be disruptive.

Staff's Comment: There will be a minor amount of noise created by cars using the parking area adjacent to the alley. The amount of time that this occurs should be minimal since the center is extremely small (48 children). The Bee is also contacting the Traffic Engineer's Office to see if the on-street area in front of the center could be marked for "drop-off" which will reduce cars using the alley. To mitigate noise from the play yard to the appellant's property, the Bee will be installing a six foot masonry wall.

3. Appellant's Concern: Auto use in the alley will cause pollution and poison are in appellant's home.

Staff's Comment: The 48 child center is small and will not generate the hundreds of trips and air pollution that the appellant anticipates.

4. Appellant's Concern: The alley is narrow and cars leaving the center will damage her fence.

Staff's Comment: In addition to utilizing the 20 foot wide alley for maneuvering, the project plan calls for an additional 6' of maneuvering space on-site. This total of 26' is a standard used frequently throughout the City without problems and does provide a comfortable distance for maneuvering.

#### VOTE OF THE PLANNING COMMISSION

On September 8, 1988, the Commission voted six ayes, two absent, one abstained, to approve the request.

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RECOMMENDATION

The Planning Commission and staff recommend the City Council deny the appeal based on the attached findings.

Respectfully submitted,



Michael M. Davis  
Director of Planning and Development

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MMD:AG:rt  
attachments

District No. 4  
October 11, 1988

**P88-294**

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Appeal of Masae Suwa vs.  
City of Sacramento Planning  
Commission's Approval of a Special  
Permit and Variance to Allow  
Development of a Day Care Center  
at 1623 22nd Street in the R-3A Zone  
**(P88-294)**

**APPROVED**  
BY THE CITY COUNCIL

OCT 25 1988

OFFICE OF THE  
CITY CLERK

*as amended*

Notice of Decision  
and  
Findings of Fact

At its regular meeting of October 11, 1988, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Council denied the appeal based on the following findings:

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 foot rear setback will not negatively impact the adjacent neighbor to the east;
  - b. 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.
4. The proposed project is consistent with the General Plan and the 1980 Central City Community Plan which designates the site for residential, and the project is allowed with special permit approval.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**P88-294**

Appeal of Masae Suwa vs.  
City of Sacramento Planning  
Commission's Approval of a Special  
Permit and Variance to Allow  
Development of a Day Care Center  
at 1623 22nd Street in the R-3A Zone  
**(P88-294)**

Notice of Decision  
and  
Findings of Fact

At its regular meeting of October 25, 1988, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Council denied the appeal based on the following findings:

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 foot rear setback will not negatively impact the adjacent neighbor to the east;
  - b. 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.
4. The proposed project is consistent with the General Plan and the 1980 Central City Community Plan which designates the site for residential, and the project is allowed with special permit approval.

ADDED CONDITION TO SPECIAL PERMIT

If permission is obtained from the appellant, the applicant shall move the existing fence inward off the property line to allow installation of bollards. The bollards are to be installed by the applicant to eliminate car backing out from the center from hitting the appellant's fence.

*Gene Riedin*  
MAYOR

ATTEST:

ACTING *Janice Blumen*  
Assistant CITY CLERK

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NOTICE OF APPEAL OF THE DECISION OF THE  
SACRAMENTO CITY PLANNING COMMISSION

DATE: September 19, 1988

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City  
Planning Commission of September 8, 1988 when:  
(Date)

     Rezoning Application                      XX Variance Application  
XX Special Permit Application      P88-294

was: XX Granted      Denied by the Commission

GROUND FOR APPEAL: (Explain in detail) See attachment  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PROPERTY LOCATION: 1623 - 22nd Street

PROPERTY DESCRIPTION: .22+/- vacant and developed acres in Multiple  
Family (R-3A) zone.

ASSESSOR'S PARCEL NO. 007 - 323 - 022, 023, 024

PROPERTY OWNER: The Sacramento Bee

ADDRESS: 2100 Q Street, Sacramento, CA 95852

APPLICANT: Chinn, Rusconi Architect

ADDRESS: 1107 - 22nd St., Sacramento, CA 95816

APPELLANT: (Masae Suwa) (MASAE SUWA)  
(SIGNATURE) PRINT NAME

ADDRESS: 1615 - 22nd Street, Sacramento, CA 95816

FILING FEE:  
 by Applicant: \$105.00 RECEIPT NO. \_\_\_\_\_  
 by 3rd party: 60.00

FORWARDED TO CITY CLERK ON DATE OF: \_\_\_\_\_

P- \_\_\_\_\_

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DISTRIBUTE TO -  
(4 COPIES REQUIRED): MVD  
AG  
WW  
RT  
SG - (Original)

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PARKING

Appellant lives in a three story residence to the north of the Project. Appellant is a seamstress and has conducted her business during the past 30 years in a room on the second floor of her residence, the windows of which overlook and open onto the narrow alley that borders the Project on the north. During the past thirty years Appellant's business has not expanded; the business of the Sacramento Bee has greatly expanded and its expansion has made parking in the area difficult, often impossible, for Appellant's customers. Most of Appellant's customers are female and they frequently arrive and leave Appellant's premises laden with heavy fabrics and clothes which they have to carry for blocks to where their cars are parked. If the Project were approved, Appellant's customers would encounter even greater parking difficulties.

NOISE

Applicant proposes to use the premises for a day care center for 48 children and staff. The day care center would open at 6:30 AM and close at 6:00 PM. One can assume that the staff would arrive at least a half hour prior and leave a half hour after the children. Cars would be driving up, car doors would be opening and closing, car engines would be stopping and starting, and teachers, parents and children would be shouting arriving and departing greetings and instructions to each other right under Appellant's window twelve and half hours each day. Neither Appellant nor her customers could concentrate with so much noise

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and distraction right outside the window.

Nor could Appellant or her husband sleep during such twelve and half hour period since their bedroom windows also open onto the alley. Appellant and her husband are both elderly; Appellant suffers from serious health problems and needs to rest/nap during the day; they have worked for 30 years to pay off the mortgage on their home and they need and deserve peace and quiet. If the proposed day care center were permitted, the present peace and quiet of the neighborhood would be replaced with endless noises from children in the play yard and arriving and departing traffic in the alley.

POLLUTION

As was mentioned above, Appellant's windows open directly onto the narrow alley through which the traffic to and from the center would flow. The exhaust and pollution from the hundreds of arriving, idling and departing automobiles would surely poison the air in Appellant's home.

DAMAGE TO APPELLANT'S PREMISES

The alley between Appellant's home and the Project is very narrow. Due to the ever increasing congestion in the area, drivers have resorted to parking in the alley and have repeatedly hit and damaged Appellant's fence which borders the alley as they struggle in and out of tight parking spaces. Appellant believes that additional damages would be done to her fence as cars parking/arriving/departing at the proposed day care center attempted to maneuver through/into/out of the alley and the Project's parking spaces.



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CONCLUSION

Should the application be approved, it should be done so on the following conditions which would help to mitigate the irreparable damages which Appellant and her husband would sustain:

A. Require that there be a 12' masonry wall in the front setback;

B. Require Applicant to erect and maintain a barricade along Appellant's property line to protect Appellant's fence which has sustained past injuries from alley traffic from further injury; and

C. Permanently reserve one of Applicant's parking spaces for Appellant's customers or grant Appellant a reserved parking space for her customers in the front of her premises.

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**Sacramento City Planning Commission  
VOTING RECORD**

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**MEETING DATE**  
A.P. 24

**ITEM NUMBER**  
12-B

**PERMIT NUMBER**  
P 88-294

**ENTITLEMENTS**

- |  |   |
|--|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT    | <input type="checkbox"/> TENTATIVE MAP            |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT  | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING                  | <input type="checkbox"/> LOT LINE ADJUSTMENT      |
| <input checked="" type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DET.       |
| <input type="checkbox"/> VARIANCE                  | <input type="checkbox"/> OTHER _____              |

**STAFF RECOMENDATION**

Favorable  Unfavorable

*Winds*

Correspondence

Petition

**LOCATION**  
1623 - 22nd Street

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| NAME   | ADDRESS                                 |
|--|---|
| Owen Smith (Plant Production Mgr., Incto. Bee) | 2100 Q St. Dacto. 95852                 |
| Mark Rusconi                                   | 1107 22 <sup>nd</sup> St., Dacto. 95816 |
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| NAME        | ADDRESS                                |
|-------------|--|
| Masae Suwa  | 1615 22 <sup>nd</sup> St, Dacto. 95816 |
| Mary Murphy | 1611 22 <sup>nd</sup> St, Dacto. 95816 |
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**MOTION #**

Yes    No    Motion Second

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|-----------|--|--|--|
| GASTON    |  |  |  |
| HOLLICK   |  |  |  |
| HOLLOWAY  |  |  |  |
| ISHMAEL   |  |  |  |
| NOTESTINE |  |  |  |
| OTTO      |  |  |  |
| RAMIREZ   |  |  |  |
| WALTON    |  |  |  |
| CHINN     |  |  |  |

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE

**MOTION**

- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_

# CITY PLANNING COMMISSION

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

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|                     |  |                       |         |
|---------------------|--|-----------------------|---------|
| 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. Neg. Dec. | 7/25/88 |
| ASSESSOR'S PCL. NO. | 007-323-022,023,024  |                       |         |
| REPORT BY           | CS:yf  |                       |         |

- 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. 21  
 9-8-88 1a

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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:

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.

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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, specific 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.

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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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

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.
- 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.

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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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RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE THE NORTH 120 FT. OF LOT 8  
IN THE BLOCK BOUNDED BY P AND Q STREETS,  
22ND AND 23RD STREETS OF THE CITY OF SACRAMENTO  
ACCORDING TO THE OFFICIAL MAP OR PLAN THEREOF.

(APN: 007-0323-022,023 AND 024)

(P88-294)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 1623 22nd Street; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and the 1980 Central City Community Plan; the proposed lot line adjustment conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 1623 22nd Street, City of Sacramento, be approved as shown and described hereto, subject to the following conditions:

1. File Certificate of Compliance and waive the parcel map.
2. Pay off or segregate any existing bonds or assessments.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

P88-294

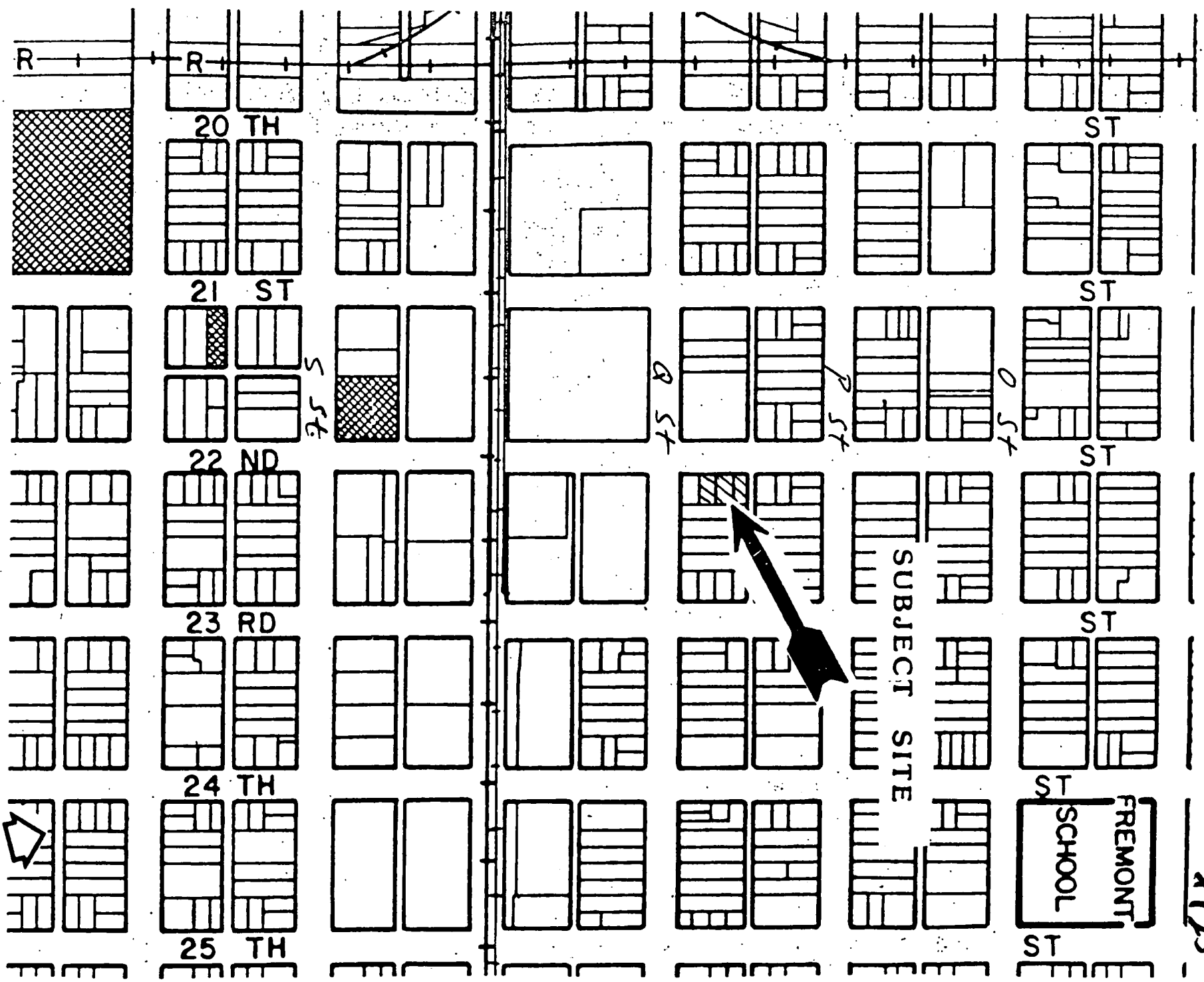
Aug 25, 98

Cham 27

# VICINITY MAP

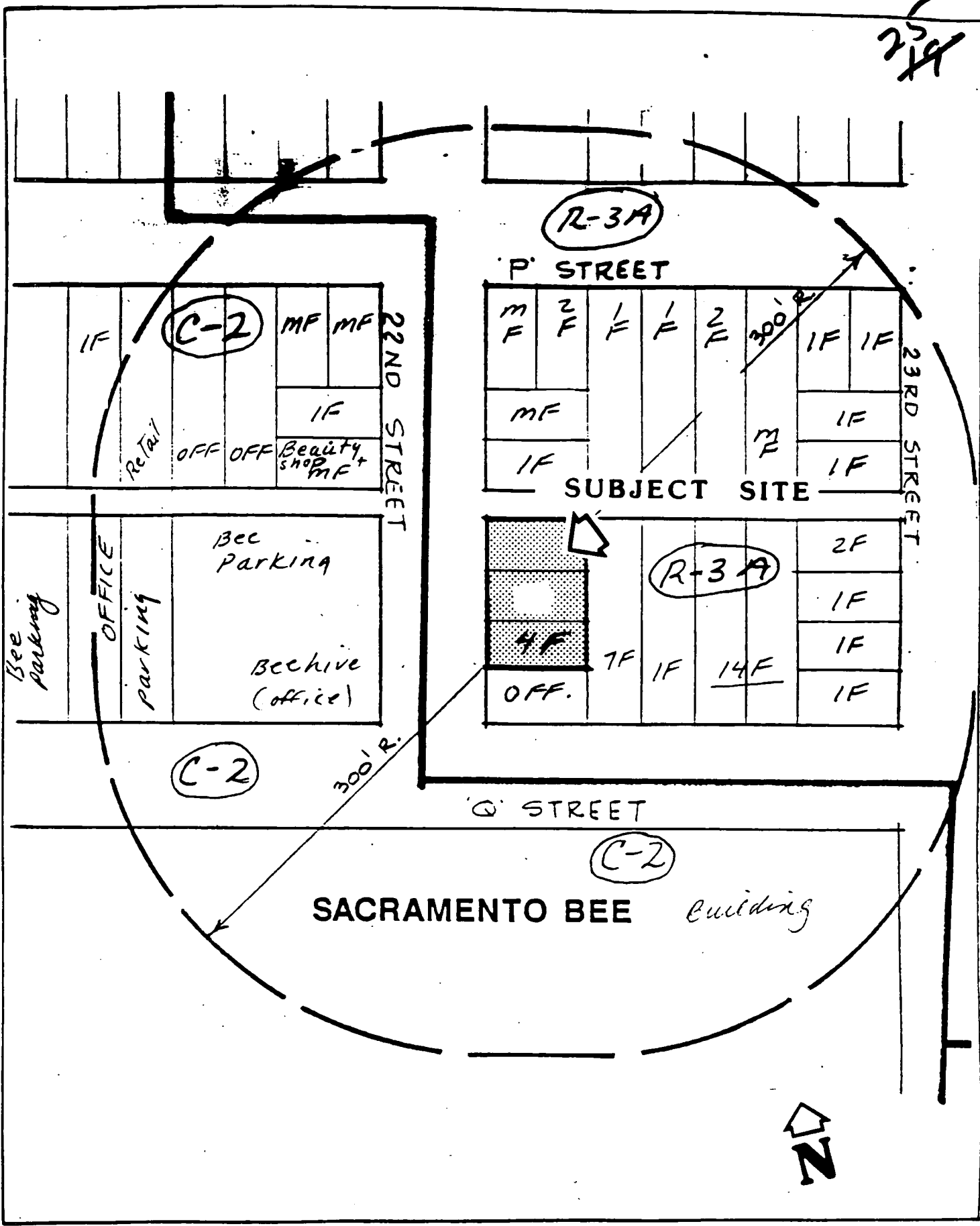
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# LAND USE & ZONING MAP

P88-294

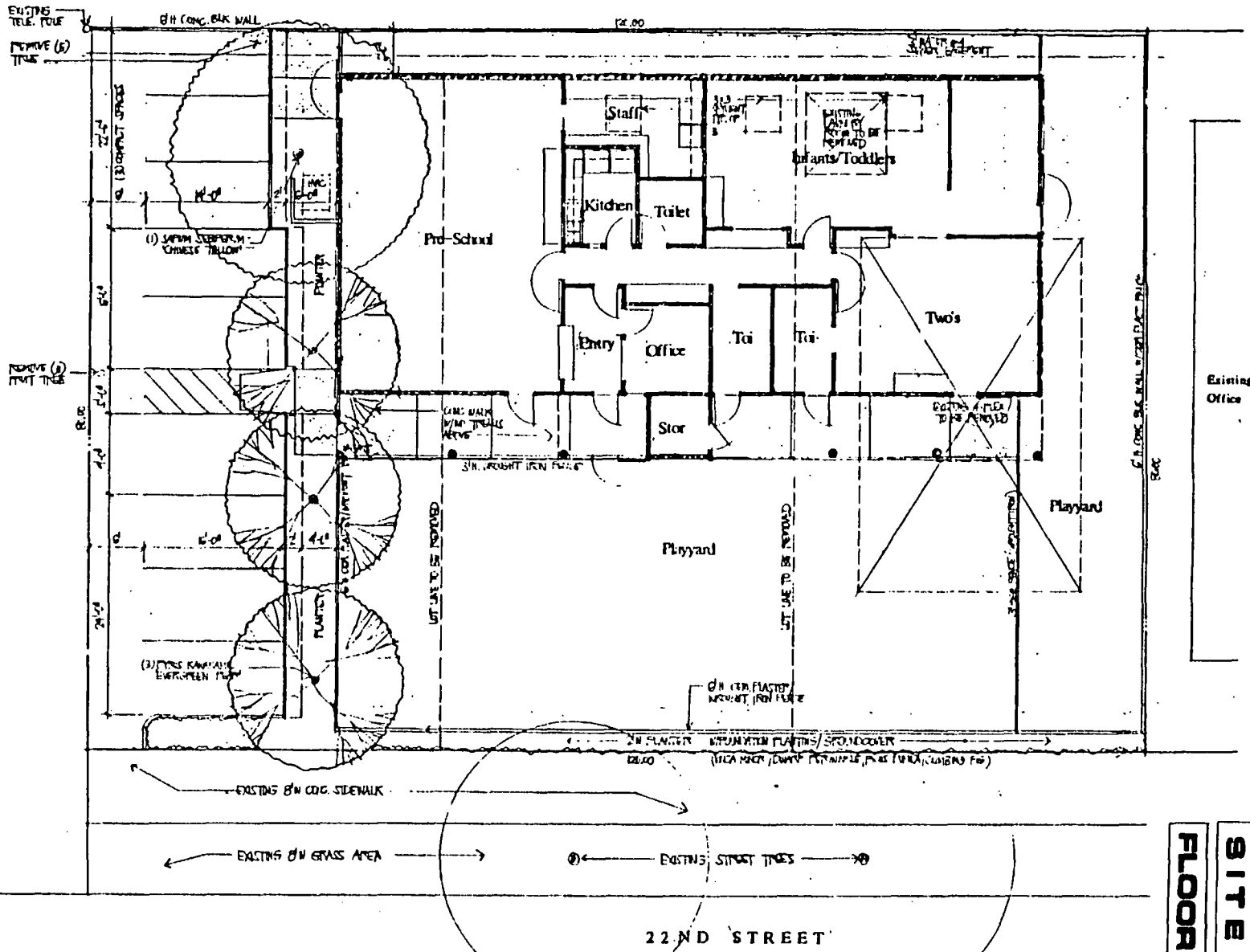
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~~Aug. 25, 1988~~  
9-8-88

Item 27  
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P88-294

Aug 25 1988  
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8-8-88

Steve  
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PRELIMINARY FLOOR/SITE PLAN  
P-134 2808#



**EXHIBIT A**  
**SITE PLAN**  
**FLOOR PLANS**

CHINN - BUSCO  
ARCHITECTS

1107 22nd Street  
Sacramento CA 95811  
PH 448 9111

Revised by [unclear]

7/8

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

Date: JUL 6, 1988  
Drawn by  
Checked by  
Project No: 8827

1

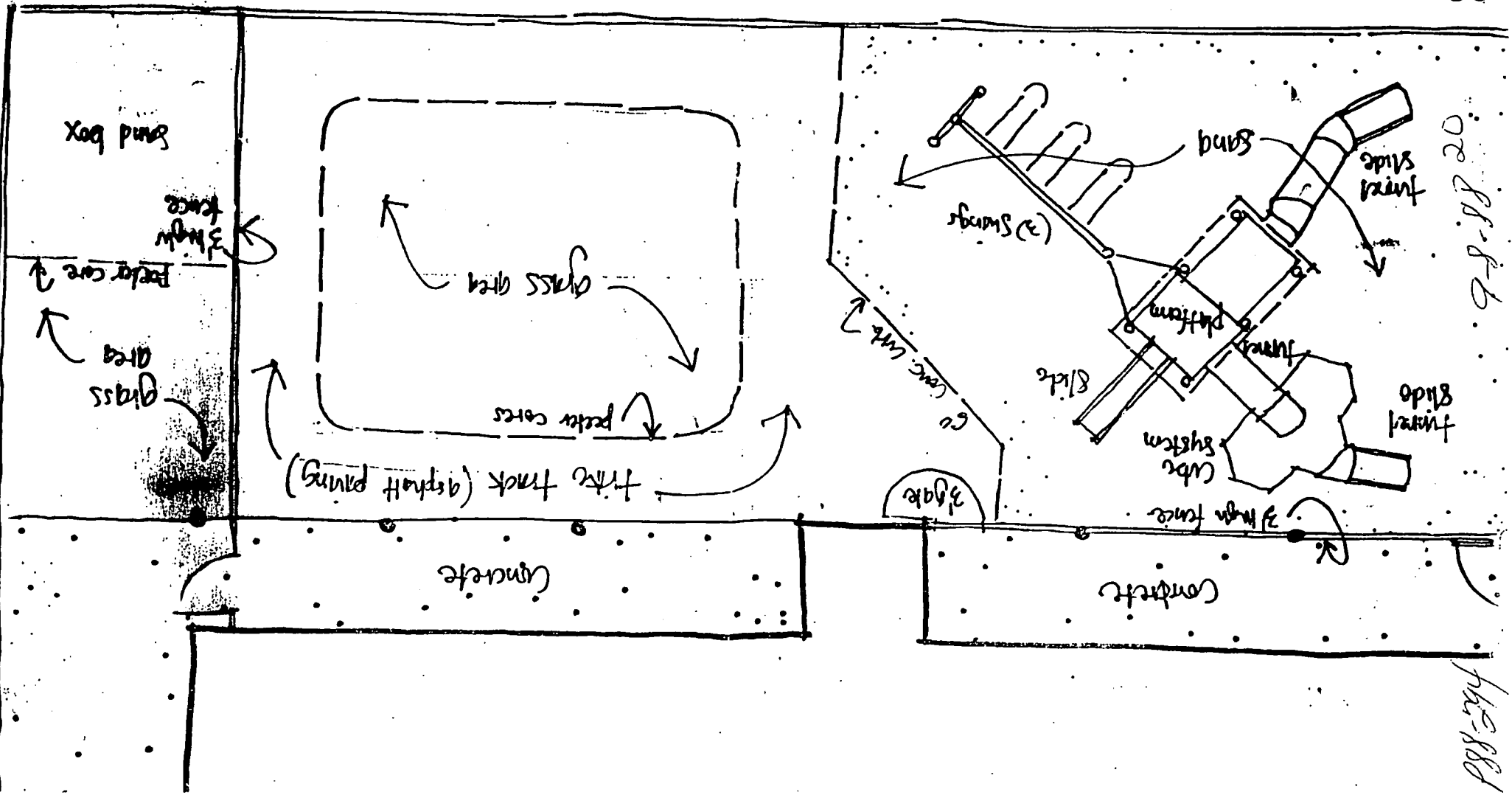
19  
25

EXHIBIT B

1/2

Chim-Roscom Architects

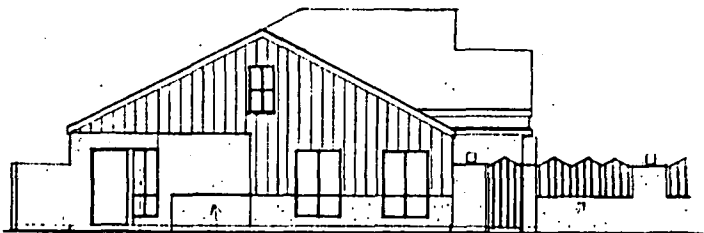
Preliminary exterior playground layout  
7/18



02 88-8-B

hls-88d

888-294



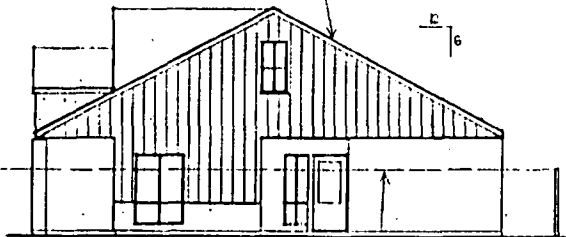
**NORTH**

3/8"=1'-0"

2" WOOD  
OUTLET/SCREEN WALL

GH CON PLASTER/  
HORIZONTAL IRON FELTS

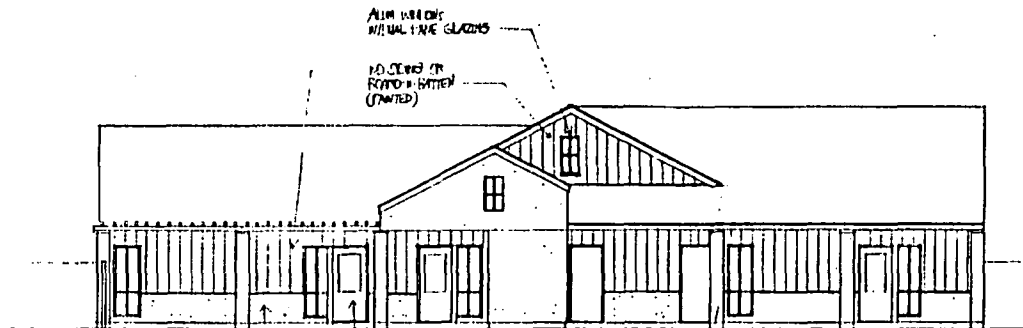
CONC. TILE  
FLEEPS



**SOUTH**

3/8"=1'-0"

1/2" OF CONC. FOR  
WALL II PURCHASE



**WEST**

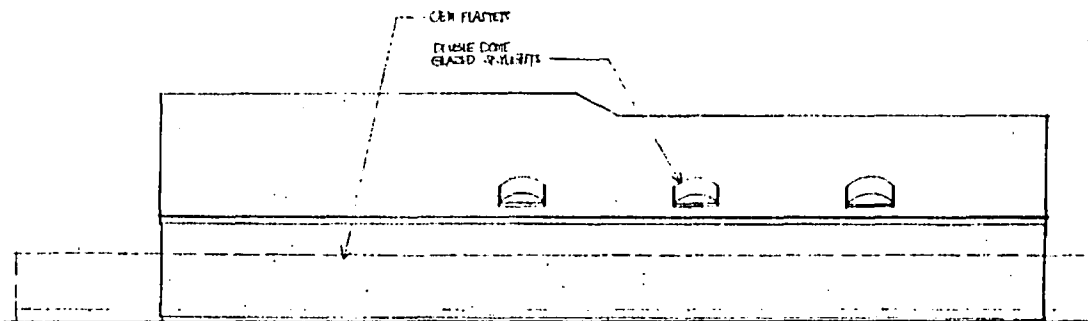
3/8"=1'-0"

AIR INLET/  
RIVAL-TYPE GLAZING

NO. 20 GIBBS OR  
ROUND-BATTEN  
(PAINTED)

ONE LAYER W/ WOOD  
GLASS, 1/2"

CON PLASTER W/ WOOD  
1/4" COLLARS  
(PAINTED)



**EAST**

3/8"=1'-0"

CON PLASTER

FLUSH CONC.  
GLASS 1/2-INCHES

CHING, BUSBY & ARCHITECT

1107 22nd Street  
Sacramento CA 95811  
916 448 9111

Revisions By D.D.

Sheet No. 7

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

Date: JAN 6, 1988

Drawn By

Checked By

Project No. 8857

**EXHIBIT C  
ELEVATIONS**

21  
9-8-88  
25/1988

1/2  
27

Handwritten initials and marks at the bottom right of the page.

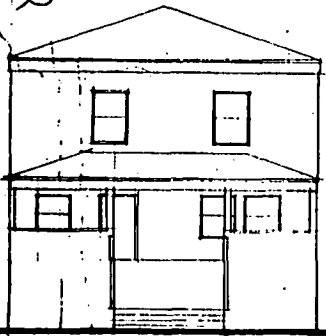
P88-294

# Streetscape along 22nd Street

EXHIBIT D

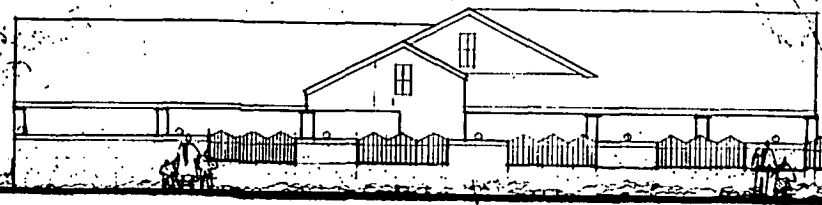
8-25-88  
9-8-88

Single Family

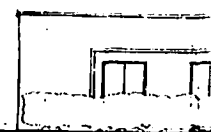


Existing Single Family

Alley



Proposed Child Care Center



Existing Office Bldg

## 22ND STREET ELEVATION

1/8"=1'-0"

July 17, 1988

Item  
22  
1a

25/14

CHINN RUSCON  
Sacramento, CA

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

19/25

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

#10



SLS  
SHELDON LAND SURVEYING

EXHIBIT F

19/  
25

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.



P88-294

24

1767 TRIBUTE ROAD • SUITE J • SACRAMENTO, CALIFORNIA 95815

(916) 920-5375

9-8-88

#1A

Apartment three  
1611 Twenty-second Street  
Sacramento, California 95816

195  
25

September 8, 1988

Sacramento City Planning Commission  
1231 I Street  
Sacramento, California 95814

Gentlepersons:

RE: P88 294

I am in the minority. Unlike almost all of my neighbors I do not object to a child center in our neighborhood. My reasons are personal. First, I have taught pre-school and remember it as the most rewarding experience of my life.

Second, the psychic scars of having been a single parent, almost thirty years ago, and living the nightmare of being unable to find adequate care for my son have still not fully healed.

However, I do not believe the site under consideration tonight is the best place for the center. And, therefore, I object to the plan.

If approved, the proposal will, first, take away four units of housing in an area where housing is badly needed.

Already, The Sacramento Bee has directed the eviction--albeit with just cause--of a woman with a fifteen-day-old baby; a blind woman; and a lesbian couple. These are all categories of women who have more than the usual difficulty in finding replacement housing. One tenant is still in the building and he has our support.

I also object to the plan because, second--although it is inconceivable that the dangerous traffic situation at the entrance to the alley on Twenty-second Street between P and Q Streets could be worse--it WILL become even more dangerous and life-threatening if the plan is approved.

In May, a child riding a bicycle was hit by a Sacramento Bee truck within a few feet of this spot. (I recently told someone about the incident and was told: "Everyone in Sacramento has a story about being hit or almost hit by a Sacramento Bee vehicle.")

Yet, it is at this spot that a parking lot is planned. It will be used to pick up and deliver children to the day center. Bee employees may leave their children at the center all-day or for half-a-day. As we all know, young children and frequent emergencies are synonomous. Thus, it is inevitable that there will be even more potentially dangerous traffic throughout the day, in and around the planned parking spaces.

25

Page - two -

Already 30 cars belonging to tenants living on the 2200 blocks of P or Q Streets park in garages or parking spaces that can only be reached by driving into the alley.

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Many of the traffic problems, and the subsequent danger, are caused by the violation, daily, of at least three traffic laws by Bee employees using Bee vehicles or their personal cars. The violations involve the following sections of the California Vehicle Code:

|        |   |
|--------|---|
| 25.119 | parking in alleys;  |
| 22.352 | fifteen mph speed limit in alleys;                            |
| 21804  | yielding the right of way and exercising "reasonable safety." |

It is possible that the violation of the latter section (21804) was a factor when the child riding a bike was hit by a Bee truck last May.

You have the letter from my next-door neighbor, Masae Suwa. For more than thirty-five years she and her husband have lived in, raised their family and now own the home that will be severely negatively affected if the Planning Commission approves this plan.

She wrote of the disruption, if the plan is approved, to their home, their fence, their garden where there are many prize-winning plants, their parking space and to Mrs. Suwa's dressmaking business.

Most significant, I believe however, will be the effect on Mrs. Suwa's health.

(If the plan is allowed to go forth a lovely camellia bush and an orange tree--which is perfect for youngsters to climb--will be lost to the neighborhood.)

The Sacramento Bee should be directed to find another site for the child-center among the abundant property The Bee owns in our neighborhood. Using the Beehive building where there is now adequate parking is just one possibility. It is obvious that The Bee is not being served by its public relations office that is now housed at the Beehive. Other offices now at the Beehive could be moved to the enormous addition on Q Street that is now being completed.

It would be hoped that The Sacramento Bee would be more inventive than just providing another day-time, Monday through Friday, child-care facility. Since The Bee operates twenty-four hours a day, it should consider a 24 hour child-care facility in an appropriate location. How will a mother in a non-traditional job, working a swing shift or a night shift, be served by a day-time facility?

~~19~~  
25

Page - three -

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In addition, according to The Bee's house organ Bee In Touch (see enclosure), there has been disagreement and frequent change of plans regarding the construction of the child center.

On July 29, 1988, the first page of Bee in Touch states:

Previous plans to renovate the existing two-story building for a child center were changed when estimated renovation costs APPROACHED the cost of a new building. (emphasis mine)

Since July the plans have expanded to care for 48 children not 36.

Thus, after months and months of disruption of the neighborhood by the construction of an addition to The Bee, on Q Street, that appears to be as large as the existing plant, including traffic congestion, noise--the sanding of walls on overtime when the heat is over 110°--dirt and dust, the neighborhood will again be disrupted by the construction of a facility not because it will cost as much as renovation; not because it will cost more than renovation but because the cost APPROACHES the cost of renovation.

Furthermore, although a member of the Planning Commission staff attempted to defend the site--in addition to saying he "supports everything The Bee is doing.. ." by saying child care facilities are always put into residential areas. However, there are two child care centers within approximately a mile of the site in question tonight. Both are on Tenth Street. One is at T Street. the other is at O Street. Neither location could be considered "residential. "

I also object to the plan, as do my neighbors, because by this further encroachment into our neighborhood by The Bee and their employees, it is inevitable we will be subjected to even more of the bad manners; lack of consideration; dangerous and unhealthful practices; as well as the arrogance and hostility of the Bee employees we already experience.

On September 23, 1984, a petition was signed by residents of this area and presented to C.K. McClatchy. After stating the problem of parking in front of or even near our homes, the petition continued:

We ask, therefore, that you direct your staff to request all Bee employees and visitors to use the large lot provided from them and to not park on the 1600 block of Twenty-second Street.

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28

Page - four -

We know that The Sacramento Bee is eager to be a good neighbor. We are confident that by having brought this matter to your attention it will be resolved forthwith.

Although a memo was purportedly distributed to all employees, there was no improvement in the parking difficulties. In fact, the seemingly impossible situation actually became worse. In addition to not being cooperative about parking, Bee employees are extremely careless about the disposal of trash from the packages of food they eat.

In fact, some Bee employees stop their cars in the alley and use the already overburdened dumpsters in this densely populated neighborhood to dispose of leftover food. Often the uneaten food is discarded and no effort is made to wrap the uneaten food which then attracts flies and other vermin. In addition, cigarette butts, not always extinguished, are tossed into our yards and on the sidewalks in front of our homes.

The lack of cooperation has had a financial impact on my neighbors and me. I pay \$40 a month for the rental of a garage because this is my only solution to avoiding the daily stress of trying to find a parking place within several blocks of my home.

Other neighbors frequently have had to pay parking tickets because, in desperation, they park in the alley behind their residences or at the meters at P Street.

Therefore, unless the Commission is prepared to vote against the plan tonight we ask that there be a continuation of this matter. Most of us were not contacted, in any way, about the plan by The Bee.

We also wish to request an Environmental Impact Study.

And, we also ask the Commission to disregard the twenty form letters that purport to support the plan because:

high-pressure, if not coercive, methods were used to persuade residents, especially middle-aged women, to sign the form letters;

opposition of residents who did not support the plan was not recorded;

residents who did not respond were not recorded, e. g., 1630 Twenty-third Street;

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seven letters of support are from building, 1525 Twenty-second Street, which is a very transient building and where parking space is rented to Bee employees by the building manager.

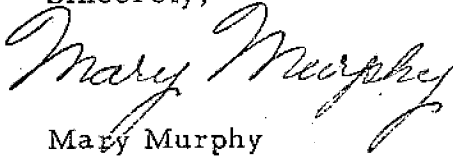
Sacramento Planning Commission  
September 8, 1988

18  
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Page - five -

Thank you for your consideration of my position against Plan 88 294.

Sincerely,



Mary Murphy

Enclosure



# Bee In Touch

19  
25

July 29, 1988

Published bi-weekly for employees of The Sacramento Bee

## The Bee will build new center for employee child care

General manager Frank Whittaker recently announced that The Bee plans to demolish the four-plex on the corner of 22nd and Q streets and build a new 2,800 square foot child care center designed to accommodate 48 children. Previous plans to renovate the existing two-story building for a 36-child center were changed when estimated renovation costs approached the cost of a new building.

All of the three lots at The Bee's 22nd and Q streets site will be utilized for the center. In addition to the center itself, the site will include two fenced play areas, and off-street parking.

Preliminary architectural drawings for the center are complete and will be submitted to the city's Architectural Review Board for approval in August. After the Board makes its recommendations, final drawings will be submitted to the Building Inspection Department so that permits can be issued.

It is anticipated that construction will take three months, enabling The Bee to open the center early next year as originally planned.

The paper will pay all construction costs, most capital expenses (furniture, playground equipment, etc.) and monthly utilities. The center's policies and budgets will be administered by a board of directors consisting primarily of parents. It will be operated on a non-subsidized basis by an independent care provider.

The center will accommodate 12 infant/toddlers, 3 to 24 months old (not potty trained); 12 children in the "transitional" group, 2 to 3 years old (potty trained); and 24 preschoolers, 3 to 5 years old (completely potty trained). There will be one teacher for every four children in the infant/toddler group; one teacher for every six children in the transitional group; and one teacher for every 12 preschoolers. In addition, one teacher will divide his or her time between the transitional and preschool groups. The center will employ a cook.

If the need for employee child care exceeds the number of spaces available, a lottery system will be used to determine initial enrollment.

*More on child care inside*



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# Tuition Schedule

## Infants: 6 weeks to 24 months

### Full day care

5 days/week \$410  
3 days/week \$270  
2 days/week \$200

### Morning only\*

5 days/week \$280  
3 days/week \$185  
2 days/week \$140

\*available only if full day enrollment is less than capacity

Includes diapers, solid foods and cow milk. Parents provide formula or breast milk.

## Preschoolers: 3 to 5 years old

### Full day care

5 days/week \$300  
3 days/week \$200  
2 days/week \$145

### Morning only\*

5 days/week \$200  
3 days/week \$130  
2 days/week \$100

\*available only if full day enrollment is less than capacity

Includes breakfast, three snacks and lunch.

## Two Year Olds: Transitioning

### Full day care

5 days/week \$350  
3 days/week \$230  
2 days/week \$170

### Morning only\*

5 days/week \$225  
3 days/week \$150  
2 days/week \$110

\*available only if full day enrollment is less than capacity

Includes breakfast, three snacks and lunch.

### Multiple family member rates

1st child in family -- 100%  
each additional child -- 90%

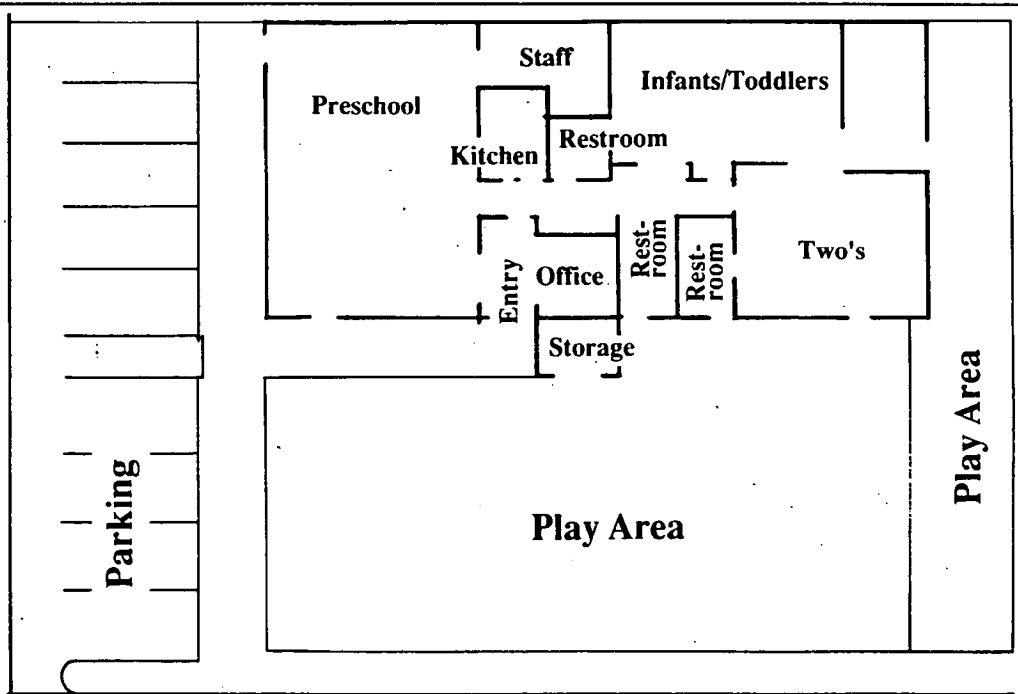
### Enrollment fee

1st child -- \$50 (one time only)  
each additional child -- \$20

### Drop-in/additional day rates\*

Infants -- \$25/day  
Two's -- \$20/day  
Preschool -- \$17/day  
\*subject to space available

The Bee's child care floor/site plan by Chinn-Rusconi Architects



N ———

22nd Street



Apartment three  
1611 Twenty-second Street  
Sacramento, California 95816

September 8, 1988

Sacramento City Planning Commission  
1231 I Street  
Sacramento, California 95814

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RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

OCT 7 3 31 PM '88

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Page - two -

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10/25

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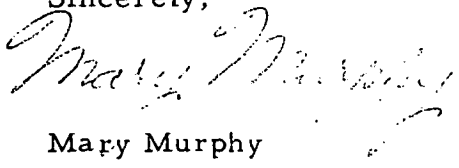
Sacramento Planning Commission  
September 8, 1988

~~19~~  
25

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Sincerely,



Mary Murphy

Enclosure

195  
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# Bee In Touch

July 29, 1988

Published bi-weekly for employees of The Sacramento Bee

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All of the three lots at The Bee's 22nd and Q streets site will be utilized for the center. In addition to the center itself, the site will include two fenced play areas, and off-street parking.

Preliminary architectural drawings for the center are complete and will be submitted to the city's Architectural Review Board for approval in August. After the Board makes its recommendations, final drawings will be submitted to the Building Inspection Department so that permits can be issued.

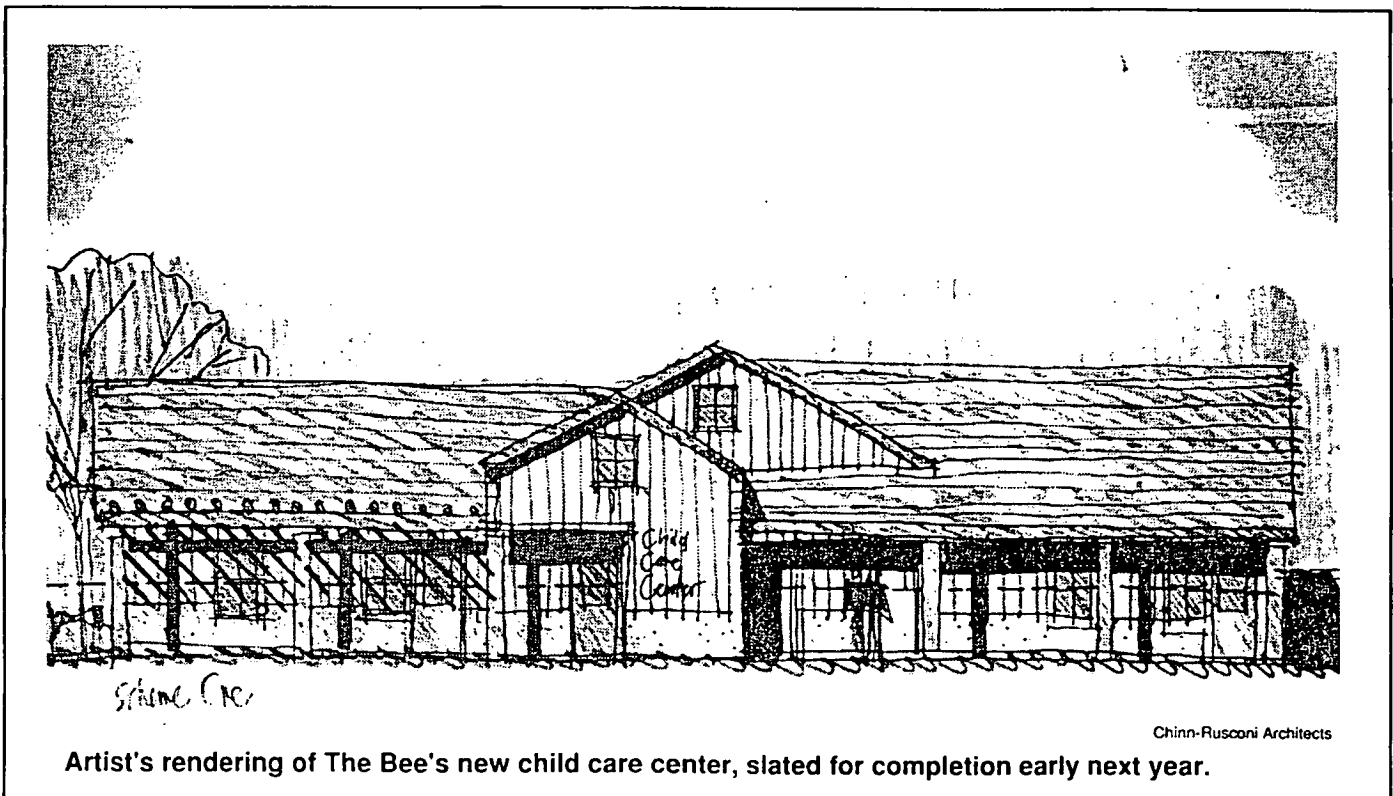
It is anticipated that construction will take three months, enabling The Bee to open the center early next year as originally planned.

The paper will pay all construction costs, most capital expenses (furniture, playground equipment, etc.) and monthly utilities. The center's policies and budgets will be administered by a board of directors consisting primarily of parents. It will be operated on a non-subsidized basis by an independent care provider.

The center will accommodate 12 infant/toddlers, 3 to 24 months old (not potty trained); 12 children in the "transitional" group, 2 to 3 years old (potty trained); and 24 preschoolers, 3 to 5 years old (completely potty trained). There will be one teacher for every four children in the infant/toddler group; one teacher for every six children in the transitional group; and one teacher for every 12 preschoolers. In addition, one teacher will divide his or her time between the transitional and preschool groups. The center will employ a cook.

If the need for employee child care exceeds the number of spaces available, a lottery system will be used to determine initial enrollment.

*More on child care inside*



Artist's rendering of The Bee's new child care center, slated for completion early next year.

# Tuition Schedule

## Infants: 6 weeks to 24 months

### Full day care

5 days/week \$410  
3 days/week \$270  
2 days/week \$200

### Morning only\*

5 days/week \$280  
3 days/week \$185  
2 days/week \$140

\*available only if full day enrollment is less than capacity

Includes diapers, solid foods and cow milk. Parents provide formula or breast milk.

## Two Year Olds: Transitioning

### Full day care

5 days/week \$350  
3 days/week \$230  
2 days/week \$170

### Morning only\*

5 days/week \$225  
3 days/week \$150  
2 days/week \$110

\*available only if full day enrollment is less than capacity

Includes breakfast, three snacks and lunch.

## Preschoolers: 3 to 5 years old

### Full day care

5 days/week \$300  
3 days/week \$200  
2 days/week \$145

### Morning only\*

5 days/week \$200  
3 days/week \$130  
2 days/week \$100

\*available only if full day enrollment is less than capacity

Includes breakfast, three snacks and lunch.

### Multiple family member rates

1st child in family – 100%  
each additional child – 90%

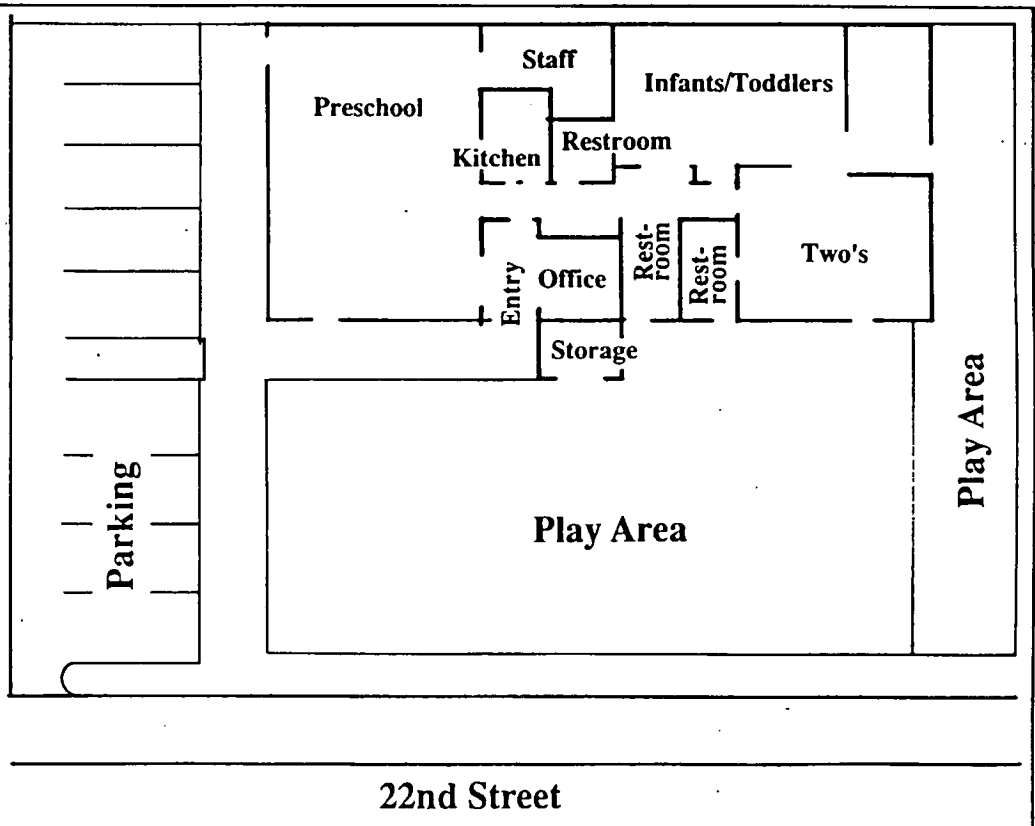
### Enrollment fee

1st child – \$50 (one time only)  
each additional child – \$20

### Drop-in/additional day rates\*

Infants – \$25/day  
Two's – \$20/day  
Preschool – \$17/day  
\*subject to space available

The Bee's child care floor/site plan by Chinn-Rusconi Architects



RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO

19  
25

OCT 11 1 04 PM '88

MASAE SUWA  
1615 - 22nd Street  
Sacramento, CA 95816

October 7, 1988

City Clerk  
City Hall, Room 203  
915 I Street  
Sacramento, CA 95814

Re: No. 88294 - Appeal of the Planning Commission's  
Approval of various requests for property located  
1623 22nd Street: (D4) (APN: 007-0323-022, 023,  
024)

Dear Clerk:

In connection with the above-entitled matter, a hearing  
has been set for October 11, 1988, at 7:30 p.m. Request is  
~~hereby made for~~ a continuance of two weeks, that is, until  
October 25, 1989.

Thank you.

Very truly yours,

*Masae Suwa*  
MASAE SUWA

/ms

|  |
|--|
| <b>FILED</b>                                       |
| CONT. TO <u>10-25-88</u>                           |
| OCT 11 1988  |
| BY THE CITY COUNCIL<br>OFFICE OF THE<br>CITY CLERK |





OFFICE OF THE  
CITY CLERK

LORRAINE MAGANA  
CITY CLERK

ANNE J. MASON  
ASSISTANT CITY CLERK

JANICE M. BEAMAN  
DEPUTY CITY CLERK

CITY OF SACRAMENTO  
CALIFORNIA

October 7, 1988

CITY HALL  
ROOM 300  
915 I STREET  
SACRAMENTO, CA  
95814-2671

ADMINISTRATION  
916-449-5799

OPERATION SERVICES  
916-449-5426

SPECIALIZED SERVICES  
916-449-8200

SENT REGULAR AND  
CERTIFIED MAIL ON  
OCTOBER 7, 1988

Masae Suwa  
1615 22nd Street  
Sacramento, CA 95816

Dear Ms. Suwa:

This is to confirm our conversation of October 5, 1988, informing you that your request for a three month continuance regarding property at 1623 22nd Street is being **denied**. The normal length of time for which an administrative continuance is granted is two weeks. If you wish to request this two week continuance, you must notify us in writing, and that request must be received in our office by 12:00 noon on Tuesday, October 11, 1988.

You also have the option of requesting a three-month continuance directly from the City Council. You may make that request only by appearing at the regularly-scheduled time for your hearing at the City Council meeting at 7:30 p.m. on October 11, 1988.

If we do not hear from you by 12:00 noon on October 11, we will assume that no administrative continuance is being requested and this hearing can be considered by the City Council as scheduled.

Yours truly,

*for* Janice Beaman  
Acting Assistant City Clerk

CC:88229

19  
RECEIVED  
CITY CLERK  
CITY OF SACRAMENTO  
OCT 5 1 51 PM '88

MASAE SUWA  
1615 - 22nd Street  
Sacramento, CA 95816

October 4, 1988

448-0124

City Clerk  
City Hall, Room 203  
915 I Street  
Sacramento, CA 95814

Re: No. 88294 - Appeal of the Planning Commission's  
Approval of various requests for property located  
1623 22nd Street: (D4) (APN: 007-0323-022, 023,  
024

Dear Clerk:

In connection with the above-entitled matter, a hearing has been set for October 11, 1988, at 7:30 p.m. Request is hereby made for a continuance of three months, to January 10, 1989; in order that the undersigned may attempt to negotiate a mutually agreeable settlement of the matter.

Thank you.

Very truly yours,

Masae Suwa  
MASAE SUWA

/ms

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO

Nov 16 2 20 PM '88

25  
10/25

file w/  
Sacto Bee  
Hgy.

MASAE SUWA  
1615 - 22nd Street  
Sacramento, CA 95816

November 14, 1988

Mr. Owen Smith  
The Sacramento Bee  
2011 Q Street  
P. O. Box 15779  
Sacramento, CA 95852

Dear Mr. Smith:

This is in reply to your letter dated November 7, 1988.

Your recommendations are unacceptable to my husband or me. We ask that you install the fence, at your expense, that you originally promised when we met with my husband and Mrs. Welsh. That is, a fence on our property line along the north side of the alley with a cement base and concrete filled pipes roughly 6" in diameter every 8 feet.

Very truly yours,

---

MASAE SUWA

/ms  
suwaltr3

November 3, 1988

Masae Suwa  
1615 - 22nd Street  
Sacramento, CA 95816

Dear Ms. Suwa:

On October 25, 1988, the Sacramento City Council heard your appeal from the City Planning Commission's approval of various requests for property located at 1623 22nd Street (Sacramento Bee): (P-88294)

- A. Special Permit to construct a 2,800± square foot day care center for 48 children on 0.22± developed acres in the Multiple Family (R-3A) zone.
- B. Variance to reduce the 15 foot required rear yard setback to 0 feet for a 2,800± square foot day care center.
- C. Lot Line Adjustment to merge three lots totaling 0.22± acres to construct a 2,800± square foot day care center.

The Council denied your appeal based on the enclosed Findings of Fact as amended.

Sincerely,

Janice Beaman  
Acting Assistant City Clerk

JB/rr/#25

cc: Art Gee, Planning Department  
The Sacramento Bee, 2100 Q Street, Sacramento, CA 95852  
Chinn, Rusconi Architect, 1107 - 22nd Street, Sacramento, CA 95816