

PLANNING DIRECTOR'S SPECIAL PERMIT
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	George Separovich, 2929 K Street, Ste. 300, Sacramento, CA 95816				
OWNER	Farmers Market Plaza, 2929 K Street, Ste. 300, Sacramento, CA 95816				
PLANS BY	Vitiello & Associates, 1931 H Street, Sacramento, CA 95814				
FILING DATE	9-13-90	ENVIR. DET.	Negative Declaration	REPORT BY	JC
ASSESSOR'S PCL. NO.	010-0061-003				

APPLICATION:

- A. Negative Declaration
- B. Planning Director's Special Permit allow a child care facility for 52 children in an existing office building on 2.53+ acres in the Heavy Commercial (C-4) zone.

LOCATION: Northeast corner of 30th and R Streets

PROPOSAL: The applicant is requesting the necessary entitlements to allow a child care center to operate in the Farmers Market Plaza office building.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial/Warehouse
1980 Central City
Plan Designation: Heavy Commercial
Existing Zoning of Site: C-4
Existing Land Use of Site: Office Building

Surrounding Land Use and Zoning:

North: Swimming Pool Supply; C-4
South: Natural Food Co-op Market, Office Building; C-4
East: Office/Warehouse and Residential; M-1, OB and R-1
West: Business 80 Freeway, Parking Lot; TC

Parking Required: 7
Parking Provided: 6
Number of Employees: 10-12 employees
Property Dimensions: 341' X 322'
Property Area: 2.5+ acres
Square Footage of Building: 2,500 sq. ft.
3,850 sq. ft. play yard
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Background Information

On September 10, 1987, the Planning Commission approved the necessary entitlements to develop a 176,400 square foot office building and a 430 space parking garage on the subject site (P87-123). On September 22, 1988, the Planning Commission approved the necessary entitlements to construct a 92,200 square foot office building on the east half of the block, which was the original location of the parking garage, and construct a parking garage under the freeway (P88-310). As a condition of approval for this request the applicant was required to provide a day care facility.

APPLC. NO. P90-390

000471

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site totals 2.53+ developed acres and is zoned Heavy Commercial (C-4). The site is developed with two office buildings totaling 268,600+ square feet. The site is located in the Central City Community Plan area and is a designated Design Review area. The child care facility is currently existing and doing business under the incorporated name Kids on Kampus. The entrance to the facility is located on S Street. The General Plan and the 1980 Central City Plan designates the site as heavy commercial. Surrounding land uses and zones include warehousing, C-4 to the north; office and warehouse and residential, M-1, OB and R-1 to the east; Natural Food Co-op market and office, C-4 to the south; Business 80 Freeway and parking, TC to the west.

B. Applicant's Proposal

The applicant proposes to locate a 2,500+ square foot child care facility in an existing 92,000+ square foot office building. The child care facility is licensed for 52 children. Hours of operation are 6:30 A.M. to 6:00 P.M., Monday through Friday with 10-12 employees at peak time. The facility was established to serve children of employees working in the office buildings on the site, however, many of the children attending the facility do not have parents working at the site.

C. Site Plan

1. Parking

The day care facility is allocated six parking spaces off-site in the parking garage located under Business 80 Freeway. The employees are given a permit to park in the parking garage. There are two loading zones and two 15-minute zones located in front of the facility on S Street and one 15-minute zone located on the southeast corner of the site along Alhambra Boulevard. The Zoning Ordinance requires one parking space per eight children for a day care facility, therefore seven parking spaces are required. Currently the facility is one parking space short. Staff has spoken with the applicant regarding the ability to provide an additional parking space and was informed that an additional space will be provided.

In calculating the parking requirements for the building, staff notes that the project was approved for 268,600 square feet of office space with 672 parking spaces provided. The child care center is leasing 2,500 square feet of former office space reducing the total office space to 266,100 square feet. The 672 parking spaces provide adequate parking as required under the Zoning Ordinance, 665 parking spaces for the office portion and 7 parking spaces for the child care facility.

Staff has visited the site and spoken with the director and program manager. They are concerned with the lack of short-term parking available at peak times, especially noon time. Noon time is when people will visit the facility to ascertain the quality and appropriateness for their children, as well as parents visiting their children. Noon time is also the time people shop and eat at the Natural Food Co-op across the street (south) of the care facility. Staff has contacted Parking Control to ascertain whether additional short term parking can be provided along S Street and whether enforcement of the existing short term parking can be increased. It is staff's judgement that adequate parking is provided. The three short term parking spaces are additional parking which is adequate for the center. The problems associated with the parking is not necessarily the center's but the area as a whole with the increase in density of development.

Staff has spoken to Mike Melvin of the Parking Section of Public Works concerning short term parking along S Street adjacent to Farmers Market Office Building. He has informed staff that Public Works is in the process of implementing a

residential parking program in this area. It is tentatively scheduled for the City Council in March and the program should be functional in April. When the program is implemented the block adjacent to Farmers Market Plaza will be restricted to one hour parking.

2. Fencing

The 3,850+ square foot play yard for the day care facility is located on S Street adjacent to the driveway entrance of the office buildings. The play yard is located three feet from the property line and highly visible from the street. A cyclone fence with white slats has been erected around the play yard of the facility. Staff has some concerns regarding the aesthetic compatibility of the fence. Staff recommends a decorative wrought iron fence be installed around the play area. This project is located in the Central City area and requires review and approval by the Design Review staff. The plans indicate a gate located on the S Street side. This gate, when open, encroaches into the public right-of-way. The gate should be redesigned to swing inward or a revocable permit will need to be obtained from Public Works.

Environmental Determination: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

Recommendation: Staff recommends the Planning Director take the following action:

- A. Ratify the Negative Declaration, and;
- B. Approve the Planning Director's Special Permit to allow a child care facility for 52 children subject to conditions and based upon findings of fact which follow.

Conditions:

1. The applicant shall provide an additional parking space for a total of seven spaces for the child care facility. This parking space may be located in the parking garage. The parking space shall be provided to the day care facility prior to May 1, 1991.
2. The child care facility shall be limited to 52 children.
3. A decorative wrought iron fence or similar fencing shall be provided around the play yard subject to review and approval of the Design Review staff. The applicant shall have the approved fence in place prior to May 1, 1991.
4. The gate shall be redesigned to swing inward or a revocable permit shall be obtained from the Public Works Department.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use, in that the proposed child care facility will serve the Farmers Market Office Building and other employees in the downtown area;
2. The project, as conditioned, will not be injurious to the public health, safety or welfare nor to surrounding properties, in that:
 - a. adequate on-site parking is provided, and
 - b. adequate short term parking is provided; and,
3. The project does not constitute a use variance in that child care facilities are allowed in the C-4 zone with a special permit.

4. The project, as conditioned, is consistent with the City's General Plan and the 1980 Central City Plan in that a child care facility is allowed in an C-4 zone with approval of a special permit.

REPORT PREPARED BY:

Jeanne Corcoran
Jeanne Corcoran, Junior Planner

3-12-91

Date

RECOMMENDATION APPROVED BY:

Marty Van Duyn
Marty Van Duyn, Planning Director

3-13-91

Date

APPLC. NO. P90-390

000474