

Continued on 5-18-94 by Board for revised plans; RL:rl 6-1-9
Continued on 4-27-94 by staff for proper notification.

DESIGN REVIEW/PRESERVATION BOARD
SACRAMENTO, CALIFORNIA

ITEM NO. 6
APRIL 27 1994

~~5-18-94~~
7-27-94 8-17-94

MEMBERS IN SESSION:

PB94-013

MARIA HASTINGS CHILD DEVELOPMENT CENTER

REQUEST:

Design review of a proposed infant care facility at the existing Maria Hasting Child Development Center.

LOCATION:

1123 D Street
(APN: 002-0075-018, 019)
Central City Community Plan Area
/ North Alkali Flat Preservation Area
Council District 1

APPLICANT:	Vitiello + Associates, Inc. contact: George Klumb, 446-0206 1931 H Street, Sacramento, CA 95814
OWNER:	Hiatt Partnership, Ed Condon, Norman Lorenz 1123 D Street, Sacramento CA 95814
PLANS BY:	Applicant
APPLICATION FILED:	April 13, 1994
STAFF CONTACT:	Randolph Lum, 264-5896

SUMMARY/RECOMMENDATION: The applicant proposes construction of a new structure to house an infant care facility as part of the existing Maria Hastings Child Development Center. The addition is designed to accommodate 58 children and "will fill a need of the community for the care of small children from infant to preschool age." The applicant's statement of intent is attached.

In that the subject site is located within the North Alkali Flat Preservation Area, staff paid particular attention to architectural/ historic character of the surrounding structures that are the basis of the preservation area designation. Staff finds that though the proposed structure will have an obvious modern appearance, that it also will have incorporated into its design the architectural elements reflective of the earlier structures.

PROJECT INFORMATION:

Existing Land Use of Site: Child care facility in Maria Hastings House

Existing Zoning of Site: M-1

Surrounding Land Use and Zoning:

North: Vacant, commercial, industrial uses (across alley); M-1
 South: Residential and commercial uses (across D St.); C-2
 East: Law offices (adjacent); M-1
 West: Residential (adjacent); M-1

Property Dimensions: 120' x 160' (total 2 parcel site)
 Property Area: 19,200 s.f.
 Square Footage of Building: 2900 s.f.
 Height of Building: One story; 10'-0" plate/24'-4" ridge
 Exterior Colors/Materials: Historic wood shiplap and cedar shingle siding, vinyl clad wood windows, and ogee rain gutters.
 Roof Color(s)/Material(s): Dimensional composition shingles,
 Bicycle Parking Req'd/Proposed: To be determined by CPC/none shown
 Significant Features of the Site: Site is located in the North Alkali Flat Preservation Area/ The existing Maria Hastings House is an Essential Structure on the City's Official Register.
 Street Improvements: Existing curbs, gutters, sidewalks;
 Two-way traffic, one lane each way

BACKGROUND INFORMATION: A concurrent application to the Planning Commission has been filed for entitlements including tentatively special permits for expansion of the day care use and for offsite parking, a variance to waive the wall requirement for the west property line and a lot line adjustment of the property lines between the two parcels that comprise the facility.

STAFF EVALUATION: Staff has the following comments:

A. **Building Design**

Staff finds the proposed structure to be compatible with the existing development. The proposed use of materials and the architectural detailing are sensitive to the Maria Hastings House, an Essential Structure on the City's Official Register.

B. **Site Design**

1. The proposed structure displaces a residential structure on the site and is to be situated in the same relative location. Due to the M-1 zoning there are no setbacks required for the site.
2. The requested waiver of the masonry wall is desirable from an aesthetic standpoint given the very narrow space between the proposed structure and the existing neighboring residence. That structure actually encroaches slightly onto the subject site.

- 3. The new fencing along the street frontage is proposed to match the existing fencing

C. Public/Neighborhood/Business Association Comments

Staff received verbal comments from a neighbor regarding her concerns with existing parking situation. The neighbor was advise by staff that the more appropriate forum for discussion of parking issues associated with either the existing facility or the proposed addition will be the Planning Commission hearing for the proposed use.

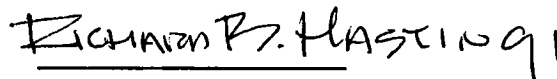
PROJECT APPROVAL PROCESS: The Board may approve or deny the project, or approve the project in concept. The Board action may be appealed to the City Council. The appeal must occur within 5 calendar days of the Design Review/Preservation Board action.

RECOMMENDATION: Staff recommends the Design Review/Preservation Board approve the proposed design, subject to conditions and based on the findings of fact that follow:

Report Prepared By,

Report Reviewed By,


Associate Planner


Principal Planner

Attachments

CONDITIONS OF APPROVAL

1. The final colors, if not approved by the Board, shall be submitted for review and approval of staff.
2. Final landscape and irrigation plans shall be submitted for review and approval of the Board landscape architect and staff, prior to issuance of building permits. A set of the plans, separate from those to be submitted to the Building Division, shall be submitted to the design review staff or directly to the Board landscape architect.
3. All HVAC equipment shall be ground mounted and attractively screened, or shall be located in the roof structure of the building.
4. Any new trash storage shall be attractively screened with an enclosure that conforms to City construction standards and is attractively designed with decorative masonry walls and durable heavy gauge metal gates. The design, or redesign, shall be submitted for review and approval of staff.
5. SMUD boxes and any necessary backflow devices shall be screened by landscaping or other design means.
6. All required new and revised plans shall be submitted for review and approval of design review staff prior to issuance of building permits. A set of the appropriate plans shall be submitted directly to Design Review staff. The necessary planning entitlements shall have been approved by the Planning Commission prior to Design Review signoff of plans.
7. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within two years of the date of the approval. Prior to expiration, an extension of time may be granted by the Board upon written request of the applicant.

FINDINGS OF FACT

1. The project, as conditioned, will blend into the surrounding area.

2. The project, as conditioned, serves to maintain the integrity of the North Alkali Flat Preservation Area.

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED. THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE.

THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

Approved in Concept on 7-27-94 (Applicant to return with revised front entry); RL:rl 8-12-94
July 23, 1994

Design Review/Preservation Board
Sacramento, California

Members in Session:

SUBJECT: 1123 D Street
Maria Hastings Child Development Center
North Alkali Flat Preservation Area
(APN: 002-0075-018, 019)(PB94-013)

BACKGROUND INFORMATION: On May 18, 1994, the Board heard testimony on the proposed expansion of an existing child care facility. A major concern regarding the existing facility was the impact of parking on the neighborhood. The concern of the property owner to the west was the noise impact of the proposed new activity on his residential use. The Board continued the hearing and directed the applicant to reconsider the program needs of the facility and the concerns of the Board relative to the treatment of the front of project. Revised plans have been submitted.

On July 14, 1994, the Planning Commission approved the necessary planning entitlement for the proposed expansion of the existing child care facility (P94-042). The requested entitlements included the following:

- A. Negative Declaration;
- B. Mitigation Monitoring Plan;
- C. Special Permit for a 58 child care center;
- D. Special Permit to allow a surface parking lot;
- E. Special Permit to allow the seven parking spaces to be provided off site;
- F. Variance to allow tandem parking spaces;
- G. Variance to allow reduced maneuvering area (Withdrawn);
- H. Variance to waive the masonry wall requirement to allow a wooden and wrought iron fence (day care site);
- I. Lot Line Adjustment to relocate an interior property line for the day care center.

PROJECT EVALUATION: Staff has the following comments regarding the proposed project:

1. The applicant has revised the front entry to the proposed structure in response to the concern for noise impact on the part of the adjacent neighbor to the west. The revision entails creation of an enclosed space in place of the long open arcade that would have extended from the front of the building and along the side yard that faces the neighbor. One result of the revision is a loss of natural lighting to the several rooms located along the arcade. Perhaps the installation of skylights would be desirable. Such a request, if made subsequent to a Board approval of the current proposal, could be handled at staff level.

Another result of enclosing the arcade, beneficial to the child care operation, is the provision of a large entry space that is protected from the weather. Although staff is

concerned that the new door opening to the Toddler 1 classroom will not be directly visible from the administration counter, enclosing the arcade will improve the overall security of the project. The architect has had to focus on the noise issue and the resulting exterior changes that would be reviewed by the Board. His intention is now to refine the interior design and eliminate any problems that might compromise security.

2. Although the lack of windows along the enclosed arcade has an adverse effect on the aesthetics of the building, that west elevation will hardly be visible. Fencing along the property line obscures the view of the side yard area from the street.
3. In spite of the neighborhood concern for an adequate number of parking spaces, the Board's purview related only to the design of the parking proposed at the rear of the site. Given the constraints on space available for the onsite required parking, there was little opportunity to cause any beneficial changes that would improve the design of the project. Recently, however, a 22 space parking lot design was conceived for a parcel across the alley from the child care site. This offsite parking has been approved by the Planning Commission. Its development is intended to both address the concerns of the neighbors related to both the parking demand of the existing facility and the additional demands of the proposed expansion and to satisfy the City's offstreet parking requirement for the new construction. The only suggestion would be to incorporate into the abutting planter strip the first two feet of the front tier of the 90 degree tandem parking stalls, thereby increasing the landscape area and reducing the amount of asphalt paving surface.

In regards to the design of the proposed parking lot to the north side of the alley, were it located on the same side of the alley as the child care facility staff would seek to modify the parking layout in a fashion that would place additional landscaping along that north edge of the alley as a visual screen. However, in this situation excessive planting along the alley would unnecessarily reduce the surveillance potential from the child care facility.

A suggestion by a Board member was to require additional setback for the new structure to permit a better view of the Maria Hastings House, which is a Listed Structure on the City's Official Register. With any modified building placement, however, the adjusted property line between the two parcels that comprise the subject property will need to be considered. A 7'-6" rear yard setback is indicated for the new structure, though no setback at all is required. Any reduction of the rear yard setback would reduce the planting width between the parking and the subject structure. Reduction to less than 5'-0" from the rear property line would require changes to the building plans.

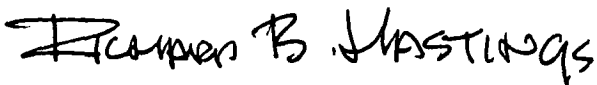
With parking having been approved offsite, it might seem that the significance of the parking on the south side of the alley is lessened and there is an opportunity to increase the front setback of the building by sliding it into that parking area. Although the City staff does have some discretion to further adjust the property line location that was approved by the Planning Commission, the loss of any of the spaces on the south side of the alley would require the applicant to return to the Planning

Commission to modify the special permit, not for the new structure but for the Maria Hastings building.

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RECOMMENDATION: Staff recommends the Design Review/Preservation Board approve the proposed design, subject to the attached set of conditions, as may be modified or added to by the Board, and based on the findings of fact that follow.

Respectfully submitted,



Richard B. Hastings
Design Review/Preservation Director

RBH:RL:rl

QUESTIONS REGARDING THIS PROJECT
may be directed to Randolph Lum
of the Design Review/Preservation staff,
at (916) 264-5896.

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