

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Walter Lucas, 1201 I Street, Sacramento, Ca. 95807		
OWNER	D.O.T. 1120 "N" Street, Sacramento, Ca. 95807		
PLANS BY	State of Calif. D.O.T. 1120 "N" Street, Sacramento, Ca. 95807		
FILING DATE	11-8-82	50 DAY	DRACTION DATE 12-1-82
NEGATIVE DEC.			EIR
			ASSESSOR'S PCL. NO. 006-276-10,11,12,13 & 14
REPORT BY: RBH:mm			

LOCATION: Northwest corner 12th & Q

PROPOSAL: Relocate temporary building from east side of 10th at Capitol Mall to Northwest corner of 12th & Q Streets to be used as Day Care Center

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
 1980 Central City Plan Designation: Heavy Commercial
 1977 Capitol Area Plan: Housing, 1982 proposed plan update: Parking
 Existing Land Use of Site: Parking
 Existing Zoning of Site: C-2
 Surrounding Land Use and Zoning: C-2
 North: Parking C-2
 South: Parking/Office C-4
 East: Parking/Residential R-5
 West: Office C-2
 Parking Required: 7 spaces
 Parking Provided: 7 spaces
 Parking Ratio: 1/Employee
 Square Footage of Building: 4,032 sq.ft.
 Exterior Building Colors: Light Brown, Dark Brown
 Exterior Building Materials: Wood

BACKGROUND: The Department of Transportation proposes to relocate a temporary building from the east side of 10th street and the terminus of Capitol Mall, to the northwest corner of 12th & Q Streets. The proposed site is a portion of an existing state parking lot.

Under the 1977 Capitol Area Plan the site was designated for housing use. The 1982 plan update proposes a change from housing to parking use.

The building will be used at its new location as a child day care center. It will accommodate a maximum of 60 children with a staff of six. The project will be operated by a private non-state organization to service employees of the state.

A child day care center is an appropriate use in an area designated for housing when the center's services are provided for tenants of the housing site. The state now requires day care development when new state office construction exceeds 200,000 square feet. Should the Capitol Area Plan update change this site plan from housing to parking, the proposed day care center would still only be an interim non-conforming use. An interim use as defined in the agreement being worked out between the City and CADA is any use which will be for a duration of five years or less. Although this is not a CADA project, it is within the CADA boundary area and should abide by the same guidelines.

The project will need a special permit to allow a day care center for over 12 children and a lot line adjustment. These must be secured from the City Planning Commission. In the meantime, the Department of Transportation is under a short deadline to move the building from its present site. They hope to receive approval of the move and would relocate the building to the new site for storage while awaiting the required City Planning Commission actions.

STAFF EVALUATION: Staff feels that the project meets local needs. Staff has the following concerns:

1. The approved use as a day care center should not exceed five ³~~5~~ years.
2. On site construction should not start until the City Planning Commission has reviewed and approved the Special Permit and Lot Line Adjustment.
3. The facade has no architectural character. Excessive cost should be avoided due to the short term interim use of the project. Therefore, heavy planting of fast growing vines on trellis work along the street faces would be most beneficial in hiding the design of the structure.
4. A handicap ramp should be provided from the teaching and general room to the kindergarten outdoor play area.
5. Heating and air conditioning units on roof to be screened. Screening to be vertical wood slats.
6. Fence and gate trash storage area to be located off alley. (12th Street entry to parking lot). Area to have a locked gate access from outdoor play area on east or west side of site if allowable.
7. Seven parking spaces to meet City parking lot shading requirements.

STAFF RECOMMENDATIONS: Staff recommends approval of the building move with the following conditions: *Recommendations 5 years*

1. The project not to exceed 5 years use on site.
2. On site construction not to start until Special Permit and Lot Line Adjustment have been approved by the City Planning Commission.
3. Trellis work with vines to be placed along east portion of "Q" Street, outside of fence area and along 12th Street.
4. All exit doors to have handicap ramps.
5. Mechanical equipment to be screened by vertical wood slats. Screening to be same color as building.
6. Trash storage area to be fenced and have a gate. Storage area to be next to alley (12th Street entry to lot).
7. Parking layout, shading plan, landscaping and irrigation plans to be returned to staff for review and approval.

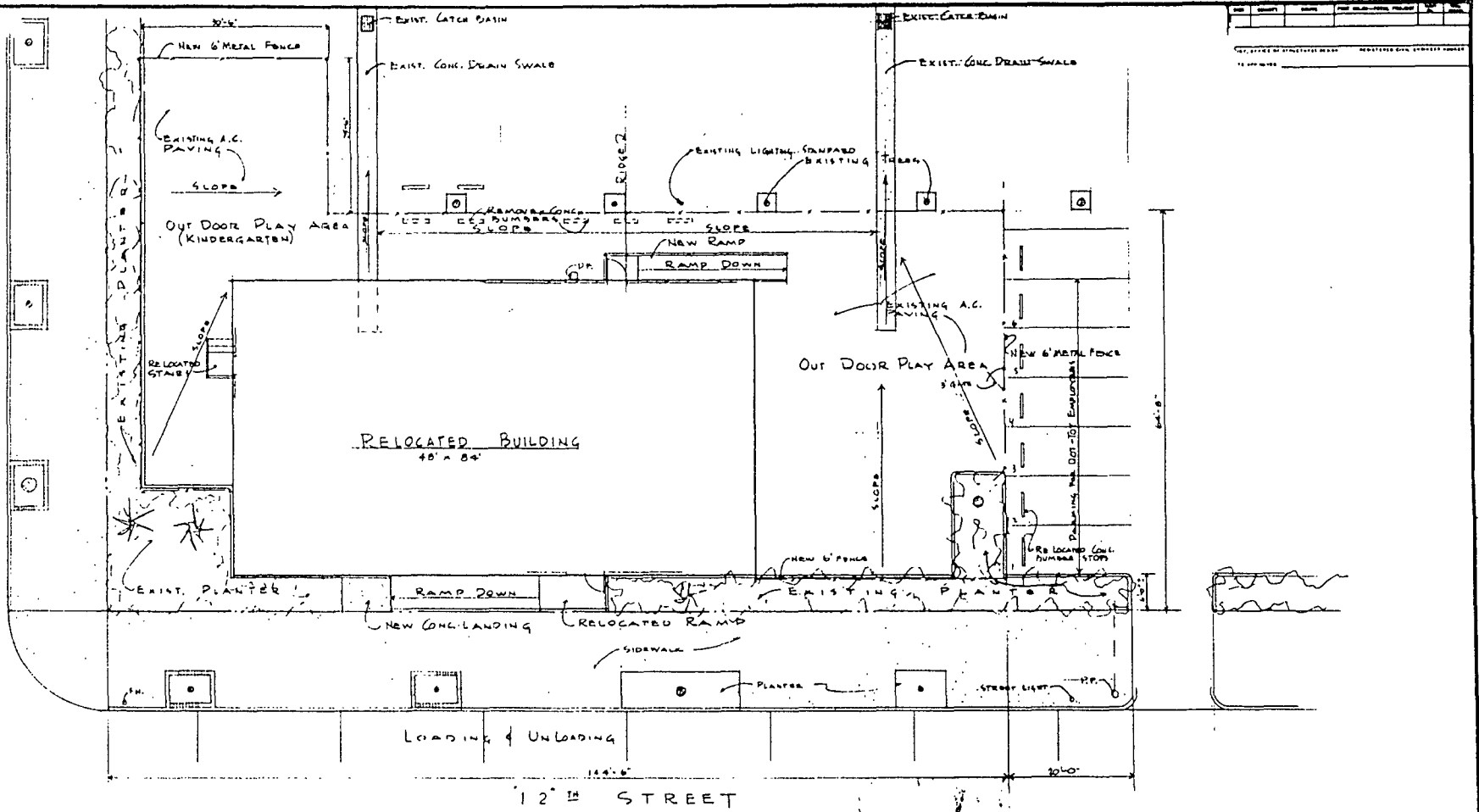
Approval is based on the following findings of facts:

1. The project will meet a community need.
2. The project as conditioned will meet City requirements and will be more pleasing to the street.

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Q STREET



PLOT PLAN
SCALE 1/8"=1'-0"



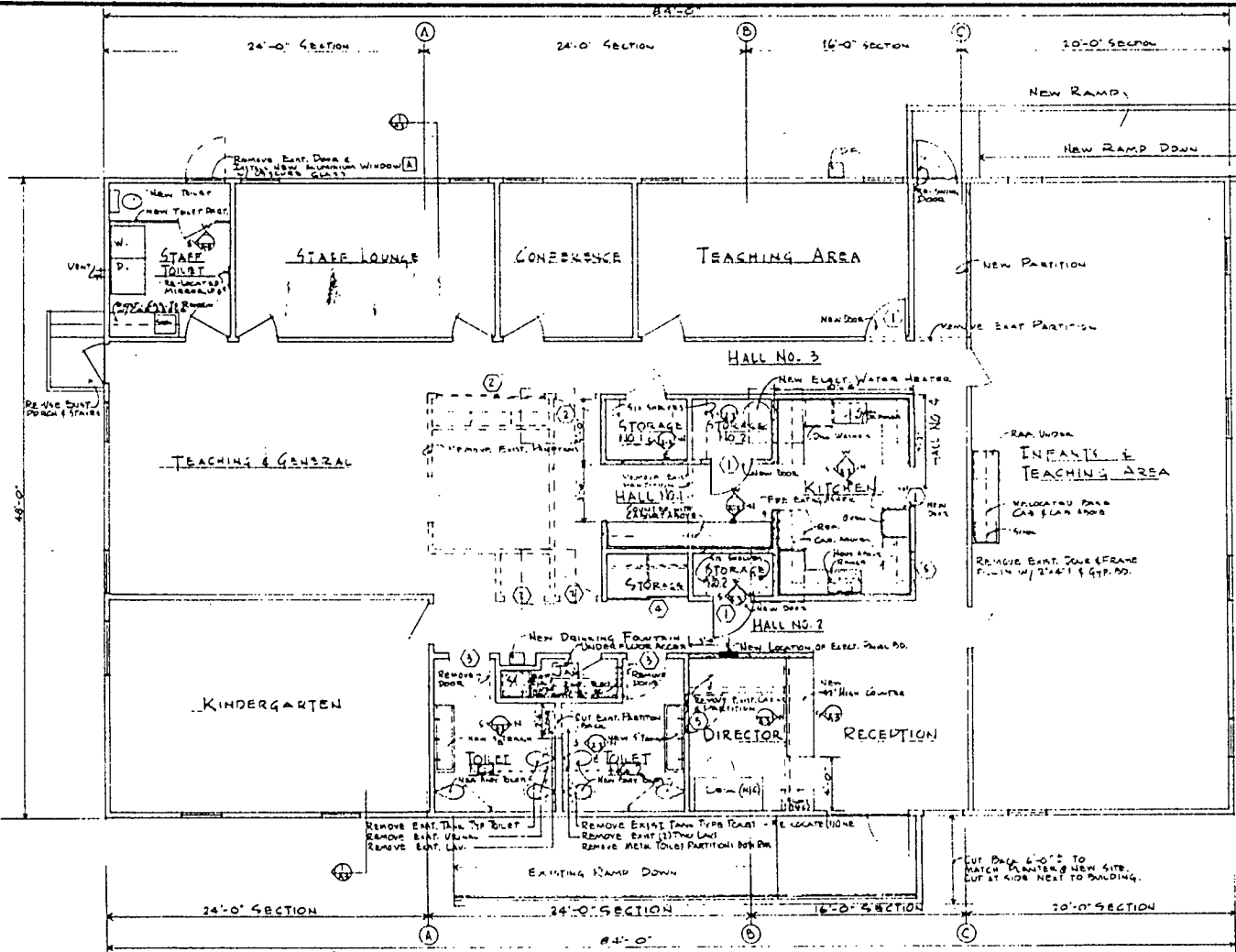
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PROJECT NO. SHEET NO. DATE	DESIGNED BY W. D. LUCAS	CHECKED BY 	SHEET LEGEND A-1 ARCHITECTURAL M-1 MECHANICAL S-1 STRUCTURAL E-1 ELECTRICAL C-1 CIVIL L-1 LANDSCAPE	State of CALIFORNIA DEPARTMENT OF TRANSPORTATION	STRUCTURES TRANSPORTATION ARCHITECTURE	SHEET NO. POST MILE	DOT 101 DAY CARE CENTER SACRAMENTO, CALIF. GENERAL PLAN	SHEET A-1
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===== NEW CONSTRUCTION
 - - - - - EXIST. PARTITION
 = = = = = EXIST. PARTITION TO BE REMOVED

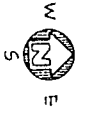
FLOOR PLAN
SCALE 1/4"=1'-0"

DOOR SCHEDULE

- ① INSTALL RE-LOCATED STATE DOOR, NEW FRAME, STOP & TRIM.
- ② REMOVE EXISTING DOOR W/ LOCKETS, HINGES & STOPS FOR FUTURE.
- ③ REMOVE EXIST. DOOR, LOCKSET, & HINGES. DOOR FRAME, STOP, AND TRIM TO REMAIN. FILL IN REMOVED VOID WITH WOOD FILLER.
- ④ RE-INSTALL SLIDING DOOR THAT ARE STORED IN JAN. ROOM.
- ⑤ REMOVE EXISTING DOOR FRAME & TRIM. FILL IN WITH STUDY AND APPLY 1/2" GYP. BO. BOTH SIDES.

WINDOW SCHEDULE

- Ⓐ INSTALL NEW 2'-8" x 4'-6" ALUMINUM WINDOW. MATCH EXIST. WINDOWS. USE DOUBLE GLAZING.



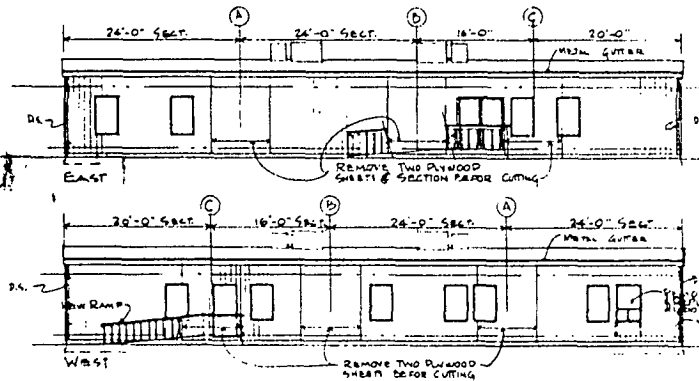
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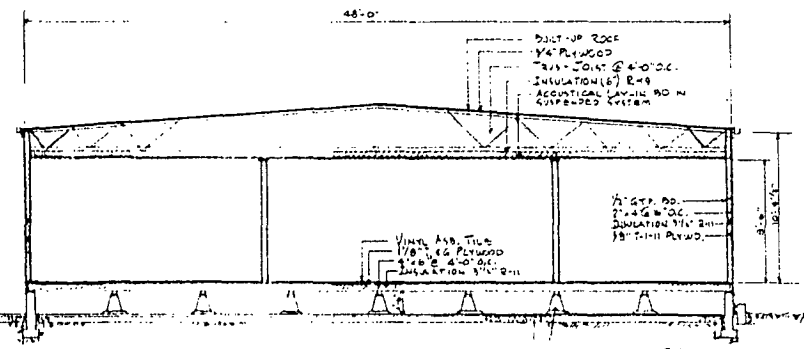
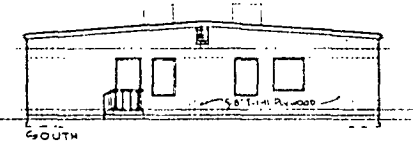
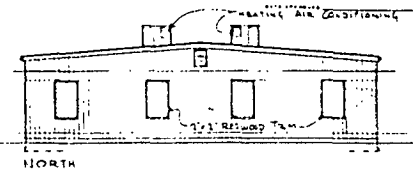
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NO.	DATE	BY	DESCRIPTION



EXTERIOR ELEVATIONS
SCALE 1/8"=1'-0"



SECTION
SCALE 1/4"=1'-0"

DESIGNED BY W.D. LUCAS	CHECKED BY	State of CALIFORNIA DEPARTMENT OF TRANSPORTATION	STRUCTURES ARCHITECTURAL DESIGN	PROJECT NO. DOT TOT DAY CARE CENTER SACRAMENTO, CALIF.	SHEET A-3
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