

CITY PLANNING COMMISSION

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

APPLICANT Gorman Whitney Development Co., 185 Cadillac Drive, Sac., CA 95825
OWNER Nancy Cleavinger et al, 5970 1st Avenue, Sacramento, CA 95817
PLANS BY Applicant and James Loen, 648 Northfield Dr., Sac., CA 95833
FILING DATE 1/8/88 **ENVIR. DET.** Ex. 15301 a **REPORT BY** JP/vf
ASSESSOR'S-PCL. NO. 007-0181-011,012

APPLICATION: Special Permit to operate a day care center for 28 mildly ill children (non-residential care facility) in a portion of an existing medical office building located in the General Commercial (C-2) zone.

LOCATION: 1219 30th Street

PROPOSAL: The applicant is requesting the necessary entitlements to utilize 2,200+ sq. ft. of an existing 7,600+ sq. ft. medical building as an emergency day care center for mildly ill children.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial and Offices
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Medical Office Building

Surrounding Land Use and Zoning:

North: Medical Office; C-2
South: Bank; C-2
East : Restaurant; C-2
West : Business 80 Freeway; TC

Parking Required:	Medical Office	-	27 Spaces
	Day Care	-	Determined by Planning Commission

Parking Provided:	40 spaces
Property Dimensions:	83' x 150'
Property Area:	0.3+ acre(s)
Square Footage of Building:	7,600+ sq ft.
Height of Building:	26 ft. (two story, office space above parking)
Exterior Building Materials:	Red brick, bronze glass, tan stucco

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site consists of 0.3+ acres in the General Commercial (C-2) zone. A 7,600 sq. ft. medical office building is located on the site (Exhibit E). The ground level consists of required parking for the structure with office space located on the second floor. On November 8, 1984, the City Planning Commission approved a variance to allow

APPLC. NO. P88-059 **MEETING DATE** February 11, 1988 **ITEM NO.** 18

000439

parking space maneuvering area off-site for eight parking spaces required for the subject building (P84-378). Surrounding land uses are medical offices to the north, a bank to the south, a restaurant to the east and the elevated Business 80 freeway to the west with parking located underneath the freeway. The site is designated Community/Neighborhood Commercial and Offices by the General Plan and General Commercial by the 1980 Central City Plan.

B. Applicant's Proposal

The applicant is requesting a special permit to locate a day care center for mildly ill children in 2,200± sq. ft. of the existing building on the subject site. The purpose of the facility is to provide parents with a place for their children to stay when the children are ill and the parents are unable to stay at home with them. Child care is provided on a short term basis and when a child is well he/she returns to his/her regular day care center or school. A brochure describing the existing operation in Sacramento County is attached as Exhibit A.

The proposed facility in the subject building would provide care for 28 children. Six employees are anticipated. Proposed hours of operation are 6:00 a.m. to 6:00 p.m., Monday through Friday. Parents and employees would utilize the existing parking underneath the building. No exterior changes to the building are proposed, other than providing a court yard area on the south side of the building at ground level to meet State requirements for outdoor space in conjunction with day care facilities. If the special permit for the child care center is approved, two pediatricians will also locate in the medical office building to provide consultation services if needed.

C. Staff Evaluation

Planning staff finds that the proposed day care center is an appropriate land use for the subject site. The applicant will provide a needed service that is not found elsewhere in the City. The subject site is located on a major street and access to the building is available through the public alley off of Alhambra Boulevard and 30th Street. The subject site is also located in a commercial area and the proposed use and hours of operation should not have a negative impact on the surrounding land uses. The proposed Zoning Ordinance amendment for child care facilities recommends a parking ratio of one parking space per eight children which calculates to four spaces for the proposed use. The proposed facility will have 11 spaces available to them. Staff recommends that these spaces be clearly marked and located close to the main entrance to the building for the convenience of the parents and their children.

The proposed day care center has also been reviewed by the City Building Division, Police Department and the Midtown Business

Association. They had no objections to the applicant's request. The Building Division noted that the interior of the existing building will be required to meet building code requirements for day care centers. If any exterior modifications are needed, these will require the review and approval of the City Design Review/Preservation Board staff. Plans for the proposed outdoor court yard on the south side of the structure will also require the review and approval of Design Review/Preservation Board staff.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301a).

RECOMMENDATION: Staff recommends approval of the special permit to operate a day care center for 28 mildly ill children subject to conditions and based upon findings of fact which follow.

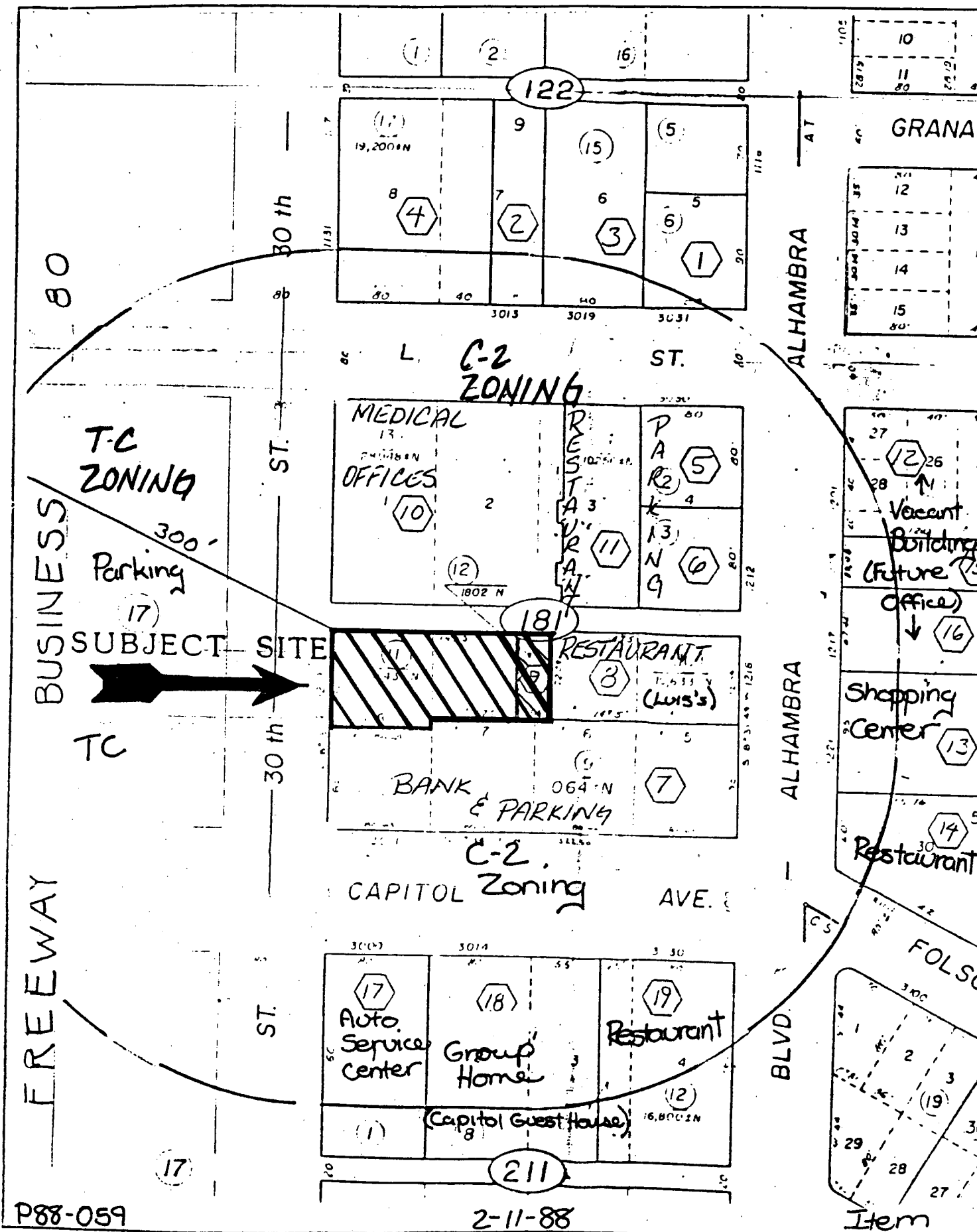
Conditions

1. The applicant shall provide evidence of a State License to Planning staff prior to opening the day care facility.
2. The applicant shall obtain a building permit to make any required modifications to the interior of the building for the day care center prior to opening the facility. If any exterior changes are necessary, these shall be reviewed by City Design Review/Preservation Board staff prior to issuance of Building permits. Plans for the outdoor court yard shall also be subject to the review and approval of Planning and Design Review/Preservation Board staff prior to issuance of building permits.
3. Parking spaces for the day care facility shall be clearly marked prior to opening the facility. The applicant shall contact Planning staff so that an inspection of the parking lot can be completed prior to opening the day care center.
4. Any signs proposed for the facility shall be subject to the review and approval of the Planning Director prior to issuance of sign permits.

Findings of Fact

1. The project as conditioned, is based upon sound principles of land use in that the proposed day care facility is compatible with surrounding commercial and office uses.
2. The project, as conditioned, is not detrimental to the public health, safety or welfare, nor will it result in the creation of a nuisance in that:

- a. the proposed day care use will not significantly alter the characteristics of the area which consists of commercial and office uses; and
 - b. adequate landscaping and parking are provided.
3. The proposed project is consistent with the General Plan which designates the site Community/Neighborhood Commercial and Office and the 1980 Central City Plan which designates the site General Commercial.



P88-059

2-11-88

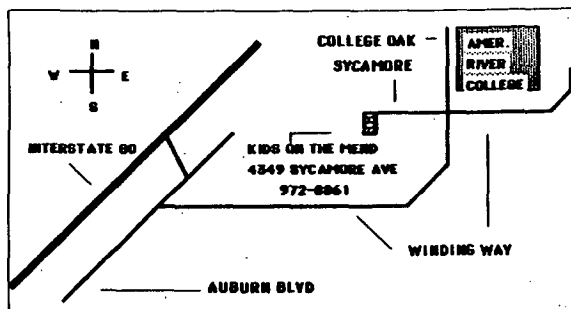
VICINITY - LAND USE - ZONING

P88-059 000445

2-11-88

Item # 18

P88-059



Kids on the Mend, inc. was developed by Sebastian and Elizabeth Conti as an answer to the dilemma of parents who can't miss work when their children are sick.

Dr. Conti, Medical Director, is a physician/surgeon in private practice in Sacramento and Associate Clinical Professor at the University of California, Davis.

Ms. Conti, Executive Director, is a credentialed teacher and family and child counselor.

Kids on the Mend, inc. is licensed as a Medical Clinic by the State of California and is staffed by Registered Nurses, an experienced teacher and trained health aides.

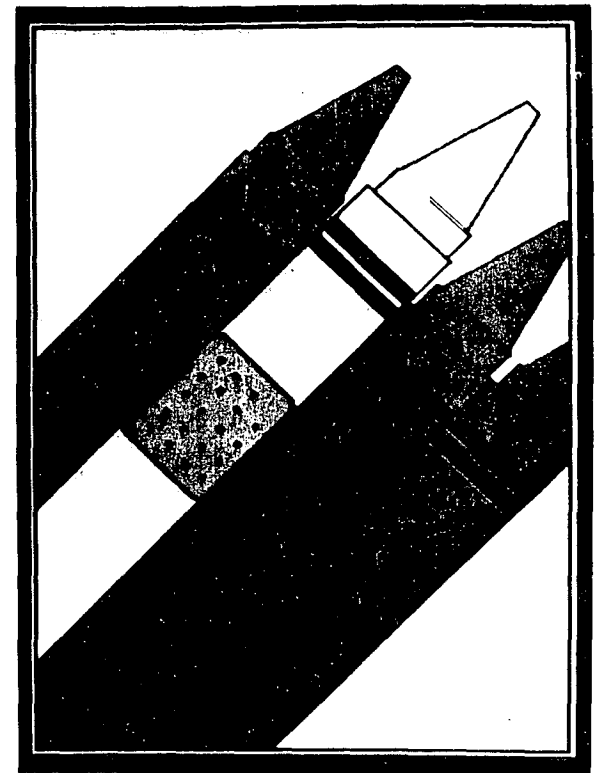
How You Can Help...

It's very important that you make reservations for your child so that we can be ready when you arrive.

You can save time by pre-registering your child. Just complete and return the enclosed form.

For more information, please call our 24-hour information line, 972-8861.

We welcome your visit and any suggestion you may have regarding our service.



Kids on the Mend

A MEDICAL CLINIC

EMERGENCY DAY CARE
FOR MILDLY ILL CHILDREN

THE ALTERNATIVE FOR
WORKING PARENTS

4349 SYCAMORE AVENUE
SACRAMENTO, CALIFORNIA 95841
972-8861

EXHIBIT A

2-11-88

Item #

Kids on the Mend
000443

Kids on the Mend

P88-059

PS8-059

What do you do when your children are too sick for day care or school?

You want to stay home.

But sometimes this is just not possible. You may not be able to miss work or school to care for them. Yet you want them to have the same special care they receive at home. Now you can count on... **Kids on the Mend, inc.**

A Needed Service for Kids

(that their parents can afford)

Kids on the Mend, inc. is a special program which offers quality nursing care for your child (ages 3 months to 12 years) in a safe, caring environment at an affordable cost. **Kids on the Mend, inc.** is the next best thing to home care.

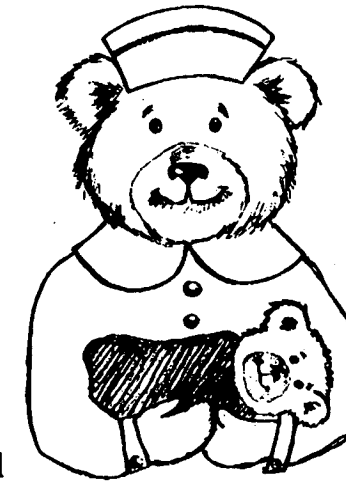
We are open every business day from 6 am to 6 pm. Fees are adjusted on a sliding scale with full-day care costing only \$5.00/hr. There is a one-time registration fee of \$20.00.

Item 18

000444

Our Staff Cares...

A registered pediatric nurse screens and examines your child and supervises on-going care. Your requests and your physician's orders are integral parts of the care plan. In addition, learning and play activities for those children feeling well enough to participate are coordinated by a child development specialist.



Consultation by a pediatrician at **Kids on the Mend, inc.** is readily available if needed.

Kids on the Mend

A Safe Environment...

To ensure that your child does not contract another illness, we have three separate care rooms: One for children with colds and flu symptoms, another for those with chicken pox (this room has a separate entrance) and a third for well children who need temporary care for minor problems associated with diabetes, asthma and allergies and other mild illnesses. Children convalescing from surgery may also be admitted.



The Center is run with strict sanitation and infection control.

To protect the health of **all** children at **Kids on the Mend, inc.** we cannot care for children who have measles, mumps or lice, or those with symptoms of a serious communicable disease.

All children are thoroughly screened prior to admission.

JAMES R. LOEN
ARCHITECT

MEDICAL / DENTAL
OFFICE BUILDING

1219 30th STREET

848 NORTHFIELD DRIVE, SACRAMENTO, CA. 95833



SHEET TITLE
• SITE/PLAN
• PLAN NOTES

DATE
12-11-88

REVISIONS
1 12-11-88
2 1-10-89

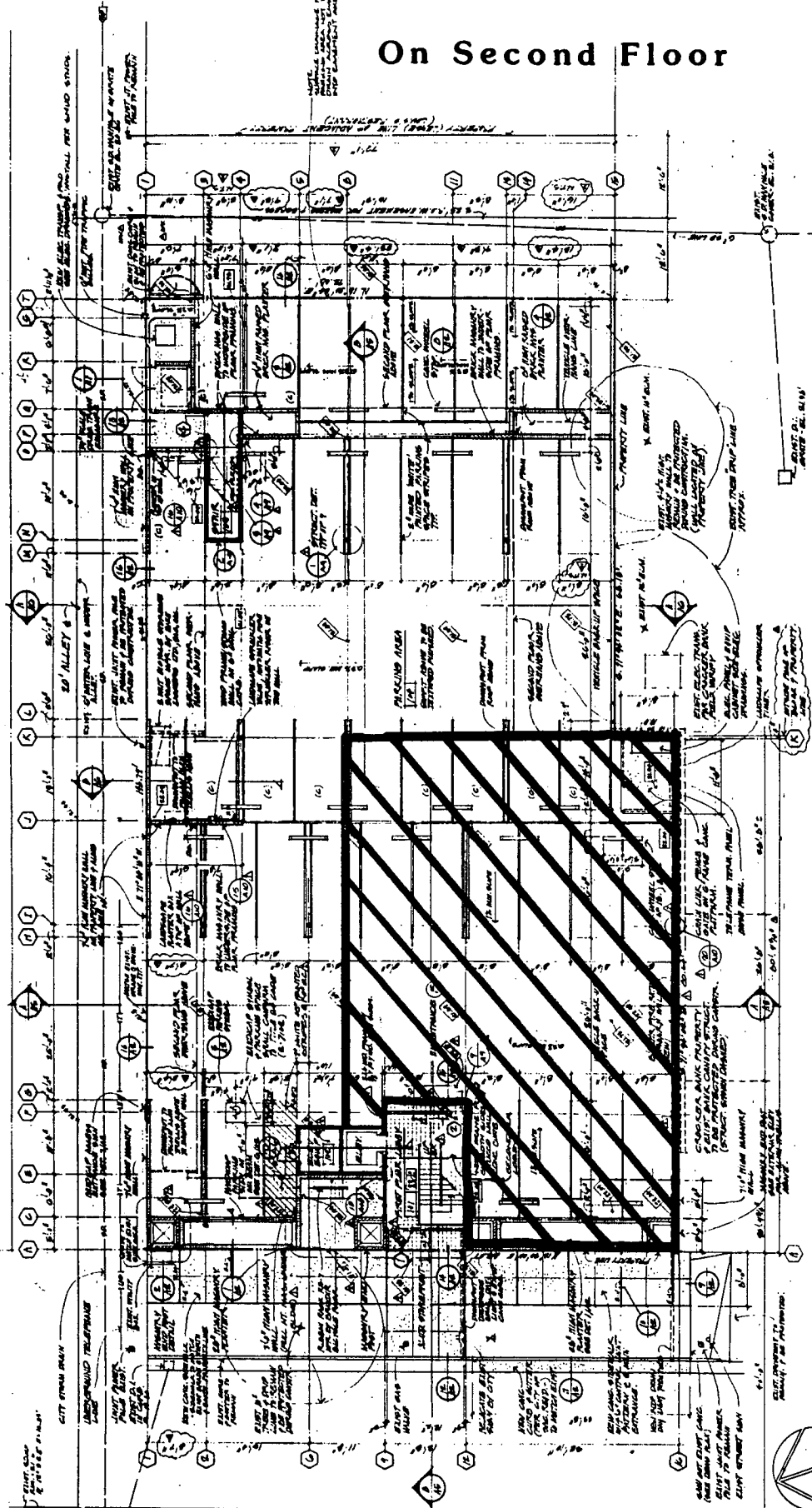
JAN 10, 1989

JOB NO. 350

SHEET NO. A1

Location Of Day Care Center On Second Floor

EXHIBIT C



PROJECT SUMMARY

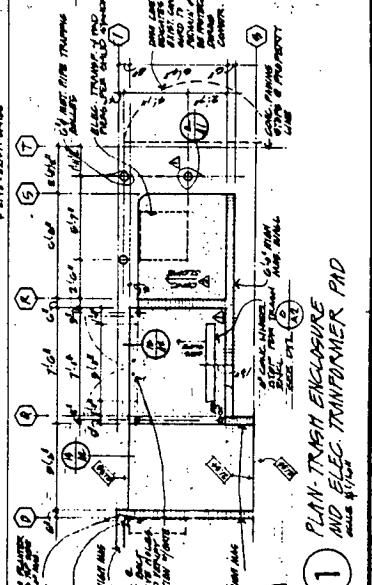
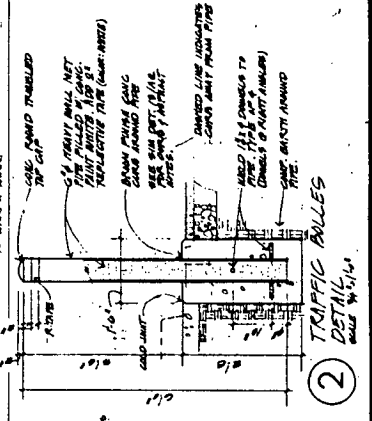
LOT AREA: 11,188 SQ. FT. (26.06 ACRES)
 ACCESSORS PARCEL NO: 007-10-11
 CITY OF SACRAMENTO BARRIO: C-2
 UPPERMAN BUILDING CODE:
 BUILDING TYPE: B-2 (OFFICE)
 BUILDING AREA: 408 SF
 SECOND FLOOR: 7,000 SF
 TOTAL: 7,408 SF

REQUIRED PARKING SPACES:
 NUMBER SPACES: 44
 GARAGE SPACES: 11
 HANDICAP SPACES: 11
 TOTAL: 66

PLAN SYMBOLS

- [Symbol] TRASH ENCLOSURE (SEE PLAN FOR DETAILS)
- [Symbol] TRAFFIC BULLES (SEE PLAN FOR DETAILS)
- [Symbol] PARKING SPACES (SEE PLAN FOR DETAILS)
- [Symbol] GARAGE SPACES (SEE PLAN FOR DETAILS)
- [Symbol] HANDICAP SPACES (SEE PLAN FOR DETAILS)
- [Symbol] TRASH ENCLOSURE AND ELEC. TRANSFORMER PAD (SEE PLAN FOR DETAILS)
- [Symbol] TRAFFIC BULLES (SEE PLAN FOR DETAILS)

SITE / FIRST FLOOR PLAN



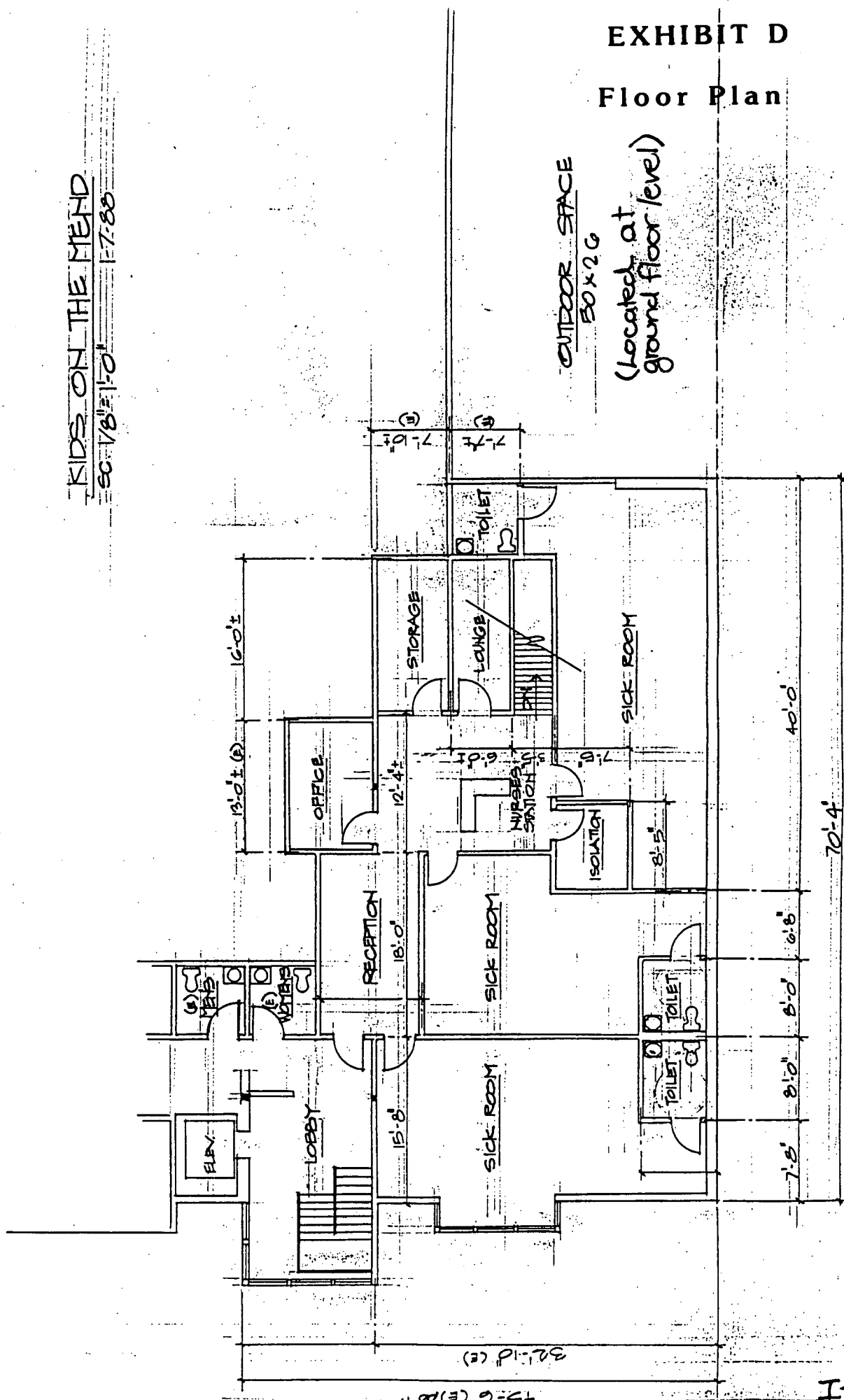
P88-059

88-11-2 2-11-88

Item 18

KIDS ON THE MEND
SC 1/8" = 1'-0" 1-7-88

EXHIBIT D
Floor Plan



p88-059

2-11-88 45'-0" (E) 88-11-2

Item 18

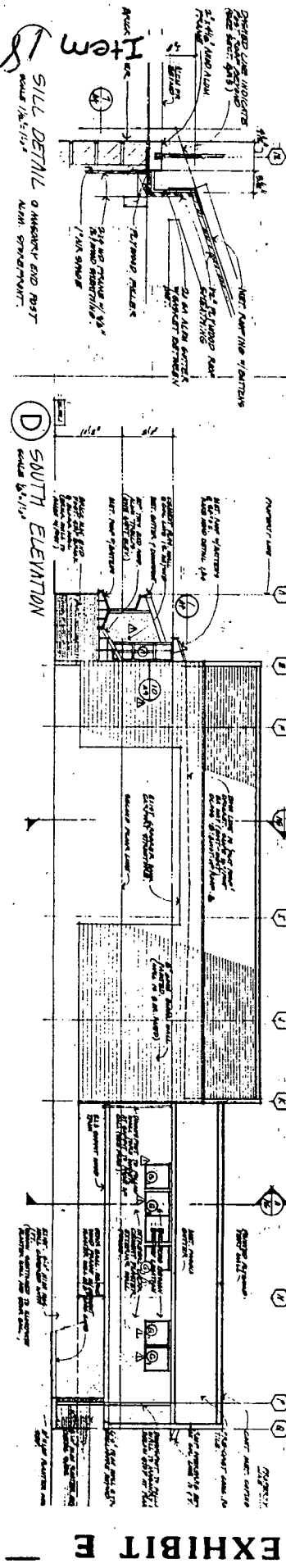
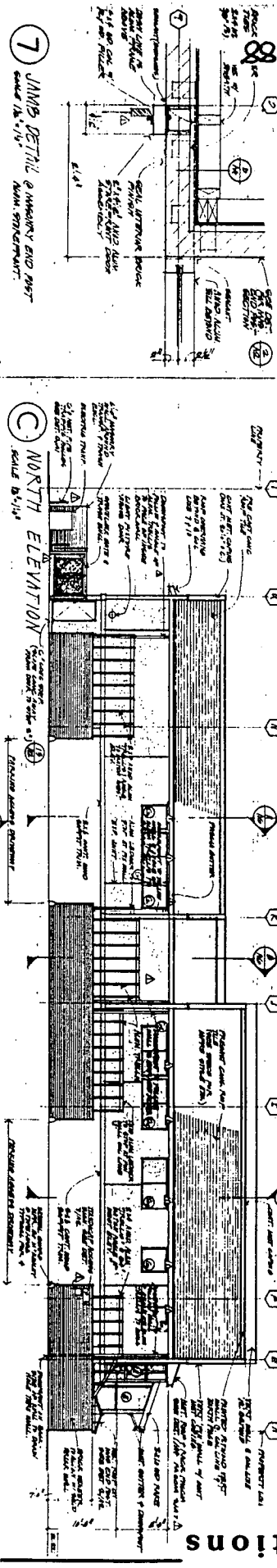
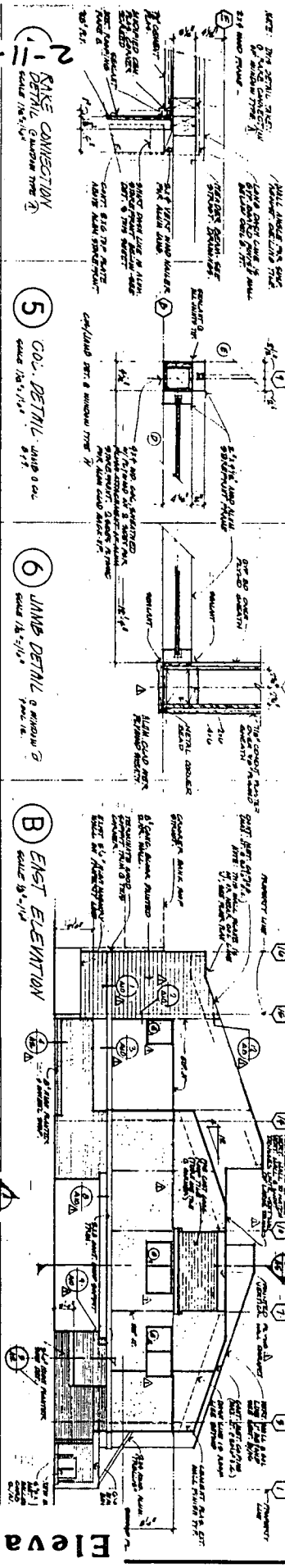
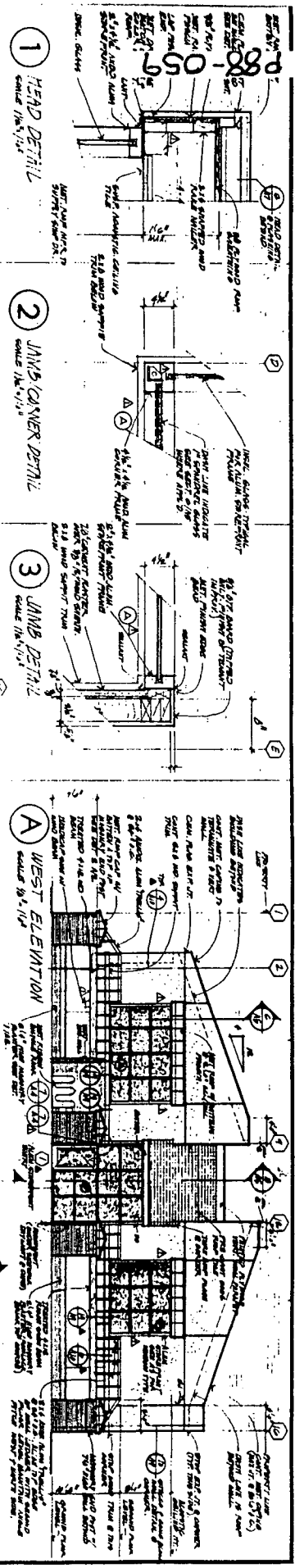


EXHIBIT E

**MEDICAL / DENTAL
OFFICE BUILDING**
1219 30th STREET
SACRAMENTO, CALIFORNIA



**JAMES R. LOEN
ARCHITECT**
648 NORTHFIELD DRIVE, SACRAMENTO, CA. 95823
(916) 920-4811

SHEET NO.	JOB	DATE	REVISIONS
A 4	330	JAN 16, 1985	Δ 1, 2, 3, 4, 5 Δ 5, 6, 7, 8, 9

