



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

May 3, 1991

BUILDING INSPECTIONS
916-449-5716

SPECIAL PERMIT MODIFICATION
(P88-428)

PLANNING
916-449-5604

APPLICATION: Planning Director's Special Permit Modification to allow an outdoor play area for an approved child care center on 0.2± acres in the Office Building (OB) zone (P88-428)

LOCATION: 3319 J Street (APN: 007-0062-036)

SUMMARY:

On December 16, 1988, the Planning Director approved a Special Permit to operate a child care center for sick children and a Variance to waive the required masonry wall between the center and adjacent residential uses (P88-428). This Special Permit Modification is being requested to waive the condition of the original Special Permit that prohibited an outdoor play area.

BACKGROUND INFORMATION:

On December 16, 1988, the Planning Director approved a Special Permit to operate a child care center for 30 children in an existing 3,008 square foot building located on 0.2± acres in the Office Building (OB) zone and a Variance to waive the required masonry wall between the center and adjacent residential uses (P88-428). One of the conditions of the Special Permit was the prohibition of an outdoor play area.

ANALYSIS:

Originally, the proposed child care center was for Kids on the Mend, a center for sick children. The center was to serve 30 children. One of the justifications for granting the variance to waive the wall was that no outdoor play area would be provided. The child care center is now proposed to serve 36 well children, ages infant to five years old, so a Special Permit Modification to allow an outdoor play area for the child care center is required.

The existing child care center is located on an "L" shaped lot at the corner of 33rd and J Streets. The center is surrounded by single family residential to the north and west, retail to the south, and offices,

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apartments, and the Turnverein social hall to the east. The remodeled medical office building that houses the center faces J Street and the parking lot is accessible from 33rd Street.

According to the Zoning Ordinance, the required parking for child care centers is one space for every eight children. The center proposes to serve 36 children so five parking spaces would be required. The applicant is proposing to convert four of the ten parking spaces into an outdoor play area (see Exhibit A).

The adjacent neighbor to the north, most impacted by the noise from the proposed play area, has indicated that the existing six foot high wood fence between his property and the proposed play area is adequate (see Exhibit B).

Staff has no objection to this request in that the center is located in an area with mixed commercial and residential uses, the property owner to the north is not opposed to the play area buffered by the existing wood fence, and the other conditions of the original Special Permit are met.

RECOMMENDATION:

Staff recommends the Planning Director approve the Special Permit Modification to allow an outdoor play area for an existing child care center.

Report Prepared By:

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Carol Shearly, Assistant Planner

5-6-91
Date

Recommendation Approved By:

Marty Van Duyn
Marty Van Duyn, Planning Director

5-7-91
Date

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