

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT	Sebastian & Elizabeth Conti, 4349 Sycamore Avenue, Sac., CA 95841				
OWNER	Antone J Jordan, 3929 Orangewood Drive, Fair Oaks, CA 95628				
PLANS BY	Sebastian & Elizabeth Conti, 4349 Sycamore Avenue, Sac., CA 95841				
FILING DATE	10/7/88	ENVIR. DET.	15301 a	REPORT BY	JP:vf
ASSESSOR'S-PCL. NO.	007-0062-036				

- APPLICATION:**
- A. Planning Director's 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.
 - B. Planning Director's Variance to waive the required wall between residential uses and a proposed child care center (P88-428)

LOCATION: 3319 J Street

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial and Offices
Existing Zoning of Site: OB (Parking Lot in R-1 zone)
Existing Land Use of Site: Office Building

Surrounding Land Use and Zoning:

North: Single Family: R-1
South: Retail Commercial, Two family; C-2, R-1
East : Office, Apartment, Turnverein; R-4
West : Single Family; R-1

Parking Required: 5 spaces
Parking Provided: 10 spaces
Property Dimensions: Irregular
Property Area: 0.2+ sq. ft.
Square Footage of Building: 3,008+ sq. ft.
Height of Building: 1 story
Exterior Building Materials: Beige slumpstone block

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

A. **Land Use and Zoning:**

The subject site is a 0.2+ acre lot located in the Office Building (OB) and Standard Single Family (R-1) zone. A 3,008+ square foot one story medical office building is located on the OB portion of the site, and a 10 space parking lot is located on the R-1 portion of the site. The office building fronts on J Street while the entrance to the parking lot is on 33rd Street.

P88-428

12/16/88

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Surrounding land uses are single family residences in the R-1 zone to the north and west; two family residential in the R-1 zone and a commercial center in the General Commercial (C-2) zone to the south; and a Christian Science Reading Room, apartment, and the Turnverein social club in the Multiple Family (R-4) zone to the east. The site is designated for community/neighborhood commercial and office uses by the General Plan.

B. Applicant's Proposal:

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

The proposed facility would provide care for 30 children. Seven employees are anticipated. Proposed hours of operation as 6:00 a.m. to 6:00 p.m. Monday through Friday. No exterior changes to the building are proposed. As the day care center serves sick children the applicant does not propose an outdoor play area and is requesting a waiver from the state to delete the playground requirement. In addition, the applicant is requesting a variance to waive the Zoning Ordinance requirement for a solid wall for that portion of the child care center adjacent to a residential zone.

C. Staff Evaluation:

Planning staff finds that the proposed day care center is an appropriate land use for the site. The project meets the parking ratio required for child care centers and the facility should not create traffic congestion or parking problems. The site is located on a major street and in a mixed residential/commercial area and the proposed use should not have a negative impact on surrounding land uses. The applicant has contacted the adjacent property owners to the north and south and they have no objection to the waiver of the solid wall requirement. Since there is not an outdoor play area staff finds that the solid wall will not be needed for a noise and visual buffer and has no objection to the waiver of the wall requirement.

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

RECOMMENDATION: Planning staff recommends the following actions:

- A. Approval of the Planning Director's Special Permit to operate a child care center subject to the conditions and based upon the findings of fact which follow; and

- B. Approval of the Planning Director's Variance to waive the required wall between residential uses and the proposed child care center subject to the conditions and based upon the findings of fact which follow:

Conditions

1. The applicant shall provide evidence of a State license for the child care facility to Planning Division staff prior to opening the facility;
2. No outside play area for the children shall be permitted on the subject site;
3. The applicant shall obtain all necessary building permits to make any required modifications to the interior of the building for the child care center prior to opening the facility; and
4. Any signs proposed for the facility shall be subject to the review and approval of Planning staff 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 child care facility is compatible with surrounding commercial and residential 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 child care center will not significantly alter the characteristics of the area which consists of commercial, multiple family and single family uses; and
 - b. adequate landscaping and parking are provided
3. The variance request is not a special privilege extended to one individual property owner in that:
 - a. there will not be an outdoor play area for the child care center on the subject site, therefore, a solid wall to act as a visual and noise barrier is not necessary; and
 - b. a variance would be granted to any other property owner facing similar circumstances
4. The variance request is not a use variance in that child care centers are allowed in the OB zone; and

5. The proposed project is consistent with the City's General Plan which designates the site for Community/Neighborhood Commercial and Offices.

Report Prepared By:

Joy Patterson

Joy Patterson, Associate Planner

December 16, 1988

Date

Recommendation Approved:

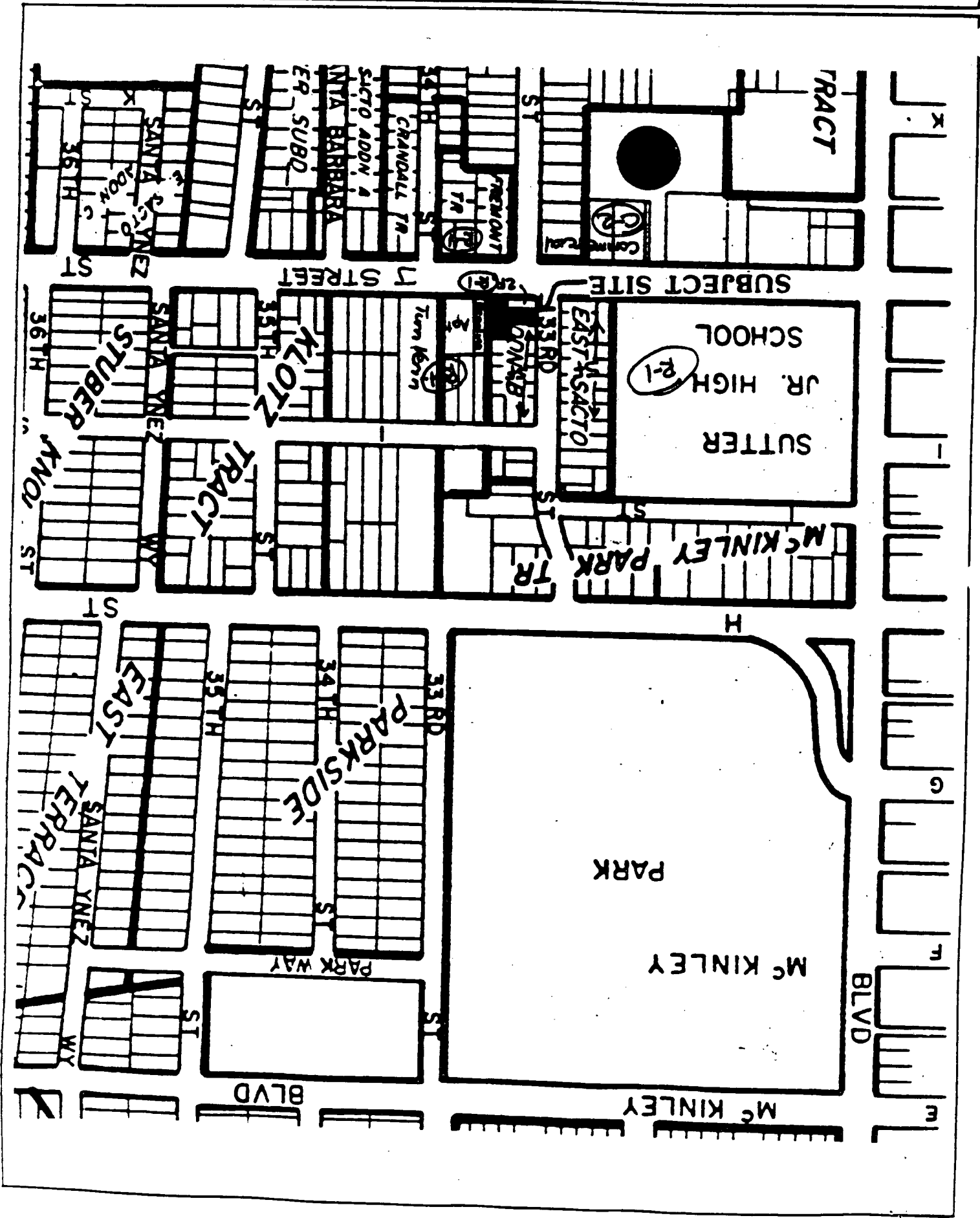
For Wilfred Westman
Marty Van Duyn, Planning Director

December 16, 1988

Date

88-438

VICINITY - LAND USE - ZONING



P88-428

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33 RD STREET

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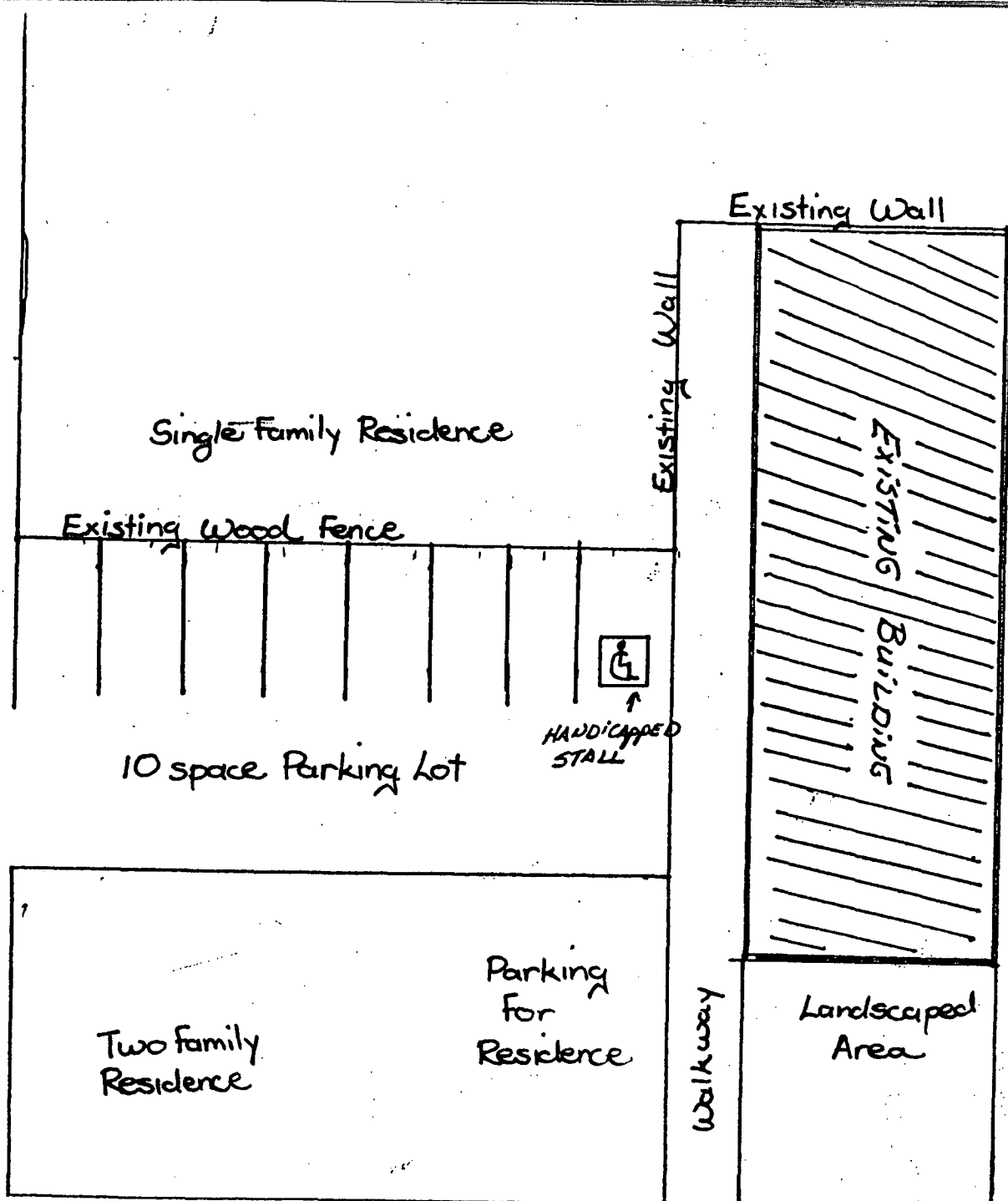


EXHIBIT A
SITE PLAN

JST

3319 JST BUILDING

SCALE 1/2" = 10'

SITE PLAN

00514

33RD STREET

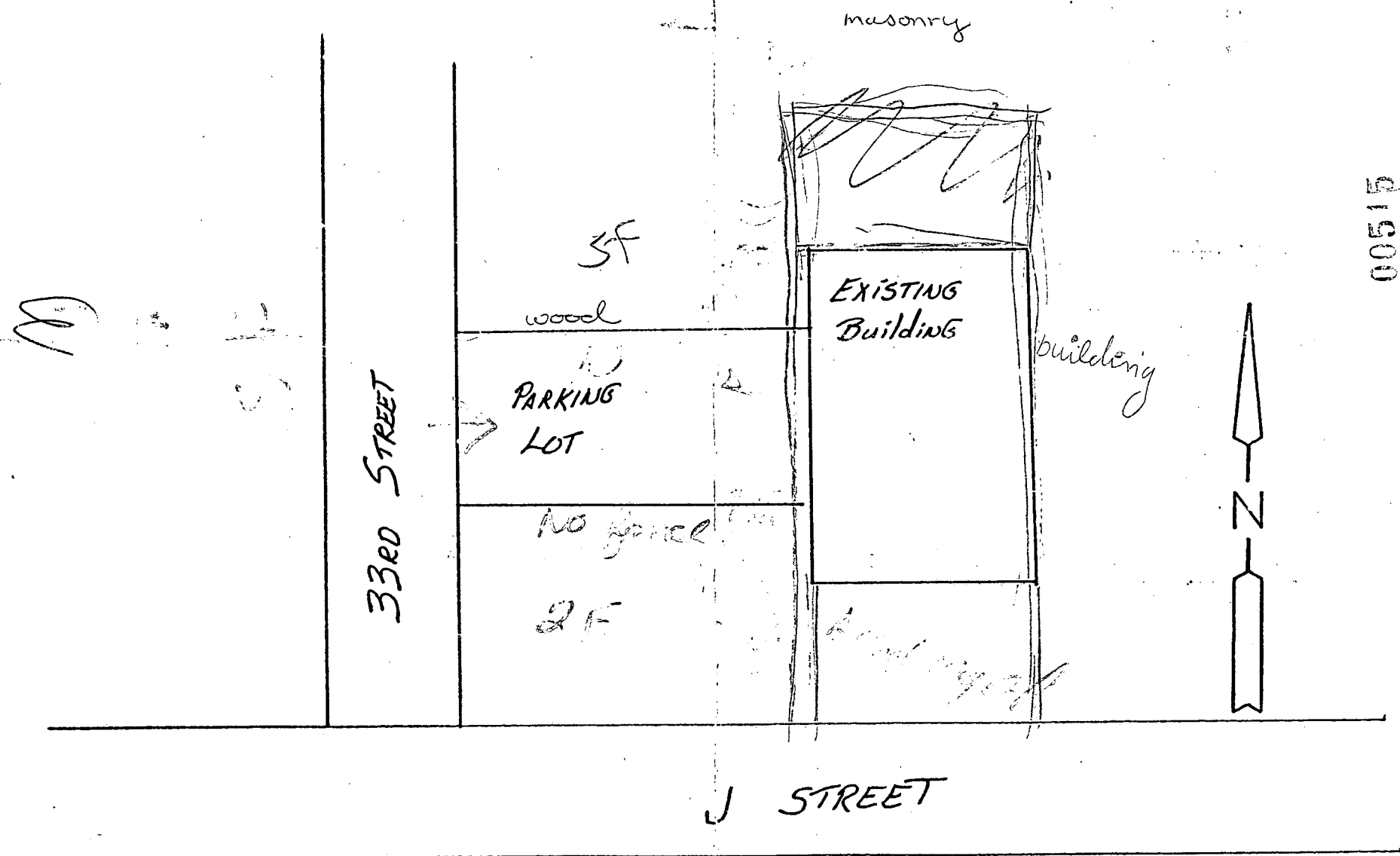
PARKING
LOT

EXISTING
Building



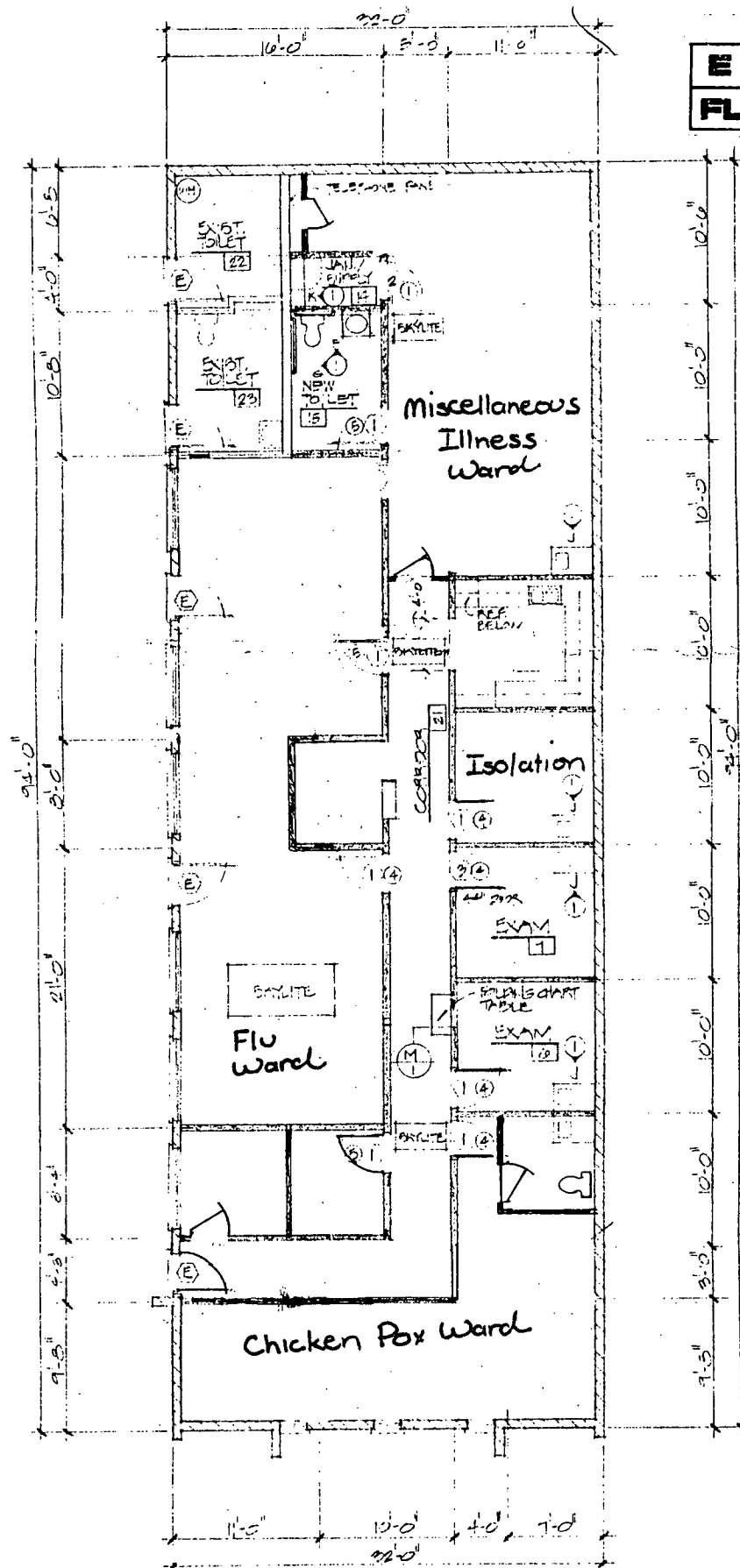
J STREET

SITE PLAN



00517

EXHIBIT B
FLOOR PLANS



FLOOR PLAN
1/8" = 1'-0"

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EXHIBIT B

4/23/91

This letter is to inform you, the neighbors, that I, Stephanie Levenhagen, will be taking over the childcare business at 3319 J Street. There will be a playground for the children in the parking lot adjacent to your house and backyard. Your signature on this letter will indicate that the wood fence that currently exists between the properties is sufficient.

Stephanie Levenhagen

P88-428 MOD

00517

888-428

Your child has a 102° fever and you have to be at work...

Now what?

You want to stay home. But sometimes it's just not possible. You may not be able to miss work to care for her. Yet you want her to have the same special care she'd receive at home. Now there's a solution to your problem... *Kids on the Mend*.

A Needed Service for Kids

(that their parents can afford)

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

We are open every business day from 6 am to 6 pm. The cost for your child's care is only \$6.00/hr. There is a one-time registration fee of \$10.00.

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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* is readily available if needed.



"The best thing about *Kids on the Mend* is that I was able to work without worry because I knew Andy was in good hands."

...E.S., Office Manager

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.



EXHIBIT D

The Center is run with strict sanitation and infection control. To protect the health of *all* children at *Kids on the Mend* 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.

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"I really appreciate the loving care you gave Jennifer when she was there with an ear infection. As a single mom, I can't afford to miss work. Thanks to you I didn't."

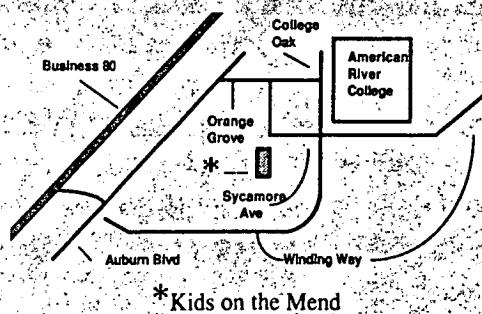
B.R., Legal Secretary

Kids on the Mend was established 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 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.

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

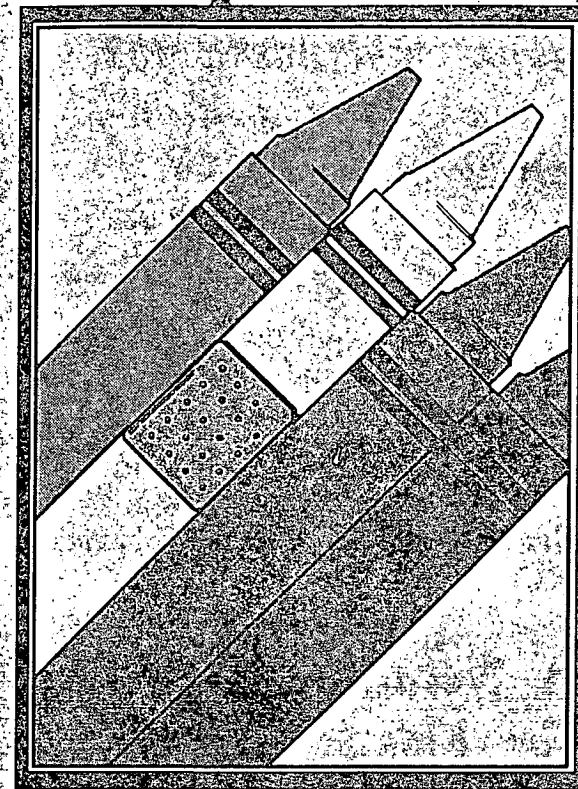
We welcome your visit and any suggestion you may have regarding our service.



"I feel at ease leaving my son with trained professionals. It's a real plus. There were no good options before *Kids on the Mend* opened..."

S.L., Physician

P 88428



Kids on the Mend

A Medical Clinic

Day Care For
Mildly Ill Children

A Service for Working
Parents and Employers

4349 Sycamore Avenue
Sacramento, California 95841

972-8861

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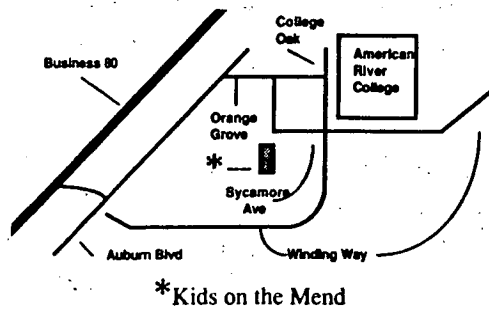
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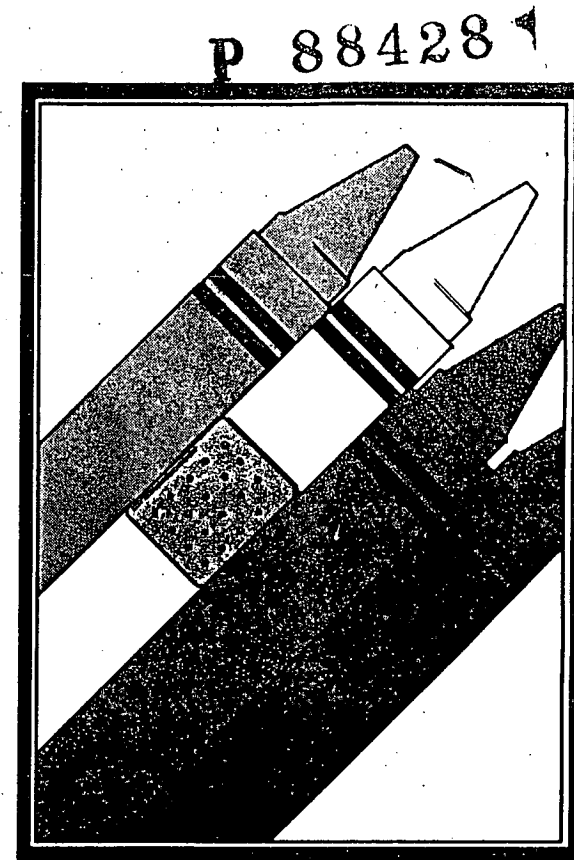
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972-8861

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EXHIBIT C
ELEVATIONS



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EXHIBIT C
ELEVATIONS



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