

**CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
ZONING ADMINISTRATOR
915 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, September 15, 2005, the Zoning Administrator approved with conditions a special permit to waive 50% of the required off-street parking, and a variance to reduce the front yard setback for a mixed use project for the project known as file Z04-343. Findings of Fact and conditions of approval for the project are listed on page 2-4.

Project Information

Request: The applicant is requesting to convert an existing upholstery shop into a medical clinic. The project requires a total of 12 parking spaces for the medical use. The applicant is requesting the following entitlement from the Zoning Administrator:

Special Permit to reduce the required parking from 12 to 6 spaces for medical office in an existing 2,682 square foot building on 0.6 developed acres in the General Commercial (C-2) Broadway Stockton Special Planning District (SPD) zone.

Location: 4749 14th Avenue (D5, Area 3)

Assessor's Parcel Number: 014-0294-009

Applicant: Dr. Keng Vang / Ying Vang
2320 Florin Road
Sacramento, CA 95822

Property Owner: Sacramento Housing and Redevelopment Agency
630 I Street, 2nd Floor
Sacramento, CA 95814

Project Planner: Lindsey Alagozian

General Plan Designation: Community/Neighborhood Commercial & Offices
Existing Land Use of Site: Vacant Commercial Building
Existing Zoning of Site: General Commercial (C-2-SPD)

Surrounding Land Use and Zoning:
North: C-2-SPD; Commercial
South: County Property
East: C-2-SPD; Commercial
West: R-1; Residential

Property Dimensions: Irregular
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: Exhibits A and B

Previous Files: None

Additional Information The applicant is requesting to convert an existing, vacant commercial building into a medical office. The site was previously used as an upholstery shop and was developed with six parking spaces. The new medical office use requires a total of 12 parking spaces. The building is 2,682 square feet in size. The applicant is requesting the necessary entitlements to convert this building into a medical office. A Zoning Administrator Special Permit is required to waive the required six parking spaces. No additional square footage is proposed with the conversion but significant modifications are proposed to the exterior of the building.

Staff is in support of the proposed conversion and requested parking reduction because the site will be occupied by a tenant that sees patients with appointments. The tenant anticipates very few walk-in patients. The applicant has agreed to encourage alternative modes of transportation for the employees who work at the medical office. Furthermore, the project will revitalize an existing dilapidated, vacant building and provide a use that will serve the surrounding community.

The project is located within the Broadway / Stockton Special Planning District. The project has been approved by Design Review staff and conditions of approval are contained below. The site was posted and the project was noticed to the Stockton Boulevard Business Improvement Association and the Oak Park Project Area Community (PAC), and property owners within 100 feet of the parcels. Staff did not receive any comments regarding the project.

Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15301 (a) Existing Facilities.

Conditions of Approval:

1. The project shall be constructed per submitted plans.
2. The applicant shall obtain all necessary building permits prior to commencing construction.
3. Any mechanical equipment shall be screened from all street views.
4. Provide decorative lighting, per approved plans.
5. Signage shall be reviewed when an application for a sign permit is submitted.

Development Engineering and Finance

6. Repair or replace/reconstruct any existing deteriorated curb, gutter, and sidewalk fronting the property along Stockton Boulevard and 14th Avenue per City standards to the satisfaction of the Development Engineering and Finance Division.

7. All new driveways shall be designed and constructed to City standards to the satisfaction of the Development Engineering and Finance Division. Any existing site driveways shall be redesigned and reconstructed, if necessary, to City standards to the satisfaction of the Development Engineering and Finance Division.
8. The site plan shall conform to A.D.A requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A standards.
9. The design of walls, fences, signage, and landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited to 3.5' in height at maturity. The Development Engineering and Finance Division shall determine the area of exclusion.

Utilities

10. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of any building permit. The impact to the CSS due to change in building use from retail / commercial to medical office is estimated to be 1 ESD. The Combined Sewer System fee at time of building permit is estimated to be \$105 plus any increased to the fee due to inflation. The fee will be used for improvements to the CSS.

Advisory Note

1. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation and fire suppression systems.

Findings of Fact – Special Permit

1. Granting the Special Permit is based upon sound principles of land use in that:
 - a. the project is located along a bus line and thereby provide greater opportunities for mass transit; and
 - b. the medical office building will not significantly impact or alter the site or surrounding commercial and residential uses.
 - c. the use does not generate much walk-in traffic, serving primarily appointments only.
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. on-street parking around the vicinity is available; and
 - b. the project will revitalize an existing dilapidated building into a medical office.

3. The project is consistent with the General Plan which designates the site Community / Neighborhood Commercial and Offices.

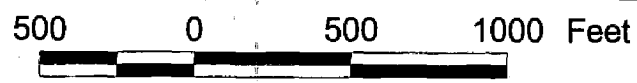
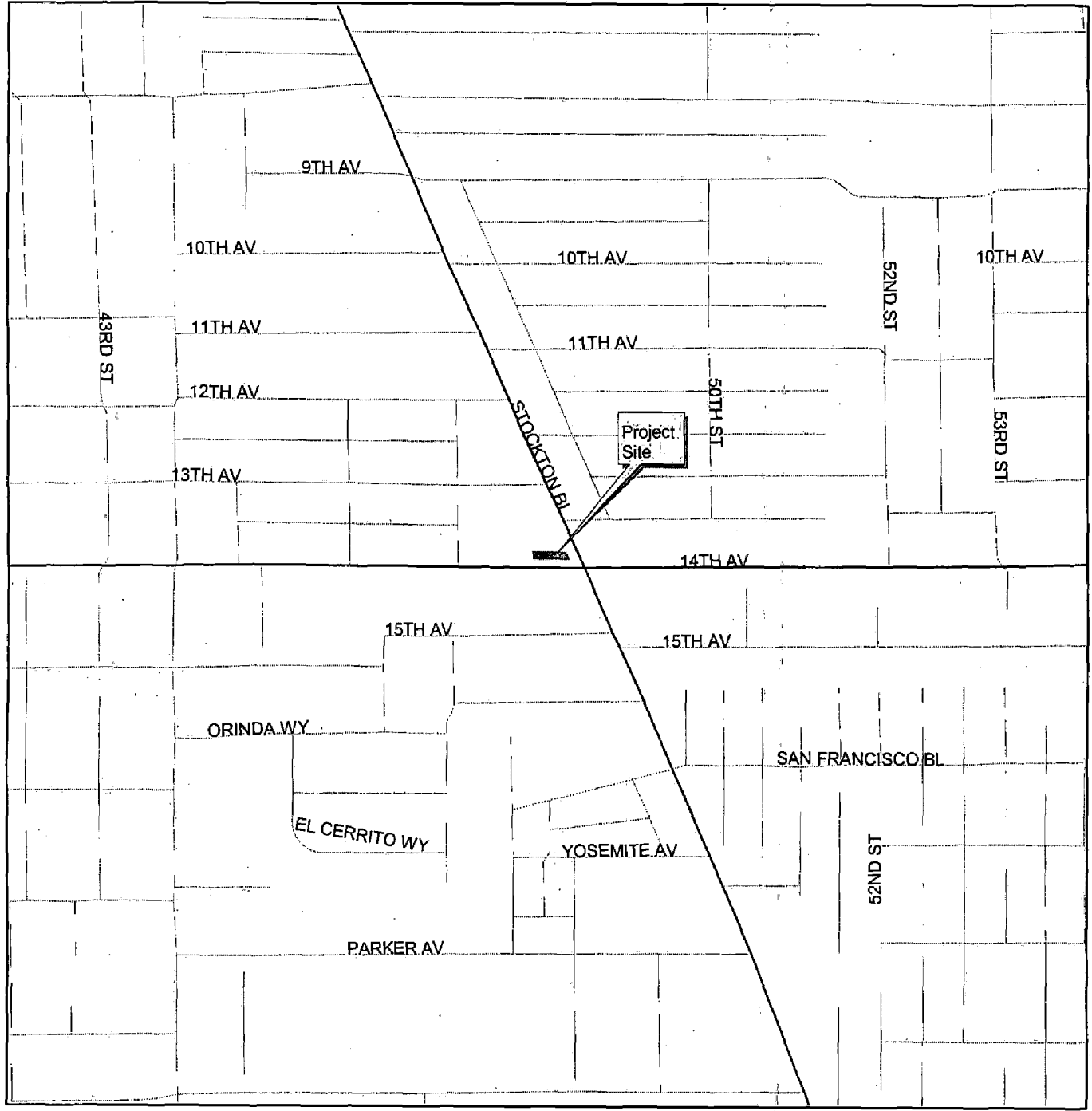



Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within three years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File (original)
ZA Log Book
Applicant

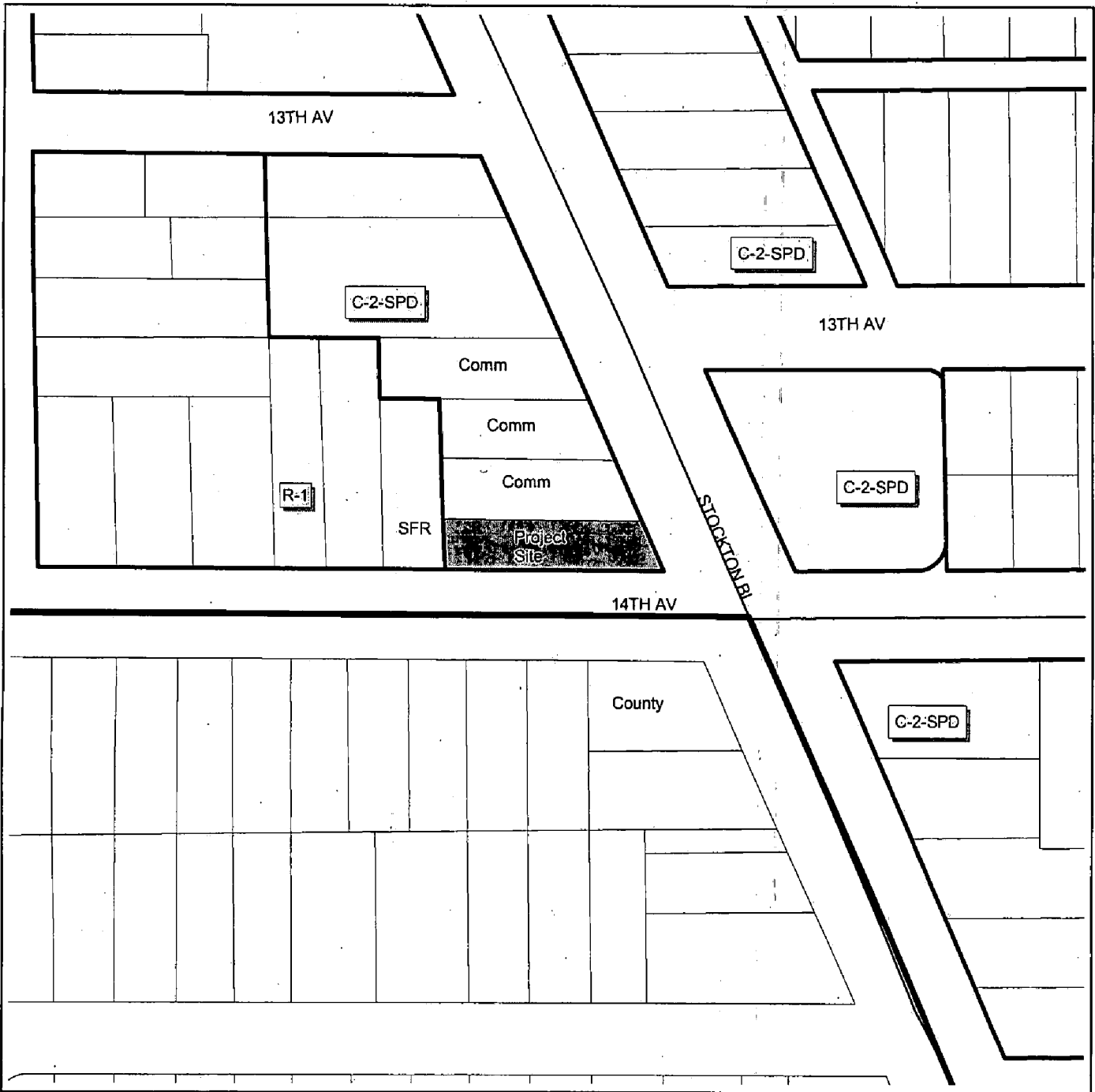



Development Services
Department

Geographic
Information
Systems

Vicinity Map





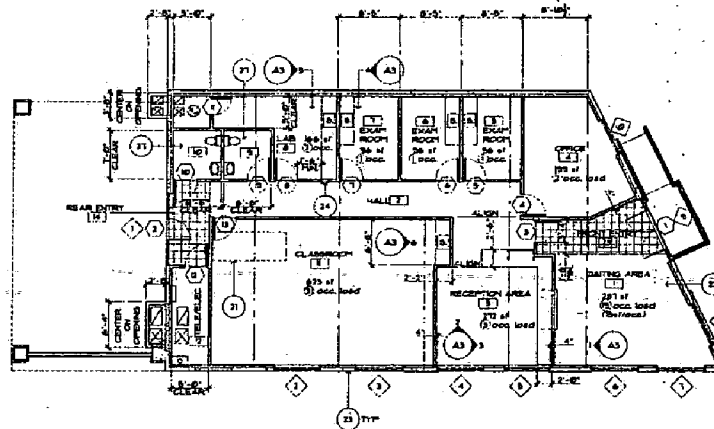
Development Services
Department

Geographic
Information
System

Land Use & Zoning

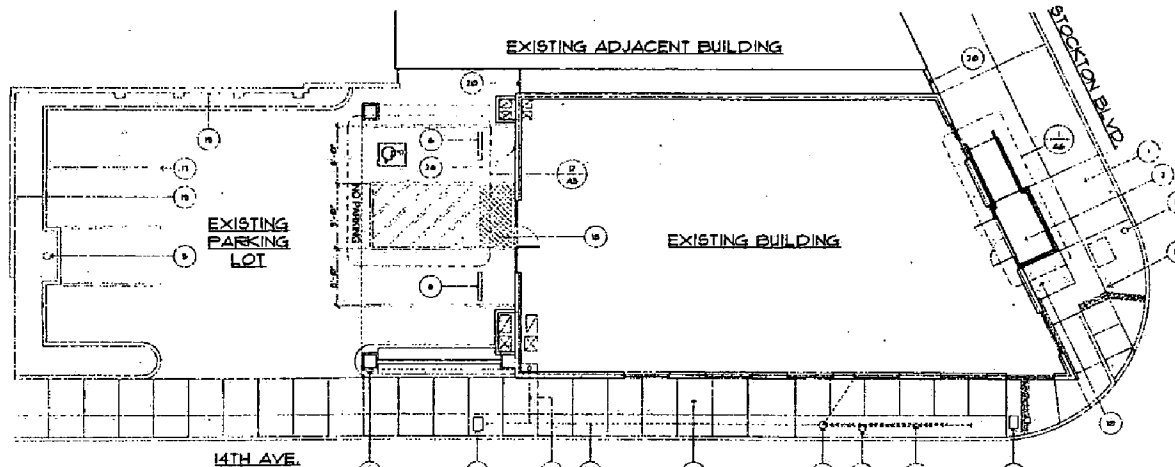


EXHIBIT A



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

NOTES:
1. DIMENSIONS FLANKED "F" FIELD VERIFY AND COORDINATE PRIOR TO PERMITS.



2 SITE PLAN
1/8" = 1'-0"

NOTE: NO SURVEY HAS BEEN PREPARED FOR THIS SITE. PROPERTY LINES AND RIGHT OF WAY FEATURES SHOWN ARE APPROXIMATE.

KEYNOTES THIS SHEET ONLY

WALL LEGEND

- EXISTING CONCRETE WALL W/ 1/2" GYP. PLASTER ON EXTERIOR FACE (WHERE SHOWN ON EXTERIOR ELEVATIONS) AND 3/4" G.C. INS. 3" FURRED 1/2" G.C. AT INTERIOR FACE OF R-3 BATT INSULATION AND 1/2" GYP. SD.
- MASONRY WALL W/ 1/2" GYP. SD. EACH SIDE. FILL EXISTING OPENING W/ 2" STUCCO OVER 1/2" G.C. INS. 3" FURRED 1/2" G.C. AT INTERIOR FACE AS ABOVE.
- MASONRY WALL W/ 1/2" GYP. SD. EACH SIDE. FILL EXISTING OPENING W/ 2" STUCCO OVER 1/2" G.C. INS. 3" FURRED 1/2" G.C. AT INTERIOR FACE AS ABOVE. SEE DETAIL 414A.

KEYNOTES AI

- 1 EXISTING SIDEWALK TYP.
- 2 NEW CONCRETE RAMP + WALL
- 3 NOT USED
- 4 NEW STAIRS AT ACCESSIBLE PARKING STALL
- 5 NEW POLE LIGHT
- 6 NEW PARKING BUMPER
- 7 NOT USED
- 8 EXISTING TELEPHONE POLE
- 9 EXISTING FIRE HYDRANT
- 10 NEW CONCRETE PATCH PER CITY STANDARDS
- 11 EXISTING GLASS WIRE
- 12 EXISTING OVERHEAD LINES
- 13 EXISTING SILEC SERVICE
- 14 EXISTING WATER METER
- 15 EXISTING SIGNAL LIGHT POLE
- 16 EXISTING SIGNAL CALL BUTTON
- 17 NEW PAINT AT EXISTING TYP.
- 18 FINISH FLUSH TRANSITION AT DOOR THRESHOLD SEE 414J
- 19 EXISTING CONCRETE BLOCK WALL
- 20 NEW 8" HIGH STEEL GATE W/ 2" SQ. POSTS AND 1" SQ. POLES @ 4" O.C. FINISH FLOOR TO TOP
- 21 FILL EXISTING RE-CONCRETE BASE TO NEW CONCRETE. FILL W/ CRUSHER ROCK. TOP W/ 4" NEW CONCRETE. CONCRETE SLAB @ 12" MIN. VAPOR BARRIER @ 3" SLOPE. NEW SLAB TO FLIGHTS. EXISTING SLAB. RE-CONCRETE SHALL BE 30% BONE. NEW SLAB TO EXISTING W/ 1" LONG #4 RE-BAR @ 12" O.C. IF PERMITTED. INCLUDE REBAR INTO EX. SLAB W/ 1" O.C. @ 12" O.C.
- 22 NEW 6" CONCRETE UNDERLAYER TOPPING OVER ALL EXISTING CONCRETE SLAB TO PROVIDE GRAD IN FASH FOR APPLICATION OF FINISH FLOORING. MAINT. HORIZONTAL FOR APPROX. EQUAL. FINISH SURFACE AND VERIFY FOR MANUFACTURER'S RECOMMENDATIONS, INCLUDING MECHANICALLY REINFORCED AND ANCHORS TO THE EXISTING SURFACE.
- 23 FILL EXISTING CONCRETE WALLS W/ 1" X 4" WOOD STUDS @ 24" O.C. AND FILL W/ 1/2" BATT INS. TYP. @ ALL EXTERIOR WALLS.
- 24 PORTABLE FIRE EXTINGUISHER IN RECESSED CABINET
- 25 SIGN TYPE A. DETAIL 514
- 26 SIGN TYPE B. DETAIL 514
- 27 SEE 1343 FOR TOILET ROOM CLEANANCES.

mqr ARCHITECTS
1033 S STREET
SACRAMENTO
PHONE 584-4200

ALICIA MIONI
MA 153
REG. 1119
DATE 02-05

CONSULTANT

September 15, 2005
PROJECT TITLE
4749 14TH
SACRAMENTO, CA

SHEET TITLE
SITE PLAN
FLOOR PLAN

ISSUES/REVISIONS
NO. DATE DESCR.

DATE: 6-14-05
JOB NO.: 2500-04343
DRAWN BY: MHE
CHECKED BY:
DRAWING NO.

A

OF 31

REC'D JUL 22 2005 Z04-343

