

## PLANNING DIRECTOR'S SPECIAL PERMIT

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

**APPLICANT** Cities in School, 577 Las Palmas Ave. Sacramento, CA 95815  
**OWNER** Grant Joint Union School District, 1333 Grand Ave. Sacramento, CA 95838  
**PLANS BY** Fong, Eatough & Borges, 7777 Greenback Lane., Ste. 200 Citrus Heights 95610  
**FILING DATE** 3-26-90 **ENVIR. DET.** EX 15314 **REPORT BY** JC:df  
**ASSESSOR'S-PCL. NO.** 263-0010-032

**APPLICATION:** Planning Director's Special Permit to locate a 1,792 square feet portable health clinic building on 8.4+ acres in the Single Family (R-1) zone.

**LOCATION:** 577 Las Palmas Ave. (Grant Adult School)

**PROPOSAL:** The applicant proposes to locate two 896 square foot portable buildings to be used as a health clinic to serve the surrounding community.

### PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)  
North Sacramento Community  
Plan Designation: Residential (4-8 du/na)  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Grant Adult School

### Surrounding Land Use and Zoning:

North: School; R-1  
South: Single & Multi-family; R-1  
East: Single Family; R-1  
West: School; R-1

Parking Required: 9 (1:200 g.s.f.)  
Parking Provided: 90  
Property Dimensions: 716'X 553'  
Property Area: 8.4+ acres  
Square Footage of Building: 1792+ sq. ft.  
Height of Building: 14'  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: wood siding  
Roof Materials: build-up membrane

**Project Evaluation:** Staff has the following comments:

### A. Land Use and Zoning:

The subject site is an existing adult school located on 8.4+ acres in the Single Family (R-1) zone. The General Plan designates the site as Low Density Residential (4-15 du/na). The North Sacramento Community Plan designates the site as Residential (4-8 du/na). The surrounding land uses and zones are an elementary

school (William Rogers), R-1 to the west; a junior high school (Martin Luther King Jr.), R-1 to the north; single family residential, R-1 to the east, and; single family and multi-family, R-1 to the south.

B. Applicant's Proposal

The applicant (Cities in Schools), which is not affiliated with Grant Joint Union High School District, proposes to locate two 32' X 28' portable buildings on the west side of the site. The buildings are to be used as a health clinic to serve the children in the North Sacramento School Districts and their siblings. The children who are treated at this clinic must be enrolled in one of the three school districts (Grant, Del Paso or North Sacramento) or on an emergency basis. The operators wish to include the siblings in order to provide inoculations and physical exams prior to school registration. Only 40 percent of starting kindergartners in these districts have had the mandated physical exams, and has been identified by the California State Health Department as having one of the lowest rates statewide.

The buildings will house a doctor's office, dentist's office, small laboratory, restrooms, waiting room and receptionist/records area. The total occupancy of the building is 16 with 6 employees and an anticipated 8 clients at any one time. The hours of operation will be from 8:00 a.m. to 5:00 p.m., Monday through Saturday. The building will be 14 feet in height and of wood siding painted cream color to match the existing buildings.

The site has adequate parking for the medical facility and the school. The seven spaces in front of the building (west) do not have adequate maneuvering area (26 feet) as required by the Zoning Ordinance. These spaces will need to be eliminated. Since the area is already paved and the applicant is only restriping the area the shading requirements are not required.

C. Staff Analysis

Staff has no objections to locating the portable units for a health clinic at this site since the clinic is providing a service to the school children in the community. The building will be located towards the middle of the site, thus having little impact to the residences to the south. The site is currently used as an adult skill center with ample parking provided on site. The parking should be striped to meet standard parking stall and maneuvering requirements.

D. Neighbor Comments:

The adjacent property owners were notified of this project. No opposition has been received. One neighbor did express concern about parking, however, there is ample parking on the site.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15314).

RECOMMENDATION: Staff recommends the Planning Director approve the special permit subject to conditions and based upon findings of fact which follow.

Conditions:

1. The clinic will serve only children enrolled or about to be enrolled in the North Sacramento School Districts and their siblings.
2. The parking lot shall be striped to meet parking stall and maneuvering requirements.
3. The seven parking spaces in front of the building (west) shall be eliminated.

Findings of Fact:

1. The project as conditioned is based upon sound principles of land use in that a health clinic is compatible with surrounding land uses which are schools to the north and west and single family and multi-family residential.
2. The project, as conditioned, will not be detrimental to the public safety and welfare, nor result in the creation of a public nuisance in that:
  - a. the patients of the clinic will be enrolled or about to be enrolled in the North Sacramento School Districts, and;
  - b. adequate parking is provided on site
3. The project conforms to the General Plan and the 1984 North Sacramento Community Plan which designates the site as residential. School related facilities are allowed in the residential zone with Special Permit approval.

Report Prepared By:

Jeanne Corcoran  
Jeanne Corcoran  
Planning Technician II

6-26-90

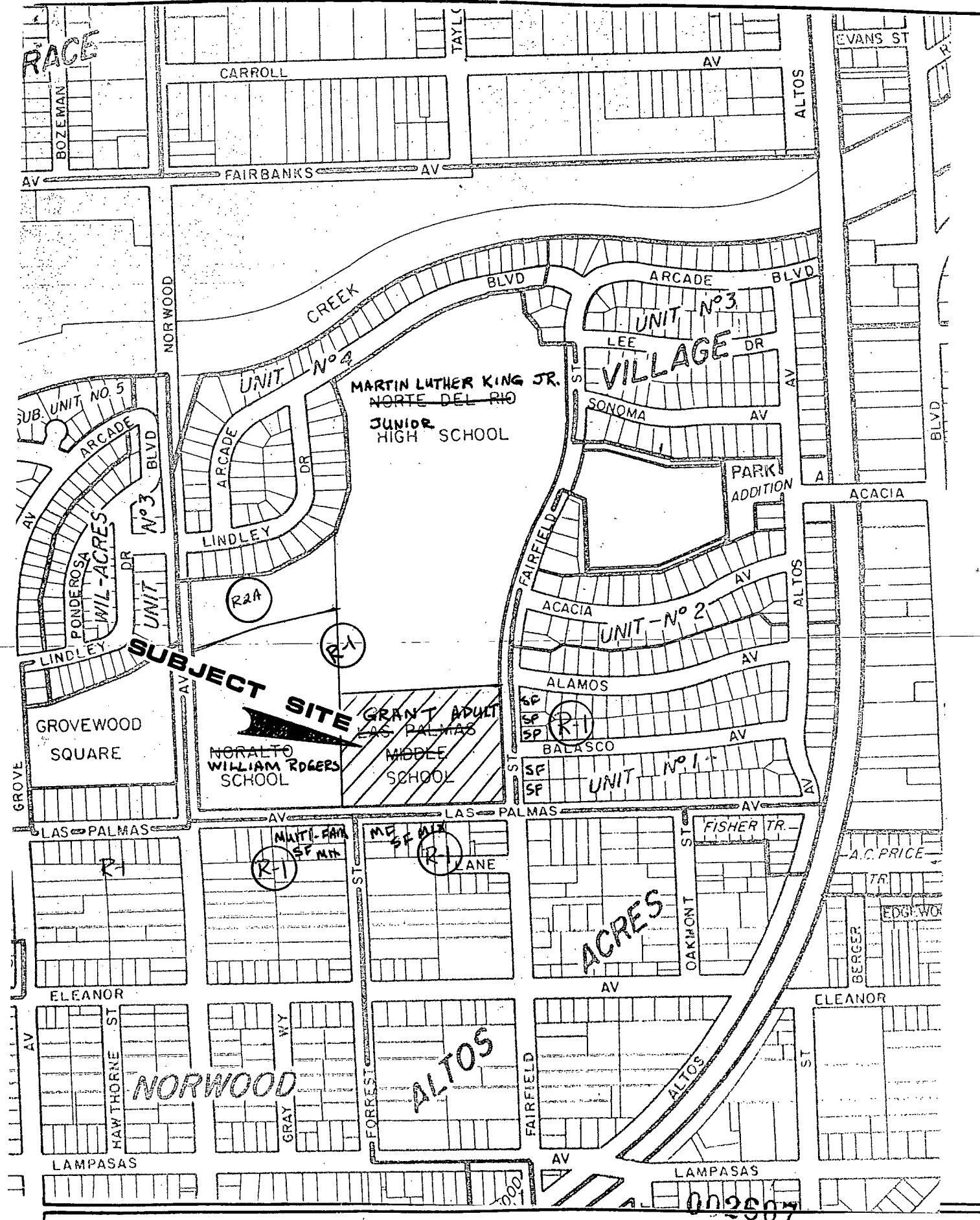
Date

Recommendation Approved By:

Marty Van Duyn  
Marty Van Duyn, Planning Director

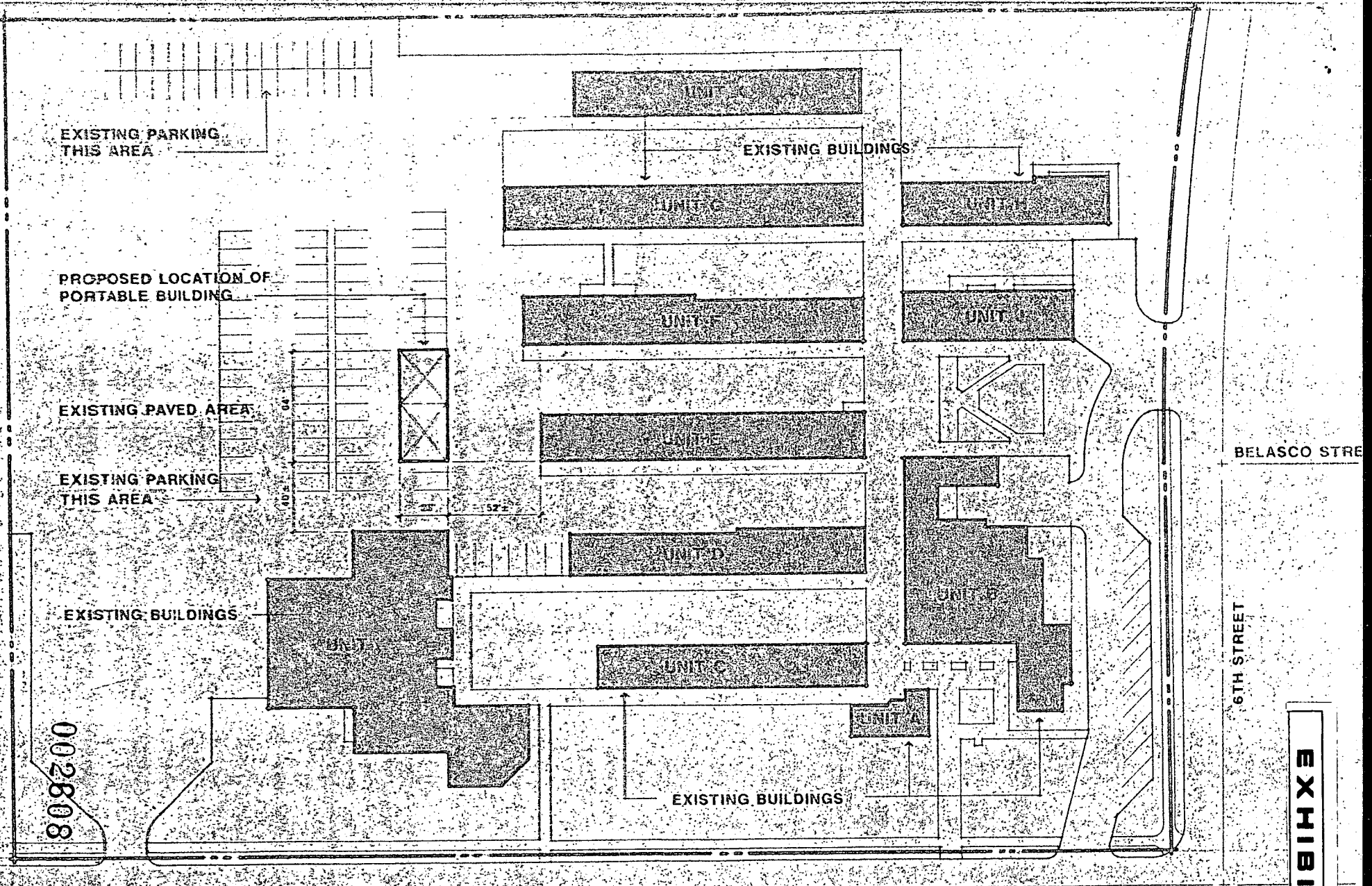
6-27-90

Date



VICINITY - LAND USE - ZONING

PD-161



002808

**SITE PLAN**  
SCALE: 1" = 50'

LAS PALMAS AVE.



BELASCO STREET

6TH STREET

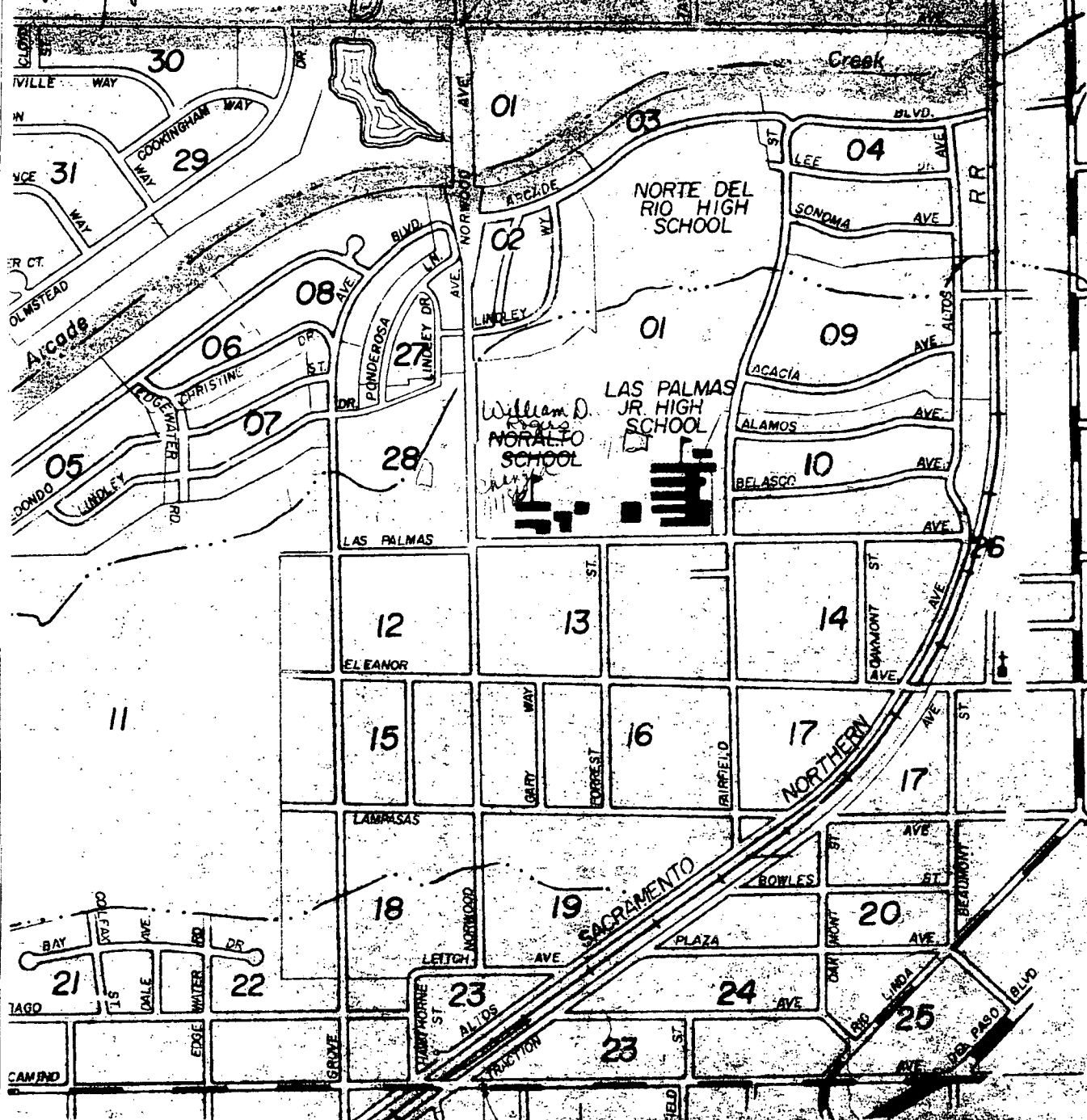
**EXHIBIT A**

R SEC'S 2 8 13, RANCHO DEL PASO

*Green Area  
of Perry Mason*

Bk. 250

*Design General Area  
Del Paso Hts*



38°37'30"

Bk 265

Bk. 275

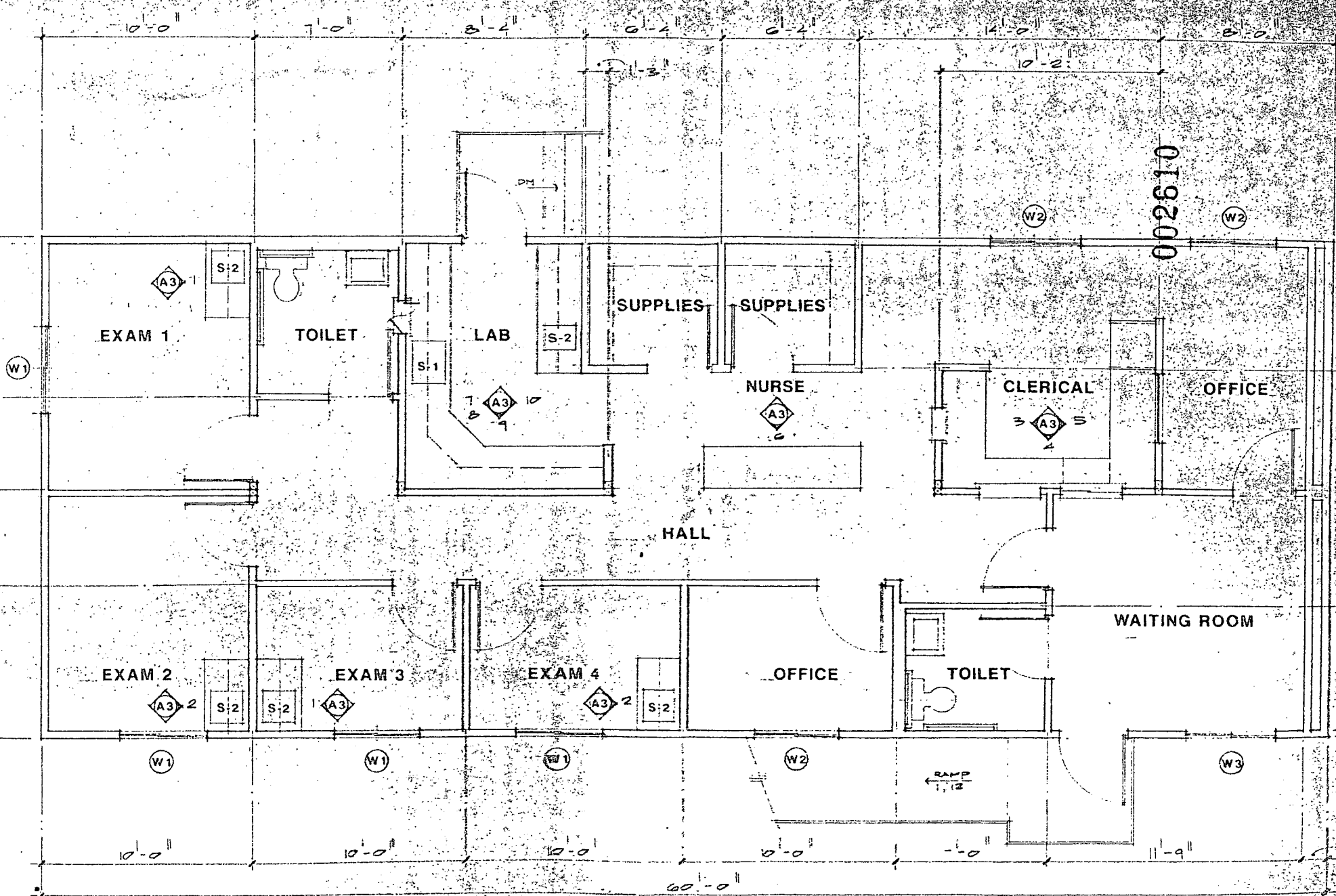
002609

County

BC

A

EXHIBIT B



002610

FLOOR PLAN

P00-161