City of Sacramento
City Council

915 I Street, Sacramento, CA, 95814
www.CityofSacramento.org

Meeting Date: **10/25/2011** **Report Type:** Public Hearing

Title: NMCI Medical Clinic (P11-032) (Noticed on 9-30-11)

Report ID: 2011-00824

Location: 3325 J Street, District 3

Recommendation: Conduct a public hearing and upon conclusion, adopt 1) a Resolution determining Project is Exempt from review under the California Environmental Quality Act, 2) an Ordinance rezoning 0.16 acres from Multi-Family Special Planning District (R-4-SPD) zone To Limited Commercial Special Planning District (C-1-SPD) zone.

Contact: David Hung, Associate Planner, (916) 808-5530; Stacia Cosgrove, Senior Planner, (916) 808-7110, Community Development Department

Presenter: David Hung, Associate Planner, (916) 808-5530, Community Development Department

Department: Community Development Dept
Division: Planning
Dept ID: 21001221

Attachments:

1-Description/Analysis
2-Background
3-Vicinity Map
4-Resolution CEQA
5-Ordinance Rezone

City Attorney Review
Approved as to Form
Sabina D. Gilbert
10/11/2011 10:17:15 AM

City Treasurer Review
Reviewed for Impact on Cash and Debt
Russell Fehr
10/6/2011 3:43:13 PM

Approvals/Acknowledgements

Department Director or Designee: Max Fernandez - 10/11/2011 8:13:56 AM

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Description/Analysis

Issue: The applicant is proposing to rezone the subject 0.16-acre parcel from Multi-Family Special Planning District (R-4-SPD) zone to Limited Commercial Special Planning District (C-1-SPD) zone in the Alhambra Corridor SPD. There is an existing 1,432 square-foot one-story commercial building on the site. The applicant is proposing to expand the structure by 105 square feet and to establish a medical office use on the property. The building expansion has been approved with conditions from Design Review. The parking lot is being restriped to provide required number of parking spaces for medical office use. Rezoning the property to C-1 will enable neighborhood compatible tenants to reuse the building without the need to obtain a Planning Commission Special Permit each time the use changes.

Policy Considerations:

General Plan: The 2030 General Plan Update was adopted by City Council on March 3, 2009. The 2030 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America. The 2030 General Plan designation of the subject site is Traditional Neighborhood High Density which allows for neighborhood-serving commercial uses. The 2030 General Plan has identified goals and policies under the Land Use and Urban Design Element. Some of the goals and policies supported by this project are:

- *Land Use and Urban Design Element (Policy LU 2.1.6)* Neighborhood Enhancement. The City shall promote infill development, redevelopment, rehabilitation, and reuse efforts that contribute positively (e.g., architectural design) to existing neighborhoods and surrounding areas.
- *Land Use and Urban Design Element (Goal LU 4.1)* Neighborhoods. Promote the development and preservation of neighborhoods that provide a variety of housing types, densities, and designs and a mix of uses and services that address the diverse needs of Sacramento residents of all ages, socio-economic groups, and abilities.
- *Land Use and Urban Design Element (Policy LU 4.3.1)* Traditional Neighborhood Protection. The City shall protect the pattern and character of Sacramento's unique traditional neighborhoods, including the street-grid pattern, architectural styles, tree canopy, and access to public transit, neighborhood services and amenities.

The proposed project meets the 2030 General Plan goals and policies related to Citywide Land Use and Urban Design Element. The project would rezone the property to reuse an existing structure that contributes positively to its surroundings and the greater neighborhood. The project also maintains a neighborhood-serving commercial use for the surrounding neighborhood and is compatible with adjacent uses.

<u>Alhambra Corridor Special Planning District.</u> The project site is within the Alhambra Corridor Special Planning District (SPD); the goals of the SPD are as follows:

- Maintain and improve the character, quality and vitality of individual neighborhoods;
- Maintain the diverse character and housing opportunities provided in these urban neighborhoods;
- Provide the opportunity for a balanced mixture of uses in neighborhoods adjacent to transit facilities and transportation corridors;
- Maintain the neighborhood character of existing commercial neighborhoods while allowing for limited office to serve the medical complex in this area;

- Provide the opportunity for reuse and rehabilitation of heavy commercial and industrial neighborhoods to take advantage of close-in living while reducing the number of obsolete and underutilized buildings and sites.

The proposal allows the reuse of an existing structure within a mixed-use neighborhood and should improve the quality and vitality of the neighborhood. The proposal also provides commercial service to the surrounding neighborhood.

Smart Growth Principles: City Council adopted a set of Smart Growth Principles in December 2001 to encourage development patterns that are sustainable and balanced in terms of economic objectives, social goals, and use of environmental/natural resources. The proposed project fosters walkable, close-knit neighborhoods and promotes distinctive, attractive communities with a strong sense of place.

Strategic Plan Implementation: The recommended action conforms with the City of Sacramento's Strategic Plan, specifically by adhering to goals that achieve sustainability, enhance livability, and expand economic development throughout the City.

Environmental Considerations: The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301, Existing Facilities. The rezone and addition consist of permitting a minor alteration of existing facilities that involve negligible expansion of the use and the addition is less than 50 percent of the existing floor area. The previous use and the proposed use are consistent with the Limited Commercial (C-1) zoning.

Sustainability: The City has adopted a Sustainability Master Plan to complement the City's General Plan. This was done to ensure that the City set the standard for the practices of sustainability within its own organization as well as becoming a model for any construction projects within the City. Projects should consider the following goals adopted by the City as projects are proposed within the City: 1) Reduce consumption of material and encourage the reuse and local recycling of materials; 2) Reduce the use of toxic materials; 3) Establish and continuously improve "green" building standards for both residential and commercial development--new and remodeled; 4) Reduce dependence on the private automobile by working with community partners to provide efficient and accessible public transit and transit supportive land uses; 5) Reduce long commutes by providing a wide array of transportation and housing choices near jobs for a balanced, healthy city; 6) Improve the health of residents through access to a diverse mix of wellness activities and locally produced food, promote "greening" and "gardening" within the City; 7) Create "Healthy Urban Environments" through Restorative Redevelopment, and 8) Maintain and expand the urban forest.

The project, by allowing a medical office to be located on a site that is being rezoned, supports sustainability goals since the site is accessible to public transit as well as walking and bicycling, and the use promotes health and wellness to adjacent residents.

Commission/Committee Action: On September 8, 2011, the Planning Commission forwarded to the City Council the recommendation for approval by a vote of nine ayes and zero nays (one absent and one vacancy).

Rationale for Recommendation: Staff recommends the Council approve the requested entitlements based on the findings listed in Attachments 4 and 5. The project meets policies and goals of the General Plan and will be an asset to the neighborhood.

Financial Considerations: This project has no fiscal considerations.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

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Background

Background Information: The subject commercial building was previously used for Christian Science Library and Bookstore and is currently unoccupied. At the time the building was built in approximately 1955, small commercial uses were allowed in the "multi-family" zone. By 1969, the City's Zoning Ordinance had changed to no longer allow non-residential uses in the R-4 zone, rendering the reading room a legal, non-conforming use. The applicant is now requesting to locate a medical office use within the building including a 105 square-foot rear addition and parking lot re-striping. A medical office currently exists on the adjacent parcel to the west, zoned Office Special Planning District (OB-SPD). Multi-family developments exist on the adjacent parcels to the north and east, zoned Multi-Family Special Planning District (R-4-SPD).

Public/Neighborhood Outreach and Comments: Staff sent early notices to various community groups including the East Sacramento Improvement Association, the East Sacramento Preservation, Inc., the Midtown Business Association, the Sacramento Old City Association, the McKinley East Sacramento Neighborhood Association, the McKinley Elvas Neighborhood Association, the East Sacramento Chamber of Commerce, and WALKSacramento. Staff has not received any opposition to the proposal at the writing of this report.

Rezone

The project proposes to rezone a 0.16-acre parcel from Multi-Family Special Planning District (R-4-SPD) to Limited Commercial Special Planning District (C-1-SPD) zone. The Limited Commercial (C-1) zone is a limited commercial zone which allows certain office, retail stores, and commercial service establishments which are compatible with residential developments. The parcel is within the Alhambra Corridor Special Planning District (SPD) and will maintain that designation.

At the time the building was built in approximately 1955, small commercial uses were allowed in the "multi-family" zone. By 1969, the City's Zoning Ordinance had changed to no longer allow non-residential uses in the R-4 zone, rendering the reading room a legal, non-conforming use. A Planning Commission Special Permit would be required each time a use changes in the building (e.g. retail to an office or to a commercial service). Staff believes a better, more sustainable strategy is to rezone this site to Limited Commercial, a zone that is compatible within the diverse mix of surrounding uses.

Whereas the proposed medical office is a non-conforming use in the R-4 zone, it is a permitted use in the C-1 zone. The C-1 zone will also be compatible with the adjacent Office (OB) zone to the west, where an existing medical office is located, and the adjacent Multi-Family (R-4) zone to the east and north, where multi-family developments currently exist. The rezone request is consistent with the General Plan designation of Traditional Neighborhood High Density which allows for neighborhood-serving commercial uses.

Site and Building Design

Access and Circulation: The subject site is located on the north-side of J Street near the signalized intersection to 33rd Street. J Street has two-way traffic and middle turn lane within the immediate area to the site; there is also on-street parking in the vicinity. An existing parking lot is located at the rear of the parcel, which is accessed by a driveway from J Street. Existing sidewalk and curb are found at the frontage on J Street. The project does not impact or change existing circulation in and around the site.

Parking Requirement: The site currently has seven parking spaces in the parking lot. Medical office parking ratio is calculated at 1 space per 200 square feet of space. With the addition to the building, the total square footage is 1,537 square feet. Therefore, the use requires a total of eight parking spaces. The project is re-striping the parking lot and reconfiguring a planter to provide eight parking spaces. The parking lot includes a mix of standard and compact parking stalls and one handicap parking stall.

Height, Bulk and Setbacks: The proposal does not include any changes to existing building height and existing front and side setbacks. The building is proposed to be extended five feet in the rear and the proposed rear setback is 78'-0".

Building Design and Landscaping: The applicant is proposing to expand the existing one-story commercial structure with a 105 square-foot rear addition to result in a total area of 1,537 square feet. The exterior finish at the addition is a combination of cement plaster, brick wainscot and storefront system. The roofing will be extended over the addition to match existing. The floor plan shows a reception and waiting area at the front, five exam rooms, and a staff kitchen and conference room at the rear. Since the subject site is within the Alhambra Corridor Special Planning District Design Review District, the proposed addition requires staff level Design Review and conditions of approval are attached, along with conditions and advisory notes from City departments and other agencies (see below). The planters in the front setback are to remain, while the planter at the rear of the parking lot is decreased to provide one additional parking space. All existing fencing shall remain.

Signage: An existing detached sign is located within the front setback of the property for the previous user. However, signage is not reviewed with this application. Any new signage shall require Planning and Design Review approval and shall meet criteria of the Sign Code. A sign permit shall be issued prior to installation of any new signage.

Design Review Conditions of Approval

CITY OF SACRAMENTO
CALIFORNIA

COMMUNITY DEVELOPMENT DEPARTMENT

PHONE 916-808-5656

300 Richards Blvd, 3rd Floor
SACRAMENTO, CA 95811

STAFF LEVEL PROJECT REVIEW

Date:	August 25, 2011
File Number:	P11-032
Project Name:	NMCI Medical Clinic
Address:	3325 J Street
APN:	007-0062-027-0000
Description:	Expansion to Commercial Structure

STAFF ACTION AND CONDITIONS OF APPROVAL:

Staff has reviewed the proposed project, and approves it with the following conditions of approval:

Design Review

1. New rear storefront window system to match existing front storefront system in material and color.

2. New cement plaster wall and stucco reveal at rear addition shall be located as shown on plans.

3. New brick wainscot at rear addition shall match existing building wainscot.

4. New roofing at rear addition shall match existing.

5. New roof mechanical unit shall be located per plans and outside any line of sight.

6. This approval does not include signage. Any new signage shall require Design Review approval and sign permit.

7. The applicant shall obtain all necessary building permits prior to commencement of construction.

8. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to any changes. Applicant shall comply with all current building code requirements.

9. The first full-sized sheet of the project's Building Permit plans set shall include: 1) A Zoning Affidavit signed by the applicant that affirms the plans submitted for building permit comply with

all conditions of approval and approved exhibits; and 2) The project's conditions of approval and all approved exhibits.

10. This approval shall expire in three years from the approval date.

Department of Transportation

11. Construct standard improvements as noted in these conditions pursuant to chapter 18 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. **This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk fronting the property along J street per City standards to the satisfaction of the Department of Transportation**;

12. All driveways shall be designed and constructed to City Standards and shall be ADA-compliant to the satisfaction of the Department of Transportation;

Building Division

13. Provide exterior wall protection as needed per 2010 California Building Code Table 602.

14. Provide exterior wall opening protectives per 2010 California Building Code Table 705.8.

15. This project shall comply with all applicable requirements of the 2010 California Code of Regulations Title 24 parts 2, 3, 4, 5, 6, 8, 9, 10, 11, and 12.

Solid Waste Division

16. Project must meet the requirements outlined in Sacramento City Code Chapter 17.72

17. Solid waste trucks must be able to safely move about the property, with minimum backing, and be able to empty the bins and cans safely.

18. Properties must accommodate trucks, as well as cans or bins, that are roughly the dimensions outlined in the attached file, "Truck, Bin, Can Dimensions".

19. All commercial properties in this project (i.e, all businesses and all apartment units) must have solid waste services, but are not required to use City of Sacramento Solid Waste Services. This means the property manager may have the building served by a franchised hauler, or the City of Sacramento.

20. Due to the size of the building and how it is spaced in the parcel, having two 90 gallon garbage cans, as well as two 90 gallon recycling cans, is sufficient for this property.

Fire

21. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4

Regional Transit

22. Transit information shall be displayed in a prominent location within the facility for both patrons and employees. Please use the Request Form available on www.sacrt.com to order transit

information materials.

23. Provide bicycle parking facilities per City of Sacramento requirements at building entrance.

24. Project shall provide clear and easy accessibility and connectivity for all transit users, including those with disabilities.

25. Project construction shall not disrupt transit service or pedestrian access to transit stops.

26. The business owner shall join the Sacramento Transportation Management Association.

Urban Forest Service Advisory Note

27. Pruning or removal of any trees in City ROW requires a UFS permit.

Parks and Recreation Advisory Note

28. As per City Code, the applicant will be responsible to meet his/her obligations regarding Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at $799. This is based on 1537 square feet of commercial office space at the standard rate of $0.52 per square foot. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

Regional Transit Advisory Note

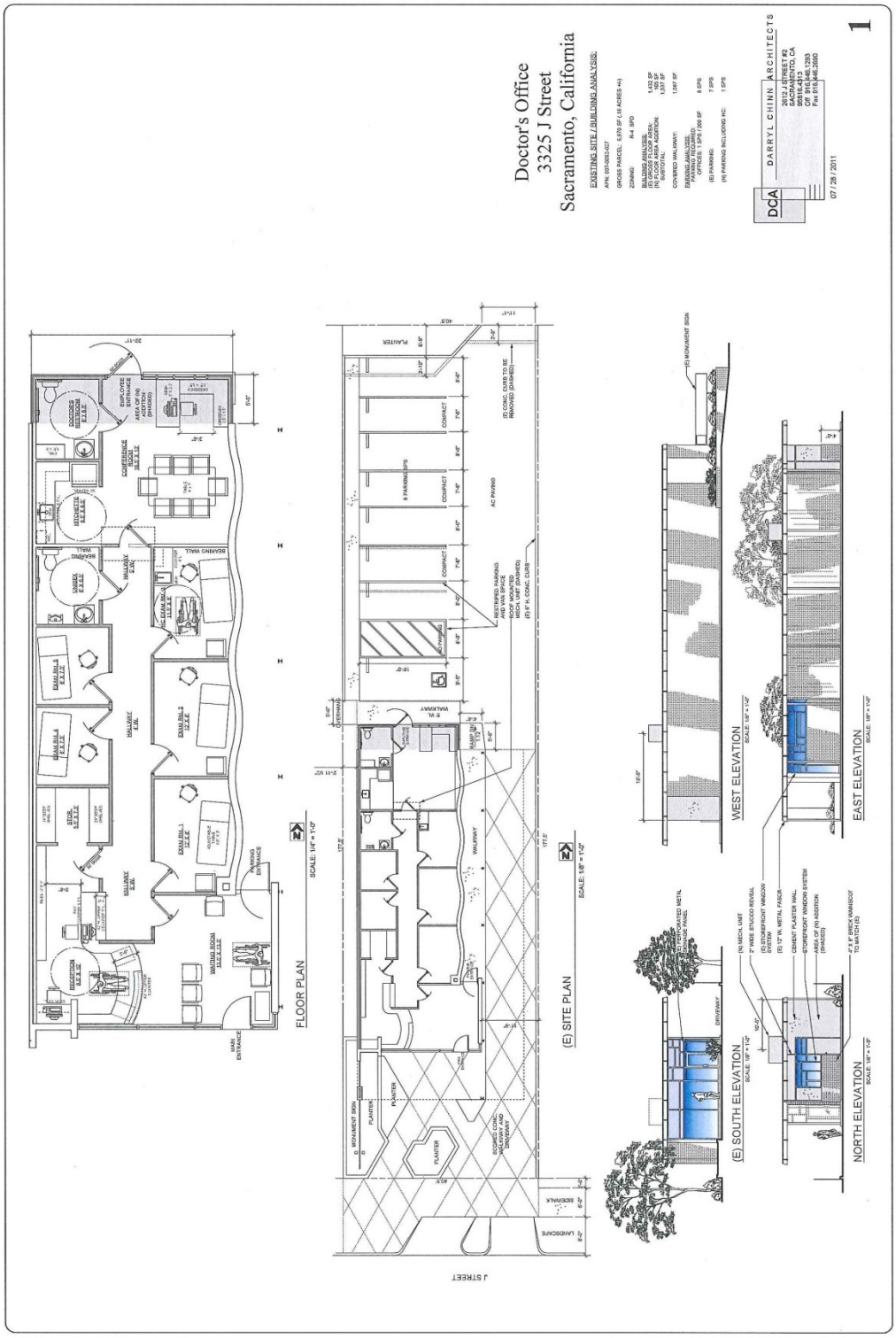
29. Employers should offer employees subsidized transit passes at 50% or greater discount.

Sacramento Area Sewer District Advisory Notes

30. The subject property is outside the boundaries of the SASD but within the Urban Service Boundary and SRCSD shown on the Sacramento County General Plan. SRCSD will provide ultimate conveyance and treatment of the sewer generated from this site, but the Sacramento City Utilities Department's approval will be required for local sewage service.

31. Developing this property may require the payment of SRCSD sewer impact fees. Impact fees shall be paid prior to issuance of Building Permits. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

Site Plan and Elevations



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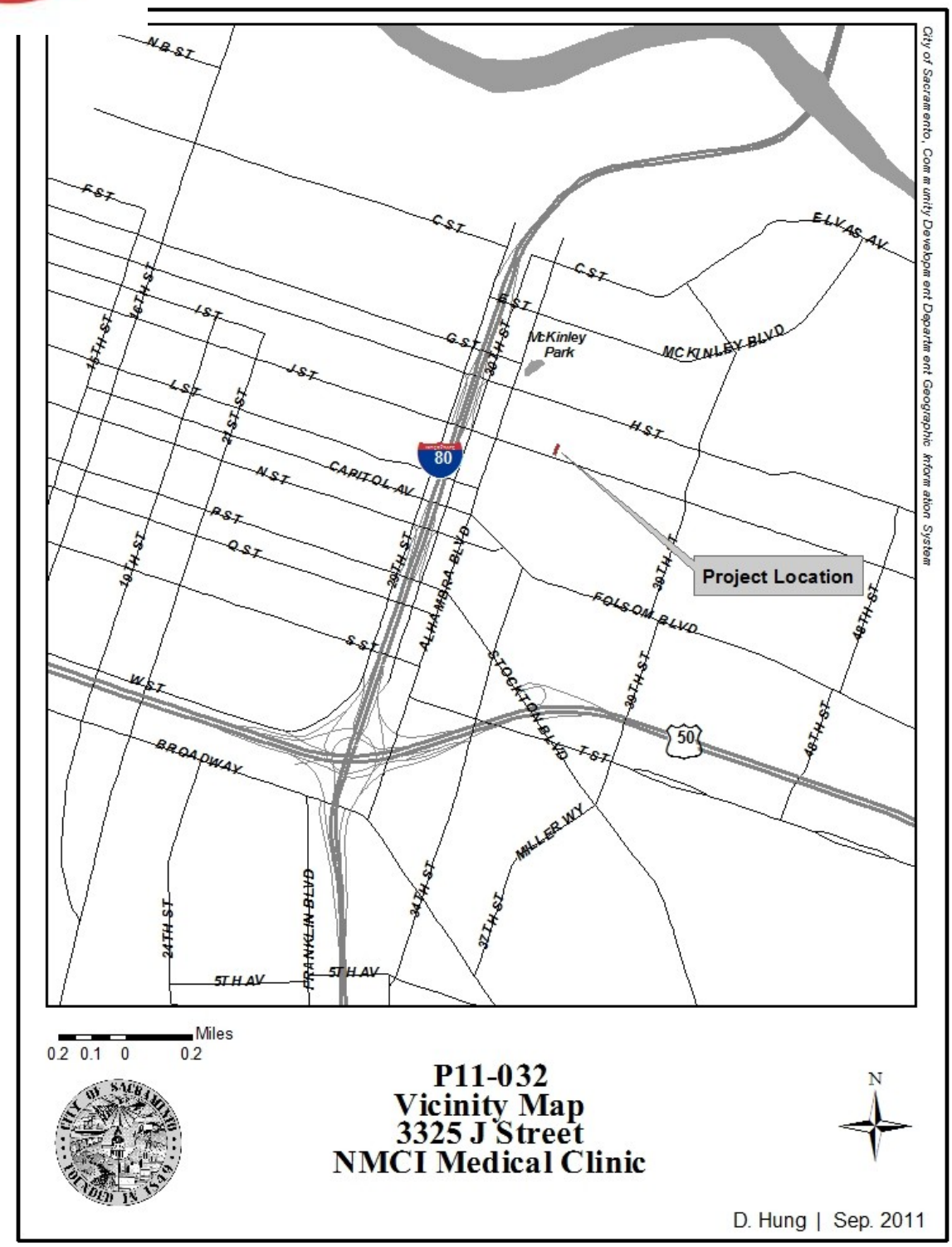
Attachment 3 – Vicinity Map



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RESOLUTION NO.

Adopted by the Sacramento City Council

DETERMINING PROJECT IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (P11-032)

BACKGROUND

A. On September 8, 2011, the City Planning Commission conducted a public hearing on, and forwarded to the City Council, a recommendation to approve the NMCI Medical Clinic Project.

B. On October 25, 2011, the City Council conducted a public hearing, for which notice was given pursuant Sacramento City Code Section 17.200.010(C)(1) and (2)(a), (b), and (c) (publication, posting, and mail (500 feet)), and received and considered evidence concerning the NMCI Medical Clinic Project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the City Council finds that the Project is exempt from review under Section 15301, Existing Facilities, of the California Environmental Quality Act Guidelines as follows:

a. The rezone and addition consist of permitting and a minor alteration of existing facilities that involve negligible expansion of the use and the addition is less than 50 percent of the existing floor area. The previous use and the proposed use are consistent with the Limited Commercial (C-1) zoning.

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ORDINANCE NO.

Adopted by the Sacramento City Council

AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING CODE) BY REZONING CERTAIN REAL PROPERTY FROM MULTI-FAMILY SPECIAL PLANNING DISTRICT (R-4-SPD) ZONE TO LIMITED COMMERCIAL SPECIAL PLANNING DISTRICT (C-1-SPD) ZONE (3325 J STREET)(P11-032)(APN: 007-0062-027-0000)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

Section 1. Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known, and referred to as 3325 J Street (APN: 007-0062-027-0000) and consisting of 0.16 acres, from Multi-Family Special Planning District (R-4-SPD) zone to Limited Commercial Special Planning District (C-1-SPD) zone.

Section 2. Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

Section 3. The City Clerk of the City of Sacramento is directed to amend the official zoning maps, which are part of the Zoning Code, to conform to the provisions of this Ordinance.

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Exhibit A: Rezone – 1 page

City of Sacramento, Community Development Department Geographic Information System
PROPOSED ZONING
3325 J STREET
APN: 007-0062-027
0
25
50
Feet
N
September 2011
Project Location
APN: 007-0062-027
Proposed Zoning
C-1-SPD
177.50
40
Idaho St
J St

City of Sacramento, Community Development Department Geographic Information System
EXISTING ZONING
3325 J STREET
APN: 007-0062-027
0
25
50
Feet
N
September 2011
Project Location
APN: 007-0062-027
Existing Zoning
R-4-SPD
177.50
40
Idaho St
J St