

**CITY OF SACRAMENTO  
DEPARTMENT OF PLANNING & DEVELOPMENT  
ZONING ADMINISTRATOR  
1231 I Street, Sacramento, CA 95814**

**ACTION OF THE ZONING ADMINISTRATOR**

On Thursday, December 28, 2000, the Zoning Administrator approved with conditions a special permit to allow a medical clinic use within a Franklin Villa unit for the project known as Z00-158. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

**Project Information**

Request: **Zoning Administrator Special Permit** to allow a medical clinic use to locate within a 780 square foot unit in Franklin Villa on 0.46± developed acres in the Multi-Family (R-3) zone.

Location: 35 Caselli Circle, Unit #1 (D8, Area 2)

Assessor's Parcel Number: 049-0303-012-0001

Applicant: Health For All Inc. (Dr. Richard Ikeda)  
2730 Florin Road  
Sacramento, CA 95822

Property Owner: Sacramento Housing and Redevelopment Agency {SHRA}(Jackie Rose)  
29 Caselli Circle #1  
Sacramento, CA 95823

Project Planner: Sandra Yope

General Plan Designation: Medium Density Residential (16-29 du/na)  
South Sacramento

Community Plan Designation: Residential (11-29 du/na)

Existing Land Use of Site: 4 Unit Townhouse

Existing Zoning of Site: Multi-Family (R-3)

**Surrounding Land Use and Zoning:**

North: R-3; 4 Unit Townhouses

South: R-3; Apartments

East: R-3; 4 Unit Townhouses

West: R-3; 4 Unit Townhouses

Property Dimensions: 30 feet x 27 feet

Property Area: 0.16± acres

Square Footage of Building: Unit: 780 square feet

Height of Building:	One Story, 16 feet
Exterior Building Materials:	Stucco
Roof Materials:	Wood Shake
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-D

Previous Files: None

Additional Information: The applicant is requesting a special permit to convert a single unit within the Franklin Villa complex to a medical clinic to serve the complex. The Zoning Ordinance was previously changed to allow limited community serving uses to be located within Franklin Villa with a Zoning Administrator Special Permit. The proposed use meets the requirements established in the Zoning Ordinance. The use will be located within a 780 square foot unit on the ground floor. The property is owned by the Sacramento Housing and Redevelopment Agency {SHRA} and there is a signed lease between SHRA and the applicant. SHRA held community meetings regarding the proposed project as well as noticed all property owners within 500 feet of the site of the intent to file for the Special Permit for the proposed project.

The medical clinic will have two exam rooms, lab area, and a small office and reception area. The proposed hours of operation are 9 a.m. to 10 p.m. The clientele is anticipated to be walk-ins from the Franklin Villa complex and surrounding area. There is no parking available on-site.

The project was noticed and staff received several calls requesting additional information. One caller indicated opposition to the proposed project.


Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Sections 15303(c)}.

#### Conditions of Approval

1. The applicant shall limit hours of operation to the time frame of 7 a.m. to 8 p.m.
2. The applicant shall obtain a building permit for the change of use and make all necessary building upgrades to meet Building Code requirements for the new use.
3. The applicant shall submit a final floor plan to Planning for review and approval prior to submission for building permits.
4. The applicant shall paint the exterior of the building.

Findings of Fact:

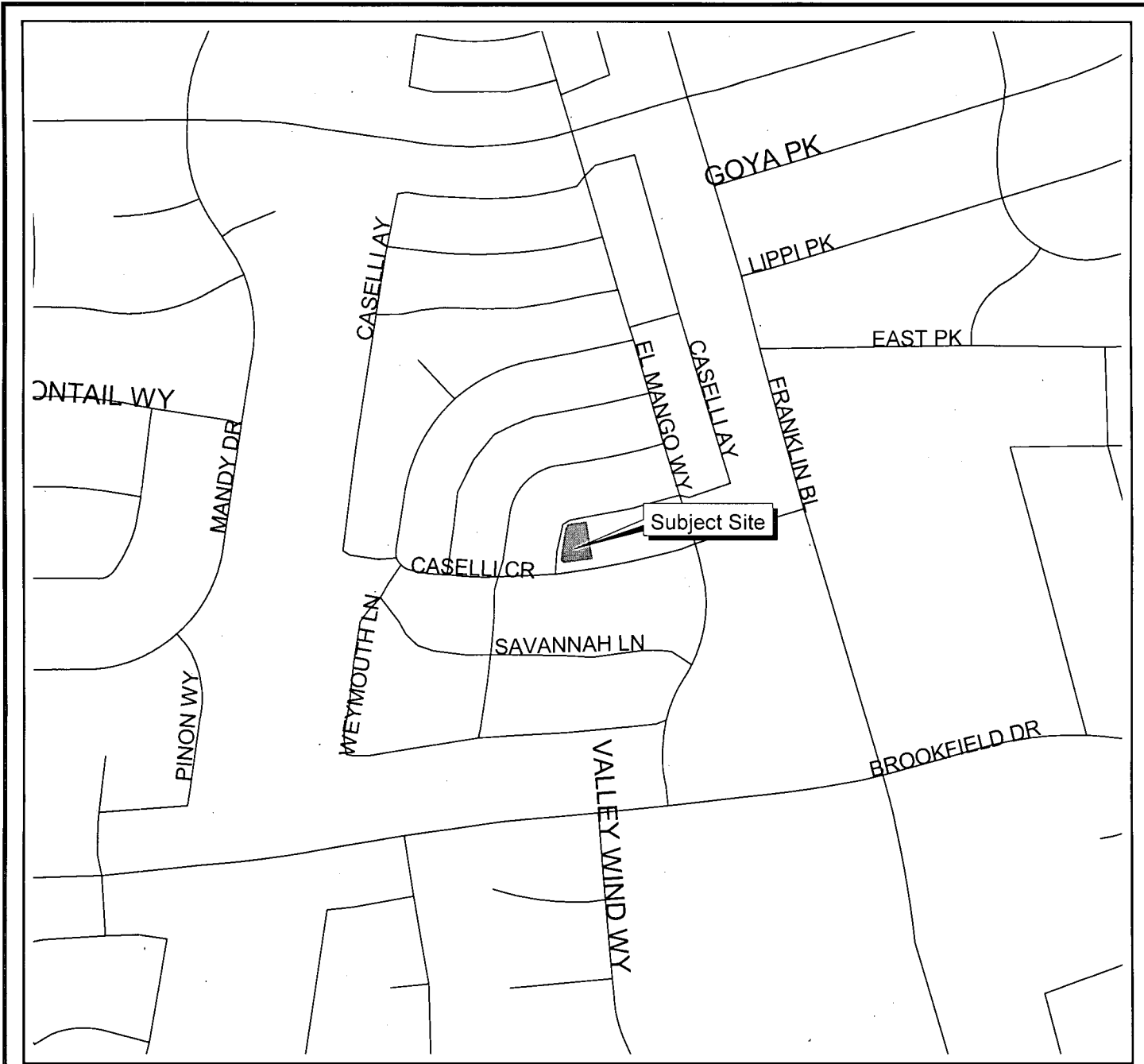
1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. the proposed medical use will not substantially alter the characteristics of the site or the surrounding neighborhood; and
  - b. the proposed use will be wholly contained within the existing unit with no visible exterior changes.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
  - a. the clientele will come from the existing complex area, most probably walking;
  - b. the hours of operation will be limited to not affect adjacent property owners; and
  - b. the proposed medical use will not substantially alter the characteristics of the site or the surrounding neighborhood.
3. The project is consistent with the General Plan and the South Sacramento Community Plan which designate the subject site as Medium Density Residential (11-29 du/na) and Residential (11-29 du/na) respectively. A small community serving use such as a medical clinic is allowed in the Franklin Villa complex with a Special Permit.

  
Joy D. Patterson  
Zoning Administrator

A use for which a Special Permit is granted must be established within two 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 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.

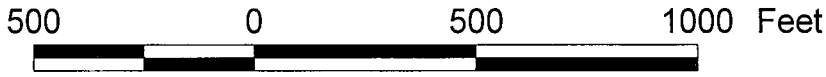
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File  
Applicant  
ZA Log Book



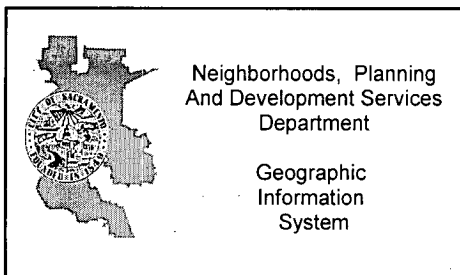
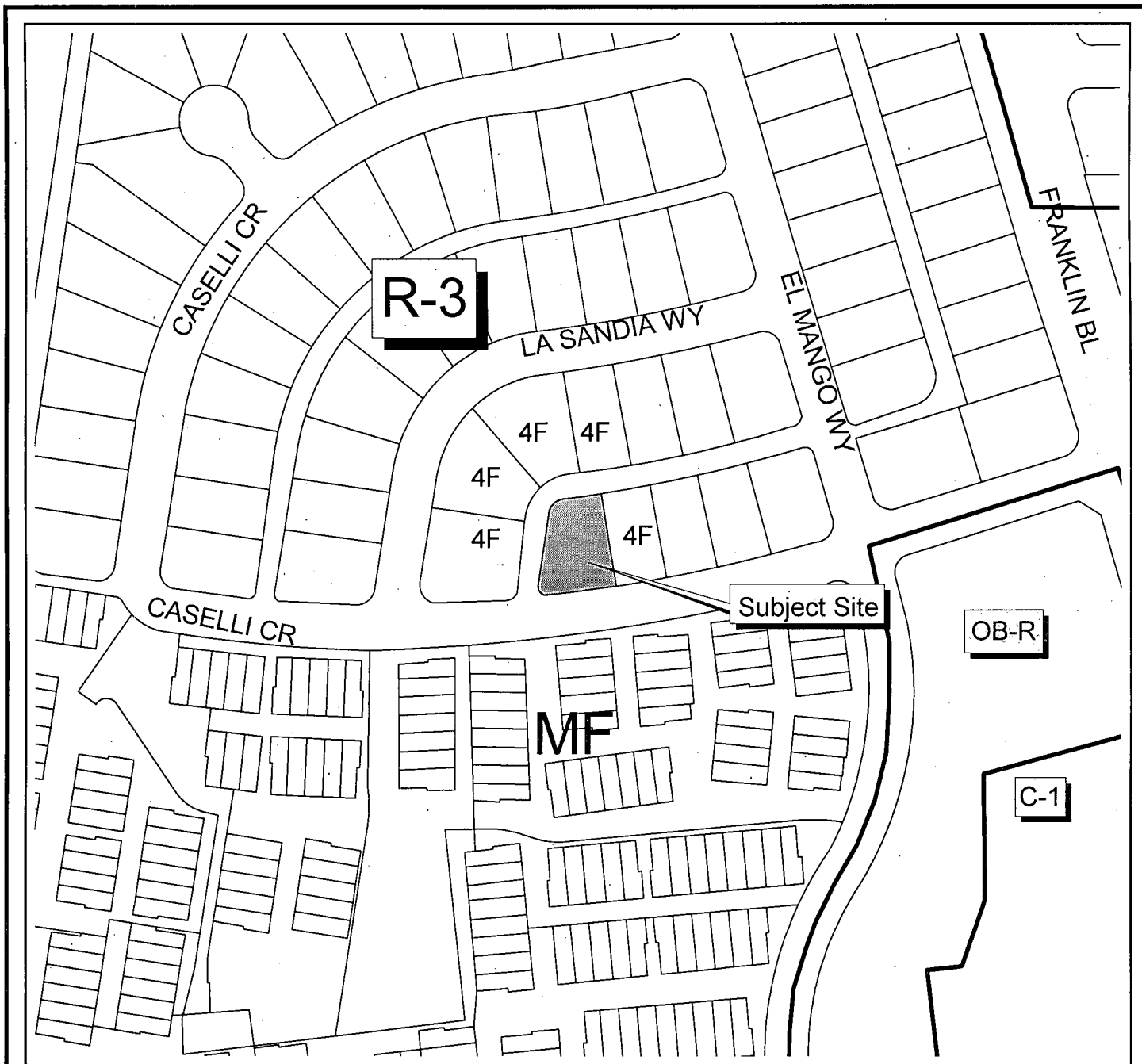
Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System



# VICINITY MAP



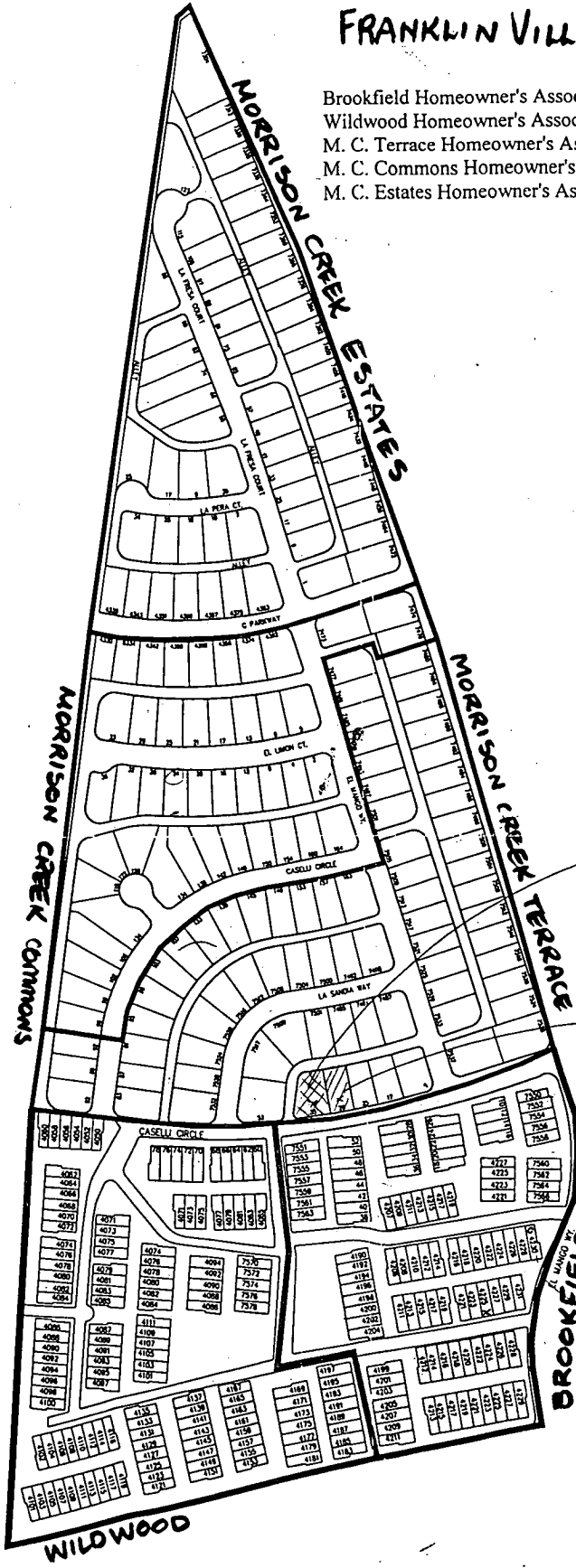


# LAND USE AND ZONING



# FRANKLIN VILLA COMPLEX

Brookfield Homeowner's Association	106 Unit
Wildwood Homeowner's Association	137 Unit
M. C. Terrace Homeowner's Association	288 Unit
M. C. Commons Homeowner's Association	176 Unit
M. C. Estates Homeowner's Association	236 Unit



- 35 #1 Now going to be Health for all.
- #2 - V. Unlimited
- #3 - Community SAC
- #4 - Visions Unlimited
- 29 Was the Medical
- Now
- #1 Community Room
- #2 - Visions Unlimited Teen Center
- #3 - City Rec Services
- #4 - Resource Center Com. Rm

**EXHIBIT B**

CONSTRUCTION LOAN LENDER Bank of America

BRANCH OFFICE 6th & K Branch

ADDRESS OF LENDER 450 K Street, Sacramento, Calif. 95814

NOTE: The granting of a Building Permit does not grant any right or privilege to: (1). erect any building and/or structure or any portion thereof, upon any street, alley, or other public place or port on thereof; or (2). Use any building and/or structure or any portion thereof, for any purpose that is, or may be prohibited by ordinances of the city of Sacramento.

The granting of a Building Permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such Permit. I have read the above application and know the contents thereof; the same is true and correct. I further state that I am familiar with the laws governing building and/or construction within the City of Sacramento, and State of California and amendments thereto and that the above building and/or structure will be built in conformity therewith. I further state that I understand that this permit may be revoked for any violation of the provisions of the Sacramento Building Code. I agree that I will construct the structure for which this permit is issued in accordance with the approved plans and specifications, and further, that I accept the conditions required by the Building Division as part of the plans and specifications. I understand that this building shall not be occupied until after the final inspection by the Building Division.

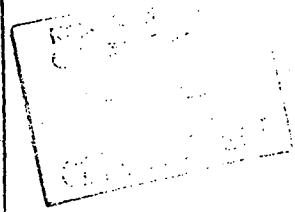
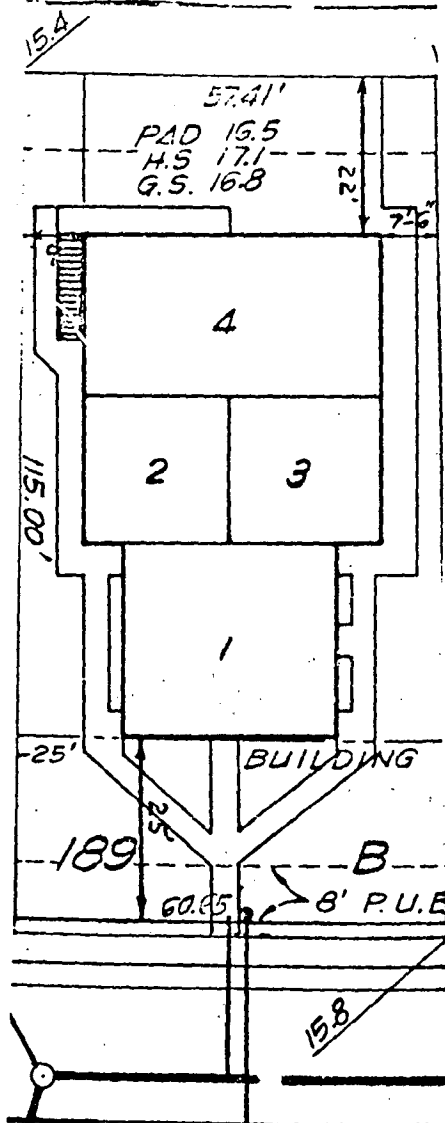
For Dept. Use Only  
BUILDING PERMIT  
No. H-5496  
Date: 5-14-76  
Fee \$: 133.00

1221  
1513

Signed Glenn Kusely Applicant.  
Per Constr. Manager

NOTE: If no plans are filed, show plan and window sizes to the side.  
Form BA 1221 1513

NOTE:  
street,  
hibre  
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Fee



This set of plans and specifications MUST be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the Building Division. The approval of this plan and specifications shall NOT be held in violation or approval of the provisions of any City Ordinance or State Law.

Lot 189  
29 Caselli Circle  
35

DEC 16 1976 799-158

# FLOOR PLAN

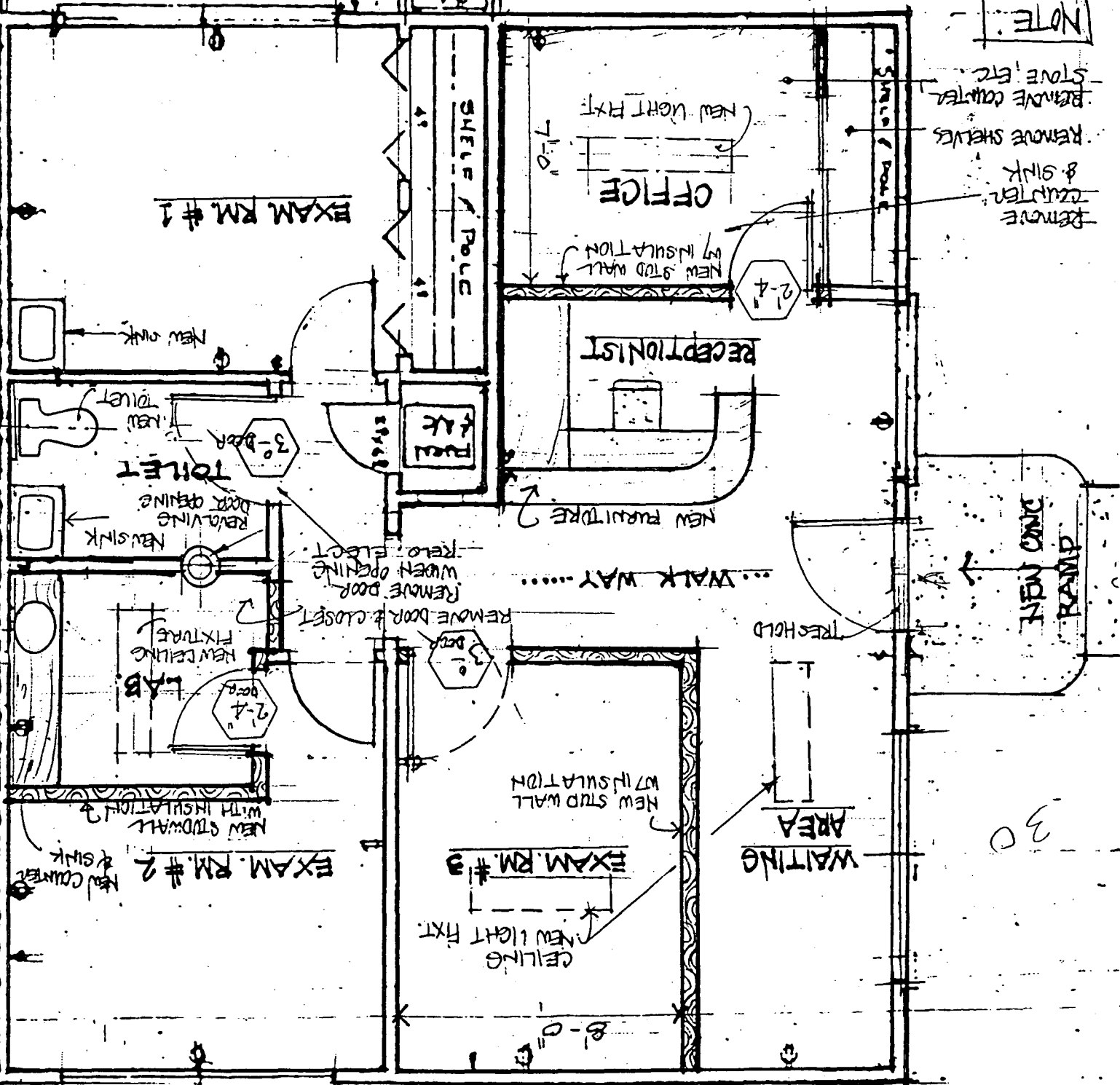
## PROPOSED CLINIC

Unit # 35

④ EXTEND VENT TO OFFICE AND LAB FROM EXISTING

NOTE:

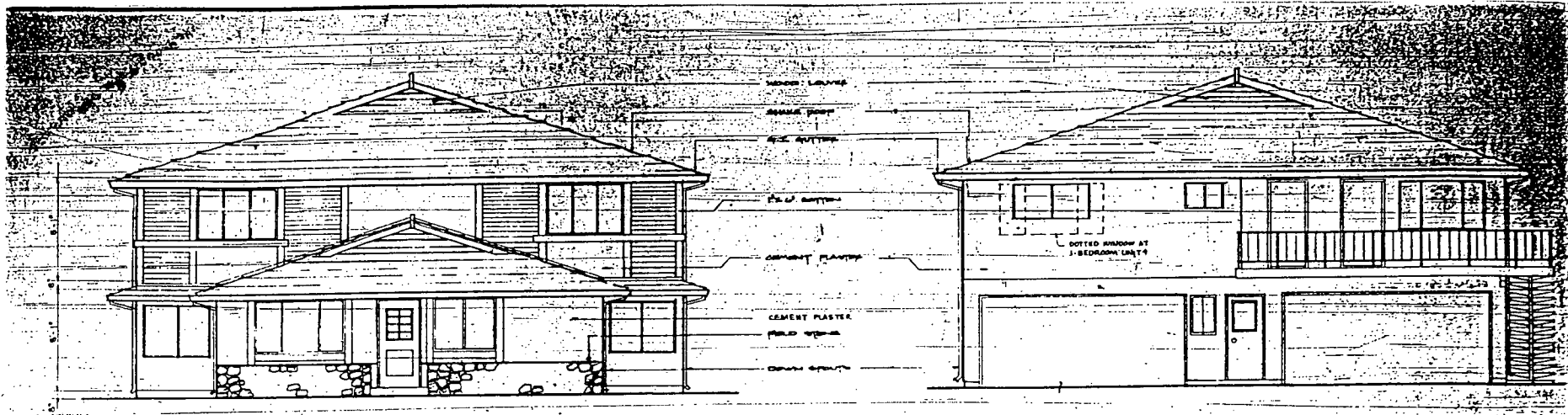
- REMOVE COUNTER, STOVE, ETC.
- REMOVE SHELVES
- REMOVE COUNTER & SINK
- REMOVE



- EXHIBIT 5 PREPARE FLOOR TO RECEIVE NEW VINYL TILE FLOOR FINISH.
- REMOVE ALL EXISTING CABINETS, PREPARE FLOOR TO RECEIVE NEW VINYL TILE FLOOR FINISH.
  - TOILET TO RECEIVE NEW VINYL FLOOR FINISH.
  - PAINT ALL WALLS AND CABINETS, COUNTERS AND SHELVES.

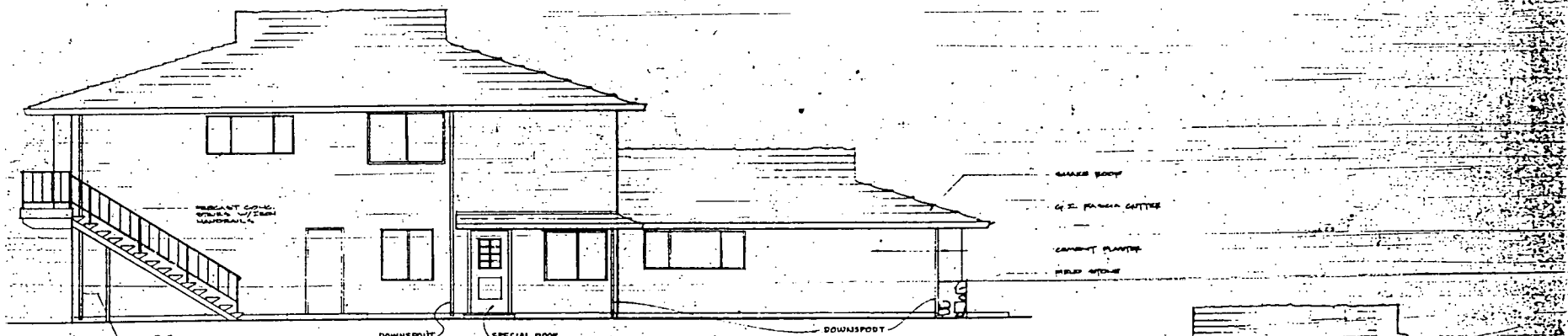
NOTES:



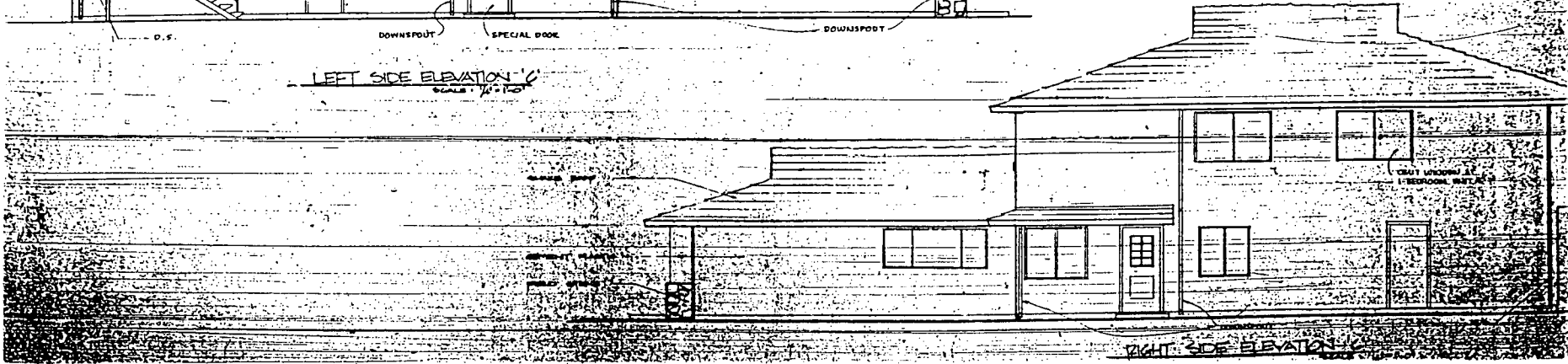


FRONT ELEVATION  
SCALE: 1/2" = 1'-0"

REAR ELEVATION  
SCALE: 1/2" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/2" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/2" = 1'-0"