

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, September 30, 1998, the Zoning Administrator approved with conditions a special permit modification to extend the dispensing hours for an existing narcotic treatment facility for the project known as Z98-089. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: Zoning Administrator Special Permit Modification of an existing 8,000 square foot narcotic treatment facility to extend the daily dispensing hours from the current 6:20 a.m. through 11 a.m. on weekdays to 6 a.m to 2:30 p.m and from 7:45 a.m. through 10:00 a.m. on weekends to 7 a.m. through 10 a.m. on 0.14± developed acres in General Commercial (C-2) zone.

Location: 2100 Capitol Avenue (D3, Area 1)

Assessor's Parcel Number: 007-0152-022

Applicant: Bi-Valley Medical Clinic, Inc. (Rae Hamblen)
2100 Capitol Avenue
Sacramento, CA 95816

Property Owner: McCarthy & Stenson
2100 Capitol Avenue
Sacramento, CA 95816

Planner: Sandra Yope

General Plan Designation: Community/Neighborhood Commercial and Offices
Central City

Community Plan Designation: General Commercial
Existing Land Use of Site: Bi-Valley Medical Clinic
Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:
North: C-2; Commercial and Office
South: C-2; Commercial
East: C-2; Apartments
West: C-2; Commercial

Property Dimensions: 80 feet x 80 feet

Property Area: 0.14± acres
 Square Footage of Building: 8,000 square feet
 Height of Building: Two stories
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibits A and B

Previous Files: P88-474, P85-433

Background Information: The methadone treatment facility was established in 1973 by the University of California, Davis. In 1980, the clinic was taken over by Bi-Valley Medical Clinic and operated on the ground floors of the two buildings (4,000 square feet). A Special Permit was approved by the City Council (after appeal) to increase the client load to 303 total clients from 205 clients (P85-443) and to increase the office size to 8,000 square feet. In 1989, the City Council approved a modification to increase the total client load to 450 for a term period (P88-474). In April, 1991, the Planning Commission approved a permanent change in the client load allowing 450 clients. The allowed hours for dispensing were 6:20 a.m. to 11:00 a.m. on weekdays and 7:45 a.m. to 10:00 a.m. on weekends. The applicant is requesting to expand the dispensing hours. Any additions or modifications to a site that has a special permit requires a Special Permit Modification.

Additional Information: The applicant is requesting a change in a previous condition that limits the hours of dispensing to 6:20 a.m. through 11 a.m. The applicant would like the hours extended to 2:30 p.m. This will allow the clinic to accommodate clients that come for medication during their lunch hour as well as match the overall clinic operating hours. No additional clients will be added and no building expansion will occur.

The site is located within the Winn Park-Capitol Avenue Neighborhood Association and the Central City Alliance of Neighborhoods (CCAN) areas. Staff sent the plans to the associations and the applicant had also previously discussed the project with the groups. Winn-Park returned a letter of support for the project. The project has been noticed and staff has received no calls.

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, Section 15301}.

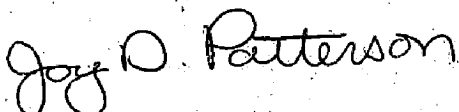
Conditions of Approval

1. The new dispensing hours shall be limited to 6 a.m to 2:30 p.m on weekdays and from 7 a.m. through 10 a.m. on weekends.
2. There shall be no increase in clients above the previously approved 450.

3. The applicant shall continue complying with all previous conditions of P88-474 and P85-443.
4. Any other changes or additions shall require additional Planning review and approval.

Findings of Fact:

1. Granting the Special Permit Modification is based upon sound principles of land use in that:
 - a. the hour extension will allow clients to receive treatment during the lunch hour and there will be no increase in clients; and
 - b. the modification of hours will not significantly impact or alter the site or surrounding commercial and residential area.
2. Granting the Special Permit Modification would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. the expanded hours will spread out the clients visits for their treatments; and
 - b. the changed hours will not result in an increase in the allowed number of clients.
3. The project is consistent with the General Plan and the Central City Community Plan which designates the site as Community/Neighborhood Commercial and Offices and General Commercial respectively.


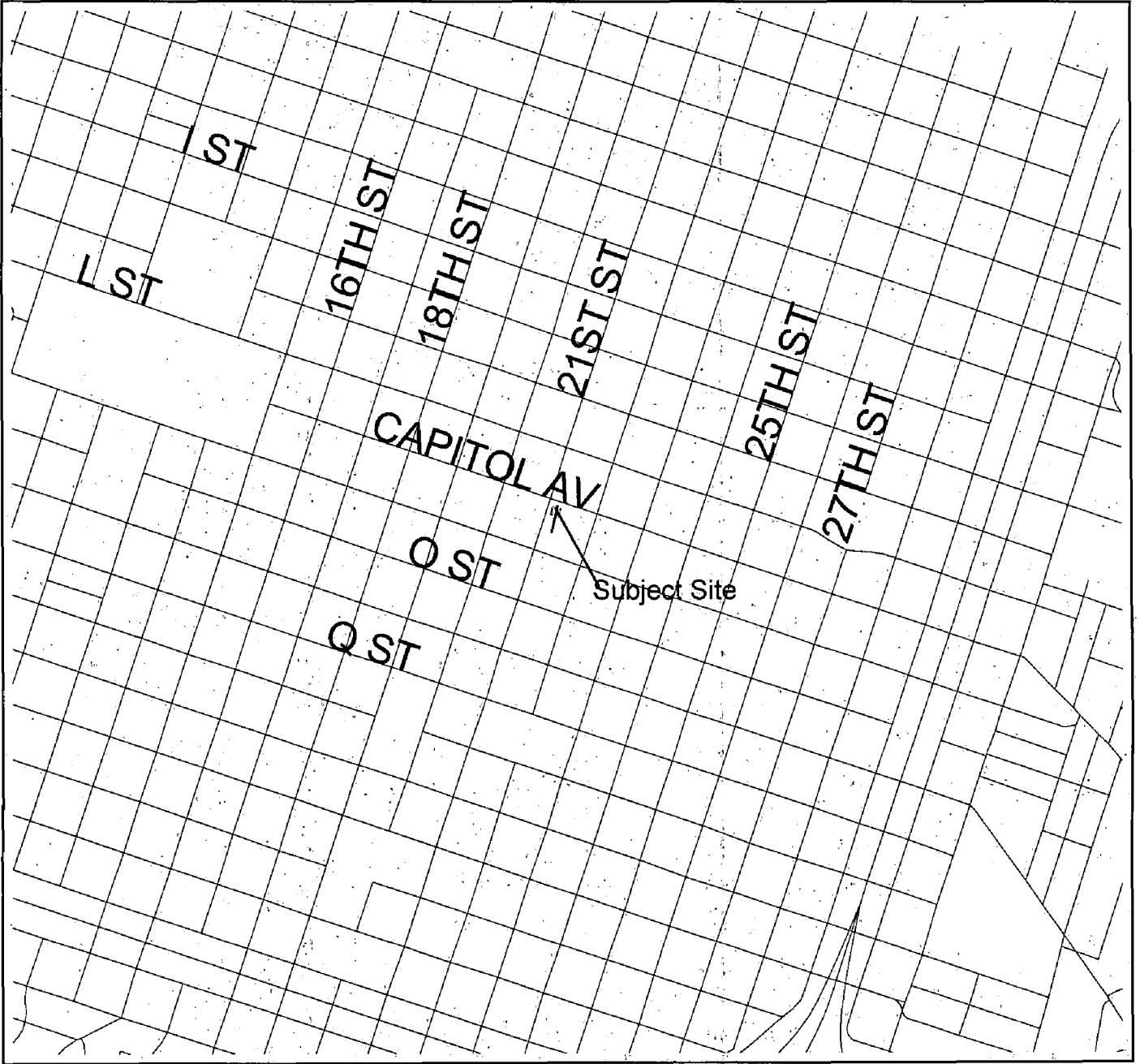


Joy D. Patterson
Zoning Administrator

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 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.

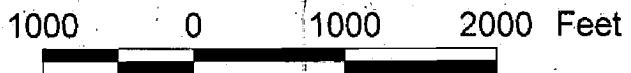
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File Applicant ZA Log Book



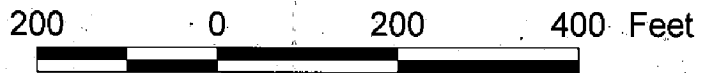
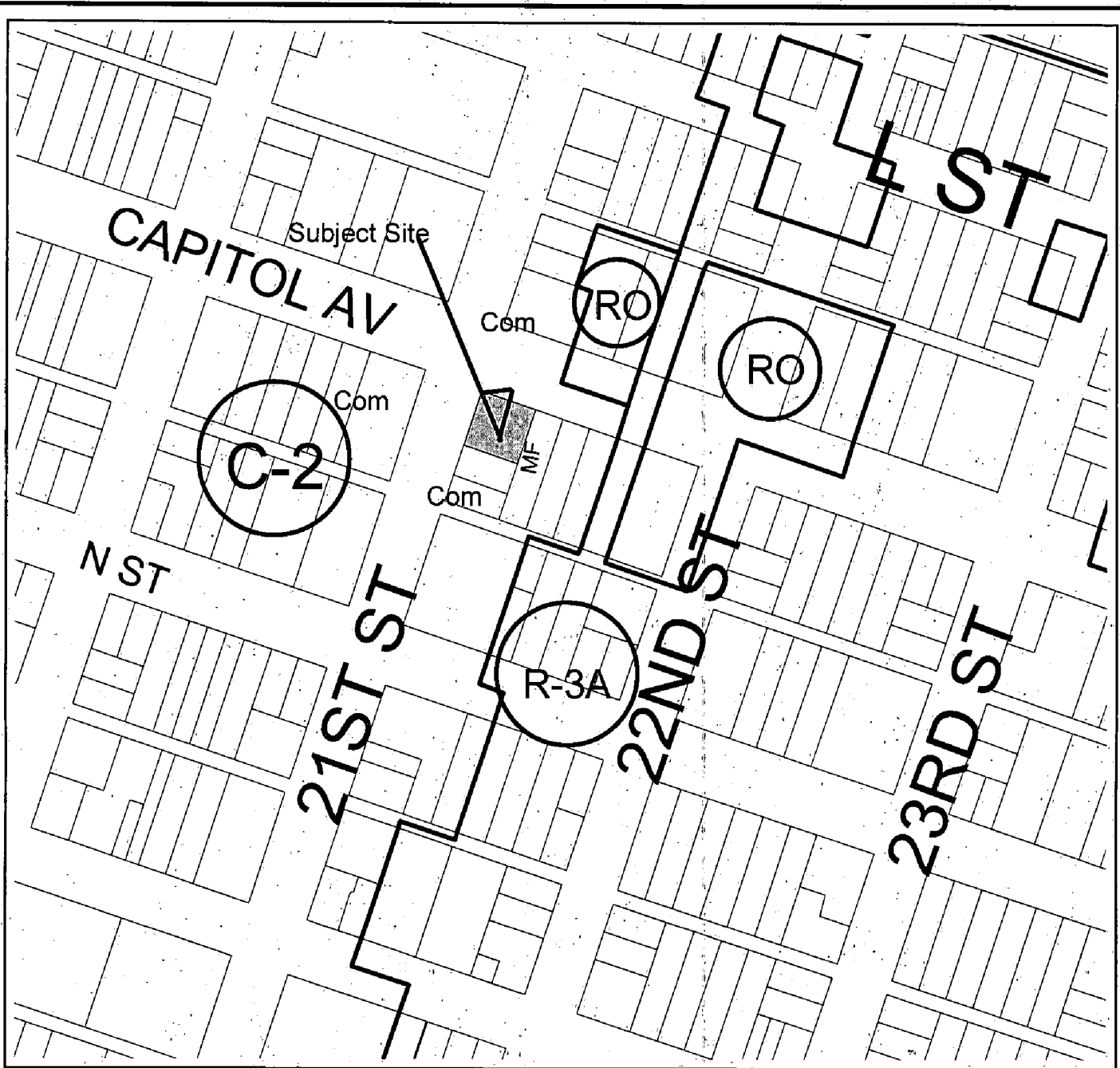
Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



VICINITY MAP





Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

LAND USE AND ZONING

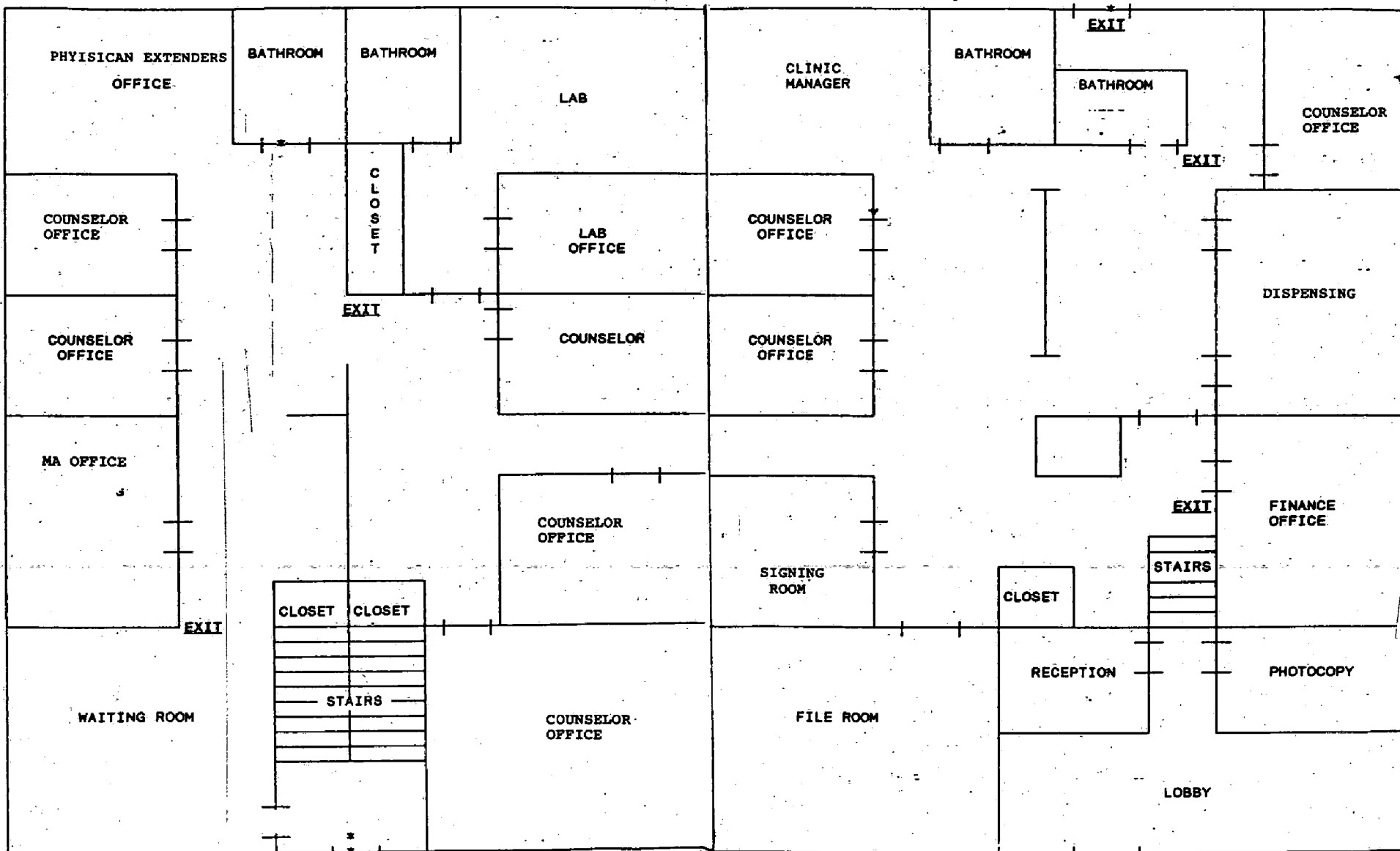


2100 DOWNSTAIRS

BI-VALLEY MEDICAL CLINIC

BI-VALLEY MEDICAL CLINIC

2104 DOWNSTAIRS



FOR MAP

OR MAP

* FIRE EXTINGUISHER

* FIRE EXTINGUISHER

298-089

SEPTEMBER 30, 1998

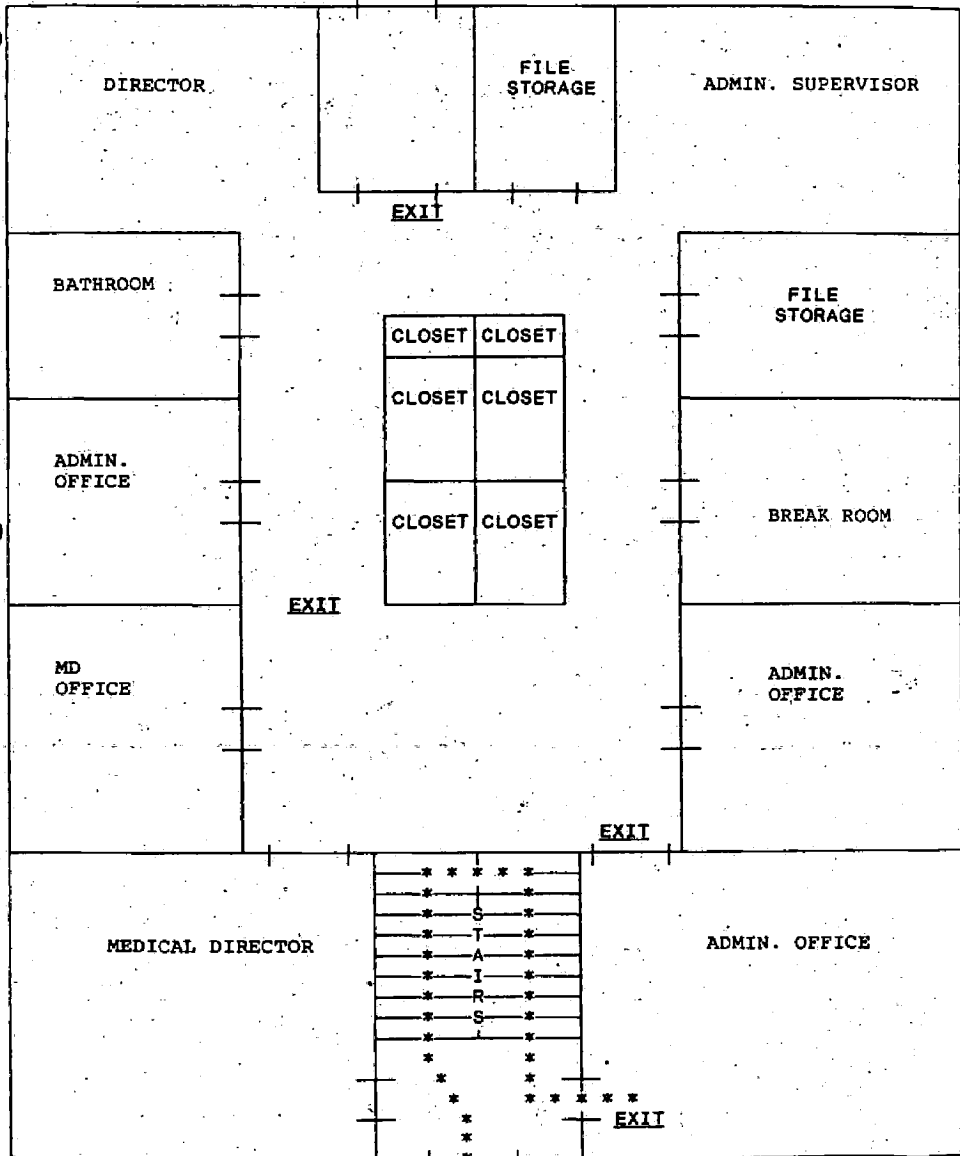
ITEM 4

798-86Z

EXHIBIT A

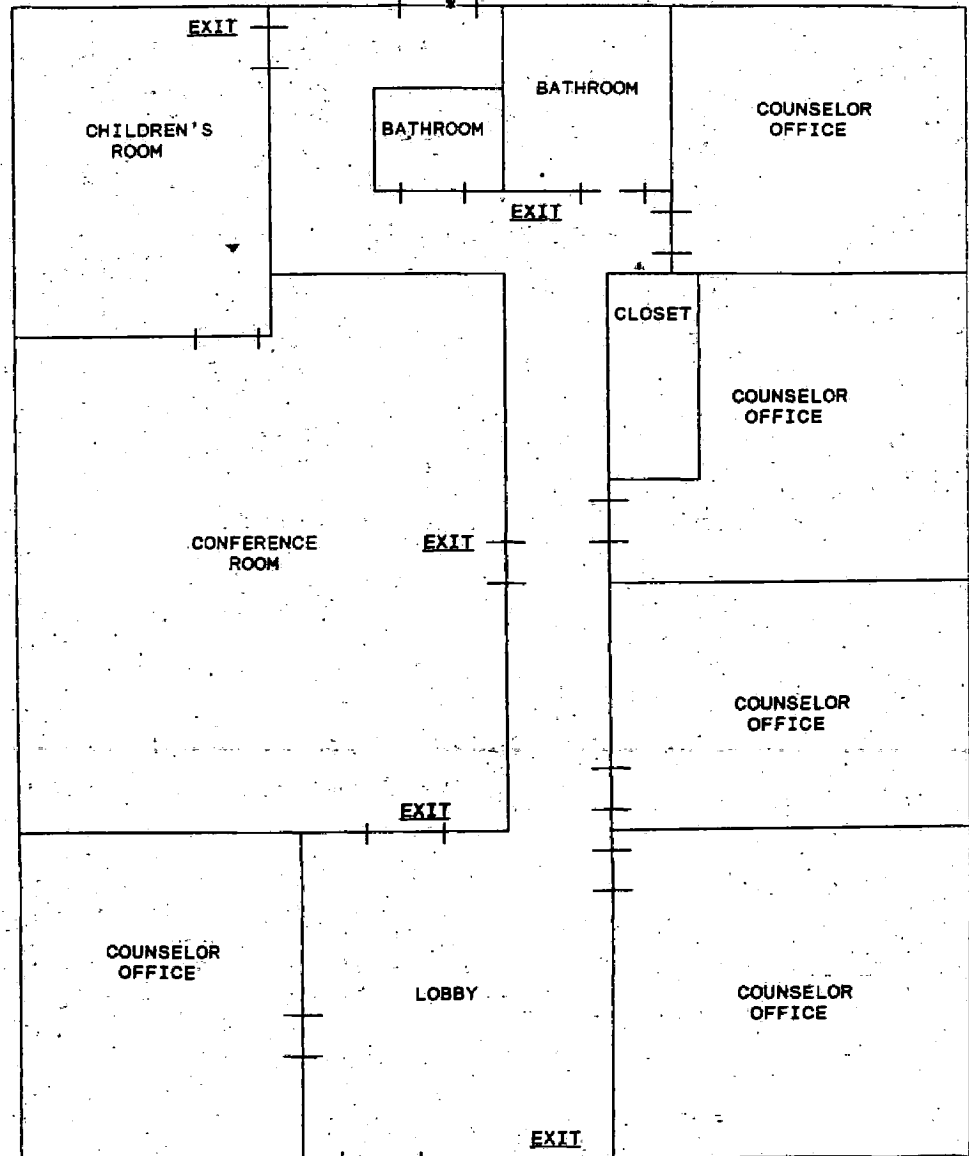
2104 UPSTAIRS

BI-VALLEY MEDICAL CLINIC



FOR MAP

2100 UPSTAIRS
BI-VALLEY MEDICAL CLINIC



FOR MAP

EXHIBIT B

298-089

SEPTEMBER

30, 1998

ITEM 4