



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 448-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

October 1, 1981

APPROVED  
BY THE CITY COUNCIL

*referred to  
P&CD  
Committee*

OCT - 0 1981

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
  2. Ordinance Adding Sections 2-B-12, 2-E-27, and 22-A-67 to and Amending Sections 22-A-44 and 22-A-46 of the Comprehensive Zoning Ordinance Relating to Medical or Dental Clinics or Offices. (M-601)

SUMMARY

The proposed ordinance amendment would require special permit review by the City Planning Commission for all medical related office uses within the City boundaries. The staff and Planning Commission recommend approval of the ordinance amendment.

BACKGROUND INFORMATION

The City Council requested the staff prepare an ordinance that would require special permit approval for medical type offices for a portion of the East Sacramento area. The staff subsequently prepared the ordinance and presented it to the Planning Commission for review and consideration. The Planning Commission felt that the special permit requirement for office uses would be appropriate because medically related office uses are more intense than general office type uses. They have a tendency to generate more traffic and create parking problems on adjacent streets.

The staff and Planning Commission, however, felt that the special permit requirement should apply City-wide rather than be limited to East Sacramento. The problems associated with medical offices are apparent in other locations as well. The Planning Commission, therefore, recommended that the special permit apply to all medical office type uses throughout the City. The attached ordinance reflects the Planning Commission's recommendation.

VOTE OF COMMISSION

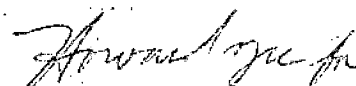
On August 27, 1981, the Planning Commission, by a vote of seven ayes, two absent, recommended approval of the ordinance amendment.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the ordinance amendment by:

1. Ratifying the Negative Declaration; and
2. Adopting the attached Ordinance Amendment.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:jm  
Attachments  
M-601

October 6, 1981  
All Districts



SECTION 3.

Sec. 22-A-46 of the Comprehensive Zoning Ordinance is hereby amended to read as follows:

46. Group Care Facility: A facility which is not a day care facility, a family care facility, a medical or dental clinic or office, or a major medical care facility and which provides resident personal services, supervision, or assistance essential for sustaining the activities of daily living, or for the protection of the individual, on a twenty-four (24) hour a day basis, or which provides supervision, care, instruction, or therapy to individuals on a drop-in basis or otherwise.

SECTION 4.

Sec. 22-A-67 is hereby added to the Comprehensive Zoning Ordinance to read as follows:

67. Medical and Dental Clinics or Offices: A facility other than a day care facility, family care facility, or group care facility which provides examination, diagnosis, or treatment for medical, dental, or similar purposes on an outpatient basis.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

④

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE ADDING SECTIONS 2-C-25 AND  
22-A-67 AND AMENDING SECTIONS 22-A-44  
AND 22-A-46 OF THE COMPREHENSIVE ZONING  
ORDINANCE OF THE CITY OF SACRAMENTO,  
ORDINANCE NO. 2550 FOURTH SERIES, RELATING  
TO MEDICAL OR DENTAL CLINICS OR OFFICES

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

SECTION 1.

Sec. 2-C-25 is hereby added to the Comprehensive Zoning Ordinance (Ordinance No. 2550 Fourth Series, as amended) to read as follows:

USE	R-1	R-1A	R-1B	R-2	R-2A	R-2B	R-3	R-3A	R-4	R-4A	O	R-H	S	C	C	C	C	M-1	M-2	A	F	A		
	1	1	1	2	2	2	3	3	4	4	5	3	0	C	C	1	2	3	4	M-1	M-2	A	F	A
	A	A	B	A	A	B	A	A	A	A										(S)	(S)			S
25. Medical/ Dental Clinic/ Office											7	5	5	5	5	5	5	5	5	5				

SECTION 2.

Sec. 22-A-44 of the Comprehensive Zoning Ordinance is hereby amended to read as follows:

44. Day Care Facility: A facility which provides supervision, care, instruction, or therapy to six (6) or fewer individuals, ~~excluding members of the resident family,~~ per day during daytime hours. This category shall include day care treatment clinics, children's day nurseries, children's day care centers, and workshops for the handicapped, but shall not include facilities providing medical examinations, diagnosis, and treatment of individuals. For purposes of this definition, the term "six (6) or fewer" shall include only those persons receiving the supervision, care, instruction, or therapy and shall not include members of the resident family or individuals employed as facility staff. Facilities providing the services described herein to more than six (6) individuals per day shall be deemed group care facilities.

SECTION 3.

Sec. 22-A-46 of the Comprehensive Zoning Ordinance is hereby amended to read as follows:

46. Group Care Facility: . A facility which is not a day care facility, a family care facility, a medical or dental clinic or office, or a major medical care facility and which provides resident personal services, supervision, or assistance essential for sustaining the activities of daily living, or for the protection of the individual, on a twenty-four (24) hour a day basis, or which provides supervision, care, instruction or medical-treatment therapy to individuals on a drop-in basis or otherwise.

SECTION 4.

Sec. 22-A-67 is hereby added to the Comprehensive Zoning Ordinance to read as follows:

67. Medical and Dental Clinics or Offices: . A facility other than a day care facility, family care facility, or group care facility which provides examination, diagnosis, or treatment for medical, dental, or similar purposes on an outpatient basis.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE August 27, 1981  
 ITEM NO. 18 FILE NO. P-  
M-601

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- EIR DETERMINATION
- OTHER Ordinance adding & amending zoning ordinances as modified by staff advice of staff

Recommendation:

- Favorable w/ staff report
- Unfavorable
- Petition
- Correspondence

LOCATION: \_\_\_\_\_

PROponents	
NAME	ADDRESS

OPponents	
NAME	ADDRESS

MOTION NO. \_\_\_\_\_

MOTION:

	YES	NO	MOTION	2ND
Augusta	✓		✓	
Fong	✓			
Goodin	<u>absent</u>			
Holloway	<u>absent</u>			
Hunter	✓			
Larson	✓			
Muraki	✓			
Silva	✓			✓
Simpson	✓			

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE \_\_\_\_\_
- TO RECOMMEND APPROVAL as amended & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER remove boundaries

City Planning Commission  
Sacramento, California

Members in Session:

Subject: Ordinance adding Sections 2-B-12, 2-E-27 and 22-A-67 to and amending Sections 22-A-44 and 22-A-46 of the Comprehensive Zoning Ordinance relating to medical or dental clinics or offices (M-601)

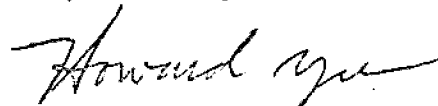
SUMMARY: The proposed ordinance amendment would basically require special permit review by the City Planning Commission for all medical related office uses. The special permit review, however, will be limited to the area bounded by H Street to the north, 65th Street, Elvas Avenue and 57th Street on the east, Folsom Boulevard on the south, and Alhambra Boulevard on the west.

BACKGROUND INFORMATION: At the request of the City Council, staff prepared the above referenced ordinance to regulate medical type offices for a portion of the East Sacramento area. The purpose of the ordinance is to allow review of medical offices in this area because of parking problems associated with this type offices. In the past, the location of medical offices along the major east/west streets has created parking problems in adjacent residential areas. Many offices were developed with insufficient parking spaces. The ordinance also includes a clarification of several definitions that apply to the proposed amendment.

Staff agrees with the concept of requiring a special permit for medical type offices because it is a use that normally generates more parking demand than what is required by the Zoning Ordinance. It is a sensitive use when located adjacent to residential areas because on-street parking normally overflows into the residential area. Staff, however, believes that the requirement for a special permit for medical offices should not be confined only to the East Sacramento area. It should apply City-wide. There are medical offices in other parts of the City that experience the same parking problems.

STAFF RECOMMENDATION: Staff recommends that the ordinance be approved with a modification that the special permit requirement for medical offices apply to the entire City.

Respectfully submitted,



Howard Yee,  
Principal Planner

HY:sg

M-601

August 27, 1981

Item 18



ORDINANCE ADDING SECTIONS 2-B-12,  
 2-E-27 and 22-A-67 TO AND AMENDING  
 SECTIONS 22-A-44 and 22-A-46 OF THE  
 COMPREHENSIVE ZONING ORDINANCE OF  
 THE CITY OF SACRAMENTO, ORDINANCE NO.  
 2550, FOURTH SERIES, RELATING TO  
 MEDICAL OR DENTAL CLINICS OR OFFICES

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO AS FOLLOWS:

SECTION 1.

Sec. 2-B-12 is hereby added to the Comprehensive Zoning Ordinance  
 (Ordinance No. 2550, Fourth Series, as amended) to read as follows:

RR	RR	RR	R	RR	RO	RHSC	C	CC	MM	A	F	A
1 1	1 2	2 2	3	4 4	5 B	O C C	1	2	3 4	1 2		O
A	B	A B	A	A						(S)(S)		S

12. Medical/ Dental Clinic/ Office																			
										27	27	27	27	27	27	27	27	27	27

SECTION 2.

Sec. 2-E-27 is hereby added to the Comprehensive Zoning Ordinance  
to read as follows:

27. Medical or Dental Clinics or Offices in Certain Areas.  
 A special permit must be obtained to establish medical or  
 dental clinics or offices in the area bounded by H Street  
 on the north, 65th Street, Elvas Avenue and 57th Street  
 on the east, Folsom Boulevard on the south and Alhambra  
 Boulevard on the west.

SECTION 3.

Sec. 22-A-44 of the Comprehensive Zoning Ordinance is hereby amended  
to read as follows:

44. Day Care Facility: A facility which provides supervision, care,  
 instruction, or therapy to six (6) or fewer individuals, per day  
 during daytime hours. This category shall include day care clinics,  
 children's day nurseries, children's day care centers, and workshops  
 for the handicapped, but shall not include facilities providing  
 medical examinations, diagnosis, and treatment of individuals.  
 For purposes of this definition, the term "six (6) or fewer" shall  
 include only those persons receiving the supervision, care,

instruction, or therapy and shall not include members of the resident family or individuals employed as facility staff. Facilities providing the services described herein to more than six (6) individuals per day shall be deemed group care facilities.

SECTION 4.

Sec. 22-A-46 of the Comprehensive Zoning Ordinance is hereby amended to read as follows:

46. Group Care Facility. A facility which is not a day care facility, a family care facility, a medical or dental clinic or office, or a major medical care facility and which provides resident personal services, supervision, or assistance essential for sustaining the activities of daily living, or for the protection of the individual, on a twenty-four (24) hours a day basis, or which provides supervision, care, instruction, or therapy to individuals on a drop-in basis or otherwise.

SECTION 5.

Sec. 22-A-67 is hereby added to the Comprehensive Zoning Ordinance to read as follows:

67. Medical and Dental Clinics or Offices: A facility other than a day care facility, family care facility, or group care facility which provides examination, diagnosis, or treatment for medical, dental, or similar purposes on an outpatient basis.

PASSED FOR PUBLICATION

ENACTED:

EFFECTIVE:

---

MAYOR

ATTEST:

---

CITY CLERK