

City Planning Commission
Sacramento, California

Members in Session

Subject: Amendment to Section 2-C-29 and 2-E-35 of the City Zoning Ordinance, Relating to Medical Clinics and Medical Offices in the C-4, M-1, M-1(S), M-2 and M-2(S) zones.

Location: Citywide

SUMMARY:

The Zoning Ordinance requires office uses located in heavy commercial and industrial zones to secure an approved Special Permit when exceeding 25% of a building's square footage. Medical clinics and office uses, however, are permitted to occupy up to 100% of a building by right. Medical clinics and offices typically generate a greater demand for parking and may have more traffic impacts than other office uses. Staff, therefore, recommends adoption of an amendment to Sections 2-C-29 and 2-E-35 of the Zoning Ordinance to limit medical clinics and offices located in heavy commercial and industrial zones to a maximum of 25% of a building unless an approved Special Permit is secured.

BACKGROUND INFORMATION:

Staff initiates this request for the proposed amendment after recognizing that medical clinics and office uses were permitted by right while other office uses are required to secure a Special Permit to exceed 25% of a building within the Heavy Commercial (C-4) and Industrial (M-1, M-1S, M-2 and M-2S) zones. Medical clinics and offices may require more parking and generate more traffic than heavy commercial and industrial uses. For example, the parking requirement for warehouses and other industrial uses is 1 space for every 1000 square feet of building area; while the parking requirement for medical clinics and office uses are 1 space for every 200 square feet of building area. Other office uses require 1 space for every 400 square feet of building area. The difference then between potential traffic and parking impacts is as much as 5 times greater for medical clinics and office uses as compared to warehousing or other industrial uses.

Offices uses that exceed the 25% limit established by the existing ordinance, are required to obtain an approved Special Permit. The Special Permit procedure allows the City and other interested parties an opportunity to review the project. In addition, the

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Special Permit review procedure affords the opportunity for an evaluation of potential traffic and parking impacts, landscaping and architectural design, land use and other concerns.

The existing ordinance allows medical clinics and offices to occupy up to 100% of a building without a discretionary permit. Staff views this as an oversight of the ordinance, in that the potential impacts of medical clinics and offices may be greater than those of other office uses. Because of this, staff requests the ordinance be amended to limit medical clinics and offices to 25% of a building, unless a Special Permit is secured (See Exhibit A - Proposed Changes to Section 2). By doing so, the requirements for general offices and medical clinics and offices would be the same.

ENVIRONMENTAL DETERMINATION:

The Environmental Services Manager has determined that the project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15061(b)(3)).

RECOMMENDATION: Staff recommends that the Planning Commission recommend approval of the proposed Zoning Ordinance Amendment as shown in the attached Resolution and forward to the City Council.

Respectfully Submitted,



Joy Patterson,
Senior Planner

Report Prepared by:

Don Smith,
Associate Planner

DCS:dcs
Attachment
M91-029

ORDINANCE NO.
ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ZONING ORDINANCE AMENDMENT ADDING SECTIONS 2-C-29 AND 2-E-35 TO THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, RELATING TO LIMITING MEDICAL OFFICES IN SPECIFIED ZONES TO A MAXIMUM OF 25% OF A BUILDING (M91-029)

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

SECTION 1.

The Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance No. 2550, Fourth Series, as amended) is hereby amended by adding thereto Sections 2-C-29 and 2-E-35 to read as follows:

Use	R1	R2	R3	R4														M1	M2																				
	RE	R1A	R1B	R2A	R2B	R3A	R4A	R5	OB	RO	HC	SC	C1	C2	C3	C4	M1(S)	M2(S)	A	F	AOS	H	MIP	SPX	MRD	TC													
Medical Clinic or Office																																							

SECTION 2.

Section 2-E-35 of the Comprehensive Zoning Ordinance, Ordinance No. 2550, Fourth Series, is hereby amended to read as follows:

35. Office in the C-4, M-1, M-2, M-1(S) and M-2(S) Zones: Offices (including Medical Clinics and Medical Offices) shall be permitted as a matter of right in the C-4, M-1, M-2, M-1(S) and M-2(S) zones only if they are incidental to an industrial use and do not occupy more than twenty-five percent (25%) of the gross floor area of the building(s) on the parcel on which they are located. Offices (including Medical Clinics and Medical Offices) not permitted as a matter of right may be allowed subject to the following:

- a. The Planning Director shall have the authority to issue a special permit for new construction not exceeding 10,000

square feet and having up to 100 percent office use and additions of office space not exceeding 10,000 square feet.

- b. The Planning Commission shall issue a special permit for all other office uses not permitted as a matter of right.

DATE PASSED FOR PUBLICATION:

DATE ENACTED:

DATE EFFECTIVE:

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EXHIBIT A
Proposed Changes to Section 2 *

Section 2-C-29:

Use	R1	R2	R3	R4										M1	M2											
	RE	R1A	R1B	R2A	R2B	R3A	R4A	R5	OB	RO	HC	SC	C1	C2	C3	C4	M1(S)	M2(S)	A	F	AOS	H	MIP	SPX	MRD	TC
Medical Clinic or Office									11	5		x	x	x	x	<u>35</u>	<u>35</u>	<u>35</u>					x			14

Section 2-E-35:

35. Office in the C-4, M-1, M-2, M-1(S) and M-2(S) Zones: Offices (including Medical Clinics and Medical Offices) shall be permitted as a matter of right in the C-4, M-1, M-2, M-1(S) and M-2(S) zones only if ~~offices~~ they are incidental to an industrial use and do not occupy more than twenty-five percent (25%) of the gross floor area of the building(s) on the parcel on which they are located. Offices (including Medical Clinics and Medical Offices) not permitted as a matter of right may be allowed subject to the following:
- a. The Planning Director shall have the authority to issue a special permit for new construction not exceeding 10,000 square feet and having up to 100 percent office use and additions of office space not exceeding 10,000 square feet.
 - b. The Planning Commission shall issue a special permit for all other office uses not permitted as a matter of right.

* Proposed changes are in underlined italics. Strikeouts indicate the elimination of wording.