

P98-044 BI-VALLEY MEDICAL CLINIC ACCOUNTING OFFICE  
EXPANSION

REQUEST: A. Environmental Determination (Exemption)

B. Special Permit Modification to add 1,920 square feet of accounting office area to an existing 5,700 square foot leased space for an existing drug abuse treatment facility on 0.3± developed acres in Light Industrial, Planned Unit Development (M-1S)(PUD) zone.

LOCATION: 310 Harris Avenue  
Assessor's Pcl. No. 250-0027-012  
North Sacramento Plan Area  
Council District 2  
Del Paso School District

APPLICANT: Bi-Valley Medical Clinic Inc. (Carol Kautz), 649-6793  
310 Harris Avenue, Ste. A, Sacramento, CA 95838

OWNER: Sacramento Partners  
6929 Sunrise Boulevard, Ste. 102, Citrus Heights, CA 95610

APPLICATION FILED: February 20, 1998

STAFF CONTACT: Sandra Yope, 264-7158

**SUMMARY:** The applicant is seeking a Special Permit Modification to expand an existing methadone drug treatment clinic into a vacant adjacent tenant space in order to provide necessary office space for an expanded accounting staff. The project's primary issue relates to land use compatibility. The project involves a 1,920 square foot office expansion to provide additional room for an increased accounting staff due to increased State of California reporting requirements.

**RECOMMENDATION:** Staff recommends approval of the project, subject to conditions, based on upon the fact that the site use will not change nor increase the current client base, the addition is using existing building space, and the proposed expansion will not alter the site.

**PROJECT INFORMATION:**

General Plan Designation: Industrial-Employee Intensive



## North Sacramento

Community Plan: Industrial-Labor Intensive  
Existing Land Use of Site: Industrial/Office.  
Existing Zoning of Site: M-1S (PUD)

## Surrounding Land Use and Zoning:

North: M-1S (PUD); Industrial and Office  
South: R-3 and M-1(LI); Multi-Family and Vacant  
East: M-1S (PUD); Mercy Clinic and Industrial  
West: M-1S (PUD); Industrial and Office

Property Dimensions: Irregular  
Property Area: 0.30± acres  
Parking Provided: 32 spaces  
Parking Required: 30 spaces (25 previously required + 5 spaces for new office)  
Square Footage of Building: Existing: 5,700 square feet  
Addition: 1,920 square feet  
Total: 7,620 square feet  
Height of Building: Single Story  
Exterior Building Materials: Concrete  
Roof Materials: Plywood Felt System  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

**OTHER APPROVALS REQUIRED:** In addition to the entitlements requested, the applicant is required to obtain a building permit from the City's Building Division.

**BACKGROUND INFORMATION:** On July 26, 1990, the Planning Commission approved a Special Permit to allow a drug abuse treatment center to locate on the site (P90-102). Subsequently on August 2, 1990, the decision of the Planning Commission regarding this special permit was appealed by a third party. On September 25, 1990, the City Council denied the appeal thus approving the special permit to allow Bi-Valley Medical Clinic, an outpatient drug treatment center which dispenses methadone to a maximum of 350 patients to operate. The approval was for a two year term. Bi-Valley Medical Clinic applied for a new special permit and was approved to operate indefinitely by the Planning Commission on November 12, 1992 (P92-220). One of the conditions required the dispensing hours to be 6:00 a.m. to 11:00 a.m. Additionally, the allowed number of clients was increased to 450 and many of the original conditions were eliminated. Any changes to the previously approved project requires a modification of the special permit.

**STAFF EVALUATION:** Staff has the following comments:

A. Policy Considerations

The General Plan designates the subject site as Industrial-Employee Intensive and the North Sacramento Community Plan designates the subject site as Industrial-Labor Intensive. The site is located within the Norwood Tech Business Park PUD. A non-residential care facility is permitted in the M-1S zone in the Norwood Tech Business Park PUD with a special permit. Due to the proximity of Interstate 80 to the business park, the General Plan and the community plan designate the site for employee intensive uses. The Labor Intensive overlay zone uses 30-40 employees per acre for Labor intensive uses. The clinic has a staff of 25 on 0.3± acres or 75 employees per acre. Also, the approximately 350 clients coming daily to the clinic for their three minute medicine dispensation will increase the intensity of the use and will benefit from the proximity to Interstate 80.

The proposed addition is to expand into 1,920 square feet of adjacent tenant space in order to allow more office staff for the accounting section which has expanded in size due to additional state reporting requirements. The client load and the nature of the use will not change or increase. Therefore, the proposal does not affect any previous policy considerations.

**B. Special Permit Modification/Zoning Requirements**

The project site consists of 0.3± developed acres in the Light Industrial (M-1S) (PUD) zone and is developed with an industrial building with several tenant spaces. The applicant currently occupies 5,700 square feet of space within 13,481 square foot building. The applicant proposes to expand into an adjacent 1,920 square foot tenant space to the east of the present office. The additional space is needed for an increased accounting staff. The State of California increased the reporting requirements for the clinic which resulted in a need for increased staff. The additional space will require five more parking spaces for the office use based on one space per 400 square feet. There will be seven spaces available increasing the total available parking to 32 spaces. There will be no increase in client load.

The applicant is also requesting a change in a previous condition that limits the hours of dispensing to 6 a.m. through 11 a.m. The applicant would like the hours extended to 1:30 p.m. This will allow the clinic to accommodate clients that come for medication during their lunch hour. The number of clients that come after 11 a.m. is approximately 18 percent.

Staff reviewed the proposed project with the Police Department to see if there has been any history of problems with the site. The Police Department has no objections with the expansion and furthermore, has not had any problems or repeated calls for service to the site.

Staff conducted a compliance review of previous conditions for Bi-Valley Medical Clinic. Documents presented by the applicant relating to client numbers for the past three years, canceled checks showing payment for security guard services, and letters and invoices indicating proper disposal of hazardous medical materials all verify compliance with

previous conditions. Staff also made a site visit to insure previous building related conditions were met.

PROJECT REVIEW PROCESS:

A. 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 15301(e){1}.

B. Public\Neighborhood and Business Association Comments

The site is located within the Del Paso Heights RAC, Robla Community Association, Heights Residents W.T., DPH Neighborhood Improvement Association, and T.M.N.A. areas. The project plans have been sent to the associations and staff has received one call inquiring to the number of clients served by the facility that reside in the immediate north area. The applicant provided a complete census of all clients by zip code for all three facilities. Approximately 41 percent of the clients (132 clients) come from the surrounding north area. Another 37 clients from the north area use the other two facilities located in the central city and Carmichael. The project has been noticed and staff received no calls.

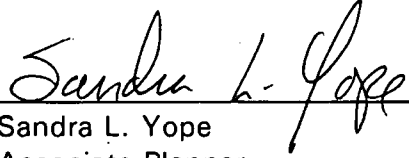
PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny requested Special Permit. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

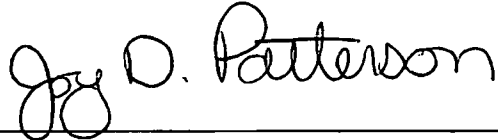
RECOMMENDATION: Staff recommends the Planning Commission take the following action:

- A. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) with the Environmental Determination that the project is **Exempt** from further environmental review pursuant to the California Environmental Quality Act.
- B. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) **approving** the **Special Permit** to add 1,920 square feet of accounting office area to an existing 5,700 square foot leased space for an existing drug abuse treatment facility on 0.3± developed acres in Light Industrial, Planned Unit Development (M-1S)(PUD) zone.

Report Prepared By,

Report Reviewed By,

  
Sandra L. Yope  
Associate Planner

  
Joy D. Patterson  
Senior Planner

Attachments

- |              |   |
|--------------|---|
| Attachment 1 | Notice of Decision and Findings of Fact |
|              | Exhibit B-1 Site Plan                   |
|              | Exhibit B-2 Floor Plans                 |
| Attachment 2 | Vicinity/Locator Map                    |
| Attachment 3 | Land Use and Zoning Map                 |

ATTACHMENT 1**NOTICE OF DECISION AND FINDINGS OF FACT FOR THE BI-VALLEY MEDICAL CLINIC ACCOUNTING OFFICE EXPANSION, LOCATED AT 310 HARRIS AVENUE IN THE LIGHT INDUSTRIAL, PLANNED UNIT DEVELOPMENT (M-1S)(PUD) ZONE. (P98-044)**

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At the regular meeting of April 23, 1998, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

**A. Environmental Determination (Exemption)**

- B. Approved the Special Permit to add 1,920 square feet of accounting office area to an existing 6,120 square foot leased space for an existing drug abuse treatment facility on 0.3± developed acres in Light Industrial, Planned Unit Development (M-1S)(PUD) zone.**

These actions were made based upon the following findings of fact and subject to the following conditions:

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**FINDINGS OF FACT**

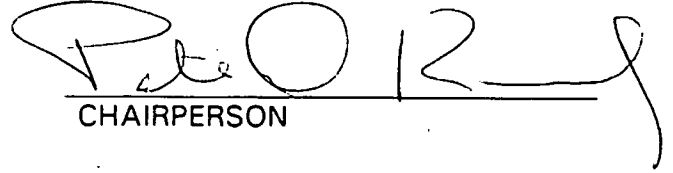
- A. Categorical Exemption:** The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Sections 15301(e){1} of the California Environmental Quality Act.
- B. Special Permit:** The Special Permit for the proposed office expansion is approved subject to the following findings of fact:
1. Granting the Special Permit is based upon sound principles of land use in that:
    - a. the expansion will be for additional office space and no increase in clients; and
    - b. the expansion will not significantly impact or alter the site or surrounding industrial and residential area.
  2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
    - a. adequate parking, lighting, and setbacks are provided;
    - b. an eight foot masonry wall is existing to buffer the business park from adjacent residential uses; and

- c. the expansion is for additional office space for accounting staff and will not result in an increase in the allowed number of clients.
3. The project is consistent with the General Plan and the North Sacramento Community Plan which designates the site as Industrial-Employee Intensive and Industrial-Labor Intensive respectively.

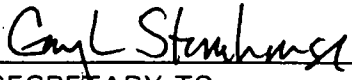
### CONDITIONS OF APPROVAL

- B. The Special Permit for the proposed office expansion (Exhibits B-1 and B-2) is hereby approved subject to the following conditions:
  - B1. The applicant shall obtain all necessary building permits prior to commencing construction of the office expansion.
  - B2. Size and location of the office expansion shall conform to the plans submitted.
  - B3. There shall be no increase in clients above the previously approved 450.
  - B4. The new dispensing hours shall be limited to 6:00 a.m to 1:30 p.m.
  - B5. The applicant shall continue complying with all previous conditions of P92-220 as follows:
    - a. Any trash dumpster or bin shall be enclosed inside the building or within a locked trash enclosure to prevent the contamination of humans by toxic medical waste.
    - b. The clinic shall be limited to a maximum of 450 patients. Any increase in client load shall be subject to Planning Commission review and approval.
    - c. Evening counseling sessions shall not be held past 8:00 p.m.
    - d. The applicant shall select a contact person to act as a liaison between the clinic and the adjacent businesses and residences, Planning staff, City Councilmember, and Del Paso Heights RAC so that issues and problems relating to the clinic operation can be heard and resolved. The clinic shall post a sign with the contact person's name and phone number on the door of the clinic.
    - e. The applicant shall provide security to watch the property and parking lot.
  - B6. Any additional changes, additions, or modifications shall require Planning review and approval.



  
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CHAIRPERSON

ATTEST:

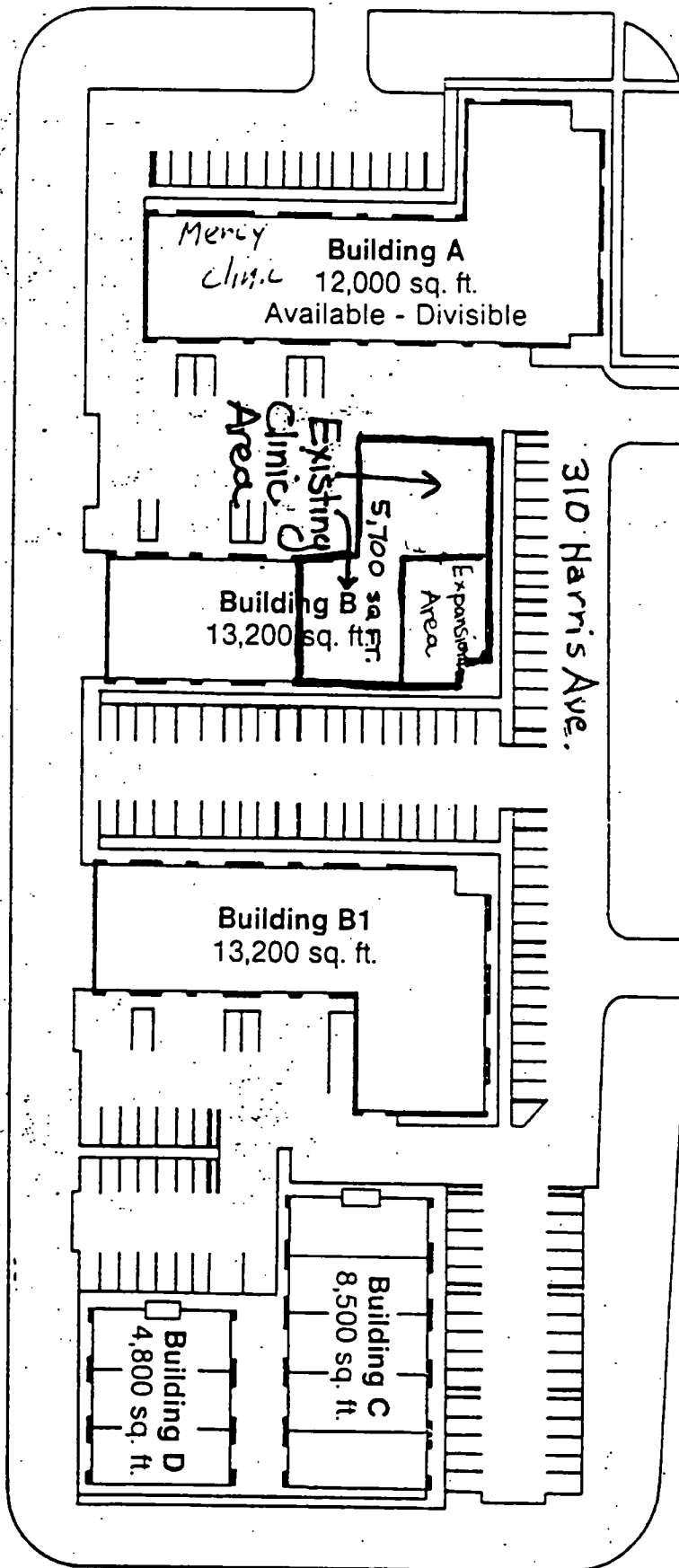
  
\_\_\_\_\_  
SECRETARY TO  
CITY PLANNING COMMISSION CHAIRPERSON

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EXHIBIT D-1 / SITE PLAN  
APRIL 23, 1998  
Disc Dr.

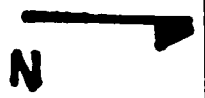
ITEM 8  
Pg. 9  
Site Plan



Harris Ave.

Morrison Ave.

Norwood Ave.



1682

100077

SPECIAL USE PERMIT MODIFICATION

BI-VALLEY MEDICAL CLINIC, INC.  
310 HARRIS AVE.  
SACRAMENTO, CA 95938

X = trees

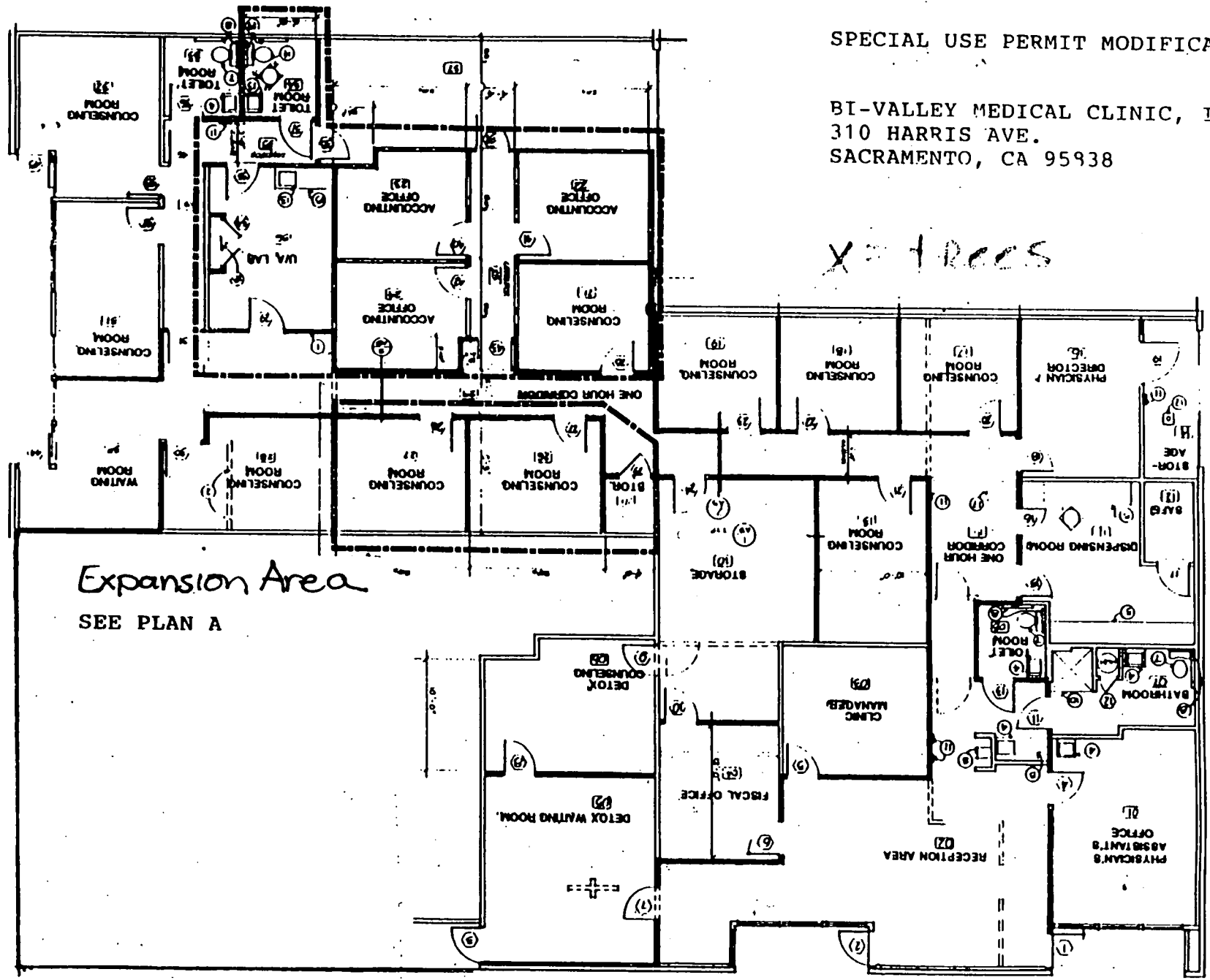


EXHIBIT - B-2

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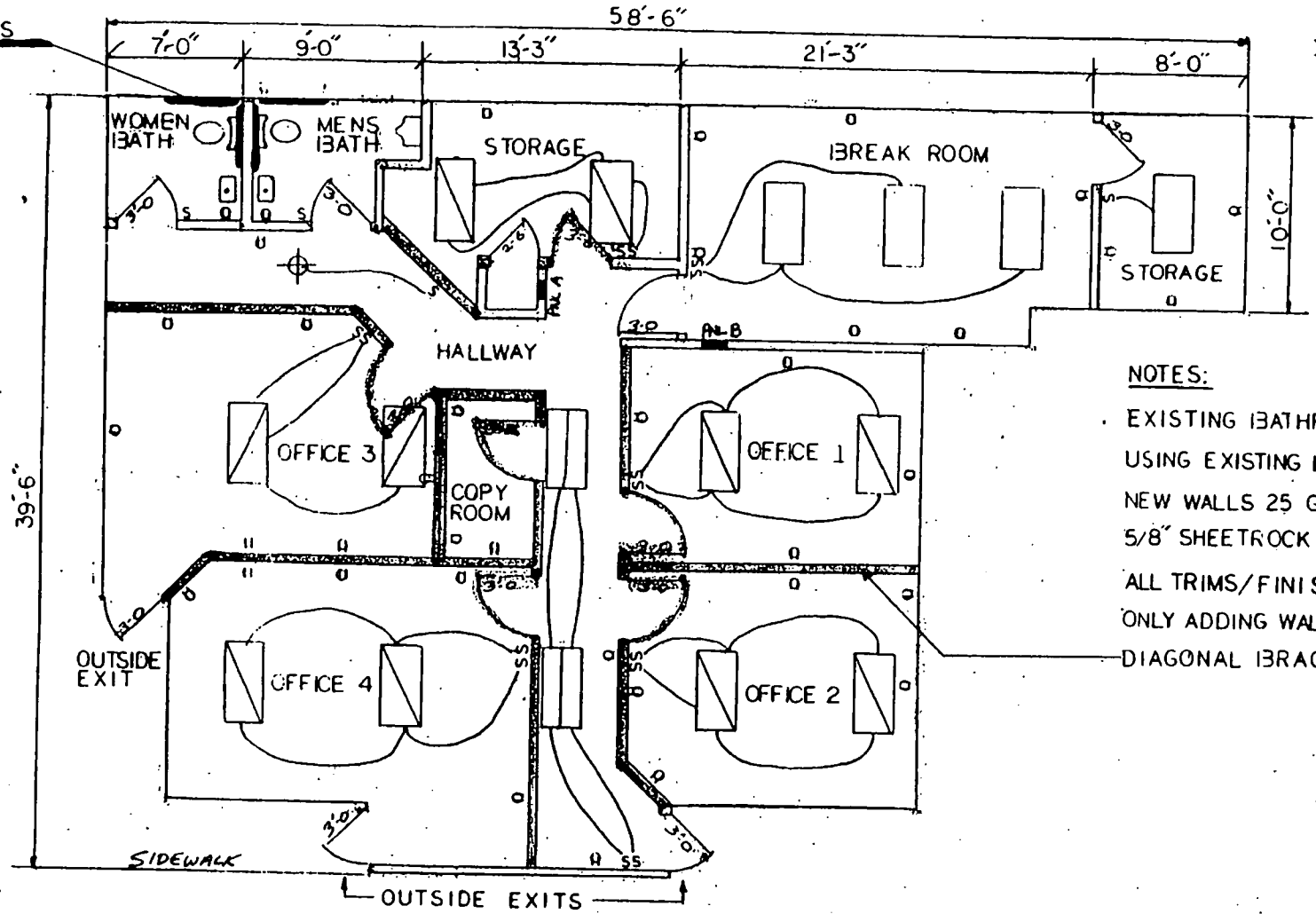
EXHIBIT - B-2

Y46-074

# Proposed Expansion

APRIL 23, 1978

HDCP BARS



PLAN A

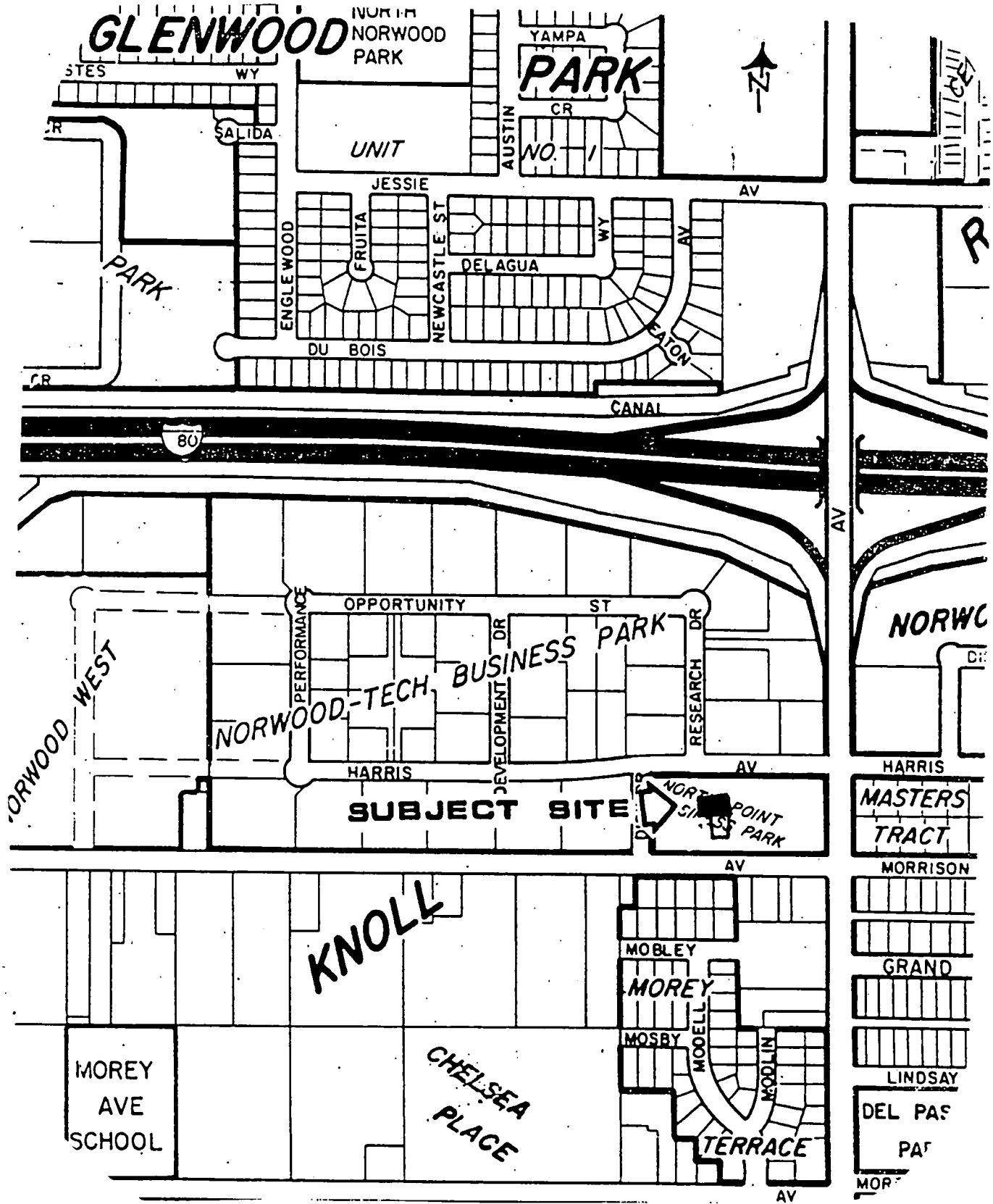
**NOTES:**

- EXISTING BATHROOMS HANDICAP EQUIPPED USING EXISTING LIGHTING, HVAC, T-BAR
- NEW WALLS 25 GA METAL STUDS 16" O.C. TYP 5/8" SHEETROCK THROUGHOUT TYP.
- ALL TRIMS/FINISHES TO MATCH EXISTING ONLY ADDING WALLS, DOORS, OUTLETS
- DIAGONAL BRACING EVERY 8'

EXISTING  
 PROPOSED

310 VALLEY MEDICAL			
SCALE: 1/4"	APPROVED BY:	DRAWN BY GH	
DATE: 2-2-98		REVISED	
310 HARRIS STE. 13			
1632		DRAWING NUMBER	

Attachment 2  
Vicinity Map



Attachment 3  
Land Use and Zoning Map

