

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Gary Little, 5534 Elvas Avenue, Sacramento, CA 95819				
OWNER	Tony Wong, 2218 Stockton Boulevard, Sacramento, CA 95817				
PLANS BY	John D. Eash, 934 Trestle Glen Way, Sacramento, CA 95831				
FILING DATE	5/24/84	50 DAY CPC ACTION DATE		REPORT BY:	JP:bw
NEGATIVE DEC	7/2/84	EIR		ASSESSOR'S PCL NO	014-031-14; 011-200-07,14,

19 thru 23

APPLICATION: A. Negative Declaration
B. Variance to locate 30 of the required 61 parking spaces off site for a 12,259± square foot medical clinic (Sec. 6-A-11)

LOCATION: 2230 and 2325 Stockton Boulevard

PROPOSAL: The applicant is requesting the necessary entitlement to locate 30 required parking spaces for an orthopedic clinic off site on the University of California-Davis Medical Center property.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Office
1963 Oak Park Community Plan Designation: Shopping or Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Office

Surrounding Land Use and Zoning:
North: Office, Manufacturing, U.C. Davis Medical Ctr.; C-2, R-1 & R-2
South: General Commercial, Residential; C-2, R-1
East: U C Davis Medical Center; R-1 and R-2
West: Single Family Residential, Office; R-1 and C-2

Parking Required: 61 spaces
Parking Provided: 31 on site; 30 off site
Parking Ratio: 1:200
Property Area: 29,200± sq. ft.
Property Dimensions: Irregular
Square Footage of Building: 12,259±
Exterior Building Colors: Beige
Exterior Building Materials: Block, stucco and tile roof

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. The subject site is a 29,000± square foot parcel located in the General Commercial (C-2) zone. A 5,200± square foot one-story office building and 50 parking spaces are currently located on the site. The applicant proposes to construct a 7,000± square foot, two-story addition to the building and convert the use to an orthopedic office/clinic for the U.C. Davis Medical Center. The medical office use requires 61 parking spaces; however, after construction of the new addition, only 31 parking spaces can be located on the subject site. The applicant, therefore, is requesting a variance to locate 30 of the required parking spaces off site on the medical center property.

- B. The proposal has been reviewed by the City Engineering, Traffic Engineering and Building Divisions and the Oak Park PAC. The following comments were received:

Traffic Engineering:

1. Provide a 26-foot driveway at Colonial Way, and extend the required planter along this street to the driveway entrance;
2. Revise trash enclosure gates so they do not interfere with adjacent driveway;

Building:

Handicap stall must be revised to meet code requirements.

Oak Park PAC:

The PAC reviewed the proposed project at their June 6, 1984 meeting. They had no objections to the building addition or requested parking variance.

- C. The applicant has indicated that 29 of the on-site parking spaces will be reserved for patient use only. The two remaining spaces will be used by the orthopedic clinic director and medical center vehicles. Parking for employees of the clinic is to be provided in a new 200-space employee parking facility at the east end of the medical center site scheduled for completion in Fall of 1984. Shuttle service will be provided to transport employees to and from the orthopedic clinic.

The medical center currently leases 47 of the parking spaces on the subject site for employee parking. According to the University, parking for these employees will also be provided in the new parking lot. Planning staff recommends that, in order to insure that employees of the orthopedic clinic and other University employees are provided adequate parking, that the proposed clinic does not open until the new 200-space parking lot on the medical center site is completed.

- D. The medical center has a history of creating adverse parking impacts in the single family residential neighborhoods adjacent to the facility. The provisions indicated by the applicant - to clearly mark visitor parking, provide a new employee parking facility, provide shuttle service for employees to and from the orthopedic clinic and employee parking lots, and to provide enforcement of parking regulations by medical center police officers - should alleviate any adverse impacts created by the conversion of the existing office building into a medical clinic. If the medical center were to discontinue using the building, however, a new medical office use should not be permitted to locate on the subject site as adequate on-site parking could not be provided if this were to occur; the off-site parking variance would no longer be in effect, and the use of the building would revert back to a general office use.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the Variance to locate 30 required parking spaces off site, subject to conditions and based upon Findings of Fact which follow.

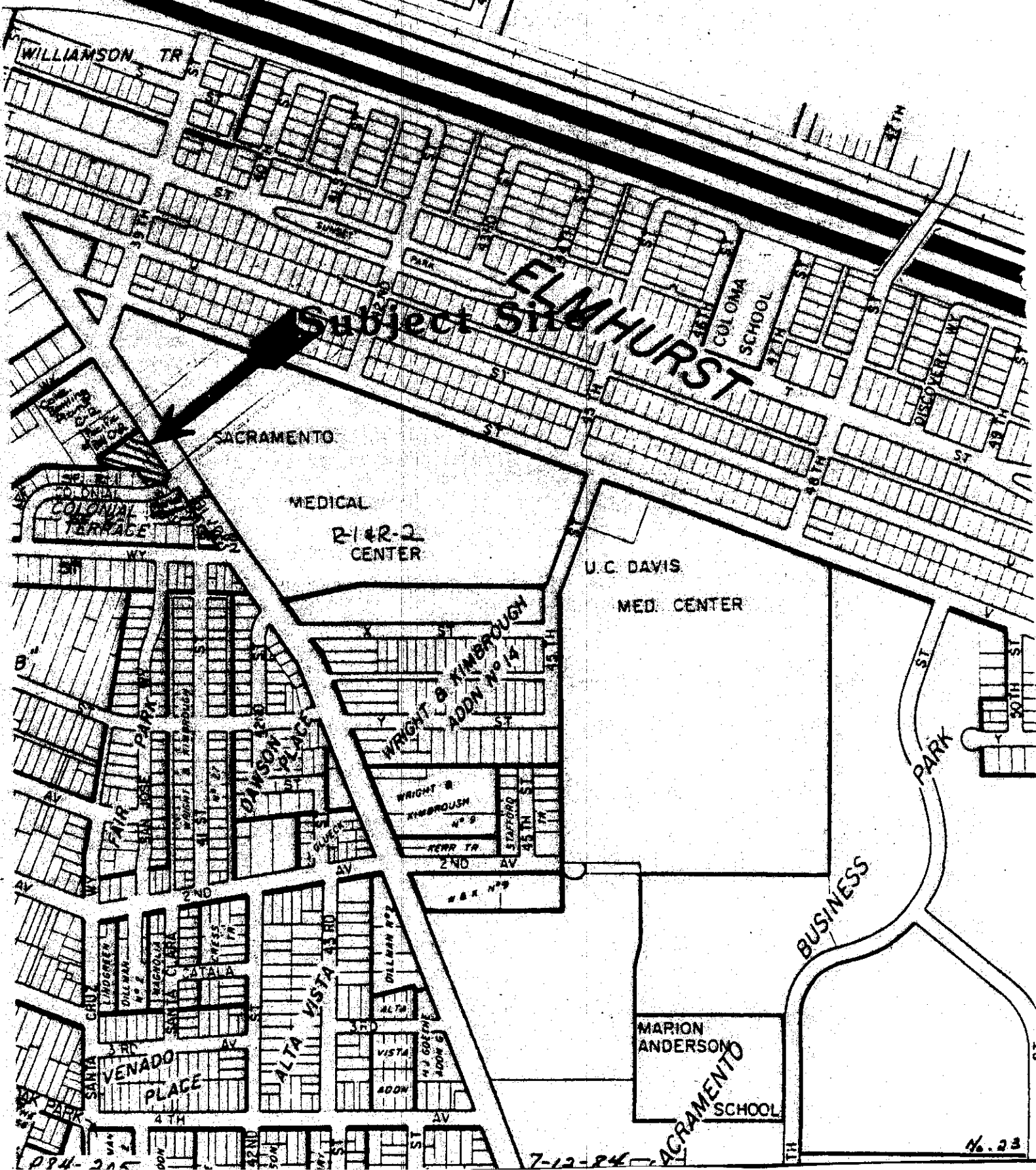
Conditions

- 1. On-site parking shall be clearly marked for patient use only, with the exception of two spaces for use by the medical center.
- 2. Final approval of the occupancy permits for the building addition shall not be issued until the new 200-space employee parking lot is completed on the medical center site.
- 3. The University Medical Center shall provide a shuttle service from all employee parking lots to the new orthopedic clinic.
- 4. The off-site parking variance is for use of the building as an orthopedic clinic only. If the medical center discontinues this use, the building shall revert back to a general office use. No medical or dental uses shall be allowed.
- 5. Revised landscape, shading and irrigation plans for the subject site shall be submitted for staff review and approval prior to issuance of building permits. The revised plans shall also indicate the parking lot revisions indicated by the Traffic Engineering and Building Divisions.

Findings of Fact

- 1. The variance, as conditioned, is not a special privilege extended to one individual property owner in that adequate parking for the proposed medical clinic will be provided;
- 2. The project, as conditioned, will not be detrimental to the public health, safety or welfare or neighboring properties in that:
 - a. adequate parking for employees and patients of the medical clinic will be provided;
 - b. a shuttle service will be provided to transport clinic employees to and from their parking spaces.
- 3. The project is consistent with the 1974 General Plan and the 1963 Oak Park Community Plan which designate the site for commercial and office uses.

VICINITY & LAND USE MAP



Subject Site

SACRAMENTO

MEDICAL
R-1 & R-2
CENTER

U.C. DAVIS
MED. CENTER

WRIGHT & KIMBROUGH
ADDN No 14

WRIGHT &
KIMBROUGH
No 9

KERR TR

2ND AV

H & E No 9

VENADO
PLACE

ALTA VISTA
43RD

VISTA
ADDN 6

MARION
ANDERSON
SCHOOL

7-12-84

No. 23

POLICE AND PARKING
 UCD MEDICAL CENTER, SACRAMENTO
 MAIN HOSPITAL, ROOM 1202
 2315 STOCKTON BOULEVARD
 SACRAMENTO, CALIFORNIA 95817
 POLICE
 (916) 453-2555

PARKING
 453-2687

- Yellow: UCDCM Employee "B"/Vendor "V" permit required
- Green: UCD Student "C"/Employee "A"/Employee "B"/Vendor "V" Volunteer/Visitor 50¢
- Light Blue: Patient/Visitor 25¢ per hour/Employee "B" permit 2 PM—8 AM only
- Blue: Reserved for handicapped persons w/DMV disability plates, placards/UCDCM medical permits
- Grey: Faculty B/H permits/Registered Employee Carpool permits, "B" permit 1:30 PM—8 AM only
- Pink: County of Sacramento only
- Red: Emergency phones—Police/Parking
- Clear: Parking meters/time zones, restricted parking spaces

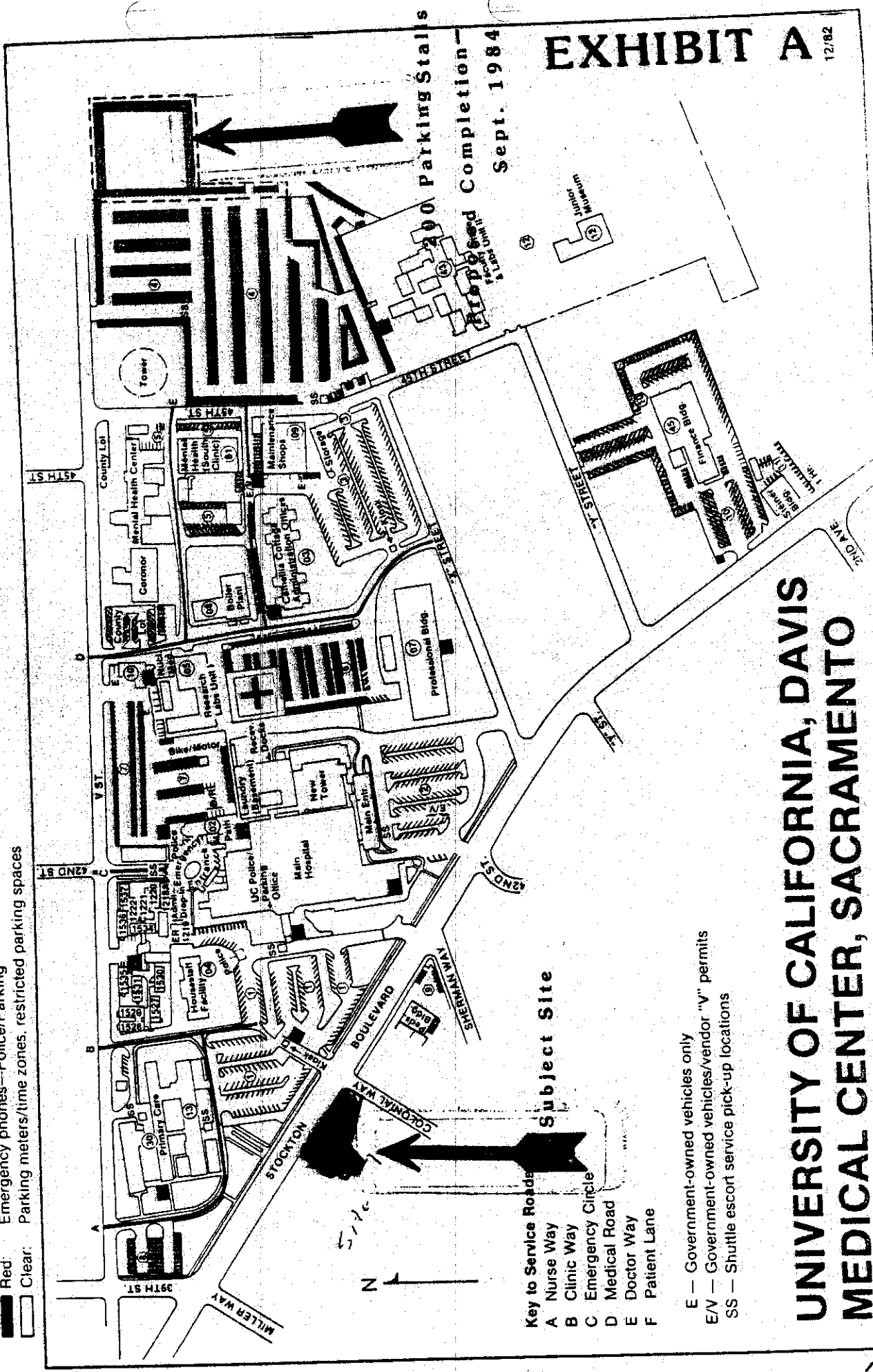


EXHIBIT A 12/82

UNIVERSITY OF CALIFORNIA, DAVIS MEDICAL CENTER, SACRAMENTO

- Key to Service Roads**
- A Nurse Way
 - B Clinic Way
 - C Emergency Circle
 - D Medical Road
 - E Doctor Way
 - F Patient Lane

- E — Government-owned vehicles only
- E/V — Government-owned vehicles/vendor "V" permits
- SS — Shuttle escort service pick-up locations

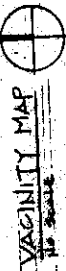
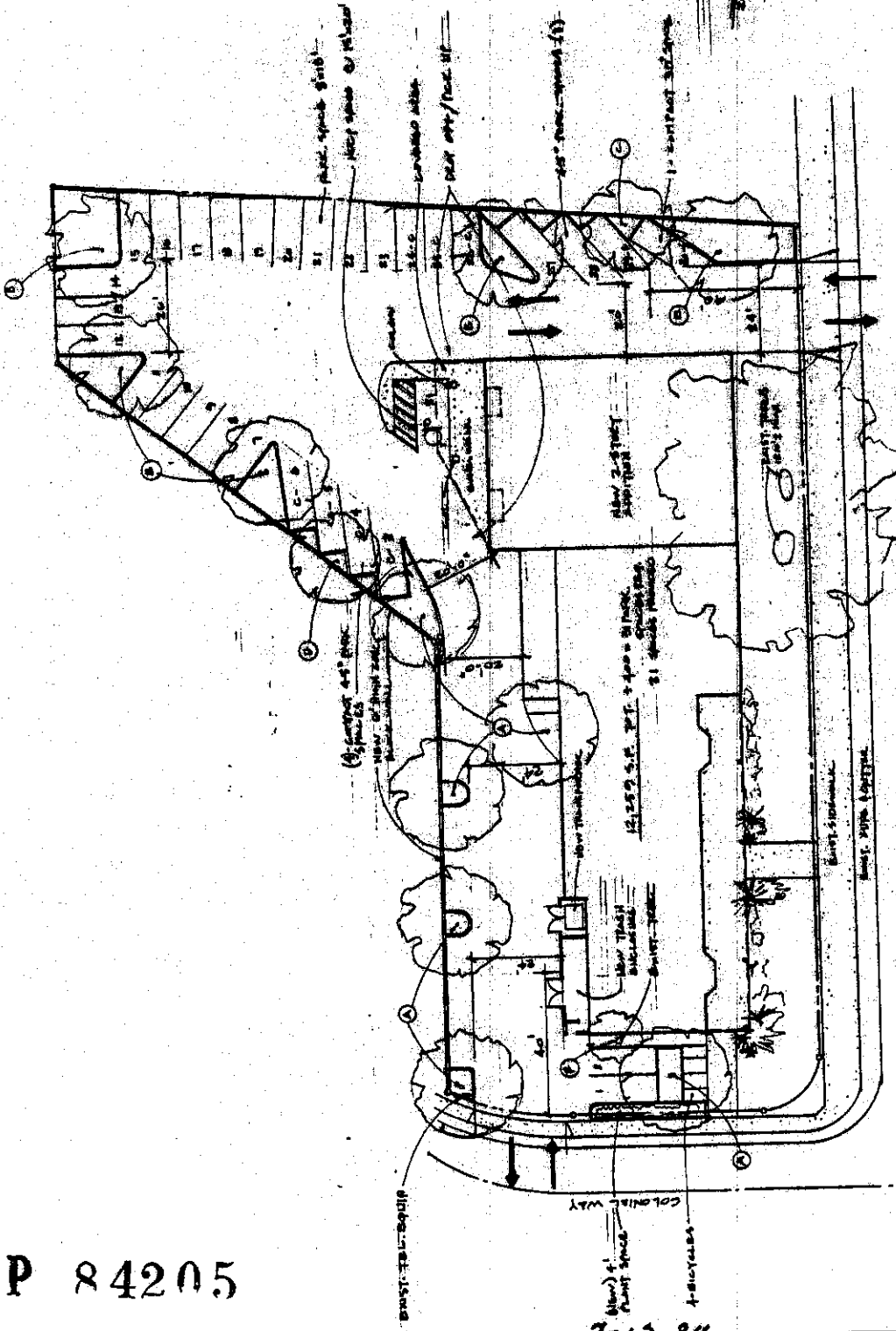
200 Parking Stalls
 Proposed Completion—
 Sept. 1984

7-12-84

No. 23

PRU. 205

EXHIBIT B



SHADING REQ.
 14, 1950 sq. ft. parking garage
 20% shade
 2 trees @ 281 sq. ft.
 2 trees @ 404 sq. ft.
 1 tree @ 133 sq. ft.
 1 tree @ 151 sq. ft.
 1 tree @ 24 sq. ft.
 1955 C.R. 9510 7

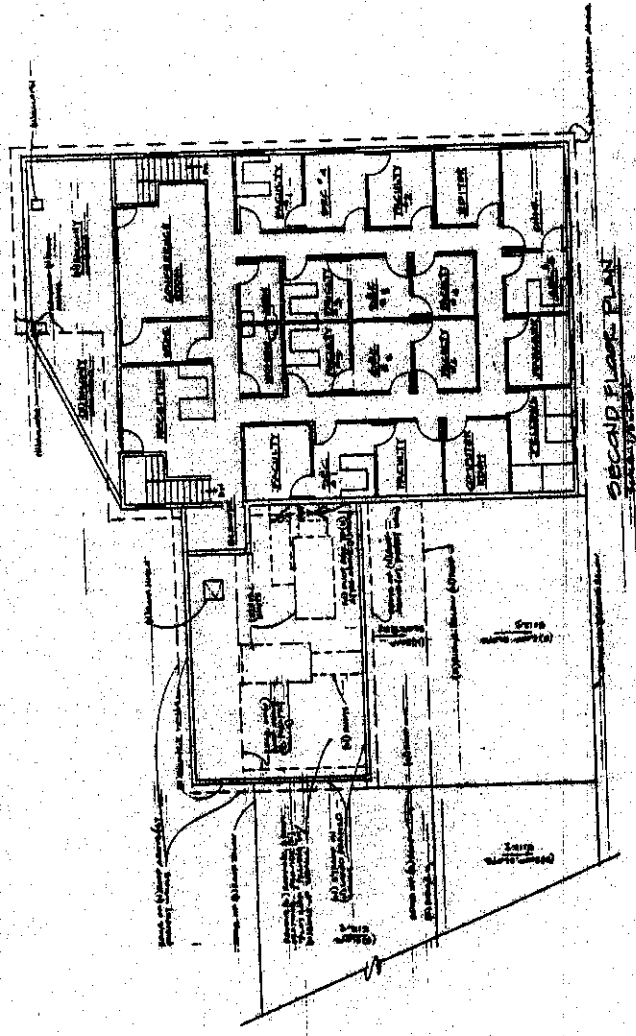
NOTE: SHADING AREA NOT SHOWN. THESE ARE PROPOSED PLANTINGS. THESE ARE NOT TO BE CONSIDERED AS PART OF THE SITE PLAN. THESE ARE TO BE PLANTED BY THE OWNER. THESE ARE TO BE PLANTED BY THE OWNER. THESE ARE TO BE PLANTED BY THE OWNER.

SITE PLAN
 SCALE: 1/8" = 1'-0"
 5-21-84 PRELIMINARY
 OFFICE BLDG.
 2250 SPOCKFORD BLVD
 SAN CARLOS, CA

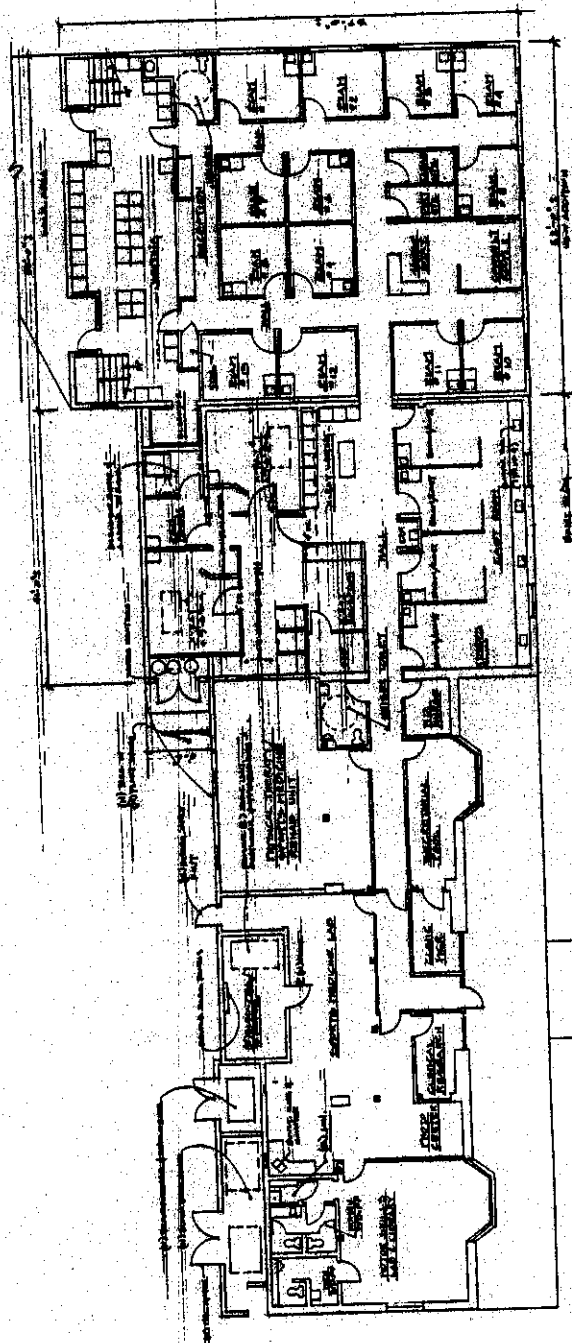
ARCHITECT
JOHN D. EASH
 604 TESTILLI ALLEN WAY
 SACRAMENTO, CA 95831
 TELEPHONE (916) 932-0119

P 84205

EXHIBIT C



SECOND FLOOR PLAN



GROUND FLOOR PLAN

EXHIBIT C
 SECOND FLOOR PLAN
 GROUND FLOOR PLAN

PRELIMINARY, NOT FOR CONSTRUCTION

JOHN B. EASH
 ARCHITECT
 1000 N. 10th St.
 Phoenix, Arizona 85003
 Telephone (602) 254-1111

SCHEMATIC # 2 - ORTHOPEDIC TENDON IMPROVEMENTS MC
 UNIVERSITY OF ARIZONA
 PHOENIX, ARIZONA

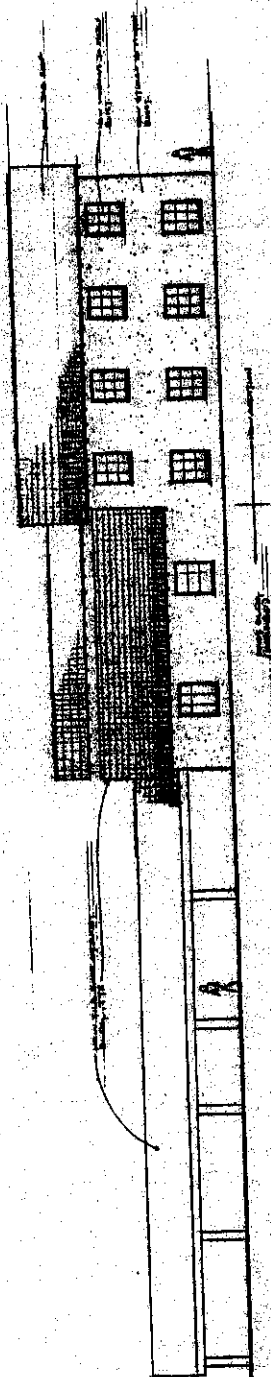
SHEET NO. 2
 OF 2
 DATE: 7-12-84

EXHIBIT D

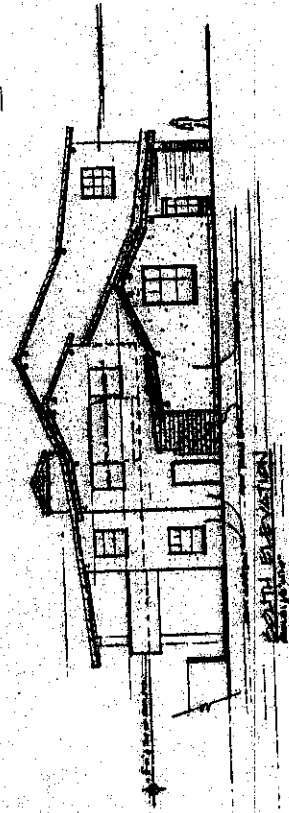
PROPOSED ADDITION TO AND RENOVATION OF AN EXISTING OFFICE BUILDING

Architect

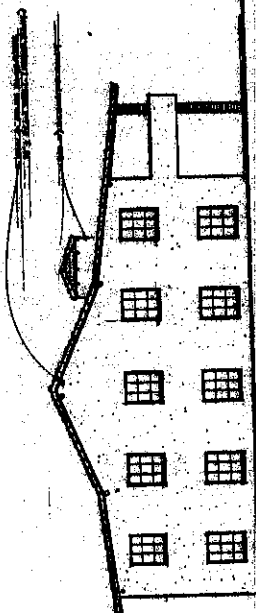
DATE: 7-12-84
SCALE: AS SHOWN
SHEET NO. 1 OF 1



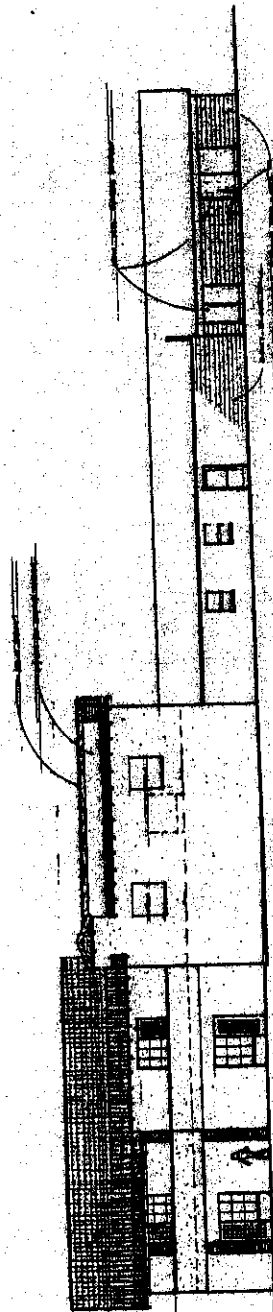
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



FACILITIES ENGINEERING AND DEVELOPMENT

UC DAVIS MEDICAL CENTER
2315 STOCKTON BOULEVARD
SACRAMENTO, CALIFORNIA 95817

May 25, 1984

Gary Little
Discovery Investments
5534 Elvas Avenue
Sacramento, California 95819

Dear Mr. Little:

It is our intention to provide parking for patients only at the new University of California Davis Medical Center Orthopaedic Clinic, which will be located in your client's building at 2230 Stockton Boulevard. All parking spaces at the facility, with the exception of one stall for short-term parking for hospital services pickup and delivery, and one stall for the Clinic Director will be reserved for patient parking. The University staff and faculty, who will be working in the Clinic, will park across the street in the Medical Center's designated employee parking lots. This arrangement will be strictly enforced by the University parking and police officers.

The fact that University employees will not be allowed to park at the clinic facility should not be a problem, because we will have a shuttle service from all parking lots at the Medical Center to the new clinic. This service is presently in operation to shuttle employees from the parking lots to their work locations and also to shuttle patients to the various clinics and medical facilities throughout the Medical Center complex. In addition, we are in the process of adding 200 parking stalls to our current parking capacity. This project should be complete and available approximately in mid-September 1984, well before your facility is ready for occupancy.

Since the parking lot at the new Orthopaedic Clinic will only be used by patients at the clinic, I am confident that the proposed number of parking stalls for the facility will be adequate.


CHARLES L. MITRI,
ACTING ASSISTANT DIRECTOR, HOSPITAL AND CLINICS
PLANT SERVICES

CM/tv

cc: Shelton Duruisseau
Lt. Mike Miller