

CITY OF SACRAMENTO

Permit No: 9803963

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Site Address: 310 HARRIS AV SAC

Sub-Type: ACOM

Parcel No: 2500027012

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

SACRAMENTO PARTNERS
770 L ST #700
SACRAMENTO CA 95814

Nature of Work: INT REMODEL CONVERT VACANT DELI TO OFFICE SPACE

CONSTRUCTION LENDING AGENCY : I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name _____ Lender's Address _____

LICENSED CONTRACTORS DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

License Class B License Number 581509 Date 9/29/98 Contractor Signature [Signature]

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code; any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 8 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00);

_____, I, as a owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professional Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his/her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale.)

_____, I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

_____, I am exempt under Sec. _____ B & PC for this reason: _____

Date _____ Owner Signature _____

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant, that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements.

I certify that I have read this application and state that all information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representative(s) of this city to enter upon the above mentioned property for inspection purposes.

Date 9/29/98 Applicant/Agent Signature [Signature]

WORKER'S COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:

_____, I have and will maintain a certificate of consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor Code, for the performance of work for which the permit is issued.

_____, I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy Number _____

(This section need not be completed if the permit is for \$100 or less) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 9/29/98 Applicant Signature [Signature]

WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEE.

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.



**City of Sacramento Development Services Division
Planning and Zoning Information Request**

Project Address: 310 + 1640 18 Ave Ste B

Assessor's Parcel Number: 250-0027-012

Description of Request: NEW + EXISTING

REPAIRS

Zoning Designation: M-15(PUD)

Prior Applications for Project Site(P#,Z#,DRPB#): 298-020

Comments: Construction of approval
and above requirements
of project must be met

Approved AT C.C. 9.8.98

Are There Any Planning Issues?: (Circle One) YES NO

Planning Review Required? (Circle One) YES NO

Design Review/ Preservation Required?: (Circle One) YES NO

Planning Review by/Date: Alan Ray 9.14.98

For a list of items that must be reviewed by Planning, please see reverse side of this form.

Plans on microfilm

**CALL UP OF THE PLANNING COMMISSION'S
APPROVAL OF A SPECIAL PERMIT FOR AN OFFICE
EXPANSION AND CHANGE IN DISPENSING HOURS
FOR BI-VALLEY MEDICAL CLINIC IN THE
LIGHT INDUSTRIAL, PLANNED UNIT DEVELOPMENT (M-1S)
(PUD) ZONE LOCATED AT 310 HARRIS AVENUE (P98-044).**

**NOTICE OF DECISION
AND
FINDINGS OF FACT**

At its regular meeting of September 8, 1998, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Council took the following action:

- 1 Upheld the Planning Commission's Decision to Approve a 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.
- 2 Upheld the Planning Commission's Decision to Approve a Special Permit Modification** to allow an existing 6,120 square foot drug abuse treatment facility extend the daily dispensing hours from the current 6 a.m. through 11 a.m. to 6 a.m to 1:30 p.m on 0.3± developed acres in Light Industrial, Planned Unit Development (M-1S)(PUD)zone.

The City Council actions were based upon the following findings of fact and subject to the following conditions:

Findings of Fact

1. Granting the Special Permit Modification is based upon sound principles of land use in that:
 - a. the expansion will be for additional office space and no increase in clients;
 - b. the expansion will not significantly impact or alter the site or surrounding industrial and residential area;
 - c. the hour extension will allow clients to receive treatment during the lunch hour and there will be no increase in clients; and
 - d. the modification of hours will not significantly impact or alter the site or surrounding industrial 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. 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; and
 - d. 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

- 1. The applicant shall obtain all necessary building permits prior to commencing construction of the office expansion. Size and location of the office expansion shall conform to the plans submitted.
- 2. The new dispensing hours shall be limited to 6:00 a.m to 1:30 p.m. The applicant shall provide security to watch the property and parking lot during all dispensing hours. (staff added)
- 3. The applicant shall provide a total of 28 parking spaces on-site (23 spaces from original approval plus five new spaces). Ten spaces in front of the clinic (closest to the door) shall be designated "BI-VALLEY PATIENT ONLY" clearly on each space and used for only patients during dispensing hours. Staff shall be directed to park in other spaces. Additional spaces may be created at the back of the building to accommodate staff parking and will only be used by staff.
- 4. Except as modified above, the applicant shall continue complying with all previous conditions P90-102 as amended by P92-220. The applicable conditions include the following:
 - 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. The maximum allowed number of patients shall include all patients seen by the clinic for any reason to include but not limited to treatment, counseling, or program participation.
 - 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.

5. Any additional changes, additions, or modifications shall require Planning review and approval. This shall include any change in the expanded office use for anything other than accounting offices.

MAYOR

ATTEST:

CITY CLERK

P98-044



SEP 14

OFFICE OF THE
CITY CLERK

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
1000 J STREET
SACRAMENTO, CALIFORNIA
95814

SALE OF THE CITY OF SACRAMENTO
CITY CLERK

FAX: (916) 441-3111
TELEPHONE: (916) 441-3000

SALE OF THE CITY OF SACRAMENTO
CITY CLERK

ADMINISTRATIVE
TELEPHONE: (916) 441-3000

Sacramento Partners
6829 Sunrise Boulevard, Ste 102
Citrus Heights, Ca 95610

COURT REPORT SERVICES
TELEPHONE: (916) 441-3000

SECURITY SERVICES
TELEPHONE: (916) 441-3000

On September 8, 1998 the City Council took the following action(s) for property located at 310 Harris Avenue, Bi-Valley Medical Clinic Office Expansion. (P98-044):

Adopted staff recommendation approving A. Environmental Determination; B. Councilmember Call Up of Planning Commission's Approval of a 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, Norwood Tech Planned Unit Development (M-1S) (PUD) zone; C. Councilmember Call Up of Planning Commission's Approval of a Special Permit Modification to allow an existing 6,120 square foot drug abuse treatment facility extend the daily dispensing hours from the current 6 a.m. through 11 a.m. to 6 a.m. to 1:30 p.m. on 0.3± developed acres in Light Industrial, Planned Unit Development (M-1S) (PUD) zone.

Sincerely,

Nancy Allen
Typist Clerk III

na/10.2

Enclosure

cc: Sandra Yope, Planning Division
Bi-Valley Medical Clinic Inc.

CITY OF SACRAMENTO
CERTIFICATE OF OCCUPANCY

For Information Contact (916) 264-5716

Building Address 310 810 Harris Ave Ste. B Permit No. 98-03963

Building Use Office Remodel/TT to create 4 office spaces Occupancy B
Contractor:

Building Owner G.L. Hansen & Sons Construction Type _____

Owner Address 8647 Nivt Circle, Elk Grove, CA 95629 Sprinkled () Yes () No

Portion of Building Occupied Suite B Area _____ Sq. Ft.

11/04/98 REN PECCI [Signature] Chief Building Inspector

Date Issued By: Print Sign City Building Official
Henry/Melavic

This Certificate, issued pursuant to the requirements of Section 109 of the Uniform Building Code, certifies that at time of issuance the described portion of the building has been inspected for compliance with the Uniform Building Code as adopted per Title 9 of the Sacramento City Code for the group and division of occupancy and use for which the proposed occupancy is classified. Issuance of this certificate shall not be construed as an approval of a violation of any Codes, or Federal, State and City Laws or Ordinances. Certificates presuming to give authority to such violation shall not be valid. This certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the City Building Official. No changes shall be made in the character of occupancy or use without approval of the City Building Official.

POST IN A CONSPICUOUS PLACE



**City of Sacramento Development Services Division
Planning and Zoning Information Request**

Project Address: 310 Harris Ave Srr B

Assessor's Parcel Number: 298-0027-012

Description of Request: NEW T.I. EXISTING

Zoning Designation: M-15 (PUD)

Prior Applications for Project Site(P#,Z#,DRPB#): 298-000

Comments: Conditions of approval for above referenced project must be met
Approved AT C.C. 9.8.98

- Are There Any Planning Issues?: (Circle One) YES NO
- Planning Review Required? (Circle One) YES NO
- Design Review/ Preservation Required?: (Circle One) YES NO

Planning Review by/Date: [Signature] 9-14-98

For a list of items that must be reviewed by Planning, please see reverse side of this form.

Plans on microfilm