

P97-018 - STOCKTON BOULEVARD DIALYSIS CLINIC

- REQUEST:
- A. Environmental Determination; Exemption 15301(a)
 - B. Special Permit to waive 32 of the required 70 parking spaces for a 14,000± square foot general office building conversion to a medical office/clinic on 0.66± developed acres in the C-4 zone.

LOCATION: 1771 Stockton Bl.; Stockton Bl. Between 33rd and 34th Sts.
Parcel Number: 007-0362-016
East Sacramento
Sacramento City Unified School District
Council District 3

APPLICANT:	Gresham, Smith & Partners; William Adair, Jr.; (615)269-8274, 3310 West End Ave., Nashville, TN, 37203
OWNER:	Dialysis Clinic, Inc., 1600 Hayes St., Nashville, TN 37203
APPLICATION FILED:	February 19, 1997
STAFF CONTACT:	Jeanne Corcoran, 264-5317

SUMMARY: The applicant proposes to convert an existing 14,000± square foot general office building to medical clinic/office space. This change in use from general office use to medical use requires a total parking requirement of 70 spaces (1:200). The applicant is requesting a waiver of 32 parking spaces for this conversion. As proposed 38 parking spaces are provided on-site.

The primary issues relating to the requested parking reduction is the adequacy of parking provided and/or availability of on-street parking within the project vicinity. With the implementation of transportation management measures and the available on-street parking, staff believes that the parking waiver will not adversely affect the on-street parking supply in the surrounding residential neighborhood.

RECOMMENDATION: Staff recommends approval of this project subject to conditions. This recommendation is based on its consistency with General Plan policies regarding reuse and revitalization of existing structures and the promotion of the transit system or other alternative commute modes.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Community Plan Designation:	N/A
Existing Land Use of Site:	General Office Building
Existing Zoning of Site:	C-4

Surrounding Land Use and Zoning:

North: Auto Repair, Bakery, Retail, Residential; C-4
 South: Office (Former Libby Cannery site); C-2
 East: Auto Repair, Vacant Commercial; C-2
 West: Auto Repair; C-4

Setbacks:	Required	Provided
Front:	0'	35' (Existing- 33rd St.)
Side(St):	0'	20' (Existing - Stockton Bl.)
Side(Int):	0'	68' (Existing)
Rear:	0'	8' (Existing - 34th St.)

Property Dimensions:	Irregular
Property Area:	.65 \pm gross acres .65 \pm net acres
Square Footage of Building:	14,000 \pm square feet
Height of Building:	32 feet, 2 stories
Exterior Building Materials:	Brick
Roof Material:	Built-up
Parking Provided:	38 spaces
Parking Required:	70 spaces

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Development Services Division
Driveway Permit	Public Works

BACKGROUND INFORMATION:

On April 25, 1985, the City Planning Commission approved a special permit and lot merger (P85-141) for the development of a two story, 14,000± square foot general office building. The office was constructed with 38 parking spaces (1:400), three more than required for general office use. Conditions of approval included compliance with the sign ordinance, tree shading and trash enclosure requirements. This building was constructed approximately 1986/87. Medical office use requires one parking space per 200 gross square feet office/clinic area, therefore, this building would require 70 spaces to be utilized as a medical office/clinic. Since the site is existing with 38 on-site parking spaces, the project is deficient 32 parking spaces.

The applicant proposes to relocate the University Dialysis Clinic, which currently is located at the Blood Bank site, 1631 Stockton Boulevard, to this location. This location is approximately two blocks from where they are currently located. The proposed facility will house a 4,800 square foot dialysis clinic, 1,600 square foot business office, 2,000 square foot research area, 3,000 square foot home training dialysis area and 2,600 square feet of support, exit corridors and stairs. The dialysis process is approximately four hours, three times a week. Therefore, the facility will operate Monday through Saturday, three shifts per day (7:00 am to 8:00 pm) with a maximum of 25 patients per shift. Total number of employees is 60, not all employees are expected on site at once. The maximum number of employees working at any one time is 25. This equates to a parking demand of 50 spaces.

The building was formerly occupied by University California Davis (UCD), which utilized the building as a medical office and at present still occupies a portion of the building. As a state use, the state has the ability to exempt themselves from City Ordinances and therefore did not request a special permit to reduce on-site parking. However, the establishment of the medical use provides the city with information regarding the parking situation as it relates to a medical use and whether parking problems have occurred at this site or the surrounding area. Per Ramon Gibbons Public Works Department, his department has not received any complaints regarding on-street parking on 33rd or 34th Streets. Residential permit parking has been instituted in this area north of P Street due to the med-clinic located on Folsom Boulevard, between Alhambra Boulevard and 32nd Street.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the site as Heavy Commercial or Warehouse. In 1985, a special permit was granted allowing the site to be used as 100% office. The proposed project is consistent with General Plan policies which permit office in the heavy commercial or warehouse designation subject to a special permit.

The medical office conversion is also consistent with the City's policy to encourage and promote the use of existing commercial buildings.

B. Site Plan Design/Zoning Requirements

1. Parking/Circulation

The proposed project site currently has 38 existing on-site parking spaces, one of which is a handicapped space (Exhibit A-1). Access to the site is provided from 33rd and 34th Streets which are both two way streets. Folsom Boulevard and Stockton Boulevard are the nearest major cross streets. The proposed project has been reviewed by the City's Public Works Department, Transportation and Engineering Planning and Development Services Division for potential transportation/circulation impacts and site access. An issue of concern is the close proximity of the existing driveway on 33rd Street to Stockton Boulevard. Staff is concerned with traffic safety when people back out of the parking spaces adjacent to this driveway. In order to accommodate the existing condition, maintain the on-site parking and provide traffic safety, staff proposes that the driveway on 33rd Street be reduced to one-way exit only, 15 feet wide driveway. Staff has spoken with the applicant regarding extending the existing landscaping planter south of the driveway to the north to reduce this driveway opening (Exhibit A-2), the applicant has no objections to this proposal.

As mentioned above, staff has spoken to the Public Works Department, Parking Division to determine whether this project would have a significant impact on the on-street parking. Public Works indicated to staff that they have not received any complaints. The area north of P Street is residential use and has a residential permit program in place. This residential permit plan was instituted due to the parking generated by the Med Center Clinic at Alhambra Boulevard and Folsom Boulevard. The land uses along 33rd and 34th Street, south of P Street are commercial. Many of the buildings along the east side of 34th Street are vacant. Along 33rd Street parking is allowed on the east side of the street only. Staff made two site visits and observed that on-street parking was available on 34th Street, however, parking on 33rd Street was completely taken.

In order to alleviate the on-street parking demand for this use, staff spoke to the applicant about instituting some transportation management measures. Since this building does not generate 100+ employees the developer was not required to provide a transportation management plan as required by Ordinance. The applicant is interested in assisting staff in alleviating their parking demand and is willing to implement trip reduction measures. The site is located on a bus route serving the UCD Medical Facility farther to the west of this site along Stockton Boulevard. A bus stop is located at the front of this building. Therefore, the proposed measures include 100 percent subsidy for 8 bus passes, showers and lockers, bicycle parking spaces, carpool/vanpool spaces and a security guard

whose duties will include directing the flow of traffic, advising of parking availability to patients, staff, and non-emergency transportation companies. Per Public Works, Transportation and Development Services, these trip reduction measures reduce the demand for parking by 13 parking spaces and will be made conditions of approval. These trip reduction measures provide an actual parking demand of 57 parking spaces.

The applicant also provided information of the transportation modes of their patients. Below is the transportation modes used by current patients and projected for future patients:

MODE	Current Number	Percentage of Total	Future Maximum Number
Medical Transportation	47	39%	61
Public Transportation	12	10%	15
Relative/Private	20	18%	28
Drive Self	40	33%	52
Total	119	100%	150

Of the four modes of transportation, the applicant has determined that the only vehicles that would stay in the parking lot during the shift are the ones driven by the patients themselves, which would require approximately nine parking spaces per shift. If the relative/driver were to stay on the premises during the treatment an average of 13 spaces per shift would be required to accommodate the vehicles. These 13 spaces plus the 25 spaces required to accommodate the employees' vehicles would require a total of 38 parking spaces. Therefore, the applicant contends that the actual parking demand at any one time would be 38 versus the staff's projections of 57 spaces. However, the parking provided on site in conjunction with the approximately 35 on-street parking spaces appears to provide adequate parking for this facility. Therefore, staff supports this request to waive parking.

2. Landscaping

Since the proposed site is existing, the landscaping is installed. The front landscaping along Stockton Boulevard appears to be maintained and in fairly good shape. The landscaping in the parking area is non-existent and poorly maintained. The applicant shall be required to submit, prior to issuance of building permit, a landscaping plan for the parking lot. At a minimum the four foot planter area provided along the north property line shall be replanted and maintained with turf, ground cover or low shrubs (no more than 30 inches in height) and where necessary the trees in the planter areas on the site shall be replaced.

3. Trash Enclosure

The project as conditioned in 1985, required a trash enclosure per the Zoning Ordinance requirements. Staff did not observe a trash enclosure on the site. The original plans indicated a trash enclosure along 33rd Street. However, staff observed a trash receptacle sitting out in the open adjacent to 34th Street. Staff would recommend that the trash enclosure be constructed or that the trash area be relocated inside the building.

D. Building Design

The existing building is constructed of red brick and glass with a built-up roof. The proposal does not include any exterior modifications of the building. The proposed conversion of the 14,000± square feet of general office space to medical office space is primarily for tenant improvements.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(a)).

B. Public/Neighborhood/Business Association Comments

The project has been routed for review to the East Sacramento Improvement Association (ESIA); Elmhurst Neighborhood Association; Med Center Neighborhood Association and South Sacramento Neighborhood Coalition. The following comments have been received:

ESIA:

ESIA does not oppose this request. ESIA recognizes the property is located in a commercial setting and that based on the nature of the building use, patient visits are to be staggered.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Building Division

Two handicapped accessible parking stalls required. The plan indicates one handicapped space provided. The site can be redesigned to accommodate two

handicapped parking spaces with the inclusion of compact spaces. Forty percent of the spaces (15) may be compact parking spaces.

2. Police Department

Project does not create a potential problem for law enforcement.

3. Public Works Department

Comments have been incorporated into the conditions of approval.


PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the special permit to reduce parking. 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:

Adopt the attached Notice of Decision approving the special permit to waive 32 parking spaces for the conversion of 14,000 \pm square feet of general office space to medical office space.

Report Prepared By,

Report Reviewed By,


Planner


Senior Planner

Attachments

Attachment A	Notice of Decision approving the Special Permit
Exhibit A-1	Site Plan/Floor Plan
Exhibit A-2	Site Plan - Staff Recommendation
Attachment B	Vicinity Map
Attachment C	Land Use and Zoning Map
Attachment D	Letter From Neighborhood Association

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
(STOCKTON BOULEVARD DIALYSIS CLINIC), LOCATED AT 1771
STOCKTON BLVD. SACRAMENTO, CALIFORNIA IN THE
HEAVY COMMERCIAL (C-4) ZONE. (P97-018)**

At the regular meeting of May 22, 1997, 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: Found the project Exempt pursuant to CEQA Section 15301(a);**
- B. **Approved the Special Permit waiving 32 of the required 70 parking spaces for a 14,000+ square foot general office building conversion to a medical office/clinic on 0.66+ developed acres in the C-4 zone.**

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

FINDINGS OF FACT

- A. **Categorical Exemption:** The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15301(a) of the CEQA Guidelines.
- B. **Special Permit to waive 32 parking spaces for a conversion of general office space to medical office space:** The Special Permit to reduce the amount of parking for a medical office use approved subject to the following findings of fact and conditions of approval:
 - 1. The project is based upon sound principles of land use in that the proposed project is the conversion of general office space to medical office space.
 - 2. The proposed project will not be detrimental to the public welfare and result in the creation of a public nuisance in that:
 - a. adequate parking will be provided;
 - b. public transit is available to the site; and,
 - c. transportation measures will be implemented to reduce the demand for parking.

3. The project is consistent with the goals and policies of the General Plan for re-use and revitalization of existing developed areas and promotion of public transit and alternate modes of transportation.

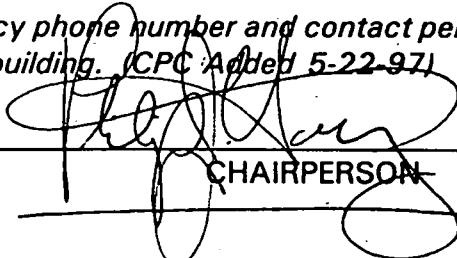
CONDITIONS OF APPROVAL

- B. The Special Permit to waive parking for the conversion of general office space to medical office space (Exhibit A-2) is hereby approved subject to the following conditions:

- B1. The existing driveway on 33rd Street shall be reduced to a 15 foot one-way exit driveway. The driveway shall be reduced by extending the southern landscaped planter north to provide a 15 foot wide driveway. The driveway shall be replaced with curb, gutter, and sidewalk to the satisfaction of the City's Public Works, Transportation and Engineering Planning Division.
- B2. The driveway on 33rd Street shall be clearly marked as exit only. This may be marked with arrows on the pavement or signs clearly posted at the driveway.
- B3. Prior to occupancy permit, the following Transportation Management Measures shall be implemented to reduce the parking demand:
 - a. The applicant/owner or occupant of the building shall provide reimbursement for up to eight employees, for 100% subsidized Regional Transit passes. Information on employer subsidized bus passes shall be clearly posted in an area patronized by the employees. The applicant/owner, upon request of the Planning Director, shall provide documentation indicating how this condition is being implemented.
 - b. The applicant/owner and or occupant of the building shall post information on alternative commute modes, and coordinate with the transit agency and regional ridesharing agency to maintain and provide current information.
 - c. Five parking spaces shall be allocated for carpool/vanpool spaces and clearly marked. Spaces shall be covered or shaded or given a preferential location without impacting the patient parking. *(Amended by CPC 5-22-97)*
 - d. Showers and lockers shall be provided in the building. A minimum of one shower with 10 lockers per gender shall be provided (Total 2 showers, 20 lockers).
 - e. Ten bicycle parking facilities shall be provided, five of which shall be Class I. The remaining shall be Class I or II.
- B4. Prior to issuance of building permits, a landscaping plan for the parking area shall be submitted for review and approval of the planning staff. The four foot planter provided along the north property line shall be replanted and maintained


with turf, ground cover or low shrubs (no more than 30 inches in height) or in some other decorative manner approved by staff. Approval of the treatment of the planter area along the northern property line will be determined by solutions to the drainage problem that exist along the northern property line. Where necessary the trees in the planter areas shall be replaced. The landscaping plan shall also include an irrigation plan, if irrigation is not in place or not in working condition. (Amended by CPC 5-22-97)

- B5. The applicant shall provide the required handicap parking spaces as required by Title 24 of the City Code and the Americans with Disabilities Act (ADA) standards, as required by the Building Division.
- B6. The trash enclosure, if located outside the building, shall be constructed to comply with Section 34 of the City Zoning Ordinance.
- B7. All proposed signage shall comply with the City's Sign Ordinance.
- B8. The applicant shall obtain all necessary building permits prior to occupancy.
- B9. *The applicant shall work with the northern property owner (G. Walburg) on 33rd Street to alleviate the drainage problems on his structure which is adjacent to or on the shared property line. Solutions may prevent landscaping of this planter or portions thereof. (CPC Added 5-22-97)*
- B10. *Patient parking shall be clearly identified and located closes to the building entrance. (CPC Added 5-22-97)*
- B11. *A sign indicating a 24 hour emergency phone number and contact person shall be kept current and posted on the building. (CPC Added 5-22-97)*



 CHAIRPERSON

ATTEST:



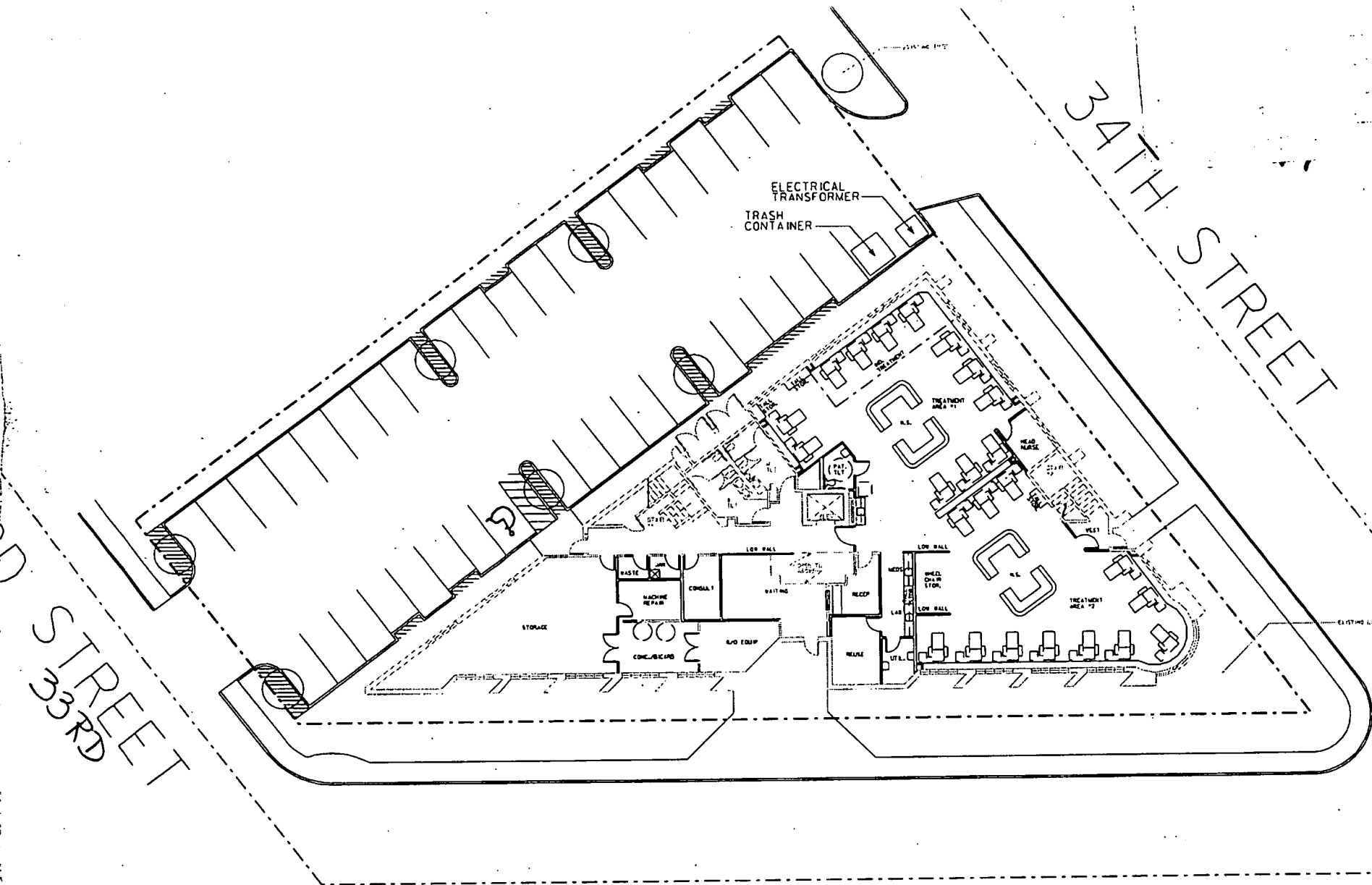
 SECRETARY TO CITY PLANNING COMMISSION
 5-22-97
 DATE (P97-018)

- Exhibit A-1 Site Plan/Floor Plan
- Exhibit A-2 Site Plan - Staff Recommendation

ppg-018

May 22, 1997

EXHIBIT A-1

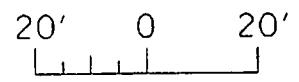


STOCKTON BLVD.

PARK STREET

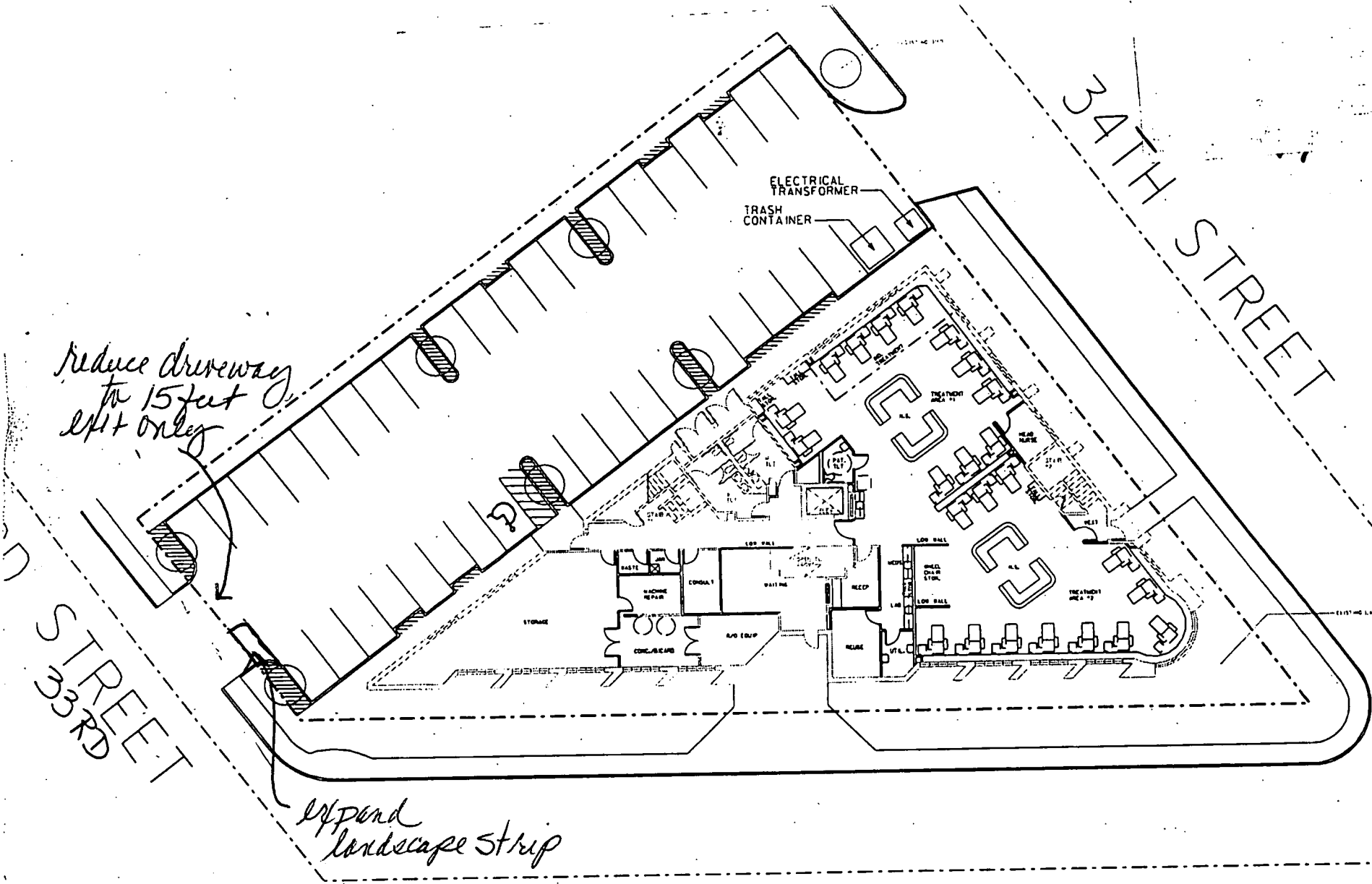
34TH STREET

SITE PLAN



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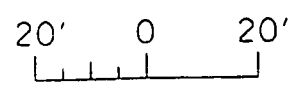
EXHIBIT A-2
Staff Recommendation

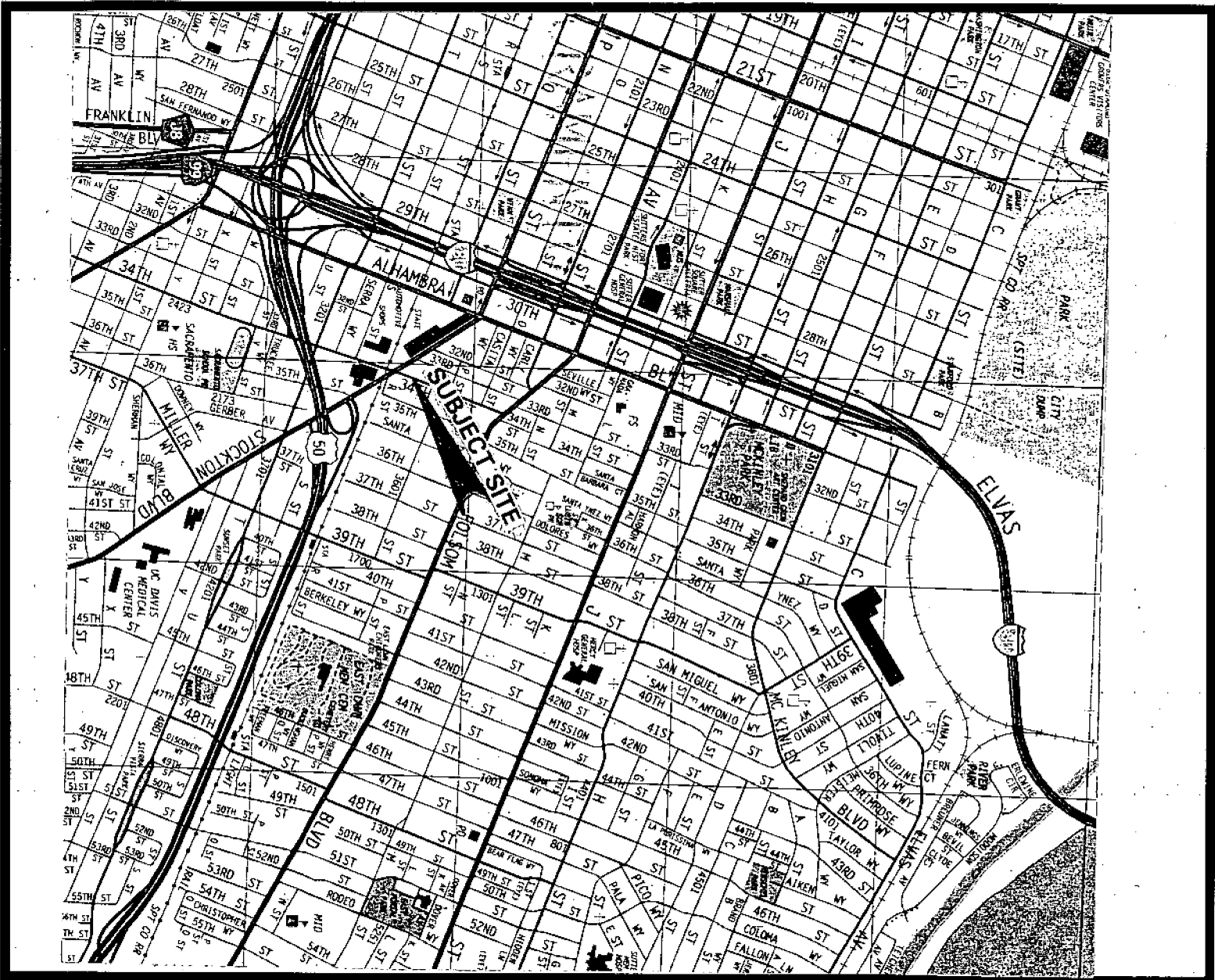


STOCKTON BLVD.



SITE PLAN





VICINITY MAP

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ATTACHMENT D



EAST SACRAMENTO IMPROVEMENT ASSOCIATION

Neighbors helping neighbors since 1958

DEVELOPMENTAL SERVICES DIVISION
CENTRAL AREA PLANNING TEAM
SACRAMENTO, CA

Project Manager, Jeanne Corcoran

The East Sacramento Improvement Association does not oppose the application for a special permit by Dialysis Clinic Inc. at the property located at 1771 Stockton Blvd. providing the following conditions exist. This parking waiver applies to the Dialysis Clinic as it is currently defined and shall not apply to any expansion of the 25 dialysis stations at 1771 Stockton Blvd. The waiver allows the applicant to use 38 spaces provided on-site instead of the required 60 spaces. ESIA recognizes the property is located in a commercial setting and that based on the nature of the building use, patient visits are to be staggered.

Linda Cook
Board Member, ESIA
(916) 4538996

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