

CITY PLANNING COMMISSION

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

APPLICANT	Gary Little, 5534 Elvas Avenue, Sacramento, CA 95819				
OWNER	Gary Little, 5534 Elvas Avenue, Sacramento, CA 95819				
PLANS BY	J. Eash, 934 Trestle Glen Way, Sacramento, CA				
FILING DATE	8/9/84	50 DAY CPC ACTION DATE		REPORT BY:	SC:sg
NEGATIVE DEC	EX. 15311(b)	EIR		ASSESSOR'S PCL. NO.	014-064-02,03,04,05

APPLICATION: Variance to locate 19 of 40 required parking spaces off-site (Section 6-A-11).

LOCATION: 2360 Stockton Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to locate 19 of 40 required parking spaces off-site in conjunction with the development of a medical office building.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Medical Center; R-2
South: Residential, R-1
East: Auto repair; C-2
West: Restaurant & residential; C-2 & R-1

Parking Required: 40
Parking Provided: 21 on-site, 19 off-site
Property Dimensions: 100' x 198'
Property Area: 0.45 acres
Square Footage of Building: 7,920
Topography: Flat
Street Improvements: Existing
Utilities: Existing

BACKGROUND INFORMATION: On March 8, 1984 the Planning Commission approved a rear yard setback variance and a variance to waive the required six foot masonry wall for a 7,920 square foot office building on the subject site (P84-070). The office building is currently under construction and the applicant is now requesting a parking variance to locate 19 required parking spaces off-site since the building has been leased to the Medical Center for medical office use. The existing office building was approved based on a 1:400 parking ratio (20 spaces required).

The subject site is located on a commercial strip opposite to the U.C. Medical Center. The property on the west side of the site is developed with single family uses. The applicant is proposing to develop the site with medical office uses and is requesting a variance to locate 19 of the 40 required parking spaces off-site at the Medical Center. As proposed, staff parking on the subject site is to be restricted to the Clinic Director and a short term pick-up and delivery stall. The remaining staff parking is proposed to be provided at the Medical Center.

APPLC. NO. P84-306

MEETING DATE September 13, 1984
September 27, 1984

CPC ITEM NO. 34

000213

PROJECT EVALUATION: Staff has the following comments regarding the proposed project:

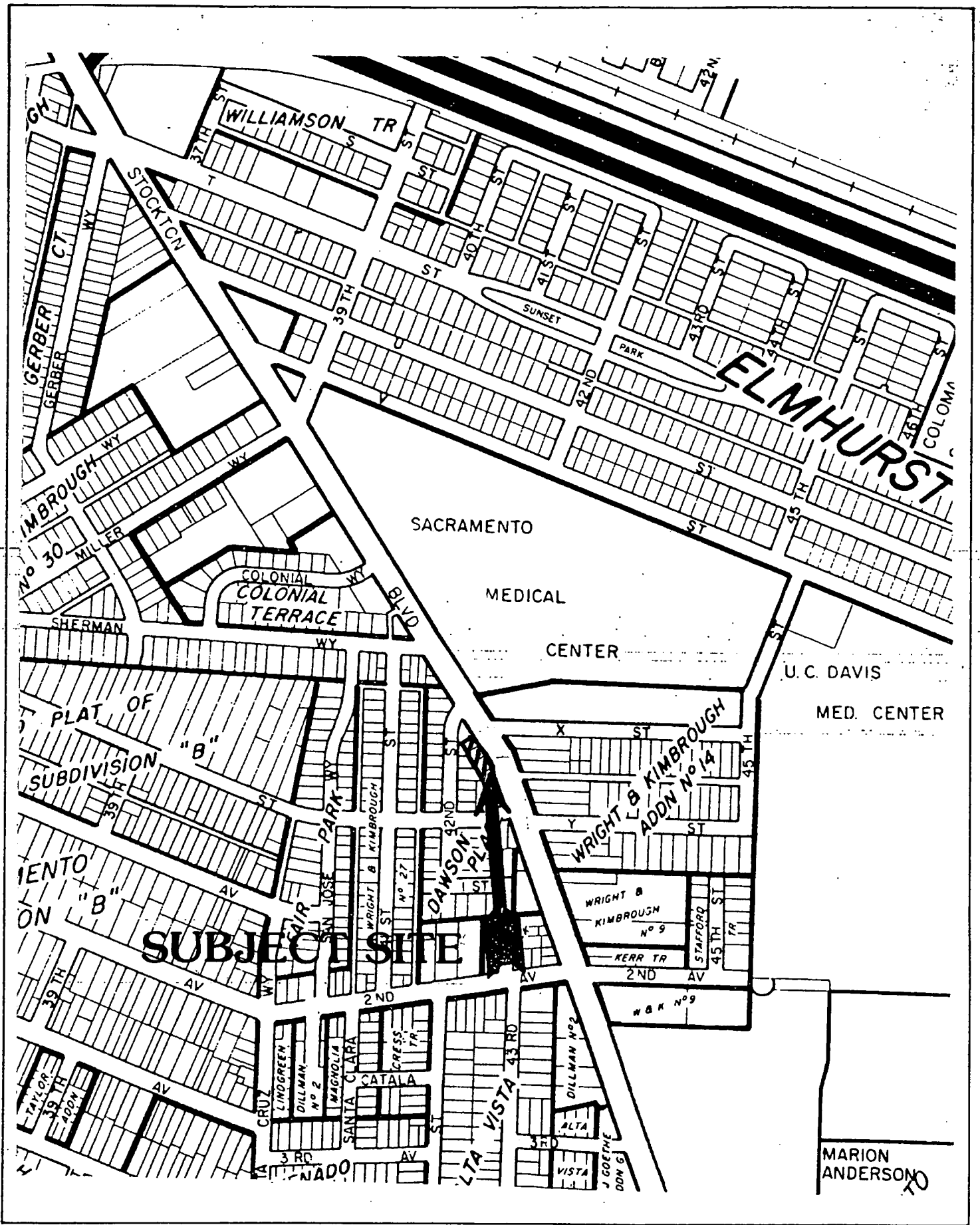
- A. Staff cannot find the necessary special circumstance or hardship to support the variance request. The site could have been constructed to meet the standards for a medical office use. This would have required a smaller building. However, the project did gain extra building area pursuant to the previously approved reduction of the rear yard setback from 15 to three feet.
- B. The on-site parking appears to be inadequate even for patient use since the floor plan indicates the following: four operatory rooms, one x-ray room, 10 treatment rooms, one speech room, three exam rooms, three audio rooms, one patient holding room, one waiting area. In addition, the plan has three secretary offices, one reception area, three doctors' offices, and three nurses' stations.
- C. The residential area behind the subject site to the west currently has a residential parking program in effect to minimize parking problems that previously existed. Permitting inadequate parking for this project will recreate a parking problem.
- D. The applicant's plans were submitted to the City Traffic Engineer and the Oak Park PAC. The Oak Park PAC comments have not been received by Planning at this time. The Traffic Engineer indicated no comments on the proposal.

ENVIRONMENTAL DETERMINATION: The proposed variance is exempt from environmental review, pursuant to State CEQA Guidelines (Section 15311(b)).

RECOMMENDATION: Staff recommends the Commission deny the variance to locate 19 required parking spaces off-site based upon the following findings of fact:

Findings of Fact - Variance

- A. As proposed, the variance constitutes a special privilege extended to one individual property owner in that there are no special circumstances that warrant granting the parking variance in that the site is currently under construction and the site could have been developed to provide adequate parking for the intended use.
- B. The proposed variance will pose a disservice to other property owners in the vicinity of the subject site since adequate and convenient patient parking is not provided and parking problems may result for neighboring property owners.



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VICINITY MAP

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SUBJECT SITE

(R-2)

UC
MEDICAL
CENTER

REST.

(C-2)

STOCKTON

X ST

MED
OFF

(C-2)

92ND ST

IF

IF

IF

(R-1)

IF

IF

IF

AUTO
RE

IF

IF



LAND USE & ZONING MAP

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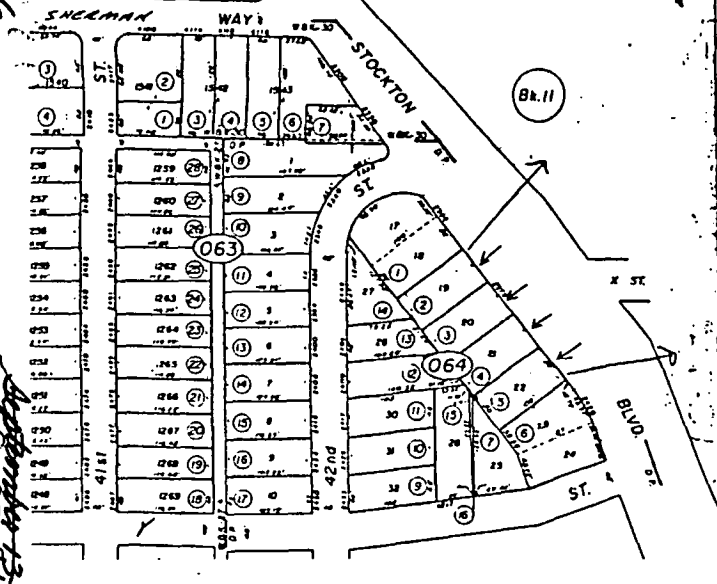
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WRIGHT & KIMBROUGH TR. 27 & 30 Tax Area Code

14-06

IMPORTANT This plat is not a survey. It is merely prepared as a convenience to locate the land to be shown on adjoining streets and other lands and not to guarantee any dimensions, distances, bearings, or other data.

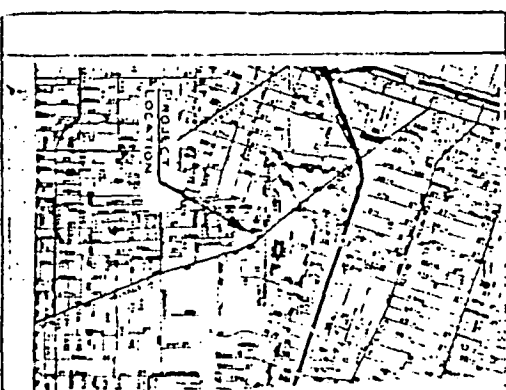
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CITY OF SACRAMENTO
Assessor's Map Bk. 14 -Pg. 06
County of Sacramento, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Approved 12/19/88
178



Block 11
Block 12
Block 13
Block 14
Block 15
Block 16
Block 17
Block 18
Block 19
Block 20
Block 21
Block 22



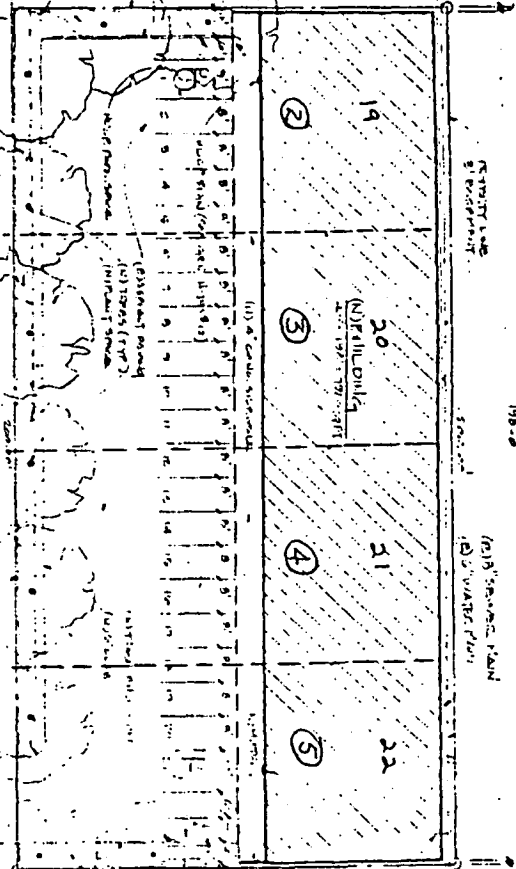
SITE PLAN

Scale: 1" = 100'
North Arrow

1. See Assessor's Map and Tax Map, City and County of Sacramento.
2. See Assessor's Map and Tax Map, City and County of Sacramento.
3. See Assessor's Map and Tax Map, City and County of Sacramento.
4. See Assessor's Map and Tax Map, City and County of Sacramento.
5. See Assessor's Map and Tax Map, City and County of Sacramento.

NOTES:

1. See Assessor's Map and Tax Map, City and County of Sacramento.



STOCKTON BLVD.

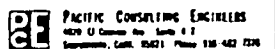
See Assessor's Map

2000 DE 2222 3 THE DISCOVERY INVESTMENTS

2000 STOCKTON BLVD

A.P. 14-06-23, 4, 5

APPROVED: _____
DATE: _____



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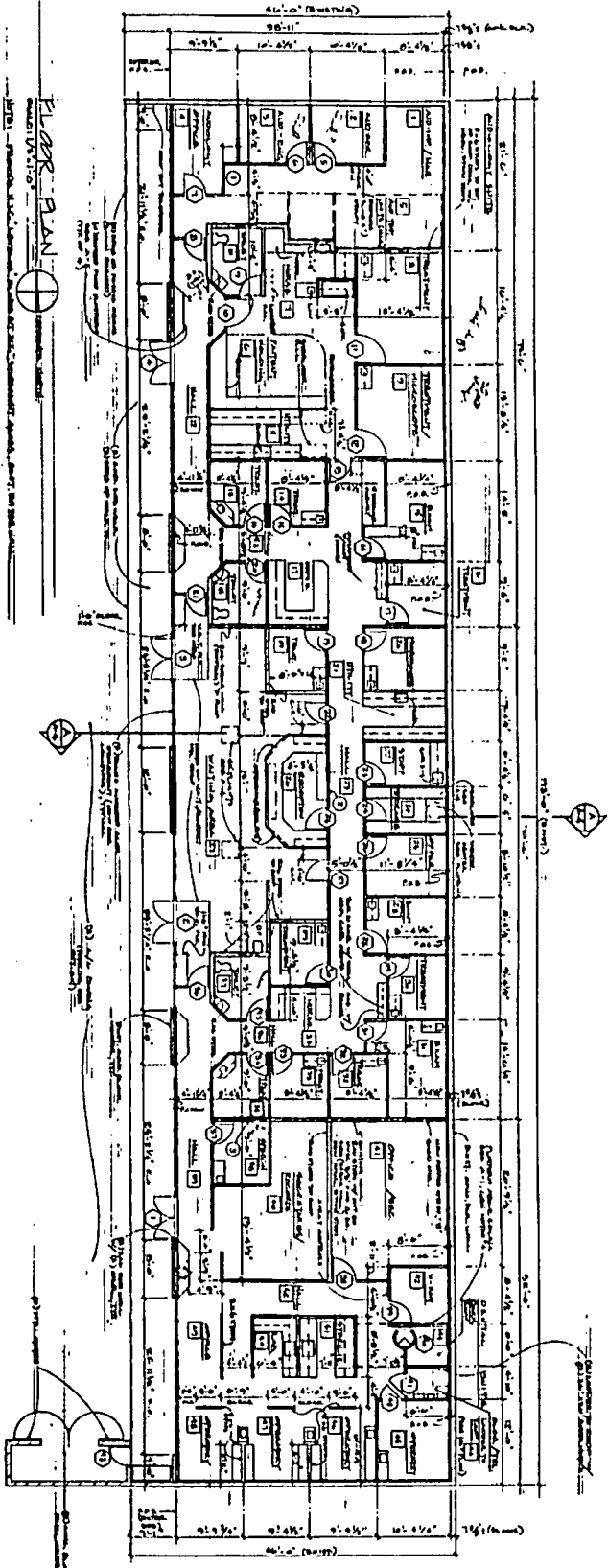
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Approved 13 1981
LSE-6
78

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FLOOR PLAN

BOARD

BOARD

1. ALL BOARDING SHALL BE DONE IN ACCORDANCE WITH THE BOARDING REGULATIONS OF THE UNIVERSITY OF CALIFORNIA, DAVIS MEDICAL CENTER.

2. ALL BOARDING SHALL BE DONE IN ACCORDANCE WITH THE BOARDING REGULATIONS OF THE UNIVERSITY OF CALIFORNIA, DAVIS MEDICAL CENTER.

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5. ALL BOARDING SHALL BE DONE IN ACCORDANCE WITH THE BOARDING REGULATIONS OF THE UNIVERSITY OF CALIFORNIA, DAVIS MEDICAL CENTER.

ENTRIES (continued)

ENTRIES (continued)

1. ALL ENTRIES SHALL BE DONE IN ACCORDANCE WITH THE ENTRY REGULATIONS OF THE UNIVERSITY OF CALIFORNIA, DAVIS MEDICAL CENTER.

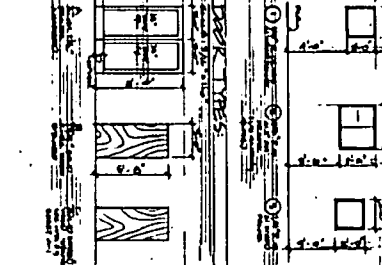
2. ALL ENTRIES SHALL BE DONE IN ACCORDANCE WITH THE ENTRY REGULATIONS OF THE UNIVERSITY OF CALIFORNIA, DAVIS MEDICAL CENTER.

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5. ALL ENTRIES SHALL BE DONE IN ACCORDANCE WITH THE ENTRY REGULATIONS OF THE UNIVERSITY OF CALIFORNIA, DAVIS MEDICAL CENTER.

WINDOW TYPES



WORK SCHEDULE

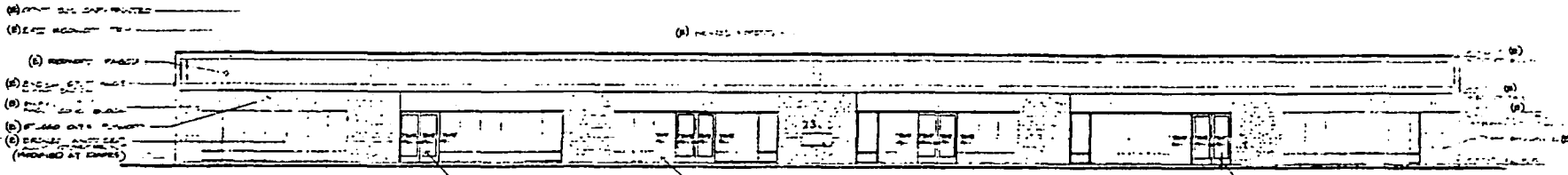
NO.	DESCRIPTION	START DATE	END DATE
1	Site Preparation	01/01/81	01/15/81
2	Foundation	01/15/81	02/01/81
3	Structural Steel	02/01/81	02/15/81
4	Concrete	02/15/81	03/01/81
5	Roofing	03/01/81	03/15/81
6	Interior Walls	03/15/81	04/01/81
7	Partitions	04/01/81	04/15/81
8	Windows	04/15/81	05/01/81
9	Doors	05/01/81	05/15/81
10	Electrical	05/15/81	06/01/81
11	Plumbing	06/01/81	06/15/81
12	Mechanical	06/15/81	07/01/81
13	Finishes	07/01/81	07/15/81
14	Painting	07/15/81	08/01/81
15	Final Inspection	08/01/81	08/15/81

A-2

TENANT IMPROVEMENTS TO AN EXISTING BLDG. FOR ENT CLINIC
 MC THE UNIVERSITY OF CALIFORNIA, DAVIS MEDICAL CENTER
 BLDG. LOCATED FROM STATION BLVD
 SACRAMENTO, CA

JOHN B. BASH ARCHITECT
 904 CENTRAL BLDG WAY
 SACRAMENTO, CA 95811
 (916) 442-1011

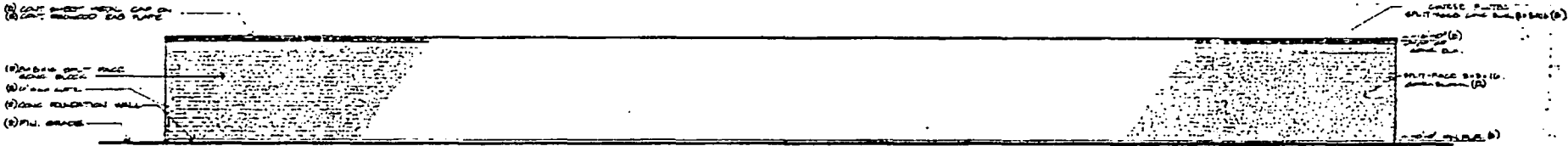
PS4-306



EAST ELEVATION

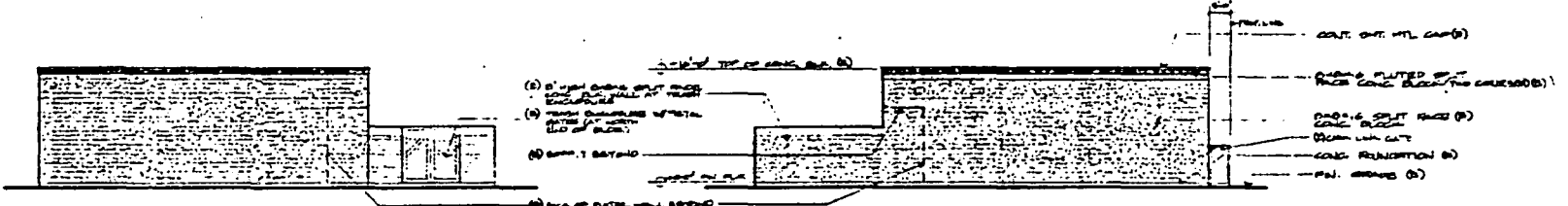
SCALE: 1/8" = 1'-0"

NOTE: EXTERIOR WALLS TO REMAIN. DRIVE AT LOCATION AS SHOWN. THIS PLAN IS SUBJECT TO CHANGE. (SEE ARCHITECT'S OFFICE FOR THE LATEST REVISIONS.)



WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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TENANT IMPROVEMENTS TO AN EXISTING BUILDING FOR EAST CLINIC
FOR THE UNIVERSITY OF CALIFORNIA, CLINIC, PEDIATRIC CENTER
BUILDING LEASING: 8800 S. MOUNTAIN VIEW
SACRAMENTO, CA

ARCHITECT
CLINIC ARCHITECTS
1000 J STREET, SUITE 100
SACRAMENTO, CA 95811

September 13 1984
9-27-84

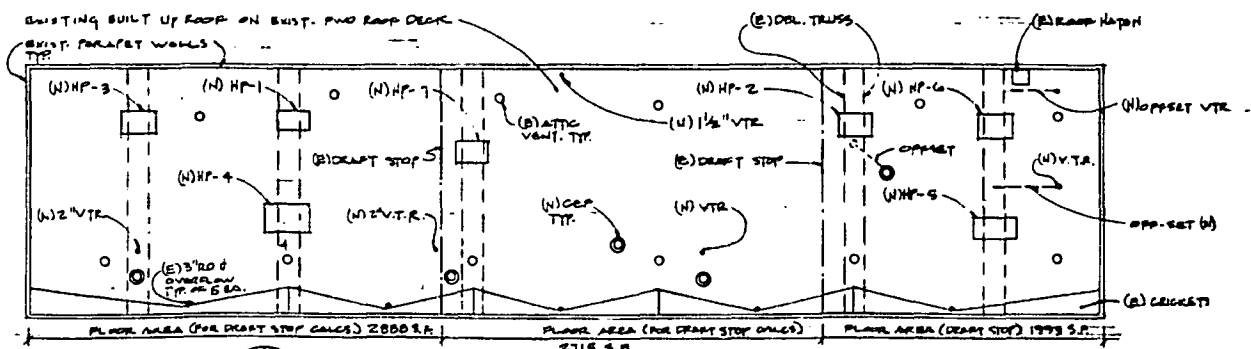
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GENERAL NOTES: (APPLY TO ALL SHEETS)

1. ALL CONSTRUCTION TO COMPLY WITH ALL APPLICABLE CODES.
2. THE PROJECT DRAWINGS & SPECIFICATIONS SHALL BE CONSIDERED TO BE PRELIMINARY UNTIL SIGNED BY THE ARCHITECT.
3. ALL ITEMS SHOWN ARE NEW EXCEPT AS OTHERWISE NOTED.
4. VERIFY ALL EQUIPMENT LOCATIONS & SUPPORT REQUIREMENTS W/ TENANT PRIOR TO CONSTRUCTION OF IMPROVEMENTS SHOWN HEREON. PROVIDE ADEQUATE SUPPORT AS RECOMMENDED BY EQUIP. MFG.
5. PROVIDE LEAD SHIELDING AT WALLS OF X-RAY ROOM (PER PHYSICIST'S REPORT).
6. ONE-HOUR FIRE PROTECTED CORRIDORS NOT REQUIRED THIS PROJECT AS NO CORRIDOR EXITING ROUTE SERVES AN OCCUPANT. LOAD OF 30 PL. YOLLS (SEE UNIFORM BUILDING CODE, SEC. 3804).
7. BUILDING OWNERS DISCOVERY INVESTMENTS, 5534 ELIAS AVE., SACRAMENTO. BUILDING TENANT - UNIVERSITY OF CALIFORNIA, DEPT. MEDICAL CENTER, SACRAMENTO.
8. PROVIDE SIGN OVER DOORS #1-4 STATING: THIS DOOR TO REMAIN OPEN DURING BUSINESS HOURS. (COMPLY W/ TITLE 24 SEC. 2208(C) EXCEPTION #1).
9. PROVIDE SIGNS ON TOILET ROOM DOORS PER TITLE 24 SEC. 2-1711 9.(d) 3. (PROVIDE BOTH SIGNS @ EACH DOOR - UNIFORM).
10. CONTRACTOR TO COORDINATE ALL TRADES PRIOR TO CONSTRUCTION. ARCHITECT SHALL INTERPRET DRAWINGS IF DISCREPANCIES OCCUR.
11. PROVIDE 18" CLEAR ADA TO ALL DOORS AT TREATMENT & EXAM ROOMS (ON DOOR SWING SIDE OF DOOR).

(B) SIGN ON WINDOW FOR HANDICAPPED PARKING ST.

(B) SIGN



ROOF PLAN
SCALE: 1/8" = 1'-0"
REF. NORTH

NOTES & LEGEND

- HP = HEAT PUMP UNIT
- VTR = VENT TRUNK ROOF
- (N) = NEW, (E) = EXISTING
- EXISTING ATTIC VENTILATES (TUBO TYPE)
- ⊙ NEW CEILING EXHAUST FANS (SEE MECH.) (COR)
- - - EXISTING DRAFT STOPS
- - - EXIST. DEL. TRUSSES
- NEW VENT THRU ROOF (SEE MECH.)

1. CUT NEW HOLES IN EXIST. ROOF AS REQ. FOR (N) DUCTS & PIPES. REPAIR ROOF, PROVIDE FLASHING & AIR PITCH POCKETS AS REQ. TO PROVIDE WEATHER-TIGHT SEAL.

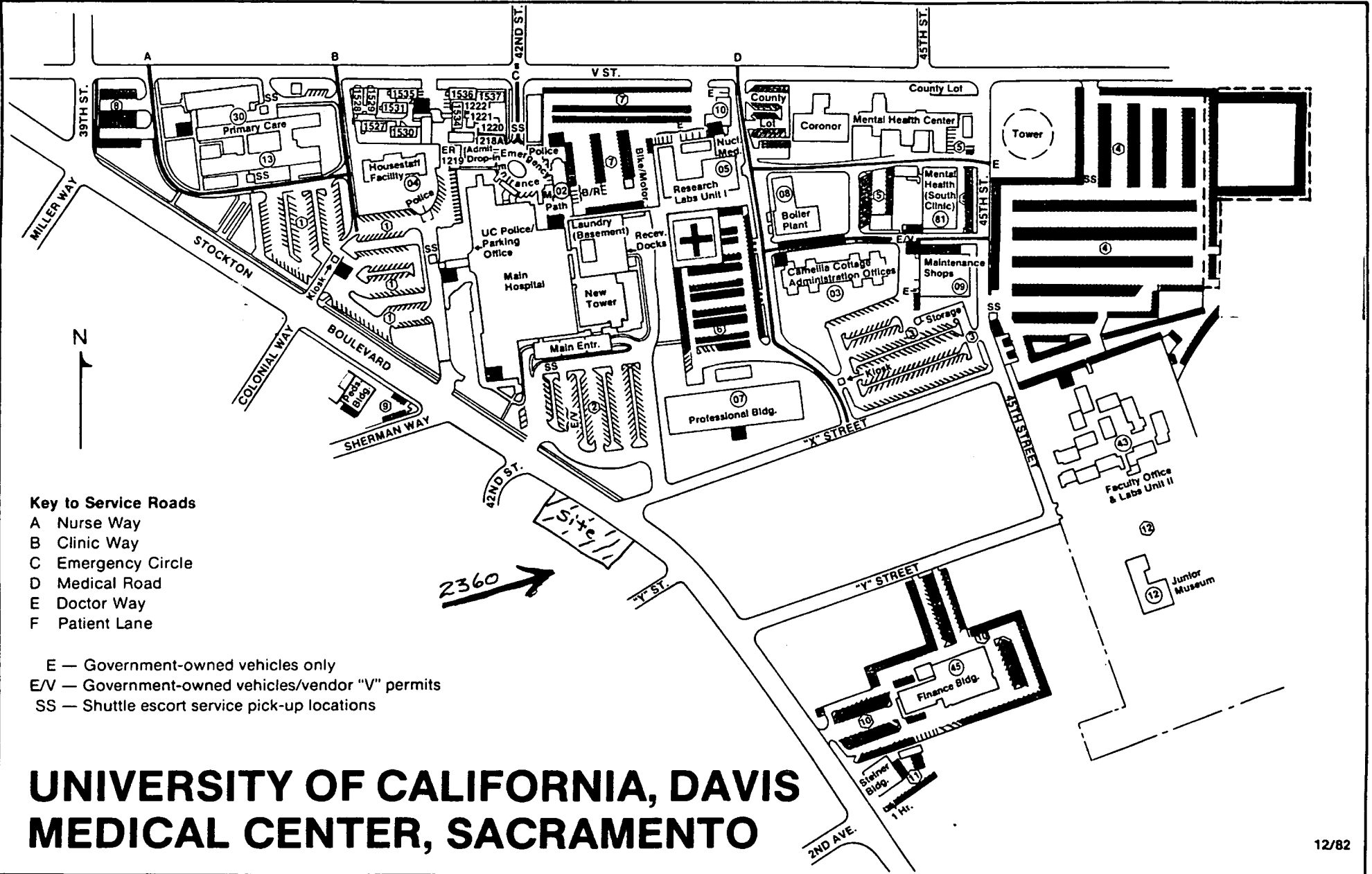
- Yellow: UCDMC Employee "B"/Vendor "V" permit required
- Green: UCD Student "C"/Employee "A"/Employee "B"/Vendor "V"/Volunteer/Visitor 50¢
- Lt. Blue: Patient/Visitor 25¢ per hour/Employee "B" permit 2 PM—8 AM only
- Blue: Reserved for handicapped persons w/DMV disability plates, placards/UCDMC medical 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

POLICE AND PARKING
UCD MEDICAL CENTER, SACRAMENTO
MAIN HOSPITAL, ROOM 1202
2315 STOCKTON BOULEVARD
SACRAMENTO, CALIFORNIA 95817
POLICE **PARKING**
(916) 453-2555 **453-2687**

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August 19, 1981
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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

UNIVERSITY OF CALIFORNIA, DAVIS MEDICAL CENTER, SACRAMENTO

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