DIRECTOR REPORT

STAFF RECOMMENDATION
Staff recommends the Zoning Administrator and Design Director approve with conditions a Conditional Use Permit Major Modification and Site Plan and Design Review, for the project known as file Z24-012. Draft Findings of Facts and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS
1. **Conditional Use Permit Major Modification** of a Conditional Use Permit (CUP) to expand an existing medical care clinic, on a parcel of approximately 2.46 acres in the General Commercial (C-2) zone and the Single-Unit Dwelling (R-1) zone.
2. **Site Plan and Design Review** for the construction of a 2,678 square foot addition and related site improvements.

PROJECT INFORMATION
Location: 811 Grand Ave (Council District 2)
Assessor's Parcel Number: 251-0051-024-0000
Applicant: Sarah Ellis, Ellis Architects, Inc.
4132 C Street, Sacramento, CA 95819
Property Owner: Jeffrey Wilkinson, Heartland Child and Family Services
811 Grand Avenue, Suite D, Sacramento, CA 95838
Project Planner: Deja Harris, Associate Planner, (916) 808-5853
Hearing Date: June 27, 2024
General Plan Designation: Neighborhood (N)
Community Plan Area: North Sacramento
Parking District: Traditional
Design Review Area: Del Paso Heights
Existing Land Use of Site: Medical Care Clinic
Existing Zoning of Site: General Commercial (C-2)/Single-Unit Dwelling (R-1)
**Surrounding Zoning and Land Use**

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>R-1 Residential</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>R-3A Residential</td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>C-2/R-2A Commercial / Residential</td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>R-1 Sacramento Northern Parkway</td>
<td></td>
</tr>
</tbody>
</table>

- Property Area: 2.46 acres
- Topography: Flat
- Street Improvements: Existing
- Utilities: Existing
- Vehicle Parking: 95 Spaces Existing (78 Spaces Proposed)
- Project Plans: See attached site plan and floor plan exhibits
- Previous Planning Files: P5499

**ATTACHMENTS**

- Attachment 1: P5499 Special Permit
- Attachment 2: Zoning Map
- Attachment 3: Project Plans

**BACKGROUND**

The subject site, located at the corner of Grand Avenue and Rio Linda Boulevard, is developed with approximately 25,295 square feet of existing medical office buildings and is operating under a Special Permit approved in 1971 for a medical care clinic. It is surrounded by residential and commercial uses. The site is located within the General Commercial (C-2) zone and the Single-Unit Dwelling (R-1) zone. The applicant is proposing to construct an addition on the north side of the existing building in parking Lot A. The expansion of the use will occur within the R-1 zone.

The applicant is seeking to modify the Conditional Use Permit [(CUP) (formerly Special Permit #P5499)] to construct a 2,678 square foot addition with a 617 square foot atrium, modify the existing parking layout, and construct a new trash enclosure. Site Plan and Design Review is needed to evaluate the addition and other site improvements for adherence to the City’s design standards.

**PROPOSED PROJECT AND ANALYSIS**

The proposed project requires the following entitlements:

*Conditional Use Permit (CUP) Major Modification*

The applicant seeks to modify the existing Conditional Use Permit (formerly Special Permit #P5499) for a medical care clinic to expand further into the R-1 zone with the construction of a 2,678 square foot addition and a 617 square foot atrium. A medical office is not permitted in the R-1 zone; however, the Special Permit from 1971 permitted the use in the R-1 zone and the business has maintained the permit by
continuously operating a medical use since establishment. The proposal will not modify any existing driveways, on-site circulation, or the nature of use on the site. The addition will be used as respite space for families and office spaces for clinical and management staff. The business hours of operation for the wellness center will remain from 8 AM until 6 PM, Monday through Friday and are not proposed to change. HeartLand intends to hire up to five new staff members when the project is complete.

This site currently provides 95 vehicles spaces comprised of two parking lots, with 56 spaces in Lot A and 39 spaces in Lot B. The applicant seeks to modify parking Lot A by removing 17 parking spaces to facilitate the construction of the proposed addition. Currently, Lot A does not comply with the 50% tree shading requirement and is considered nonconforming; pursuant to SCC 17.612.040(A)1, when a parking facility that does not comply with the shading requirement is expanded by an amount, in area or number of spaces, less than 50%, only the expansion must comply with the shading requirement. Since the proposal does not expand the surface area of the parking lot nor the number of spaces, the parking lot is not subject to compliance with the tree shading requirements for nonconforming parking lots. The applicant is proposing to restripe Lot A and add additional landscaping and trees. The proposed parking lot improvements will increase tree shading on Lot A to 41 percent tree shading. No modifications are proposed to Lot B.

The proposal also includes the construction of a new trash enclosure on the northwest portion of the parking lot which also complies with the development standards prescribed in SCC 17.616.040. A new landscape planter will shield the trash enclosure from public view.

Site Plan and Design Review

Site Plan and Design Review confirms the compliance of this project with applicable development standards and design guidelines as they apply to developments citywide. As illustrated below in Table 1, the project complies with the applicable development standards of the R-1 zone.

<table>
<thead>
<tr>
<th>Table 1: Applicable Development Standards of R-1 Zone*</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Standard</strong></td>
</tr>
<tr>
<td>Height</td>
</tr>
<tr>
<td>Front Setback</td>
</tr>
<tr>
<td>Rear-Yard Setback</td>
</tr>
<tr>
<td>Interior Setback</td>
</tr>
<tr>
<td>Lot Coverage</td>
</tr>
</tbody>
</table>

*The site is located within the General Commercial (C-2) zone and the Single-Unit Dwelling (R-1) zone. The addition will be constructed within the approximately 30,707 square foot portion of the site, located in the (R-1) zone and is subject to the development standards of the R-1 zone.

The existing building design consists of a continuous parapet, with exterior finishes of cement plaster, T111 siding, and white vinyl vertical windows. The proposed addition includes similar parapet roofing, fiber cement siding and vertical windows. The color palette for the project is generally cool toned with bright colored accents at the existing mansard. The applicant intends to apply for new entitlements to modify the existing building materials to match the new addition at a later date.

Site Access, Fencing & Parking
The site is located at the corner of Grand Avenue and Rio Linda Boulevard. While the project does not propose any modifications to the existing onsite circulation, or driveways, new manual vehicle gates are proposed at Rio Linda Boulevard and Grand Avenue. A 6-foot high wrought iron fence currently exists along the western property line and a portion of Grand Avenue adjacent to the existing building. No changes are proposed to the existing fencing. Wrought iron fencing is proposed along a portion of Rio Linda Boulevard adjacent to the existing garden. The Department of Public Works has reviewed the location of the new vehicle entry gates and has no concerns.

Parking is provided in two parking lots north (Lot A) and east (Lot B) of the existing medical buildings. There is no minimum or maximum parking requirement for this development, consistent with General Plan Policy LUP-4.14 of the 2040 General Plan. A total of 78 vehicle spaces will be provided. The subject site is located in a Traditional Parking District. The bicycle parking standards are listed in Table 2 below. The applicant will install the required short- and long-term bicycle parking with the approval of this CUP.

### Table 2: Traditional Parking Requirements – Bicycle

<table>
<thead>
<tr>
<th>Use</th>
<th>Required</th>
<th>Proposed</th>
<th>Deviation Required?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Long-Term</td>
<td>Short-Term</td>
<td>Long-Term</td>
</tr>
<tr>
<td>Office/Medical Clinic – 27,973 Square Feet</td>
<td>4 spaces</td>
<td>2 spaces</td>
<td>4 spaces</td>
</tr>
</tbody>
</table>

1. Long-Term bicycle space per 6,667 gross square feet of building.
2. Short-Term bicycle space for every 20,000 gross square feet of building.

**PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS**

This project was noticed to property owners and residents within 500 feet of the subject site and the site was posted for the hearing. Neighborhood associations that were notified for the hearing include Del Paso Heights Community Association, Rancho Del Paso Neighborhood Association, North Sacramento Chamber Of Commerce, Benito Juarez Neighborhood Association, Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, and Region Builders. Staff has received no comments from the above listed groups or any members of the public at the writing of this report.

**ENVIRONMENTAL DETERMINATION**

The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities. This project qualifies for this exemption as it applies to projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This project proposes a 2,678 square foot addition to an existing 25,295 square feet medical office building and minor onsite improvements such as parking lot restriping and landscaping. This project is not modifying the existing conditions of the site layout regarding ingress/egress. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

**FLOOD HAZARD ZONE**

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The
purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer’s report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016, and the SAFCA 2023 Adequate Progress Annual Report accepted by City Council Resolution No. 2023-0337 on October 24, 2023.

CONDITIONS OF APPROVAL

Conditional Use Permit Major Modification

Planning

1. Any modification(s) to this permit are subject to City Code section 17.808.440.

2. The site shall be properly maintained free of debris and weeds.

3. The number and square footage of attached and detached signage shall be in compliance with the city sign code. A sign permit shall be obtained prior to construction or installation of any signage.

4. At least one sign near the entrance of the building, conforming to City Code Sec.15.148.600(B), shall include the following information:
   
   • Hours of operation

   • Name and phone number of the permittee with accompanying text of, “For any question or concerns, please contact [insert permittee name & phone number].”

Fire

5. Any modifications to the facility must be done under permit by way of plan review for compliance to the Fire and Building Codes.

6. Obtain a Fire Clearance by requesting a fire and life safety inspection from the Sacramento City Fire Prevention Division. Contact # 916-808-1300.

7. Provide documentation to verify that any fire and life safety systems such as fire suppression and fire alarm systems have been serviced, maintained and certified in accordance with the required maintenance schedules as may be applicable (quarterly, annual and 5-years service).

Site Plan and Design Review

Planning

1. This approval is for the construction of a 2,678 square feet addition, a 617 square feet atrium, and related site improvements. Any changes to this approval may require additional planning review.

2. Building materials and finishes shall be provided in accordance with the materials and colors shown on the plans. The building shall be constructed with the following materials where provided in the approved plans:
a. Fiber cement vertical siding
b. Metal panel siding and backlit translucent panels
c. Steel atrium structure with metal screen panels
d. Translucent polycarbonate roofing and single-ply membrane roofing
e. Vertical storefront windows

3. Obtain all necessary building permits prior to construction.
4. All mechanical equipment shall be screened. All rooftop mechanical equipment and communications equipment shall be completely screened from view from public streets by the use of building parapets, screen walls, and architectural projections which are integral to the project design.
5. Trash enclosures shall meet all requirements of Sacramento City Code Section 17.616, including, but not limited to, perimeter landscaping, masonry walls, solid metal gate, concrete apron, overhead clearance and signs. All landscaping and plantings shall conform to City standards for sight line requirements at intersections and driveways.
6. Landscaping shall be provided as indicated on the approved plans.
7. Provide a minimum of 2 short-term bicycle parking stalls and 4 long-term parking stalls. Location and number of short- and long-term bicycle parking shall be provided as indicated on the approved plans. All bicycle parking facilities shall comply with the City’s Bike Rack Design & Placement Standards.
8. Parking lot layout shall be consistent with approved plans; parking stalls and drive aisle shall comply with Title 17 development standards.

Public Works

9. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property along Rio Linda Blvd per City standards to the satisfaction of the Department of Public Works.

10. All existing driveways shall be designed and constructed to meet current ADA requirements to the satisfaction of the Department of Public Works.

11. The proposed gates shall be set back a minimum of 20-ft from the property line and remain open during operating hours of business to the satisfaction of the Department of Public Works.

12. Reciprocal access easements are required for shared use of the driveways w/ the adjacent parcel, if not already in place.

13. The site plan shall conform to the parking requirements set forth in City Code 17.608.040.

14. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25’ sight triangle). Walls shall be set back 3’ behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be
limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

**DOU**

15. Per City Code Section, 13.04.070, multiple water services to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered and include a backflow device (commercial only). Excess services shall be abandoned to the satisfaction of the DOU.

16. This project is served by the Separated Sewer System. Therefore, the developer/property owner will be required to pay the Separated Sewer System Development Fee prior to the issuance of building permit per City Council Resolution 2023-0338. The fee will be used to upsize City sewer mains and sewer pumps. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a separated sewer fee estimate.

17. All on-site drainage systems shall be designed to the standards specified in the DOU onsite design manual.

18. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.

19. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.

20. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

21. This project may be required to incorporate certified full capture trash control devices, please refer to Appendix H in the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for more details. A maintenance agreement is required for all on-site full capture trash control systems. Contact DOU for a list of accepted proprietary devices if considered for full capture trash control. Construction drawings must include all on-site full capture trash control features and devices selected for the site. Please refer to Appendix H in the latest edition of the “Stormwater Quality Design Manual for the Sacramento Region” for more details.

**Solid Waste**

22. Project must meet the requirements outlined in City Code Chapter 13.24 and 17.616.

23. The project shall obtain waste services or utilize the existing waste containers located at the site for the separation and disposal of trash, recycling, and organics. Containers may be used with an increase in collection frequency as an alternative to bins. Minimum service levels for recycling and organics can be found City Code Chapter 13.24.600.

**Police Department**

During Construction:
24. The applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours.

25. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.

26. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

SMUD

27. SMUD has existing overhead 12kV and secondary facilities right outside the parcel (running north-south on the east side of the parcel) and along Grand Avenue that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

28. SMUD has existing underground 12kV on the parcel that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

29. Any necessary future SMUD facilities located on the Applicant’s property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant’s property.

30. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.

31. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.

32. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).

33. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services.

Sac Sewer

34. Before the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid before the issuance of building permits.

ADVISORY NOTES

Parks
1. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

   a. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee for this project is estimated at $663. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of $0.30 per square foot for retail, commercial, or other uses. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

DOU

2. On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.

3. The proposed project is located in Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

Sac Sewer

4. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via its local sanitary sewer collection system. SacSewer is responsible for conveying sewage from the City Collection system to the EchoWater Resource Recovery Facility for treatment, resource recovery, and disposal.

Fire

5. Provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at DOUdevelopmentreview@cityofsacramento.org California Fire Code Section 507.4

6. Provide the required fire hydrants in accordance with California Fire Code Section 507 and Appendix C, Section C102.1 as amended the Sacramento City Code Section 507.5.1.

Building

7. Each addition to an existing building or facility shall comply with the requirements for new construction and shall comply with CBC Section 11B-202.4.

8. Be sure to include an analysis to demonstrate compliance with CBC Section 503.1.2 for buildings on the same lot.

FINDINGS OF FACT

Environmental Determination: Exempt

The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities. This project qualifies for this exemption as it applies to projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing
or former use. This project proposes a 2,678 square foot addition to an existing 25,295 square feet medical office building and minor onsite improvements such as parking lot restriping and landscaping. This project is not modifying the existing conditions of the site layout regarding ingress/egress. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

**Conditional Use Permit Major Modification**

1. The proposed use is consistent with the Neighborhood (N) land use designation and the goals and policies of the 2040 General Plan in that the modification enhances an existing neighborhood support use and will provide additional employment opportunities.

2. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the General Commercial C-2 zone and Single-Unit Dwelling (R-1) zone and Planning and Development Code in that the existing medical clinic use was permitted with a Special Permit in 1971 and has maintained operations under that use permit, and this project seeks to modify the former Special Permit (now referred to as a Conditional Use Permit) to further expand the use with additional respite and office space for use by the medical clinics’ patients and staff.

3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and is adequately served by public and private services and utilities, in that the project site has existing public and private utilities and infrastructure needed to ensure proper operation of the use. The project is not proposing any modifications to the site layout regarding ingress/egress to the site.

4. The proposed use would not be detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance. The project as conditioned, will not be a significant impact to the adjacent properties because it does not modify any onsite circulation, or driveways, nor will the expansion of 3,295 square feet in total result in significant operational changes from what is currently occurring within the medical care clinic.

**Site Plan and Design Review**

1. The design, layout, and physical characteristics of the proposed development are consistent with the 2040 General Plan which designates the site as Neighborhood (N) in that the modification enhances an existing neighborhood support use and will provide additional employment opportunities. The North Sacramento Community Plan does not have any applicable goals or policies for this area and the site is not subject to a transit village.

2. The design, layout, and physical characteristics of the proposed development are consistent with all applicable design guidelines and with all applicable development standards in that the proposal complies with the development standards of the R-1 zone related to height, setbacks, and lot coverage and the design is consistent with the Del Paso Heights design guidelines with the variation of materials.

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards in that the medical clinic has been in operation since the early 1970s.

4. The design, layout, and physical characteristics of the proposed development as conditioned are visually and functionally compatible with the surrounding neighborhood in that the massing and the materials of the proposed addition are architecturally compatible with the nearby buildings in the
neighborhood, while also proposing a unique architectural design that will foster architectural variety to a revitalizing neighborhood.

5. The design, layout, and physical characteristics of the proposed development as conditioned minimizes energy consumption and encourages the use of renewable energy sources in that Lot A is increasing its tree shading which helps shade the buildings and heat absorbent surfaces such as asphalt, ultimately reducing the urban heat island effect, which translates to reduced energy consumption needed to condition or cool the interior of the building.

6. The design, layout, and physical characteristics of the proposed development as conditioned are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the medical office has been operating at this location since the early 1970s and the proposed addition complies with all applicable development standards and is compatible with the surrounding development.

200-Year Flood Protection

The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer’s Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2023 Adequate Progress Annual Report accepted by the City Council on October 24, 2023 (Resolution No. 2023-0337).

ATTACHMENTS:
Attachment 1: P5499 Special Permit
Attachment 2: Zoning Map
Attachment 3: Project Plans

__________________________
Deja Harris, Associate Planner

__________________________
Garrett Norman, Senior Planner

The decision of the Zoning Administrator may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the date of the action by the Zoning Administrator/Design Director. If an appeal is not filed, the action of the Zoning Administrator and Design Director is final.
Property Description: The West 100 ft. of Lot #1 Block #2 and all of Lots 2, 3 and 4 inclusive as shown on the official plat of "Del Paso Heights".

Assessors Parcel No. 251 - 051 - 01, 23, 22, 21
Address: SE corner of Harris Ave. and Rose Street

□ Rezone: From _______ To _______

□ Special Permit: □ Variance □ A.B.U. □ Staff Permit □ Other

Present Use of Property: Vacant

Request: Construct a 62-space parking facility in conjunction with a medical care clinic in the R-1 zone

Owner: Redevelopment Agency City of Sacramento 2020 J St. 95814
Applicant: Medical Care Foundation of Sacramento 650 Howe Ave. 95825 929-1480

Date Filed: 6/7/73 Hearing Date: 6/26/73

Action - Planning Director

Action - Planning Comm. Approved with conditions

Action - City Council

This Request Granted Subject to the Following: Item #9

1) Subject to site plan review and approval by staff.
2) Subject to compliance with City Traffic Engineer.
3) Subject to approval of required drainage plans by the City engineer.
4) Subject to City Council approval of the requested abandonment of the easterly 18' feet of Rose St.

Letter of Agency Filed: yes
P/O List & Map Filed: yes
Plans Filed: yes
Exhibit No's: A, B, C, D
Filing Fee: $50.00 Receipt 6650
Appl. Rec'd By: G.C.S.
Issued By: _______
Date of Action: _______
Expiration Date: _______
Renewed To: _______
CPC File No.: 5499
Posted By: _______
GROUND FLOOR
T.O. PARAPET
GRADE

METAL PANEL MANSARD (MP1)
CEMENT PLASTER FINISH (EP2)
FIBER CEMENT VERTICAL SIDING
STEEL ATRIUM STRUCTURE - PAINT RED (EP3)
TRANSLUCENT POLYCARBONATE ROOFING
VERTICAL CEMENT VERTICAL SIDING
METAL SCREEN PANEL (EP1)
EXisting PLASTER FINISH (EP1)
EXISTING MANSARD
WINDOWS TO MATCH EXISTING
METAL SCREEN PANEL (EP1)

EXISTING BUILDING
BUILDING ADDITION

1 EAST ELEVATION

HEARTLAND FAMILY WELLNESS CENTER
811 GRAND AVENUE
SACRAMENTO, CALIFORNIA 95838

OWNER:
HEARTLAND CHILD AND FAMILY SERVICES
APN # 251-0051-024

© 2024 ELLIS ARCHITECTS, INC.

4' 8' 16'0"
METAL PANEL
PRE-FINISHED:
OLD TOWN GRAY

FIBER CEMENT PANEL:

BODY COLORS:

CEMENT PLASTER FINS
COLOR: HIGH REFLECTIVE WHITE
SW 7757

FIBER CEMENT
COLOR: KRYPTON
SW 6247

METAL SCREEN PERFORATED PANELS
COLOR: POSITIVE RED
SW 6871

3FORM CHROMA XT TRANSLUCENT RESIN PANELS
ACRE
JELLO
CALYPSO
ACRE
LILY
PRINCE

POLYCARBONATE:

EXPOSED STEEL / HANDRAILS:

ATRIUM STEEL MEMBERS
METAL SCREEN PERFORATED PANELS
COLOR: POSITIVE RED
SW 6871

HANDRAILS
COLOR: TRICORN BLACK
SW 6258

WINDOWS:

P10

META PANEL PERFORATED PANELS:
TOPOGRAPHIC SURVEY OF
811 GRAND AVENUE
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
APRIL, 2023
CWE CORP. SHEET 1 OF 1

LINE TABLE

CURVE TABLE

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT THIS IS A CORRECT REPRESENTATION OF A TOPOGRAPHIC SURVEY MADE UNDER MY DIRECTION IN FEBRUARY, 2023.
__________________________________
WILLIAM F. MCKINNEY, PLS 4715

EXPIRATION:  SEP 30, 2023

SURVEYED POINTS

UNDERGROUND UTILITY NOTE:

THE RIGHT OF WAY SHOWN ON THIS SHEET IS BASED ON THE CENTERLINE OF ALTOS AVE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED IN BOOK 82 OF MAPS, AT PAGE 20, SACRAMENTO COUNTY RECORDS, THE BEARING OF WHICH IS NORTH 01˚ 47' 00" WEST AND WAS ESTABLISHED FROM RECORD MONUMENTS AND CITY OF SACRAMENTO STREET TIES.

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY WAS THE CITY OF SACRAMENTO BENCHMARK NO. 277-J3A, WHICH IS A HILTI NAIL SET IN THE LIGHT BASE AT THE SOUTHWEST CORNER OF ALTOS AND GRAND AVENUES.

DATE OF FIELD SURVEY:

FEBRUARY 7TH, 2023 & APRIL 11TH, 2023

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY WAS THE CENTERLINE OF ALTOS AVE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED IN BOOK 82 OF MAPS, AT PAGE 20, SACRAMENTO COUNTY RECORDS, THE BEARING OF WHICH IS NORTH 01˚ 47' 00" WEST AND WAS ESTABLISHED FROM RECORD MONUMENTS AND CITY OF SACRAMENTO STREET TIES.

CALL BEFORE YOU DIG.

or (800) 227-2600