Item No.  5  
Supplemental Material  
For  
City of Sacramento  
Director Hearing  
Agenda Packet  

For the Meeting of:  
June 27, 2024  

Additional Material  
☑ Revised Material  

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Project Name:  
Heartland Wellness Center (Z24-012)  

Subject:  Revised staff report language indicating exterior modifications are included in this entitlement.  

Attachments  

1: Revised staff report language, indicating exterior modifications are included in this entitlement.
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>
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<tbody>
<tr>
<td>Standard</td>
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<tr>
<td><strong>Height</strong></td>
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<tr>
<td><strong>Front Setback</strong></td>
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<td><strong>Rear-Yard Setback</strong></td>
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<td><strong>Interior Setback</strong></td>
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<td><strong>Lot Coverage</strong></td>
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</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. Additionally, the proposal includes the modification of the existing building materials to match the new addition.