

City Planning Commission
Sacramento, California

Members in Session:

- Subject: 1. Special Permit Modification to construct an interim surface parking lot (P86-409)
2. Variance to allow 49 tandem valet parking spaces

Location: 3939 & 4001 J Street

PROJECT INFORMATION: On December 18, 1986 the Planning Commission approved a special permit to construct two multi-level parking garages on the Mercy Hospital site (see attached staff report). The applicant is requesting to postpone the construction of the east parking structure only. A temporary surface parking lot would be utilized in the interim. A portion of the temporary parking lot is an existing parking area and the only change is that tandem spaces will be added. The permanent structure would be constructed in approximately 1-1/2 years. The west parking structure will be constructed as planned.

In addition, 49 tandem valet parking spaces will be provided in the interim lot (see modified site plan). The tandem spaces will have access limited to doctors only and an attendant will be provided to move and park cars.

STAFF EVALUATION: The interim parking lot and tandem spaces are required since the proposal will allow for construction and phasing of activities related to the overall hospital development plan and due to the fact that the site has limited developable space.

Staff has contacted the East Sacramento Improvement Association regarding this project, their comments are as follows:

"The East Sacramento Improvements Association understands that Mercy Hospital wishes to delay its underground parking project by separating it into two stages. The underground parking structure closest to 39th Street would be built immediately and the parking structure closest to 41st Street would be delayed. We can understand Mercy's need to delay the second structure and concur with their proposed plans if the following conditions are required.

- "1. That all of the conditions previously required by the Planning Commission for Mercy's initial parking structure (P86-409; approved 12/18/86) be required for this proposal; and
- "2. That the 25' bermed landscaping fronting J Street be extended to the 41st Street end of Mercy's property.

"Just as the neighborhood can understand Mercy's need to stage this project, I hope Mercy can understand the neighborhood frustration at the mess and unsightliness of over 3 years of construction with absolutely no landscaping. We believe it is now time for Mercy to give landscaping its #1 priority! Furthermore, if it is only 1 or 1-1/2 years until the second stage is built, we believe the temporary loss of 36 parking spaces caused by the continuation of the 25' setback would be far outweighed by the need to eliminate an eyesore that has lasted too long.

"In addition, one of the conditions previously required by the Commission in their 1986 approval was not readily apparent on Mercy's current plans. Specifically this is the requirement that the landscaping in the 25' setback zone be bermed with appropriate plantings to insure that no car can be seen from the street. This is particularly important to the neighborhood."

Staff has discussed the East Sacramento Improvement Association's comments with the project applicant. The major concern of both staff and the applicant is the loss of 36 parking spaces. As the various phases of construction take place, spaces may be temporarily utilized for equipment or material storage. In addition, if 25 foot the landscape strip is installed, there would not be enough backup maneuvering area for the proposed tandem parking spaces. Since the backup maneuvering area would not be adequate and would not comply with the parking regulations, one row of tandem spaces (28 spaces) would have to be eliminated. Therefore, a total of 64 parking spaces would be eliminated due to the 25 foot landscape strip. A 3-1/2' high hedge is presently located along the J Street frontage which provides screening of the parking area. Since the parking lot is temporary (1 - 1-1/2 years) it is recommended that the 25' landscape strip not be installed until construction of the permanent parking structure.

Staff has inspected the parking garage and surface parking lots and found these lots to be near capacity. Therefore, the existing parking area with the additional tandem spaces is needed to reduce the on-street parking demand.

The City Traffic Engineer is also requesting that the original conditions of approval (i.e. TMP and driveway permits) be adopted as part of this modification request.

STAFF RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Approve the special permit modification subject to the original conditions of approval and findings of fact in the attached staff report and the addition of the following condition:
 1. The construction on the permanent east parking structure shall commence no later than 1-1/2 years from the date of approval of this modification (August 13, 1989).

2. A detail landscape/irrigation plan for the temporary lot shall be submitted to the Planning Director for review and approval prior to issuance of building permits.
3. *Mature trees (minimum 15-gallon) shall be planted along J Street. The number and location shall be subject to Planning Director review and approval.
(CPC added)*

B. Approve the 49 tandem valet parking spaces subject to conditions and based upon findings of fact which follow:

1. The 49 tandem spaces shall be used by medical staff only.
2. The tandem spaces shall be identified with signs indicating that the spaces are tandem and are for medical staff only.
3. A parking attendant shall be provided to assist persons using the lot and to keep the general public from the lot.

Findings of Fact

1. The proposal, as conditioned, would not be a special privilege extended to one property owner in that a similar use with an irregular-shaped building and limited parking area would be granted a variance in order to provide all parking on-site.
2. The project, as conditioned, will not be injurious to surrounding properties or the public welfare in that the existing parking lot is adequately screened with landscaping and the tandem parking arrangement and surface parking lot is only temporary.
3. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for public service facility use by the 1963 East Sacramento Community Plan and the proposed valet parking is consistent with the plan designation.

Respectfully submitted,



Wilfred Weitman,
Senior Planner

WW:sg

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Sacramento, California

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In addition, 49 tandem valet parking spaces will be provided in the interim lot (see modified site plan). The tandem spaces will have access limited to doctors only and an attendant will be provided to move and park cars.

STAFF EVALUATION: The interim parking lot and tandem spaces are required since the proposal will allow for construction and phasing of activities related to the overall hospital development plan and due to the fact that the site has limited developable space.

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 1. The construction on the permanent east parking structure shall commence no later than 1-1/2 years from the date of approval of this modification (August 13, 1989).

2. A detail landscape/irrigation plan for the temporary lot shall be submitted to the Planning Director for review and approval prior to issuance of building permits.

④ B. Approve the 49 tandem valet parking spaces, subject to conditions and based upon findings of fact which follow:

1. The 49 tandem spaces shall be used by medical staff only.
2. The tandem spaces shall be identified with signs indicating that the spaces are tandem and are for medical staff only.
3. A parking attendant shall be provided to assist persons using the lot and to keep the general public from the lot.

Findings of Fact

1. The proposal, as conditioned, would not be a special privilege extended to one property owner in that a similar use with an irregular-shaped building and limited parking area would be granted a variance in order to provide all parking on-site.
2. The project, as conditioned, will not be injurious to surrounding properties or the public welfare in that the existing parking lot is adequately screened with landscaping and the tandem parking arrangement and surface parking lot is only temporary.
3. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for public service facility use by the 1963 East Sacramento Community Plan and the proposed valet parking is consistent with the plan designation.

Respectfully submitted,

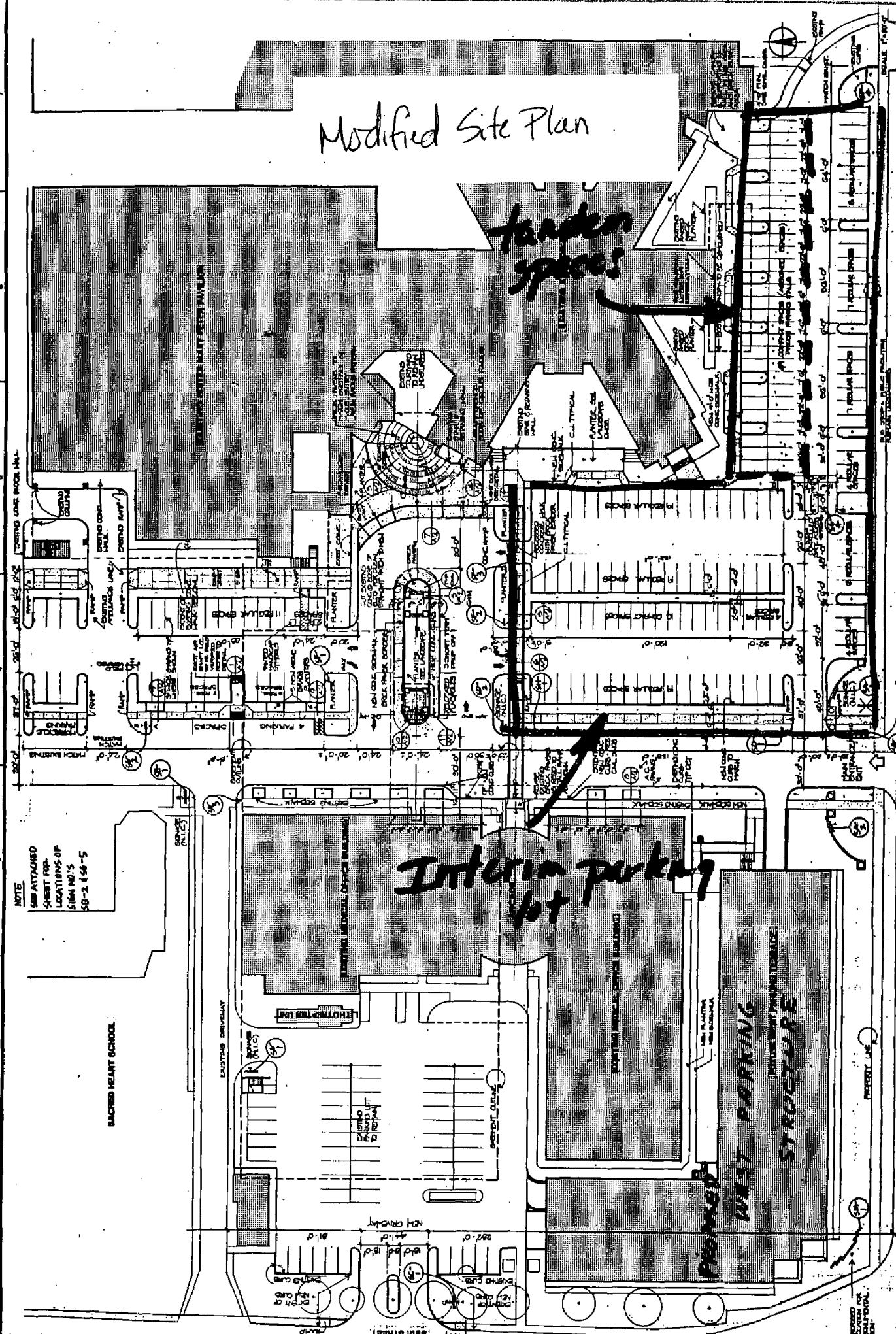
Wilfred Weitman,
Senior Planner

WW:sg

Modified Site Plan

*Landscaping
spaces*

*Interim parking
lot*



NOTE
SEE ATTACHED
SHEET FOR
LOCATIONS OF
SIGN NO. 2'S
SB-2 (68-5

SACRED HEART SCHOOL

DMJM JOHN F. OTTO INC. 1777 RECORD STREET SACRAMENTO, CALIFORNIA 95811	MERCY HOSPITAL OF SACRAMENTO 4001 J SACRAMENTO, CALIFORNIA 95819 INTERIM PARKING SITE IMPROVEMENT PLAN	2500-05-01 A-1 6-22-97
	MERCY HOSPITAL OF SACRAMENTO 4001 J SACRAMENTO, CALIFORNIA 95819 INTERIM PARKING SITE IMPROVEMENT PLAN	

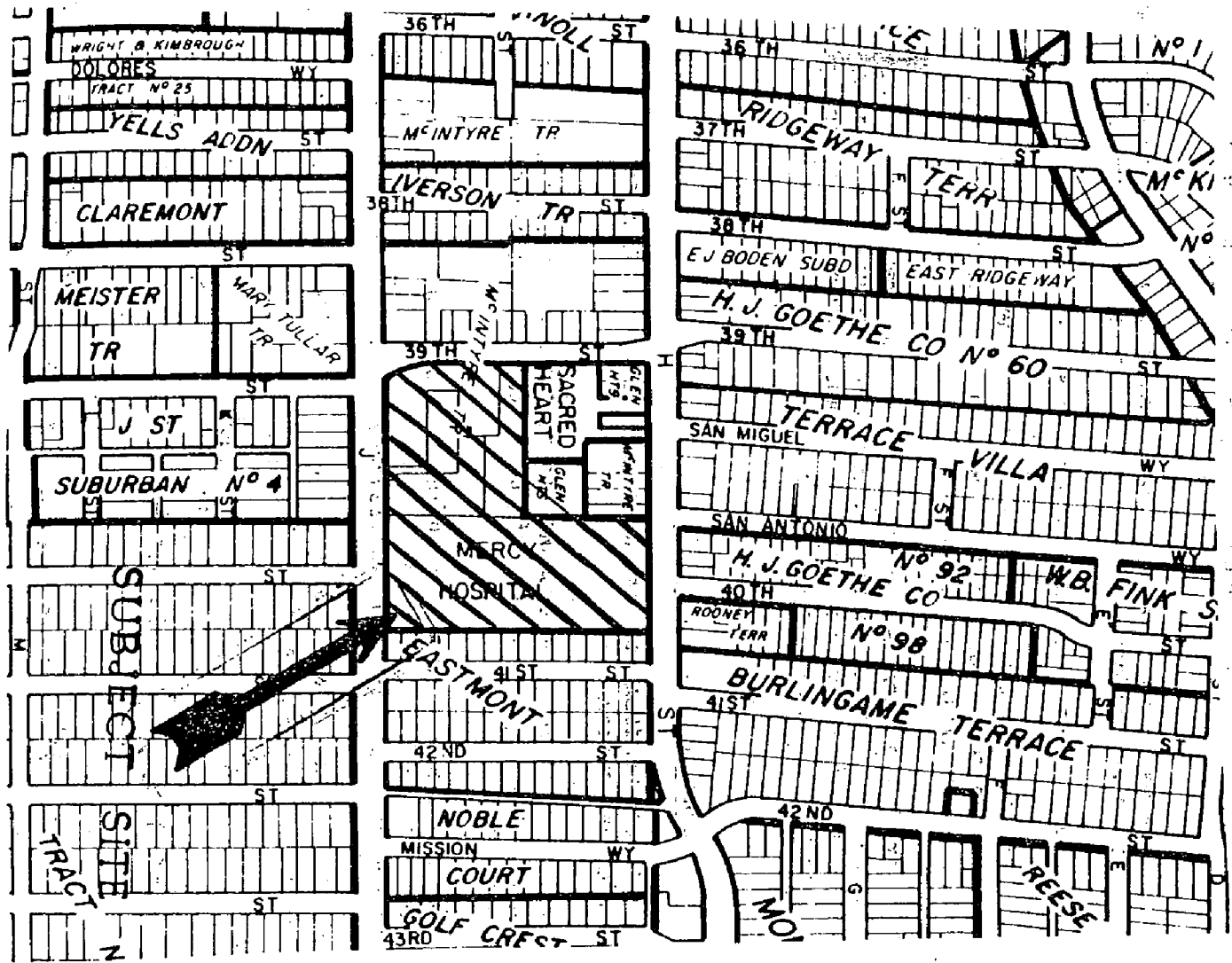
DR7916

86-409
097-311

10-18-86
0-13-87

From 14
(b)

VICINITY MAP



Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the parking garages will be compatible with the adjacent land uses which include residential, commercial, offices and a school, and
 - b. the project is located on a major street.
2. The project, as conditioned, will not be detrimental to public health, safety or welfare nor result in the creation of a nuisance in that adequate setbacks and landscaping will be provided.
3. The project is consistent with the City Discretionary Interim Land Use Policy in that the site is designated for public service facility by the 1974 General Plan and the proposed parking garage conforms with the plan designation, subject to securing a special permit.

*Additional Conditions Added By CPC

3. A detailed landscaping/irrigation plan shall be submitted to staff for review and approval.
4. The structure shall be designed so that the vehicles will be screened from public view. This design shall be reviewed and approved by the Planning Director
5. Adequate shielding of the lighting standards shall be provided. A detailed lighting plan for the garage structures shall be submitted to staff for review and approval prior to issuance of building permits for the garage.
6. A six foot high masonry wall shall be installed at the southeast corner of the easterly garage structure.

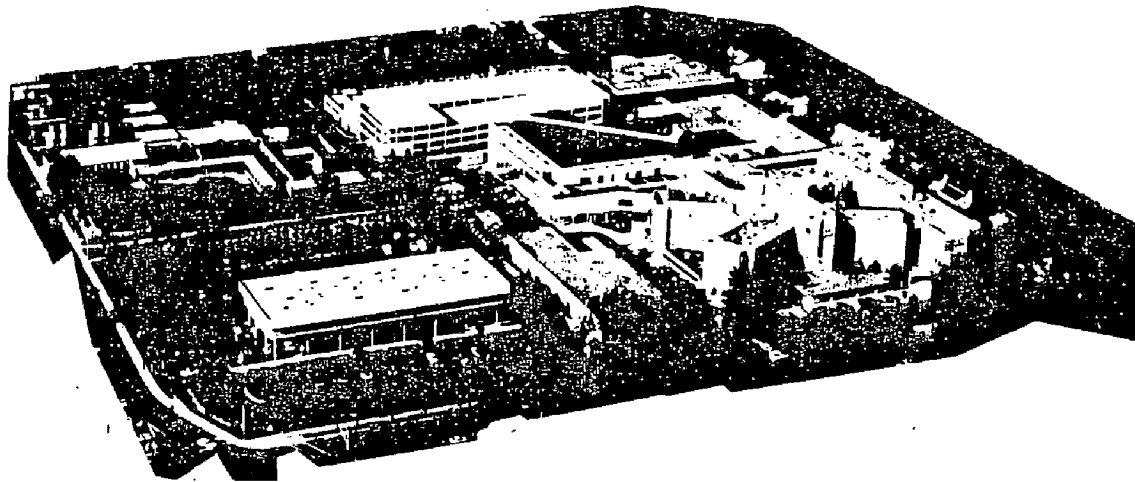
permanent
 25' end of
 15 gal +
 along
 8-11-87
 number

187-316

P86-409
07-211

12-18-86
07

Item 14



EXISTING CAMPUS - AERIAL VIEW
MERCY HOSPITAL OF SACRAMENTO

P86-409

12-15-66

From 14

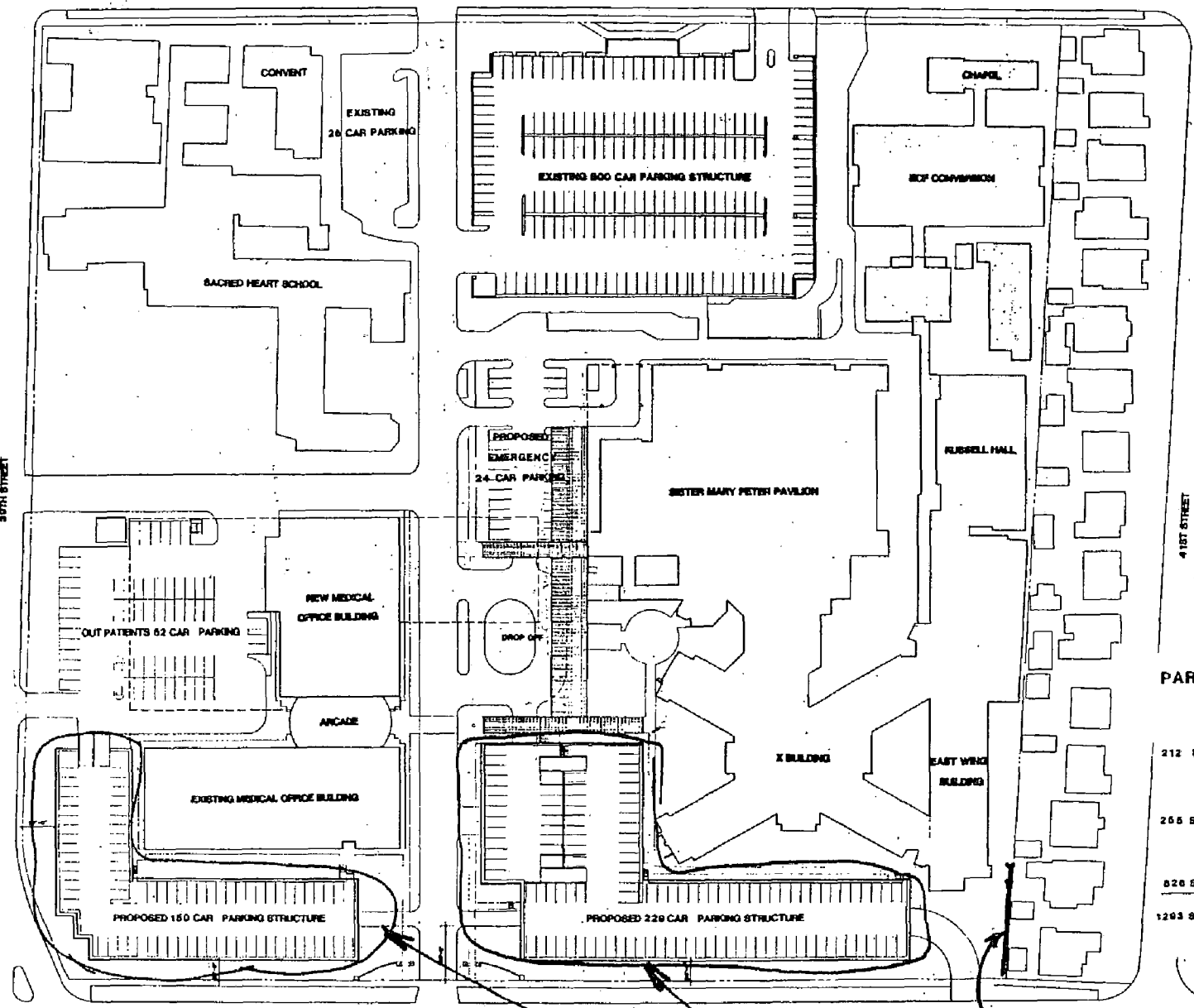
Y STREET

80TH STREET

41ST STREET

J STREET

SITE PLAN MERCY HOSPITAL OF SACRAMENTO



PARKING SPACES

M.O.B.	
74	DOCTORS
130	OUT PATIENTS
212 SPACES	
HOSPITAL	
75	DOCTORS
156	VISITORS
24	EMERGENCY
255 SPACES	
EXISTING	
800	PARKING STRUCT
26	ADJACENT TO SCHOOL
826 SPACES	
1293 SPACES TOTAL	(+192 CARS)

proposed
garages

6 foot
masonry
wall

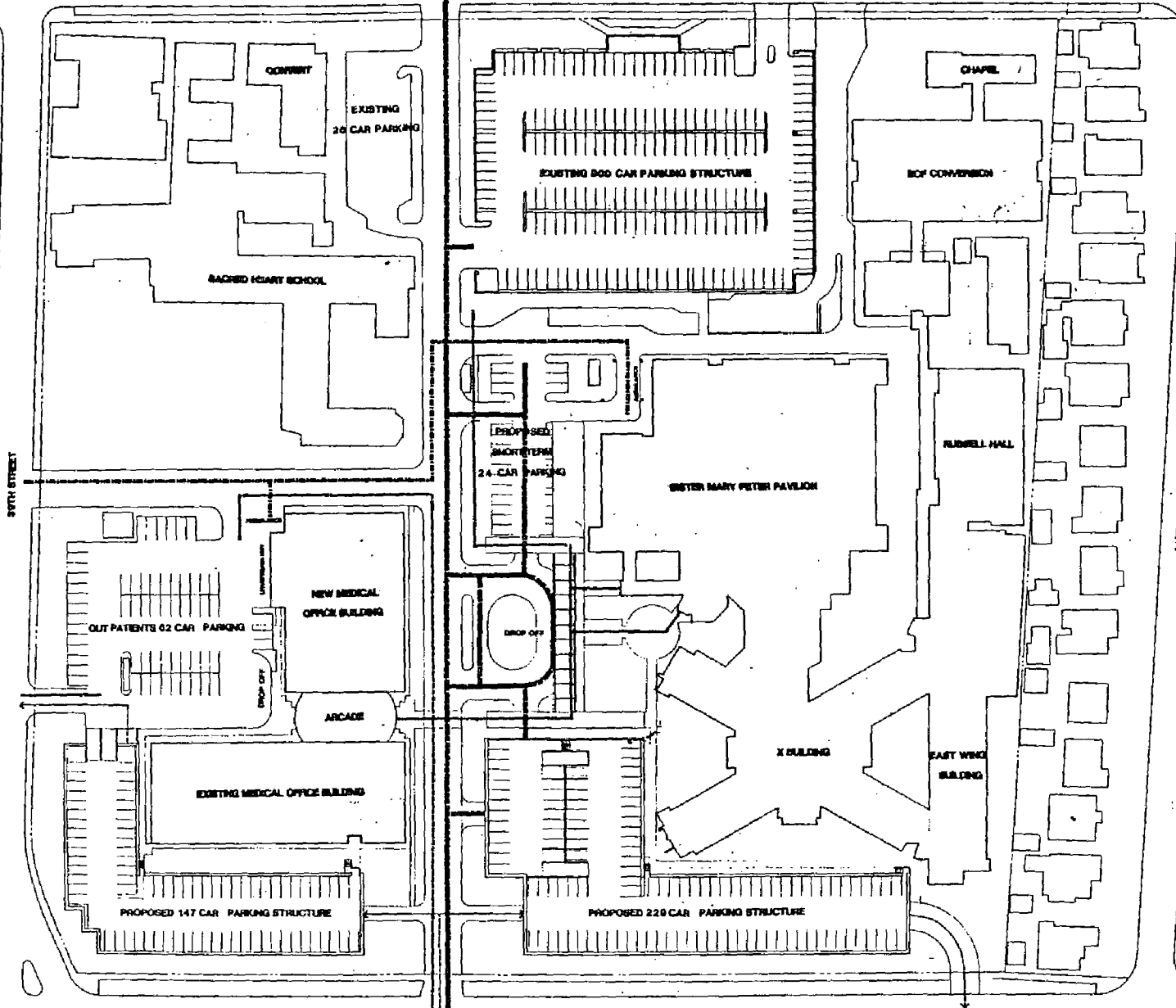
1" = 100'
GRAPHIC SCALE
DEPARTMENT OF PUBLIC WORKS
DMJM 3
SEPTEMBER 1, 1966

PG 6-409
000-311

12-18-82

ITM

Y STREET



41ST STREET

Y STREET

CIRCULATION PLAN
MERCY HOSPITAL OF SACRAMENTO

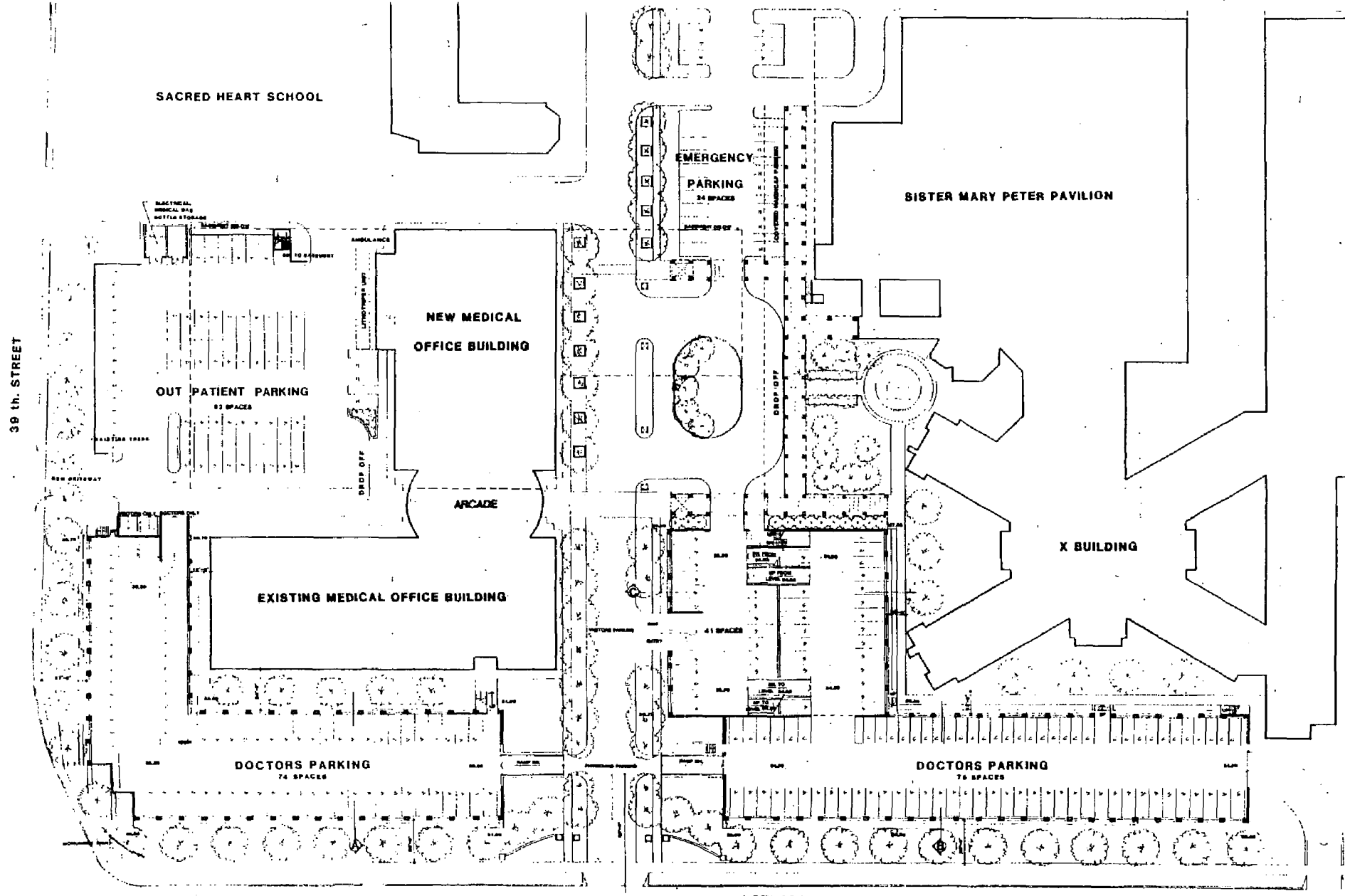
- PEDESTRIAN ————
- VISITOR ————
- DOCTORS ————
- OUT-PATIENT ————
- AMBULANCE ————

12 18 82
 1/2" = 10' GRAPHIC SCALE
 DMJM 4
 DATE: 12-18-82

P86-409

12-16-86

Item 14

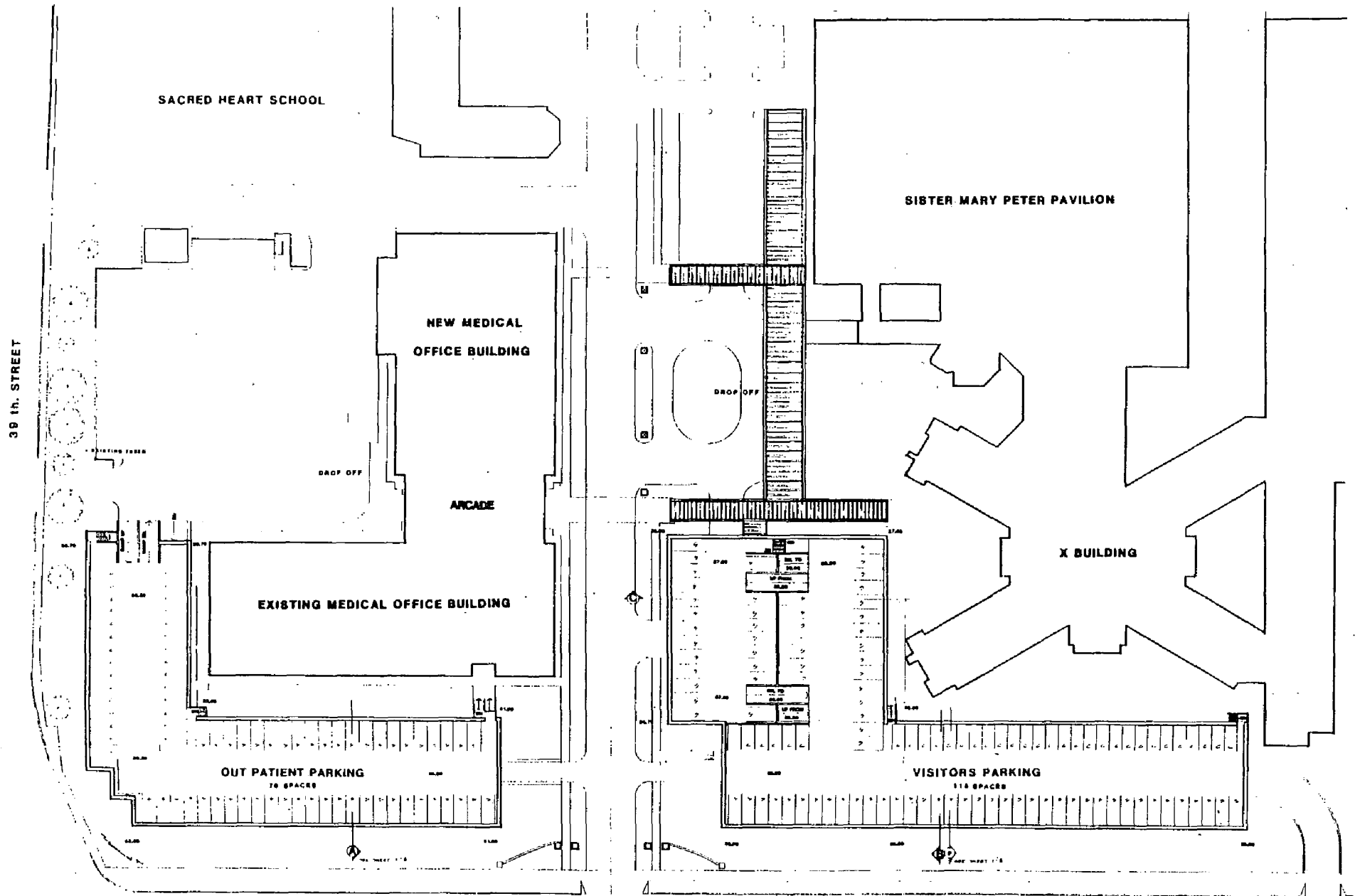


GROUND LEVEL / LANDSCAPING PLAN
MERCY HOSPITAL OF SACRAMENTO

PH-409
211

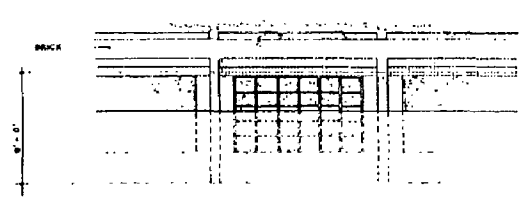
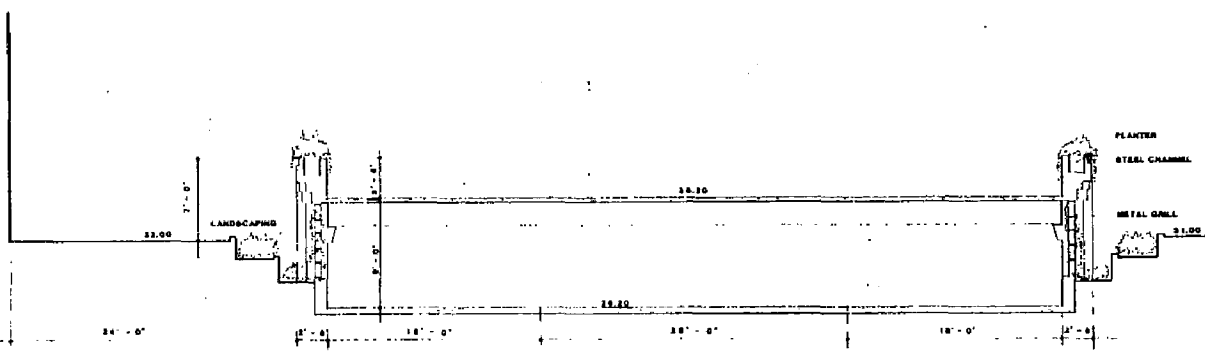
12-18-86
07

From 17



UPPER LEVEL
MERCY HOSPITAL OF SACRAMENTO

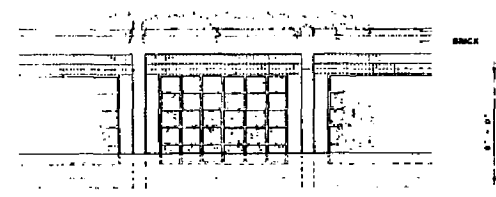
786-409
mm 211



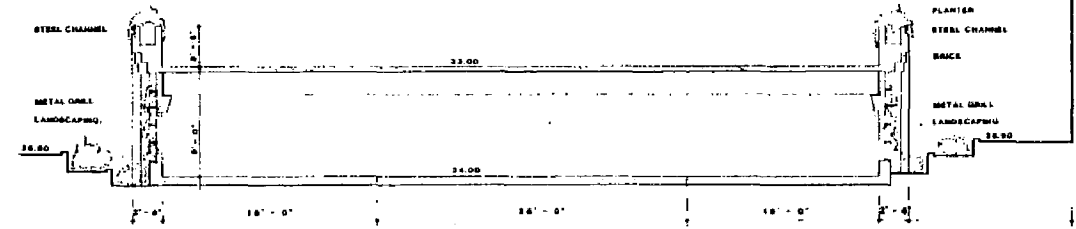
SECTION AT 'A'

PART ELEVATION

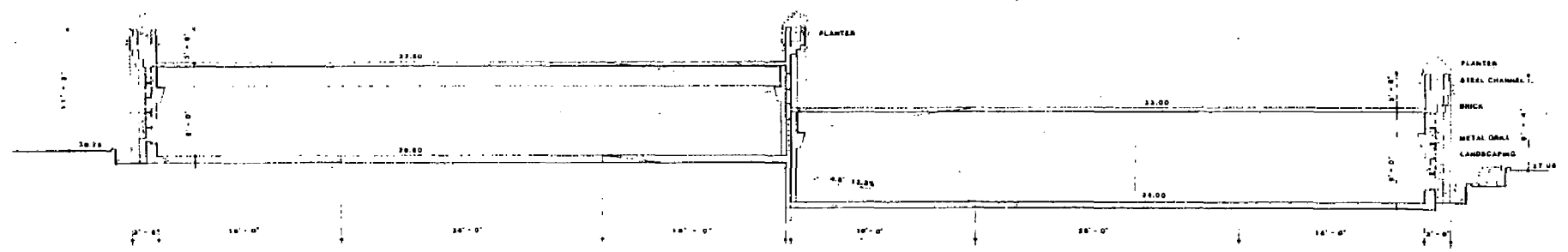
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PART ELEVATION



SECTION AT 'B'

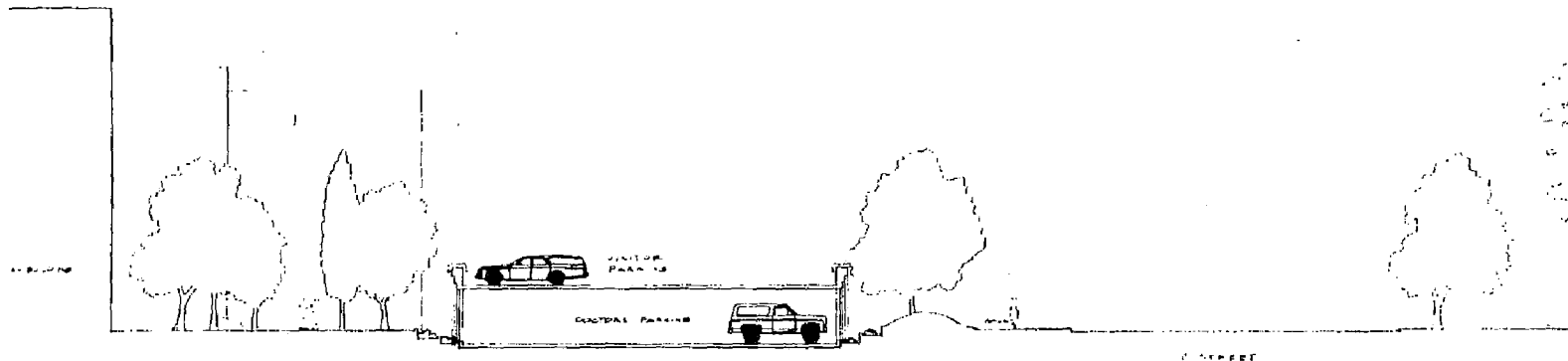


SECTION AT 'C'

SECTIONS
MERCY HOSPITAL OF SACRAMENTO

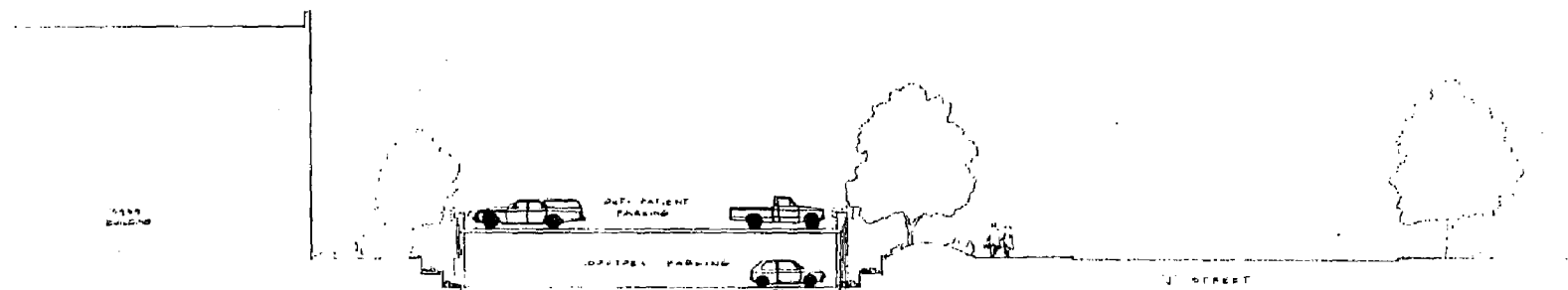
IFM/H

P86-409
007-21A



SECTION B

12-18-86
6-10 07



SECTION A

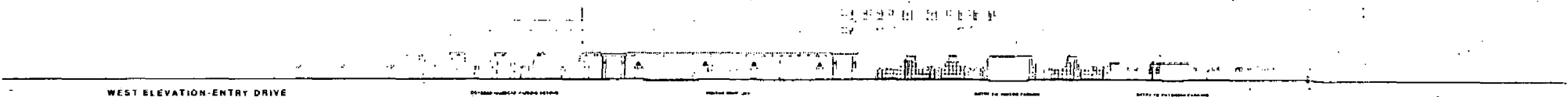
SECTIONS
MERCY HOSPITAL OF SACRAMENTO

Jan 14

P86-409

18-1-86

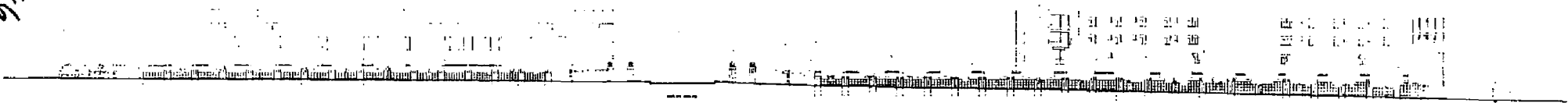
L.F. 14



WEST ELEVATION-ENTRY DRIVE



WEST ELEVATION-39TH STREET



SOUTH ELEVATION-J STREET

MERCY HOSPITAL OF SACRAMENTO

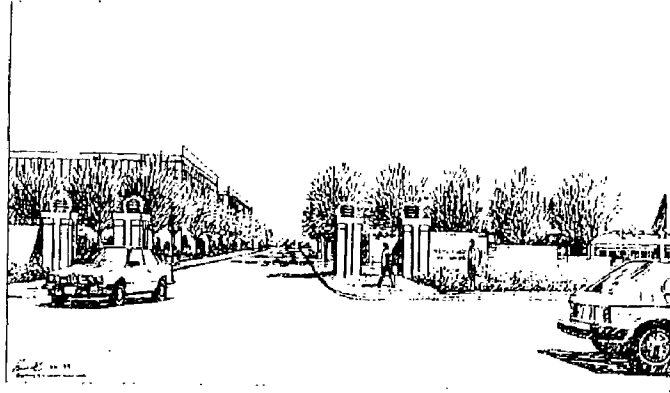
D.M.J. 9

PHG-409
Don 5/11

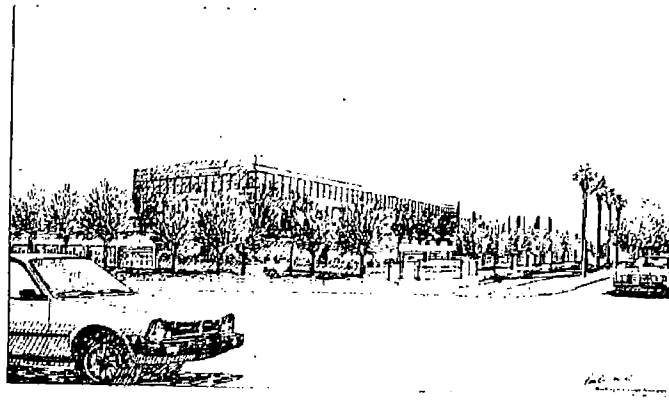
12-18-86

Tom

'J' STREET ENTRY



VIEW FROM CORNER OF 'J' STREET
AND 39TH STREET



VIEW OF DROP OFF FROM ENTRY DRIVE

