



11.2

CITY OF SACRAMENTO CALIFORNIA

PLANNING AND BUILDING DEPARTMENT PLANNING DIVISION

APPROVED APR 1 2003 OFFICE OF THE CITY CLERK

March 25, 2003

1231 I STREET ROOM 300 SACRAMENTO, CA 95814-2998 PH 916-264-5381 FAX 916-264-5328

City Council Sacramento, California

CONTINUED FROM 3/25/03 TO 4/1/03

Honorable Members in Session:

SUBJECT: KAISER WYNDHAM MEDICAL OFFICE BUILDING (P02-075)

Entitlements to construct and operate a 69,411 square foot medical office building

- A. Environmental Determination: Mitigated Negative Declaration;
B. Mitigation Monitoring Plan;
C. Rezone of 0.04± gross acres of Single-Family Alternative (R-1A) and 0.55± gross acres of Multi-Family (R-3) to Office (OB).

LOCATION/COUNCIL DISTRICT: Southwest corner of Bruceville Road and Wyndham Drive. D-8

RECOMMENDATION: Planning staff recommends that the City Council approve the above-listed rezone by adopting the attached ordinance.

CONTACT PERSON: Antonio Ablog, Assistant Planner 264-7702. Thomas Pace, Senior Planner 264-6848

FOR COUNCIL MEETING OF: March 25, 2003 (Evening Session)

SUMMARY: The applicant is requesting the necessary entitlements to rezone 0.04± gross acres of Single-Family Alternative (R-1A) and 0.55± gross acres of Multi-Family (R-3) to Office (OB) at the southwest corner of Bruceville road and Wyndham Drive.

COMMISSION ACTION: On February 13, 2003 the City Planning Commission voted 5-0 (with three commissioners absent) to support staff's recommendation approving the Plan Review to develop a 69,411 square foot medical office building on 7.214± acres in the Office (OB) zone, a Variance to exceed the maximum allowed signage area by 84 square feet, a Parcel Merger to merge three parcels (117-0170-032, 117-0120-009, and 117-0120-014) totaling 7.214± acres into one parcel and forwarding the Rezone of 0.04± gross acres

of Single-Family Alternative (R-1A) and 0.55± gross acres of Multi-Family (R-3) to Office (OB), recommending approval of the same.

BACKGROUND INFORMATION:

- The subject site is currently vacant. No previous development has occurred on the property
- On February 13, 2003 the City Planning Commission approved various entitlements approving a 69,411 square foot medical office building on 7.214± acres at the southwest corner of Wyndham Drive and Bruceville Road

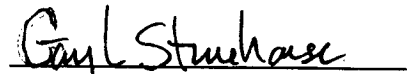
FINANCIAL CONSIDERATIONS: None.

ENVIRONMENTAL CONSIDERATIONS: The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address water, air quality, hazards, and cultural resources. The mitigation measures are listed in the Mitigation Monitoring Plan contained in the attached resolution.

POLICY CONSIDERATIONS: Two parcels at the southern end of the subject site are currently zoned for residential uses. These parcels are inconsistent with the General plan and the South Sacramento Community Plan. The proposed rezoning will bring the project into compliance with both the General Plan and the South Sacramento Community Plan and the Zoning Ordinance.

ESBD CONSIDERATIONS: N/A

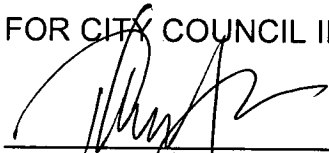
Respectfully submitted,



GARY L. STONEHOUSE
Planning Director

RECOMMENDATION APPROVED:

FOR CITY COUNCIL INFORMATION:

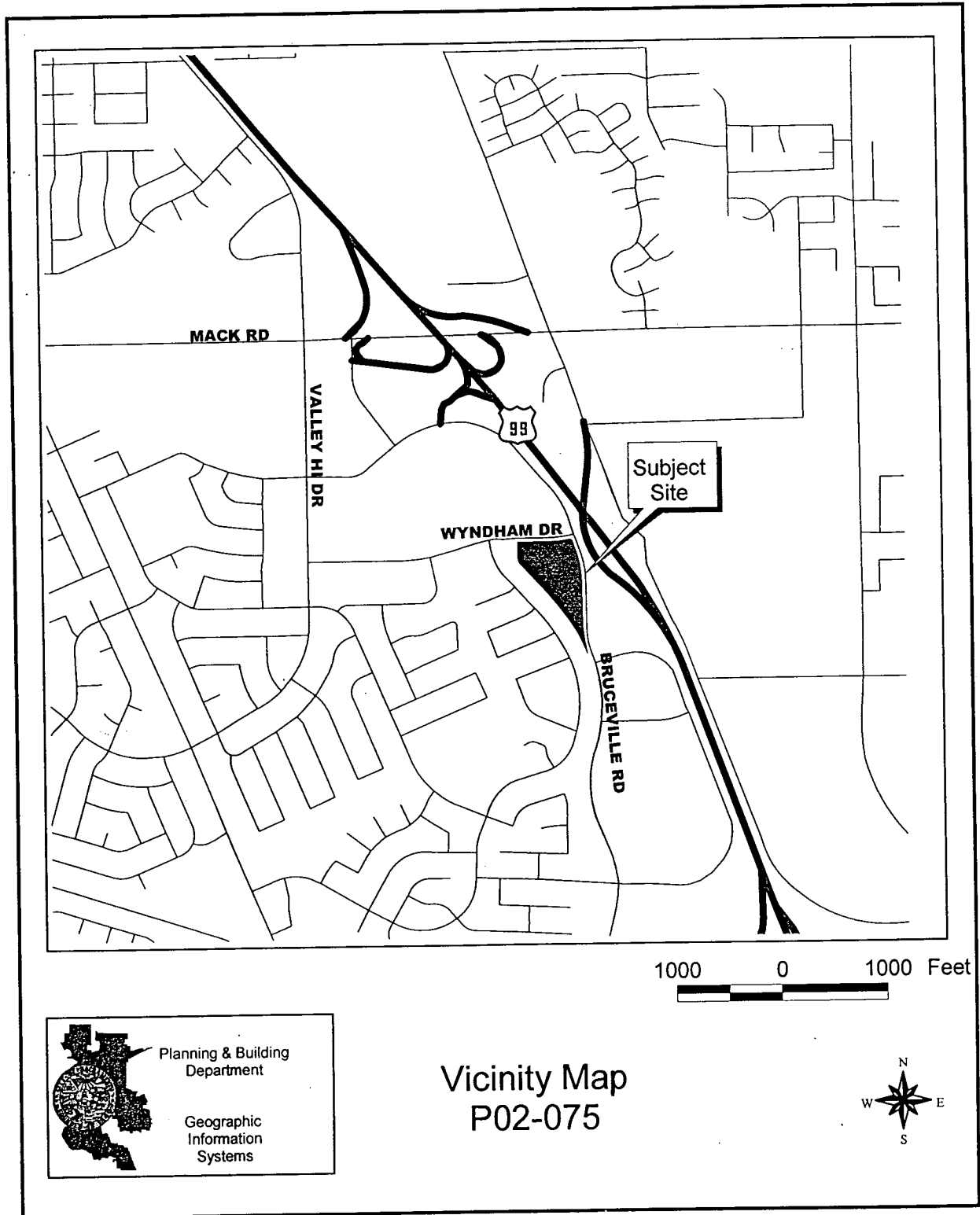


ROBERT P. THOMAS
City Manager

TABLE OF CONTENTS:

1) Vicinity Map.....	Page 4
2) Land Use Map	Page 5
3) Mitigation Monitoring Plan.....	Page 6
4) Rezoning Ordinance.....	Page 16
5) Voting Record for February 13, 2003 Hearing	Page 20
6) Planning Commission Staff Report.....	Page 21

Attachment 1 – Vicinity Map

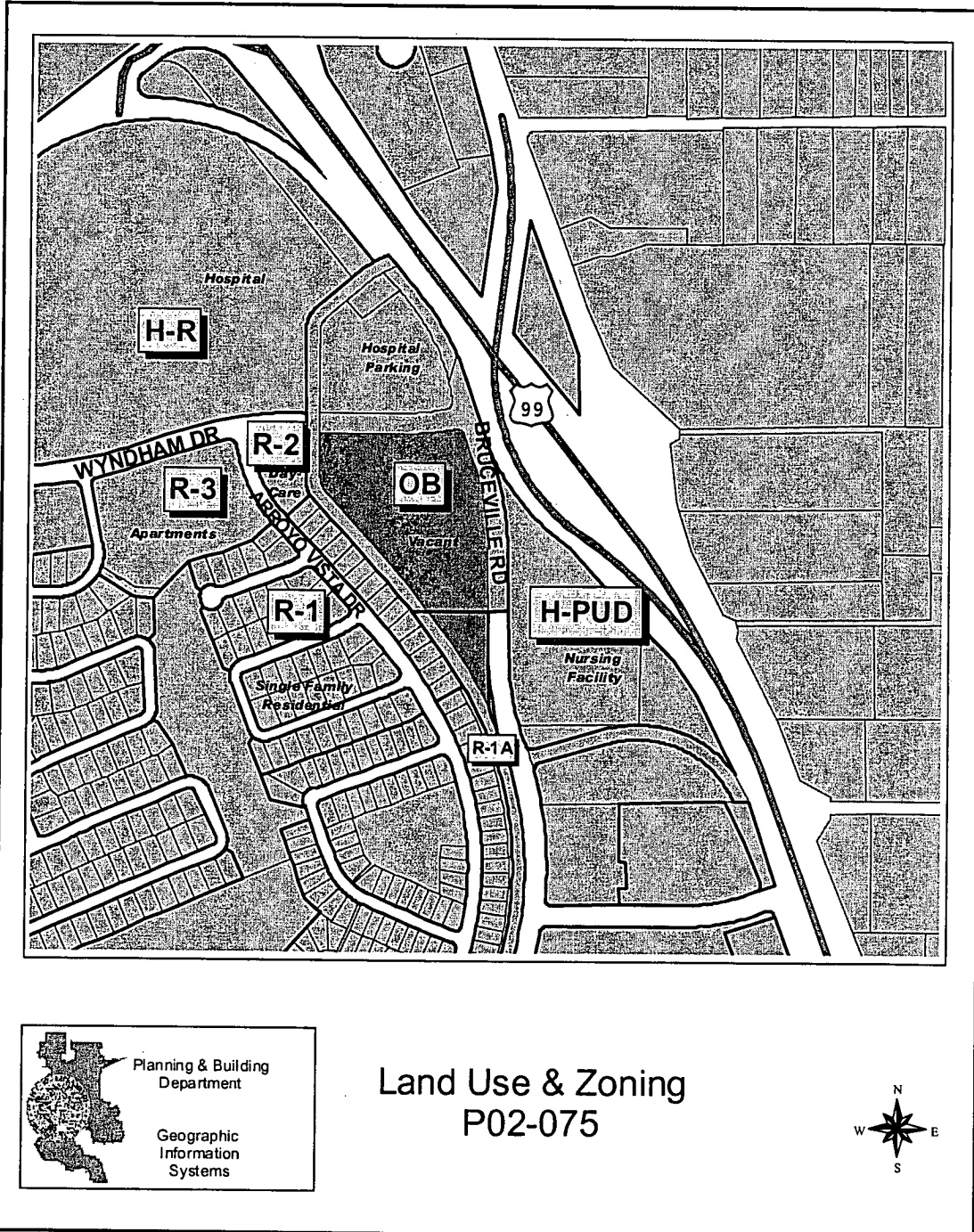


Planning & Building
Department
Geographic
Information
Systems

Vicinity Map
P02-075



Attachment 2 – Land Use and Zoning Map



Attachment 3 – Mitigation Monitoring Plan

MITIGATION REPORTING PLAN

FOR:

Kaiser Wyndham Medical Office Building (P02-075) (Q098)

PREPARED BY:

CITY OF SACRAMENTO
PLANNING AND BUILDING DEPARTMENT

TYPE OF ENVIRONMENTAL DOCUMENT:

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

DATE:

DECEMBER 3, 2002

ADOPTED BY:

CITY OF SACRAMENTO, PLANNING COMMISSION

DATE:

ATTEST:

**Kaiser Wyndham Medical Office Building (P02-075)(Q098)
Mitigation Reporting Plan**

This Mitigation Reporting Plan (MRP) has been required by and prepared for the City of Sacramento Planning and Building Department, Environmental Planning Services, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name/File Number: Kaiser Wyndham Medical Office Building /P02-075 (Q098)
Owner/Developer – Name: Kaiser Foundation Health Plan, Inc.
6600 Bruceville Rd.
Sacramento, CA 95823

Project Location:

The proposed project site consists of one undeveloped parcel at 7.214 ± acres, zoned Office Building (OB), Multi-Family (R-3), and Single-Family Alternative (R-1A), within South Sacramento Community Plan area. The site is at the southwest corner of Bruceville Road and Wyndham Drive. It is bordered to the north by an existing hospital parking lot, to the south by medical offices and residential land uses, to the east by State Route 99, and to the west by the channelized Union House Creek and residential land uses. The site is identified as Assessor's Parcel Numbers (APNs) 117-0170-0032, 117-0120-009, and 117-0120-014.

Project Description:

The project consists of entitlements to allow the construction of a medical office building on 7.214± undeveloped acres:

- **Rezone** of 0.04± acres of Single-Family Alternative (R-1A) to Office Building (OB);
- **Rezone** of 0.55 acres of Multi-family (R-3) to Office Building (OB);
- **Plan Review** to develop medical offices in the Office Building (OB) zone; and
- **Parcel Merger** to merge three parcels.

SECTION 2: GENERAL INFORMATION

The Plan includes mitigation for Water, Air Quality, Hazards, and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above. This Mitigation Reporting Plan (MRP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken verbatim from the Initial Study and are assigned the same number they have in the document. The MRP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and

monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained with the MRP. The City of Sacramento will be responsible for ensuring compliance.

**TABLE 1
Kaiser Wyndham Medical Office Building (P02-075) (Q098) Mitigation Reporting Plan**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>4.E/F/G) Water:</p> <p>1. If groundwater is encountered during excavation activities, pumped water shall be channeled to an infiltration basin, located within an upland area of the construction activities to eventually percolate into the groundwater. Upon percolation of all pumped water, the infiltration basin shall be backfilled and revegetated per City and Regional Water Quality Control Board requirements.</p>	Applicant	City of Sacramento – Planning and Building Department; Department of Utilities; Regional Water Quality Control Board	Mitigation measure identified on Improvement plans and within the Standard Construction Specifications.	Implementation of measure in the field during construction.	
<p>5. A/B Air Quality:</p> <p>1. Water exposed soils twice daily to control wind borne dust.</p> <p>2. Enclose, cover, or water twice daily any exposed piles of dirt, sand, gravel, or other construction debris.</p> <p>3. At a minimum of three times per week, remove from all neighborhood streets, all dirt and mud which has been generated from or deposited by construction equipment going to and from the construction site.</p> <p>4. Construction activities shall comply with SMAQMD Rule 403 on dust and condensed fumes, so that emissions do not exceed hourly levels as regulated per processing weight.</p> <p>5. On-site vehicle speed shall be limited to 15 miles per hour on unpaved surfaces.</p>	Applicant	City of Sacramento – Planning and Building Department and SMAQMD	Note shall be included on the Improvement plans and within the Standard Construction Specifications.	Measures shall be implemented during grading and construction activities.	

TABLE 1
Kaiser Wyndham Medical Office Building (P02-075) (QO98) Mitigation Reporting Plan

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>6. Revegetate disturbed areas immediately after the completion of construction to reduce wind erosion.</p> <p>7. The loads on all haul/dump trucks shall be covered securely or at least two feet of freeboard shall be maintained on trucks hauling loads.</p> <p>8. Vehicle trips shall be reduced via carpool, transit, and other alternative modes.</p> <p>9. Compliant asphalt materials (Rule 453) and architectural coatings (Rule 442) shall be used.</p> <p>10. Reduced-emission heavy-duty equipment for all diesel powered off-road construction activities shall be utilized. This equipment should be used for clearing, grading, and other earthmoving operations.</p> <p>11. The following shall be included to ensure a construction mitigation of 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent California Air Resources Board fleet average.</p> <p>Category 1: Reducing NOx emissions from off-road diesel powered equipment</p> <p>The project shall provide a plan for approval by the City of Sacramento and SMAQMD demonstrating that the</p>					

TABLE 1
Kaiser Wyndham Medical Office Building (P02-075) (QO98) Mitigation Reporting Plan

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project wide fleet average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average; and</p> <p>The project representative shall submit to the City of Sacramento and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and house of use of fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.</p> <p>And:</p>					

TABLE 1
Kaiser Wyndham Medical Office Building (P02-075) (Q098) Mitigation Reporting Plan

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>Category 2: Controlling visible emissions from off-road diesel powered equipment</p> <p>The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any hour. Any equipment found to exceed 40 percent opacity shall be repaired immediately, and the City of Sacramento and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulations.</p> <p>a) Maintain at least two (2) feet of freeboard on trucks when hauling loads; and</p> <p>b) Maintain construction equipment</p>					

**TABLE 1
Kaiser Wyndham Medical Office Building (P02-075) (Q098) Mitigation Reporting Plan**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>(stationary and mobile) in optimum running condition</p> <p>d) In order to reduce air emissions from the Proposed Project to less-than-significant levels during Phase II of construction, the following mitigation measures shall be implemented by the developer and the City of Sacramento during construction:</p> <p>e) The applicant shall included the following measures on all construction plans (the City shall not approve any construction plans without them):</p> <p>f) Maintain construction equipment (stationary and mobile) in optimum running condition.</p> <p>g) The developer shall submit to the City of Sacramento, Planning & Building Department and Public Works Department, an air quality mitigation strategy plan for review and approval that identifies current air quality measure that result in construction fleet emission identified in Table 4-3. These measures may include, but not limited to, the following:</p> <ul style="list-style-type: none"> - Use of heavy duty off road vehicle equipment that will achieve NOX and particulate matter reduction - Use of off-road diesel powered equipment that does not exceed 					

13

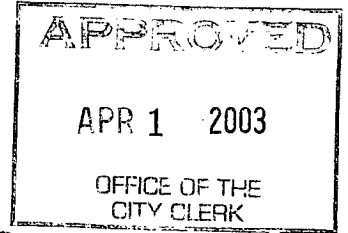
**TABLE 1
Kaiser Wyndham Medical Office Building (P02-075) (QO98) Mitigation Reporting Plan**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>40% opacity, and - Appropriate documentation and/or on-site monitoring as deemed acceptable to City of Sacramento.</p>					
<p>9.D) Hazards: 1. If contaminated soil and/or groundwater is encountered or if suspected contamination is encountered during project construction, work shall be halted in the area, and the type and extent of the contamination shall be identified. A qualified professional, in consultation with the appropriate federal, state, and/or local regulatory agencies shall then develop an appropriate method to remediate the contamination. 2. Strict on-site handling rules shall be implemented to minimize spills and keep potentially contaminated materials out of the drainage waterways. 3. A spill prevention plan shall be implemented to maintain the safety of the drainage waterways.</p>	Applicant	City of Sacramento – Planning and Building Department	Measures shall be included within the Construction Specifications.	<p>Construction specifications shall be included on the construction plans prior to the issuance of a grading permit.</p> <p>Measures shall be implemented prior to and concurrent with construction activities.</p>	
<p>14.B) Cultural Resources: 1. If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to</p>	Applicant	City of Sacramento – Planning and Building Department; Department of Public Works	Measures shall be included with construction specifications.	Construction specifications shall be included on the construction plans prior to the issuance of a grading permit.	

TABLE 1
Kaiser Wyndham Medical Office Building (P02-075) (Q098) Mitigation Reporting Plan

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues.</p> <p>2. If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98.</p>				<p>Measures shall be implemented during construction activities.</p>	

Attachment 4 – Rezoning Ordinance



ORDINANCE NO. 2003-009

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE (TITLE 17 OF THE CITY CODE), BY REZONING 0.04± GROSS ACRES OF SINGLE-FAMILY ALTERNATIVE (R-1A) AND 0.55± GROSS ACRES OF MULTI-FAMILY (R-3) TO OFFICE (OB) ZONE LOCATED AT THE SOUTHWEST CORNER OF BRUCEVILLE ROAD AND WYNDHAM DRIVE.

(APN: 117-0120-009, and 014)
(P02-075)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The attached Exhibit 1 describes properties and both their current zoning and the zones for which they are to be placed pursuant to this amendment.

The zoning designation for the following properties which constitute 0.54± gross acres of Multi-Family (R-3) zone and 0.04± gross acres of Single-Family Alternative (R-1A) zone are hereby removed and placed into the Office Building (OB) zone.

APNs: 117-0120-009, and 014

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps which are a part of said Ordinance to conform to the provisions of this Ordinance.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

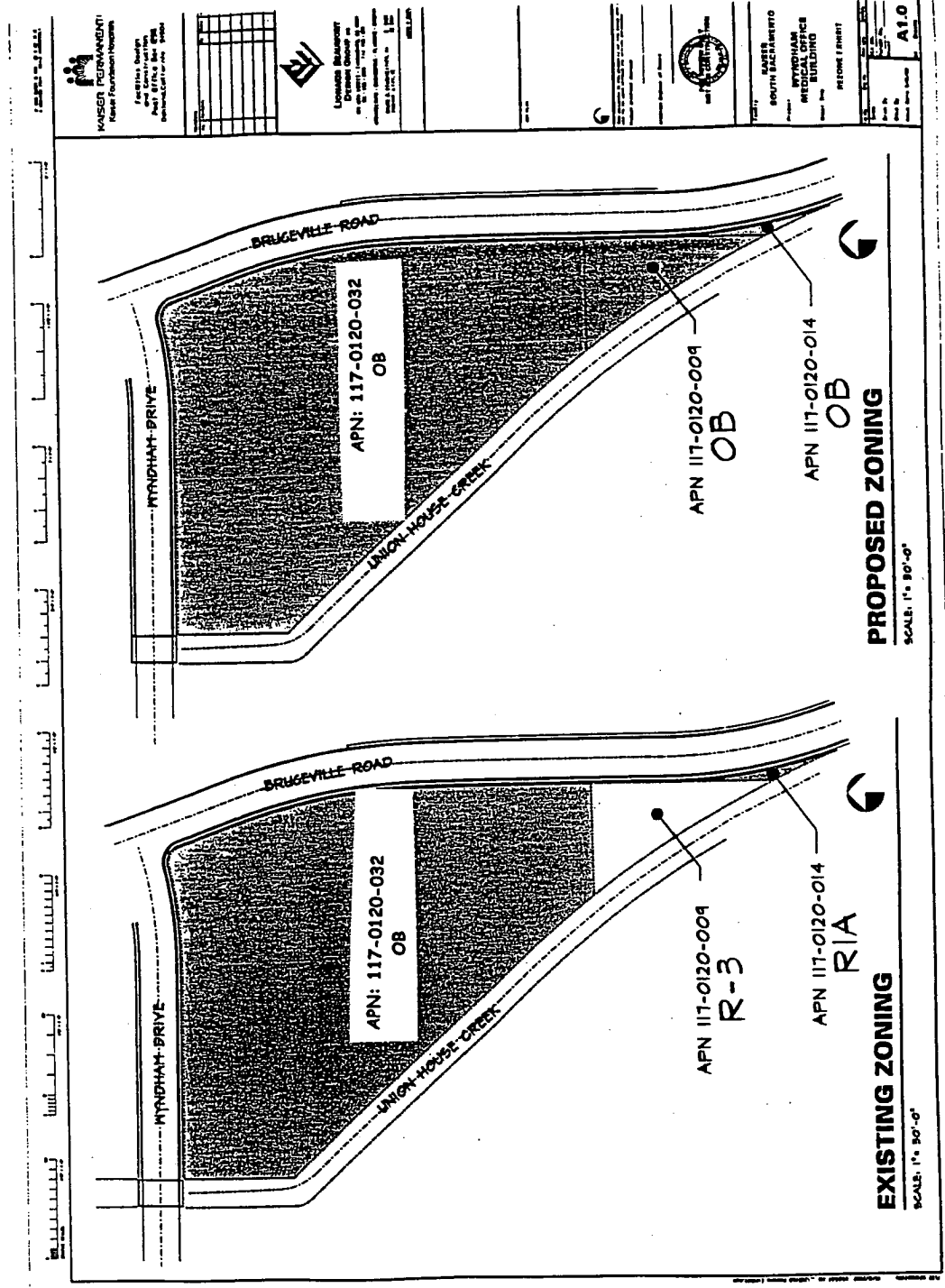
P02-075

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

EXHIBIT 1 - REZONING EXHIBIT



FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

Attachment 4 – Voting Record for February 13, 2003 Hearing

CITY PLANNING COMMISSION

CONSENT ITEMS

CPC AGENDA DATE: February 13, 2003

Item No.	Project No.	Title/Location	Action: Approved/ Denied/Cont'd
2.	P01-130	Lakecrest Village Signage PUD Guidelines Amendment located at the southeast corner of the intersection at Florin Road and Greenhaven Drive	
4.	P02-075	Kaiser Wyndham Medical Office Building located at the Southwest Corner of Bruceville Road and Wyndham Drive	
5.	P02-129	Senior Gleaners Rezone located at 3185 Longview Drive	
⑥	P02-161	Sprint Antenna on W.A.P.A. Tower located at 705 Northfield Dr. South Natomas	CONTINUED TO 2/27/03
7.	P02-163	Slocum Turntable Parking located at 2026 I Street	

VOTE OF THE PLANNING COMMISSION:

COMMISSIONER	Motion (M) / Second (S)	YES	NO	ABSTAIN
Bacchini		/		
Duruisseau		/		
HARVEY	MS	/		
Jones		-		
Kennedy		-		
Taylor-Carroll		-		
Vallencia	BM	✓		
Waste		/		

Attachment 5 – Planning Commission Staff Report

**CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:**

**ITEM # _____
FEBRUARY 13, 2003
PAGE 1**

P02-075 – Kaiser Wyndham Medical Office Building

- REQUEST:
- A. **Environmental Determination:** Mitigated Negative Declaration;
 - B. **Mitigation Monitoring Plan;**
 - C. **Rezone** of 0.04 gross acres of Single-Family Alternative (R-1A) and 0.55 acres of Multi-Family (R-3) to Office (OB);
 - D. **Variance** to exceed the maximum allowed signage area by 84 square feet.
 - E. **Plan Review** to develop a 69,411 square foot medical office building on 7.214± acres in the Office (OB) zone;
 - F. **Parcel Merger** to merge three parcels (117-0170-032, 117-0120-009, and 117-0120-014) totaling 7.214± acres into one parcel.

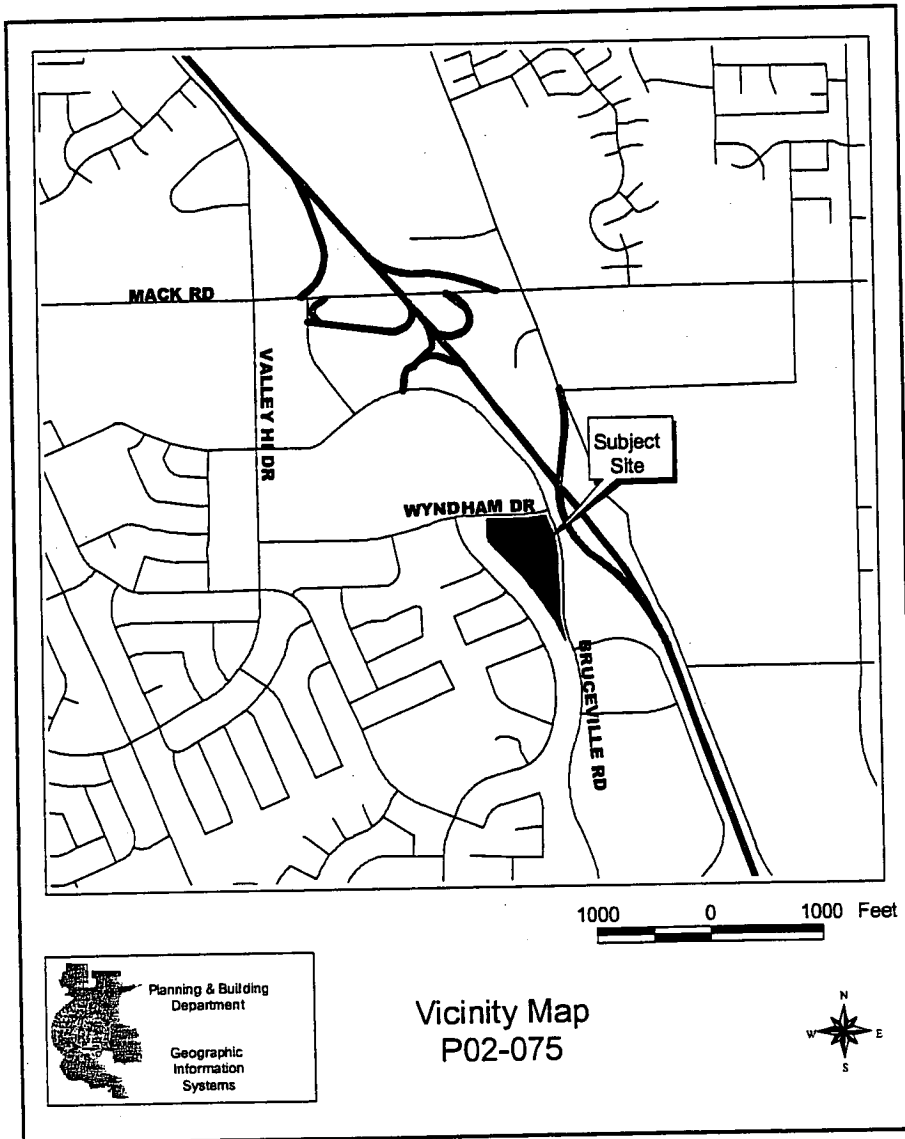
LOCATION: Southwest corner of Bruceville Road and Wyndham Drive
APN: 117-0170-032, 117-0120-009, and 117-0120-014
South Sacramento Community Plan Area
Sacramento City Unified School District
Council District 8

APPLICANT:	Anita Williams Lionakis Beaumont Design Group 1919 Nineteenth Street Sacramento, CA 95814
APPLICATION FILED:	June 3, 2002
APPLICATION COMPLETED:	July 24, 2002
STAFF CONTACT:	Antonio Ablog, 264-7702

P02-075

FEBRUARY 13, 2002

ITEM #
PAGE 2



P02-075

FEBRUARY 13, 2002

ITEM #
PAGE 3

SUMMARY:

The applicant is seeking entitlements to construct and develop a 69,411 square foot medical office building on 7.214± acres at the southwest corner of Bruceville Road and Wyndham Drive. The proposed medical offices will be operated by Kaiser Permanente and will house various outpatient services in the Head and Neck, Audiology, Allergy, Mental Health, and Eye services Departments. The building also includes a Pharmacy, but no emergency services will be located at the proposed facility. The entitlements requested for this project include a Rezone of 0.59± acres of residentially zoned land, a Plan Review of the proposed medical office building, and a lot merger to merge three parcels into one 7.214± acre parcel. The subject site is vacant and undeveloped. The Kaiser Permanente South Sacramento Medical Center is to the north. There are offices to the southeast and there are single-family residences and a day-care facility on the other side of Union House Creek to the west. A new traffic signal at the intersection of Bruceville Road and Wyndham Drive will alleviate any potential traffic concerns.

RECOMMENDATION:

Staff recommends approval of the project, subject to conditions in the Notice of Decision.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Office
Community Plan Designation:	Office
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Office Building (OB), Multi-Family (R-3) and Single-Family Alternative (R-1A) zone

Surrounding Land Use and Zoning:

North: Hospital;	Hospital Review
South: Single-Family Residential;	R-1
East: Skilled Nursing Fac;	Hospital PUD
West: Single-Family Residential	R-1
Daycare Facility	R-2

Setbacks:

	<u>Required</u>	<u>Provided</u>
Front:	25'	51.5'
Side(St):	12.5'	93'
Side(Int):	5'	25'
Rear:	15'	33.5'

P02-075

FEBRUARY 13, 2002

ITEM #
PAGE 4

Property Dimensions:	Irregular
Property Area:	7.214+ gross acres
Building Height:	28' to concrete roof slab
Exterior Materials:	Tilt-up Concrete, Brick, Painted Metal
Roofing Materials:	Built up Roofing
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

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	Building Division
Driveway Permit	Public Works
Sign Permit	Building

BACKGROUND INFORMATION:

The subject site consists of three parcels at the southwest corner of Bruceville Road and Wyndham Drive. The parcel combine to form a triangularly shaped site with Bruceville Road to the east and Union House Creek to the west. There has been no previous development on the site.

On June 3, 2002, Planning Staff received an application for the entitlements necessary to develop a medical office building on the subject site.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General Plan

The General Plan currently designates the subject site as Community/Neighborhood Commercial and Offices. This designation calls for shopping centers, commercial strips, and smaller office developments which offer goods and services for the daily needs of adjacent residential areas. The Community/Neighborhood Commercial and Offices designation is consistent with the existing hospital to the north and office buildings to the southeast. There are single-family homes to the west, and the General plan indicates that

P02-075

FEBRUARY 13, 2002

ITEM # _____
 PAGE 5

Community/Neighborhood Commercial uses may be located adjacent to residential properties.

The project is consistent with the General Plan goals and policies in that it:

Promotes economic vitality and diversification of the local economy (Section 4-1, Goal D).

South Sacramento Community Plan

Under the South Sacramento Community Plan, the site is currently designated as Office. The Community Plan encourages projects of 10 acres or more to be developed as Planned Unit Developments (PUD). Since this project is less than ten acres and encompasses a single site that will be fully developed by the applicant, a PUD would not be appropriate for this project. Notwithstanding provisions for PUD development, the proposed Medical Office Building is consistent with the Office designation of the South Sacramento Community Plan.

Zoning/Land Use

	Existing Designation	Proposed Designation
Zoning	Single-Family Alternative (R-1A), Multi-Family (R-3), and Office Building (OB)	Office Building (OB)

The subject site currently consists of Multi-Family (R-3), Single-Family Alternative (R-1A), and Office Building (OB) zoning designations. The residentially zoned parcels combine to total only 0.59± acres of the 7.214± acre site, and are inconsistent with the General and Community Plan designations. The residential designations calls for higher density housing and would not allow for the proposed Medical Office Building. The proposed project calls for a rezone of the two residentially zoned parcels at the southern end of the site. Both parcels will be rezoned to Office Building (OB) to accommodate the proposed medical offices, and to bring them into consistency with the General and Community Plans

Planning staff agrees that rezoning the residentially zoned parcels on the subject site is appropriate. The R-1A parcel, at 0.04± acres is less than 20' deep and is undevelopable. While the R-3 parcel is larger, at 0.54±, the parcel is bisected by a 10' SMUD Easement and a 15' Public Utilities Easement which leaves very little developable area. Due to the fact that the residentially zoned parcels are not developable, Planning Staff supports the rezone of these parcels to OB in order to accommodate the proposed medical offices.

P02-075

FEBRUARY 13, 2002

ITEM #
PAGE 6

Aside from the rezone of the subject site, this project requires a plan review to develop a medical office building the Office Building (OB) zone and a variance to exceed the maximum allowable attached signage area by 84 square feet. The plan review and variance are discussed in the sections B and C of the staff evaluation.

B. Site Plan/Zoning Requirements**1. Setbacks**

The site plan is consistent with the required setbacks for OB Zone. Setbacks adjacent to Wyndham Drive and Bruceville Road exceed the 25' setback requirement. The rear setback adheres to the 15' requirement. All required setbacks for this project would be landscaped.

2. Parking/Circulation***Parking***

The proposed medical building requires 347 on-site parking spaces (1 parking space per every 200 square feet of office space). As designed, the project will incorporate 366 parking spaces. Most of the parking spaces are north of the office building. There are however, parking spaces to the east of the building and approximately 80 spaces south of the building. The required handicapped parking spaces have been placed in such a manner that they provide convenient access to the main entry points of the building.

Access

Overall access to the site will be via Wyndham Drive or Bruceville Road. Since the applicant has agreed to install a traffic signal at the intersection of these two streets, any new traffic generated by the project should be alleviated.

Concerning access to the office building, the site plan calls for 2 driveways. The main vehicular access will be via a driveway on Wyndham drive west of Bruceville road. This driveway will have full access. The other driveway, at the southern end of the property on Bruceville Road will have full access but will require the addition of a vehicle deceleration lane. The Department of Public Works has reviewed and approved the driveway configuration of the current site plan.

Pedestrian Access

P02-075

FEBRUARY 13, 2002

ITEM #
PAGE 7

While the pedestrians can access the office building at the two driveways, the proposed design calls for two dedicated pedestrian access points. The north pedestrian access point is located on Wyndham Drive approximately 120 feet west of Bruceville road. This pedestrian access continues south to the main entrance of the Office Building. While this path crosses 2 separate drive aisles, the rest of the path is separated from the parking areas by a small hardscape area that contains planter for some of the on-site trees.

The other pedestrian access point is on Bruceville Road approximately 450 feet south of Wyndham Drive. While this pedestrian access point is quite a distance from the intersection at Bruceville and Wyndham, it provides direct access to the south entrance to the building. Furthermore, placing the entrance farther south along Bruceville Road places this access point closer to an existing bus stop which is just to the south of the site.

Landscaping

The landscaping plans indicate that the project will meet lot shading requirements by achieving 57% lot shading. The proposed project will have 20' landscaped setback areas along Wyndham Drive and Bruceville Road that will contain turf, groundcover, and trees. The parking lot also contains planter areas for trees which will shade the parking area. The southern end of the site is designated to be a dedicated landscaped area. Landscaping is also proposed for the area immediately surrounding the proposed medical office building. A portion of the area immediately surrounding the office building has been dedicated for an outdoor plaza complete with additional tree plantings to provide shade in the future. The applicant is proposing to line the rear setback with trees that will buffer the residential properties on the western side of Union House Creek from the proposed medical offices.

3. Signage

The applicant has requested to exceed the maximum allowable area for attached signage by 84 square feet. The Sign Ordinance requirements state that only 16 total square feet of attached signage is allowed in the OB zone. The applicant has requested to exceed the maximum allowed area in order to provide 100 square feet aggregate.

Planning staff believes that the 16 square foot signage maximum is very restrictive given the design and location of this building and that allowing 100 square feet aggregate would be appropriate for this project. The 16 square foot maximum would be appropriate for central city locations where office buildings often have multiple tenants and a single street frontage. In these cases, the only sign that may be needed would be a building directory.

P02-075

FEBRUARY 13, 2002

ITEM # _____
PAGE 8

This project, however, is located outside the central city in a location where a total area of more than 8 square feet per street facing elevation is needed for attached signs to be visible from the street. Granting the variance would not be inconsistent with the signage approved in neighboring Office Building or H zones in that the Methodist Hospital Planned Unit Development to the south allows one sign per street frontage and 120 square feet of area for each sign. The signage area requested for this project will be much less than the allowed signage in this adjacent PUD.

Planning staff believes that the requested additional square footage for attached sign area is in scale with the proposed office building and will not cause any nuisance to residential property in the vicinity.

4. Gates/Fencing

At Kaiser's discretion's this project may incorporate perimeter fencing and gates at key access points for security reasons. The fencing is proposed to be metal fencing that will not block any views of the interior of the property from the street. Patients and employees will have full access to the site throughout the main operating hours of the facility.

C. Building/Site Design

1. Building Design

After initial review of the building design, Planning staff recommended revisions to the roof-top mechanical screening, the vertical articulation of the tilt-up concrete façade, the variety of exterior materials, and the design and articulation of the building's windows. Based on our initial comments, the applicant has responded with revisions to the satisfaction of Planning Staff.

The applicant designed the façade to include a reveal pattern that includes horizontal and vertical elements, which help to break up the length of the building. This reveal pattern addresses staff's concerns about the tilt-up façade and fenestration pattern that originally seemed to be repetitive. The new reveal pattern works to complement the window pattern.

The elevations show a fair amount to brick detailing. The addition of the brick detail is most apparent at the north and south entrances, and at the east staircase. This addition to the exterior materials was based on planning staff's comment that the new building should take design cues from the main Kaiser Permanente campus which makes use of brick for it's exterior finish. Other finish materials include anodized aluminum, painted metal, and various

P02-075

FEBRUARY 13, 2002

ITEM # ___
PAGE 9

types of glass. Planning staff was initially concerned with the roof-top mechanical screening but after reviewing the latest project revisions, staff believes that the revisions have achieved the goal of having the screening be an integral part of the overall architectural design.

Finally, concerning the window design, planning staff was concerned that the windows did not provide enough relief for each of the elevations. In response to this, the building design has been revised so that the windows have been recessed 4 inches. Also in response to staff's recommendation to provide some type of awnings over the windows, the building designs have been updated to show 4" x 18" eyebrows over selected windows on each of the street facing elevations.

2. Site Plan

The current site plan has not required any major revisions from the original site plan that was submitted. This site plan places the medical building approximately 90 feet off of Bruceville road, and 260 feet south of Wyndham Drive. In initial discussions, planning staff inquired as to whether the medical building would be placed at the corner, adjacent to the intersection, for pedestrian access purposes. After discussing this issue, staff is in agreement with the applicant on the placement of the building as shown on the site plan. Placing the medical office building adjacent to the intersection would move a majority of the parking to the south of the building. This would create the appearance of a large parking lot and lead to parking spaces located quite a distance away from the main building. Placing the building at the street would have also routed on-site vehicular traffic to the rear of the site, closer to the residential uses to the west. Finally, planning staff agreed that the provided building setback is consistent with the surrounding office and medical uses and that pedestrian access to the site is not impeded by the current location of the building.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address air quality, biological resources, noise, and hazards.

P02-075

FEBRUARY 13, 2002

ITEM # ___
PAGE 10

The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1A).

B. Public/Neighborhood/Business Association Comments

Upon receipt of the original application, the project information was forwarded to the Regency Place Homeowners Association, and the Wood Park Neighborhood Association. A written response submitted by the Regency Place Homeowners Association stated that they believed that the proposed medical office building was a good project.

C. Summary of Agency Comments

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

1. **Public works**

All applicable comments are addressed in the project conditions

2. **Department of Utilities**

All applicable comments are addressed in the project conditions

3. **Fire**

All applicable comments are addressed in the project conditions

4. **Police**

All applicable comments are addressed in the project conditions

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A, B, D, E, F,. Item C requires approval by the City Council. 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 actions:

- A. Adopt the attached Notice of Decision and Findings of Fact **ratifying the Mitigated Negative Declaration;**
- B. Adopt the attached Notice of Decision and Findings of Fact **approving Mitigation Monitoring Plan;**

P02-075

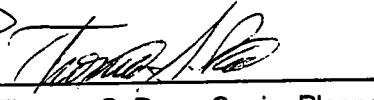
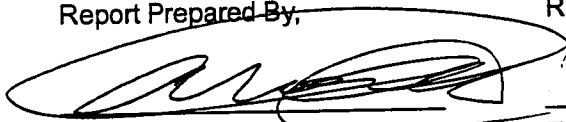
FEBRUARY 13, 2002

ITEM #
PAGE 11

- C. Adopt the attached Notice of Decision and Findings of recommending the **approval of the Rezone** of 0.04 gross acres of Single-Family Alternative (R-1A) and 0.55 acres of Multi-Family (R-3) to Office (OB);
- D. Adopt the attached Notice of Decision and Findings of approving the **Variance** to exceed the maximum allowed signage area by 84 square feet
- E. Adopt the attached Notice of Decision and Findings of approving the **Plan Review** to develop a 69,411 square foot medical office building on 7.214± acres in the Office (OB) zone;
- F. Adopt the attached Notice of Decision and Findings of fact approving **Parcel Merger** to merge three parcels (117-0170-032, 117-0120-009, and 117-0120-014) totaling 7.214± acres into one parcel;

Report Prepared By,

Report Reviewed By,



Antonio A. Ablog, Assistant Planner

Thomas S. Pace, Senior Planner

Attachments

Attachment 1	Notice of Decision and Findings of Fact
Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	Site Plan
Exhibit 1C	South and West Elevations
Exhibit 1D	North and East Elevations
Exhibit 1E	Landscaping Plan
Exhibit 1F	Grading Plan
Exhibit 1G	Erosion Control Plan
Exhibit 1H	Notes and Details
Exhibit 1I	Lot Merger Details
Attachment 2	Land Use and Zoning Map
Attachment 3	Rezone

P02-075

FEBRUARY 13, 2002

ITEM #
PAGE 12

ATTACHMENT 1

**NOTICE OF DECISION AND FINDINGS OF FACT FOR THE
KAISER WYNDHAM MEDICAL OFFICE BUILDING LOCATED AT THE SOUTHWEST
CORNER OF BRUCEVILLE ROAD AND WYNDHAM DRIVE SACRAMENTO,
CALIFORNIA IN THE OFFICE BUILDING (OB), THE SINGLE FAMILY ALTERNATIVE
(R-1-A) AND THE MULTI-FAMILY (R-3) ZONE. (P02-075)**

At the regular meeting of February 13th, 2002, 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:** Mitigated Negative Declaration;
- B. **Approved the Mitigation Reporting Plan;**
- C. **Recommend the approval of the Rezone** of 0.04 gross acres of Single-Family Alternative (R-1A) and 0.55 acres of Multi-Family (R-3) to Office (OB);
- D. **Approved the Variance** to exceed the maximum allowed signage area by 84 square feet
- E. **Approved a Plan Review** to develop a 69,411 square foot medical office building on 7.214± acres in the Office (OB) zone;
- F. **Approved a Parcel Merger** to merge three parcels (117-0170-032, 117-0120-009, and 117-0120-014) totaling 7.214± acres into one parcel;

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

FINDINGS OF FACT

- A. The City Planning Commission approves the **Mitigated Negative Declaration** (the Negative Declaration is approved), based upon the following findings of fact:
 - 1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;

P02-075

FEBRUARY 13, 2002

ITEM #
PAGE 13

2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project;
 3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.
- B. The Mitigation Monitoring Plan is approved based upon the following findings of fact:**
1. One or more mitigation measures have been added to the above-identified project;
 2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit 1a;
 3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec. 21081.6.
 4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- D. The Variance to exceed the maximum allowed signage area by 84 square feet;**
1. The project is based on sound principles of land use in that:
 - a. the proposed additional signage is compatible with the Office Building Zone
 - b. the proposed signage does not exceed the maximum allowable attached signage area that has been allowed on neighboring OB uses.
 - c. The signs will not be viewable from adjacent residential properties, as the proposed signage will face away from residential areas.
 2. The project will not be injurious to the public health, safety, or welfare of the surrounding properties in that the additional signage will not block the view of any access areas, nor will the signs create any light directly onto neighboring residential uses.
 3. This Variance would not constitute a special privilege extended to an individual property owner, in that other adjacent office buildings have been permitted additional signage in excess of the current proposal.

P02-075

FEBRUARY 13, 2002

**ITEM # _____
PAGE 14**

4. The additional signage is not prohibited by the General Plan.
- E. The **PLAN REVIEW** to develop a 69,411 square foot medical office building on 7.214± acres in the Office (OB) zone is approved based on the following findings of fact:
1. The proposed development is consistent with the General Plan's Community/Neighborhood Commercial and Office designation and the South Sacramento Community Plan's designation of Office
 2. Facilities, including utilities, access roads, sanitation, and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets and highways.
 3. The project has been found to be consistent with all zoning code regulations related to setbacks, landscaping, parking, and setbacks.
 4. Approval of the plan review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties .
- F. The **Parcel Merger** to merge three parcels (117-0170-032, 117-0120-009, and 117-0120-014) totaling 7.214± acres into one parcel is approved based on the following findings of fact:
1. The Parcel Merger will not result in the abandonment of any street or utility easement of record.
 2. The Parcel merger will result in a parcel that conform to the requirements of the general plan and the city's zoning ordinance.

CONDITIONS OF APPROVAL

- D. The variance to exceed the maximum allowed attached signage area by 84 square feet is approve subject to the following conditions of approval:

Planning

- D1. A sign permit shall be obtained prior to construction of any attached or detached signs.
- D2. A maximum of three attached signs shall be permitted, one each on the north, south, and east elevations of the building.

P02-075

FEBRUARY 13, 2002

ITEM #
PAGE 15

- D3. Attached signs shall consist of individual metal reverse channel letters, with concealed "halo" neon illumination. Letters and logo shall consist of painted, polished, brushed, anodized, or chromed nonferrous metal, to match building color. Only one color shall be used for all attached signs. Design shall be to the satisfaction of the Planning Director.
 - D4. Attached signs shall have a maximum letter/logo height of 30 inches.
 - D5. Allowed signage shall be limited to 50 square feet per each street facing elevation. The aggregate signage for all elevations combined shall not exceed 100 square feet.
 - D6. One primary detached sign and two detached directional signs shall be permitted. The monument sign base shall be constructed of concrete or other masonry material to match the building's design and color, to the satisfaction of the Planning Director.
 - D7. The primary detached sign shall not exceed six feet in height and shall not be larger than 48 square feet. The sign shall be located farther than ten feet from any driveway or public right-of-way. The two directional signs shall not exceed 6 feet in height and 4 square feet in size. The directional signs shall be located in the driveway medians, such that vehicle traffic sight lines are not obstructed.
- E. The Plan Review to allow a 69,411± square foot medical office building in the Office Building (OB) Zone is approved subject to the following conditions of approval:

Planning

General:

- E1. The applicant shall obtain all necessary building permits prior to commencing construction. The building permit shall substantially conform to the site plan and elevations as shown.
- E2. Any substantial modification to the project shall be subject to review by Planning staff prior to the issuance of building permits. Any significant modification may require subsequent entitlements.

P02-075

FEBRUARY 13, 2002

ITEM # _____
PAGE 16

- E3. Prior to the issuance of building permits, the applicant shall file with the Public Works Department a Certificate of Compliance to merge the three existing parcels into one parcel.
- E4. Prior to the issuance of building permits, the applicant shall obtain a Transportation Management Plan (TMP) Permit in accordance with the Zoning Code requirements.
- E5. Mitigation Monitoring Plan: The developer shall comply with all requirements included in the Mitigation Monitoring Plan.
- E6. No less than 347 parking spaces shall be provided on-site (1 parking space per 200 square feet of medical office minimum).
- E7. The applicant shall comply with the City's Housing Trust Fund, Section 33 of the Zoning Ordinance.

Landscaping

- E8. Detailed landscape and irrigation plans shall be submitted to the Planning Division for review prior to issuance of a building permit. Landscape plans shall indicate quantity, size, and species of each plant and tree. Final design shall be to the satisfaction of the Planning Director.
- E9. All landscaping shall be maintained so that ground cover and shrubbery shall not exceed 30 inches in height and tree limbs shall be trimmed to not less than 6 feet above grade level.
- E10. Tree shading of parking lot areas (50% in 15 years) shall comply with Zoning Ordinance requirements. Planting (especially parking lot trees) shall be located and maintained so that lighting levels are not diminished.

Trash enclosures:

- E11. Trash enclosures shall be constructed of concrete block or similar masonry material and be finished with material which is comparable in color and texture to the building facades.
- E12. Trash enclosure gates shall be solid metal painted to be consistent with the building facades.
- E13. Trash enclosures shall comply with all applicable Zoning Ordinance requirements.

P02-075

FEBRUARY 13, 2002

ITEM #
PAGE 17

Exterior Lighting:

- E14. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.
- E15. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space, bicycle parking areas, trash enclosures, and pathways on the perimeter of parking areas between the hours of dusk and one hour after sunrise. A minimum of 0.25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours.

Building Design:

- E16. All rooftop mechanical equipment and communications equipment shall be completely screened from view from public streets by the building parapet and architectural projections which are integral to the building design.
- E17. To the satisfaction of City Design Review Staff, Decorative brows consistent with the overall architecture of the office building shall be included over at least two second floor windows on each of the north, south, and east elevations.
- E18. Decorative perimeter fence, if installed, shall be consistent with the existing fence at the perimeter of the Kaiser property to the North of the subject site.

Utilities

Water:

- E19. Only one domestic water service per parcel is allowed. Any new domestic water service shall be metered.
- E20. Multiple fire services are allowed per parcel and may be required.
- E21. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation and fire suppression systems.

Sewer:

P02-075

FEBRUARY 13, 2002

ITEM # _____
PAGE 18

- E22. The proposed project is located within Sacramento County Sanitation District No.1. Meet all County Regional Sanitation District requirements. (Call 875-6820).

Drainage:

- E23. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- E24. The proposed project is located in the flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.

Grading and Water Quality:

- E25. 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 Department of Utilities.
- E26. 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 improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- E27. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures (e.g. vegetated swale, media filtration, water quality ponds) are required. **On-site treatment control measures are also required and may affect site design and site configuration and therefore, should be considered during the early planning stages.** Improvement plans must include the source controls and on-site treatment control measures selected for the site. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated

P02-075

FEBRUARY 13, 2002

ITEM #
PAGE 19

January 2000, for appropriate source control measures and recommended on-site control measures.

- E28. This project is greater than 5 acres (7.214 ± acres), therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Storm Water Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from the Department of Utilities by calling 264-1400.

Public Works

- E29. Repair or reconstruct any deteriorated curb, gutter and sidewalk fronting the property along Bruceville Road and Wyndham Drive. These improvements (if needed) shall be to the satisfaction of the Department of Public Works;
- E30. Repair or reconstruct the Handicapped Ramps at the southwest corner of the intersection of Bruceville Road and Wyndham Drive if found to be Non-ADA compliant. This will also include the receiving end of said ramps across Wyndham Drive. The reconstruction of the ramps (if needed) shall be to the satisfaction of the Department of Public Works;
- E31. Construct standard driveways on both Bruceville Road and Wyndham drive to the satisfaction of the Department of Public Works;
- E32. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
- E33. Construct a right-turn only lane at the driveway on Bruceville Road per City Standards and to the satisfaction of the Department of Public Works;
- E34. Dedicate 12.5 foot Public Utility Easement (PUE) adjacent to all public right-of-ways;
- E35. Construct a traffic signal at the intersection of Bruceville Road and Wyndham Drive to the satisfaction of the Department of Public Works.

P02-075

FEBRUARY 13, 2002

ITEM # _____
PAGE 20

NOTE: The Department of Public Works has determined the need for the signal, based on CalTrans signal warrants. The traffic signal shall be constructed as part of the public improvements for the Special Permit. Signal design and construction shall be to the satisfaction of the Department of Public Works. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances.

- E36. The applicant shall submit a signal design concept report to the Department of Public Works for review and approval prior to the submittal of any improvement plans involving traffic signal work.
- E37. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Department of Public Works, Development Services Section Plan Check Engineer at 264-7493 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

County Sanitation

- E38. Connection to public sewer shall be required to the satisfaction of CSD-1

Advisory Note

- E39. Developing this property may require the payment of additional sewer impact fees. Applicant should contact Fee Quote Desk at 876-6100 for sewer impact information.

City Fire

- E40. A KNOX box shall be provided for emergency access

City Police Department

- E41. The applicant shall post the property "No Trespassing" and sign an agreement with the Police Department to prosecute all violators. This agreement shall be kept on file on the premises and in the Police Department.
- E42. Applicant shall work with the South Patrol Police Facility to ensure that the property is posted for "No Loitering" in accordance with 602 (k) P.C. An

P02-075

FEBRUARY 13, 2002

ITEM # _____
PAGE 21

agreement is to be filed with the Police Department which will allow officers to remove loiterers and reflects to operator/owners agreement to prosecute.

- E43. All illegal activities observed on or around the business shall be promptly reported to the police department.
- E44. Business rules shall be posted in the business interior in a conspicuous place.
- F. The **Parcel Merger** to merge three parcels (117-0170-032, 117-0120-009, and 117-0120-014) totaling 7.214± acres into one parcel is approved subject to the following conditions:

Public Works

- F1. The applicant shall file an application for a Certificate of Compliance with the Department of Public Works. The applicant must submit all documents required by the submittal requirements checklist and pay necessary fees;
- F2. The applicant must file for a Waiver of Parcel Map;
- F3. The applicant shall pay off or segregate existing assessments.

P02-075

FEBRUARY 13, 2002

ITEM # _____
PAGE 22

Exhibit 1A - Mitigation Monitoring Plan

MITIGATION REPORTING PLAN

FOR:
Kaiser Wyndham Medical Office Building (P02-075) (Q098)

PREPARED BY:
CITY OF SACRAMENTO
PLANNING AND BUILDING DEPARTMENT

TYPE OF ENVIRONMENTAL DOCUMENT:
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

DATE:
DECEMBER 3, 2002

ADOPTED BY:
CITY OF SACRAMENTO, PLANNING COMMISSION

DATE:

ATTEST:

P02-075

FEBRUARY 13, 2002

ITEM #
PAGE 23

**Kaiser Wyndham Medical Office Building (P02-075)(Q098)
Mitigation Reporting Plan**

This Mitigation Reporting Plan (MRP) has been required by and prepared for the City of Sacramento Planning and Building Department, Environmental Planning Services, 1231 I Street, Room 300, Sacramento, CA 95814, pursuant to CEQA Guidelines Section 21081.6.

SECTION 1: PROJECT IDENTIFICATION

Project Name/File Number: Kaiser Wyndham Medical Office Building /P02-075 (Q098)
Owner/Developer – Name: Kaiser Foundation Health Plan, Inc.
6600 Bruceville Rd.
Sacramento, CA 95823

Project Location:

The proposed project site consists of one undeveloped parcel at 7.214 ± acres, zoned Office Building (OB), Multi-Family (R-3), and Single-Family Alternative (R-1A), within South Sacramento Community Plan area. The site is at the southwest corner of Bruceville Road and Wyndham Drive. It is bordered to the north by an existing hospital parking lot, to the south by medical offices and residential land uses, to the east by State Route 99, and to the west by the channelized Union House Creek and residential land uses. The site is identified as Assessor's Parcel Numbers (APNs) 117-0170-0032, 117-0120-009, and 117-0120-014.

Project Description:

The project consists of entitlements to allow the construction of a medical office building on 7.214± undeveloped acres:

- **Rezone** of 0.04± acres of Single-Family Alternative (R-1A) to Office Building (OB);
- **Rezone** of 0.55 acres of Multi-family (R-3) to Office Building (OB);
- **Plan Review** to develop medical offices in the Office Building (OB) zone; and
- **Parcel Merger** to merge three parcels.

SECTION 2: GENERAL INFORMATION

The Plan includes mitigation for Water, Air Quality, Hazards, and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above. This Mitigation Reporting Plan (MRP) is designed to aid the City of Sacramento in its implementation and monitoring of mitigation measures adopted for the proposed project.

The mitigation measures have been taken verbatim from the Initial Study and are assigned the same number they have in the document. The MRP describes the actions that must take place to implement each mitigation measure, the timing of those actions, and the entities responsible for implementing and

P02-075

FEBRUARY 13, 2002

ITEM #
PAGE 24

monitoring the actions. The developer will be responsible for fully understanding and effectively implementing the mitigation measures contained with the MRP. The City of Sacramento will be responsible for ensuring compliance.

**TABLE 1
Kaiser Wyndham Medical Office Building (P02-075) (Q098) Mitigation Reporting Plan**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
4. E/F/G) Water: 1. If groundwater is encountered during excavation activities, pumped water shall be channeled to an infiltration basin, located within an upland area of the construction activities to eventually percolate into the groundwater. Upon percolation of all pumped water, the infiltration basin shall be backfilled and revegetated per City and Regional Water Quality Control Board requirements.	Applicant	City of Sacramento – Planning and Building Department; Department of Utilities; Regional Water Quality Control Board	Mitigation measure identified on Improvement plans and within the Standard Construction Specifications.	Implementation of measure in the field during construction.	
5. A/B Air Quality: 1. Water exposed soils twice daily to control wind borne dust. 2. Enclose, cover, or water twice daily any exposed piles of dirt, sand, gravel, or other construction debris. 3. At a minimum of three times per week, remove from all neighborhood streets, all dirt and mud which has been generated from or deposited by construction equipment going to and from the construction site. 4. Construction activities shall comply with SMAQMD Rule 403 on dust and condensed fumes, so that emissions do not exceed hourly levels as regulated per processing weight. 5. On-site vehicle speed shall be limited to 15 miles per hour on unpaved surfaces.	Applicant	City of Sacramento – Planning and Building Department and SMAQMD	Note shall be included on the Improvement plans and within the Standard Construction Specifications.	Measures shall be implemented during grading and construction activities.	

P02-075

FEBRUARY 13, 2002

ITEM # _____
PAGE 25

RE: Kaiser Wyndham Medical Office Building
March 25, 2003
Page 45

45

**TABLE 1
Kaiser Wyndham Medical Office Building (P02-075) (Q098) Mitigation Reporting Plan**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>6. Revegetate disturbed areas immediately after the completion of construction to reduce wind erosion.</p> <p>7. The loads on all haul/dump trucks shall be covered securely or at least two feet of freeboard shall be maintained on trucks hauling loads.</p> <p>8. Vehicle trips shall be reduced via carpool, transit, and other alternative modes.</p> <p>9. Compliant asphalt materials (Rule 453) and architectural coatings (Rule 442) shall be used.</p> <p>10. Reduced-emission heavy-duty equipment for all diesel powered off-road construction activities shall be utilized. This equipment should be used for clearing, grading, and other earthmoving operations.</p> <p>11. The following shall be included to ensure a construction mitigation of 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent California Air Resources Board fleet average.</p> <p>Category 1: Reducing NOx emissions from off-road diesel powered equipment</p> <p>The project shall provide a plan for approval by the City of Sacramento and SMAQMD demonstrating that the</p>					

P02-075

FEBRUARY 13, 2002

ITEM #
PAGE 26

RE: Kaiser Wyndham Medical Office Building
March 25, 2003
Page 46

46

TABLE 1
Kaiser Wyndham Medical Office Building (P02-075) (Q088) Mitigation Reporting Plan

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project wide fleet average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average; and</p> <p>The project representative shall submit to the City of Sacramento and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and house of use of fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction actively occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.</p> <p>And:</p>					

P02-075

FEBRUARY 13, 2002

ITEM #
 PAGE 27

RE: Kaiser Wyndham Medical Office Building
 March 25, 2003
 Page 47

TABLE 1
Kaiser Wyndham Medical Office Building (P02-075) (Q098) Mitigation Reporting Plan

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>Category 2: Controlling visible emissions from off-road diesel powered equipment</p> <p>The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any hour. Any equipment found to exceed 40 percent opacity shall be repaired immediately, and the City of Sacramento and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulations.</p> <p>a) Maintain at least two (2) feet of freeboard on trucks when hauling loads; and</p> <p>b) Maintain construction equipment</p>					

P02-075

FEBRUARY 13, 2002

ITEM # _____
PAGE 28

RE: Kaiser Wyndham Medical Office Building
March 25, 2003
Page 48

**TABLE 1
Kaiser Wyndham Medical Office Building (P02-075) (Q088) Mitigation Reporting Plan**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>(stationary and mobile) in optimum running condition</p> <p>d) In order to reduce air emissions from the Proposed Project to less-than-significant levels during Phase II of construction, the following mitigation measures shall be implemented by the developer and the City of Sacramento during construction:</p> <p>e) The applicant shall included the following measures on all construction plans (the City shall not approve any construction plans without them):</p> <p>f) Maintain construction equipment (stationary and mobile) in optimum running condition.</p> <p>g) The developer shall submit to the City of Sacramento, Planning & Building Department and Public Works Department, an air quality mitigation strategy plan for review and approval that identifies current air quality measure that result in construction fleet emission identified in Table 4-3. These measures may include, but not limited to, the following:</p> <ul style="list-style-type: none"> - Use of heavy duty off road vehicle equipment that will achieve NOX and particulate matter reduction - Use of off-road diesel powered equipment that does not exceed 					

P02-075

FEBRUARY 13, 2002

ITEM #
PAGE 29

RE: Kaiser Wyndham Medical Office Building
March 25, 2003
Page 49

**TABLE 1
Kaiser Wyndham Medical Office Building (P02-075) (Q098) Mitigation Reporting Plan**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>40% opacity, and</p> <ul style="list-style-type: none"> - Appropriate documentation and/or on-site monitoring as deemed acceptable to City of Sacramento. 					
<p>9.D) Hazards:</p> <ol style="list-style-type: none"> 1. If contaminated soil and/or groundwater is encountered or if suspected contamination is encountered during project construction, work shall be halted in the area, and the type and extent of the contamination shall be identified. A qualified professional, in consultation with the appropriate federal, state, and/or local regulatory agencies shall then develop an appropriate method to remediate the contamination. 2. Strict on-site handling rules shall be implemented to minimize spills and keep potentially contaminated materials out of the drainage waterways. 3. A spill prevention plan shall be implemented to maintain the safety of the drainage waterways. 	Applicant	City of Sacramento – Planning and Building Department	Measures shall be included within the Construction Specifications.	<p>Construction specifications shall be included on the construction plans prior to the issuance of a grading permit.</p> <p>Measures shall be implemented prior to and concurrent with construction activities.</p>	
<p>14.B) Cultural Resources:</p> <ol style="list-style-type: none"> 1. If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to 	Applicant	City of Sacramento – Planning and Building Department; Department of Public Works	Measures shall be included with construction specifications.	Construction specifications shall be included on the construction plans prior to the issuance of a grading permit.	

P02-075

FEBRUARY 13, 2002

ITEM #
PAGE 30

RE: Kaiser Wyndham Medical Office Building
March 25, 2003
Page 50

**TABLE 1
Kaiser Wyndham Medical Office Building (P02-075) (Q098) Mitigation Reporting Plan**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Compliance Standards	Timing	Verification of Compliance (Initials and Date)
<p>develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues.</p> <p>2. If human burials are encountered, all work in the area shall stop immediately and the Sacramento County Coroner's office shall be notified immediately. If the remains are determined to be Native American in origin, both the Native American Heritage Commission and any identified descendants must be notified and recommendations for treatment solicited (CEQA Section 15064.5); Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and 5097.98.</p>				<p>Measures shall be implemented during construction activities.</p>	

P02-075

FEBRUARY 13, 2002

ITEM #
PAGE 31

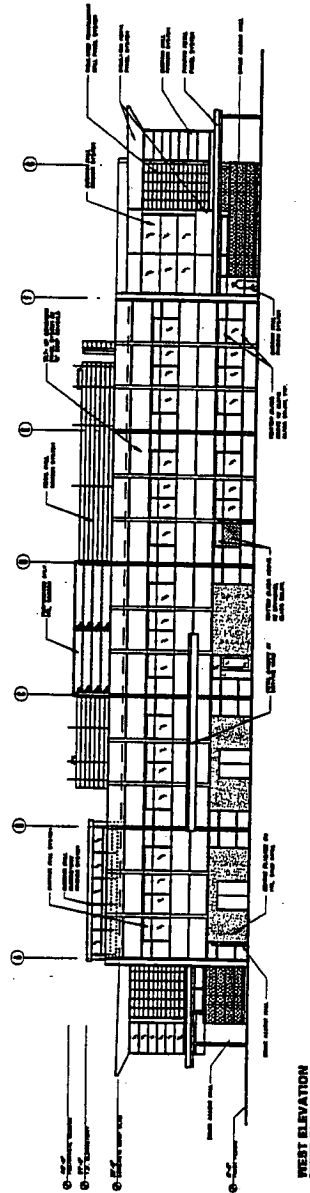
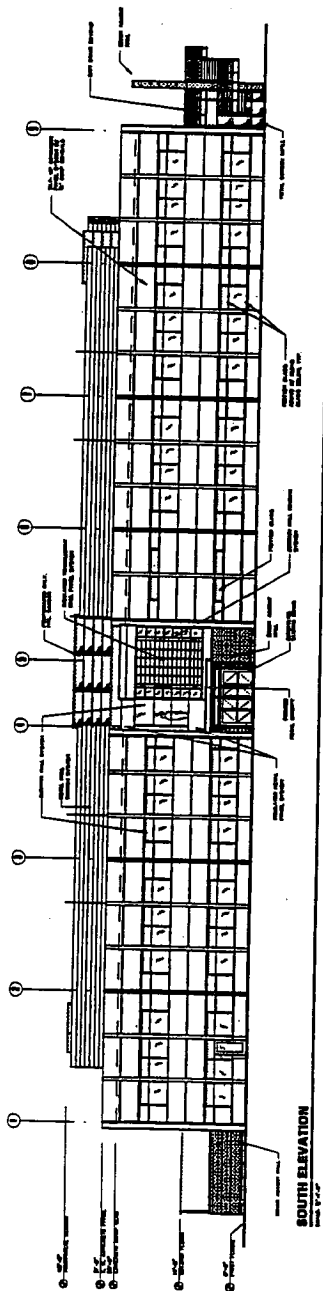
RE: Kaiser Wyndham Medical Office Building
March 25, 2003
Page 51

P02-075

FEBRUARY 13, 2002

ITEM #
PAGE 33

Exhibit 1C – South and West Elevations



Lionakis Raounos
Design Group Inc.

OCTOBER 23, 2002

EXTERIOR ELEVATIONS
KAISER WYNDHAM - MEDICAL OFFICE BUILDING



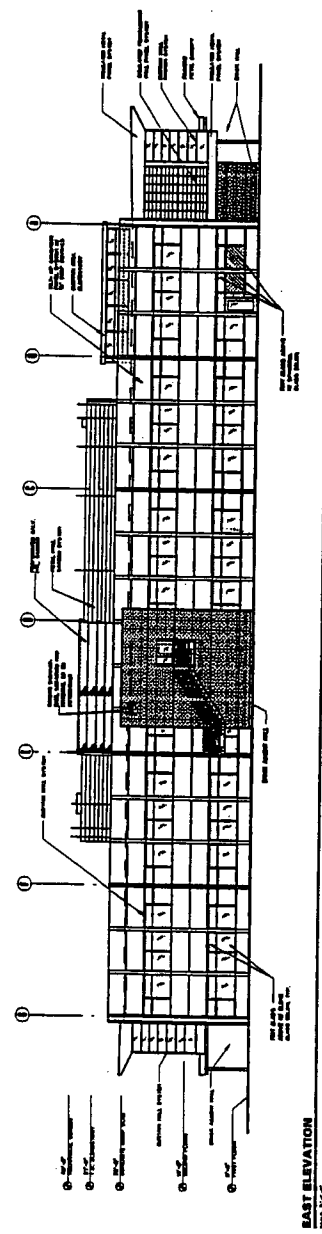
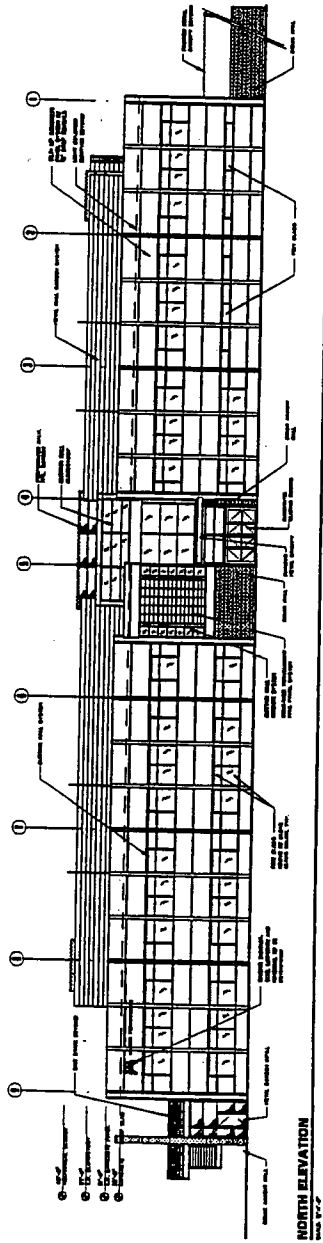
KAISER PERMANENTE

P02-075

FEBRUARY 13, 2002

ITEM #
 PAGE 34

Exhibit 1D – North and East Elevations




 Lionaki Beavonout
 Design Group Inc.
 OCTOBER 24, 2002

EXTERIOR ELEVATIONS
 KAISER WYNDHAM - MEDICAL OFFICE BUILDING

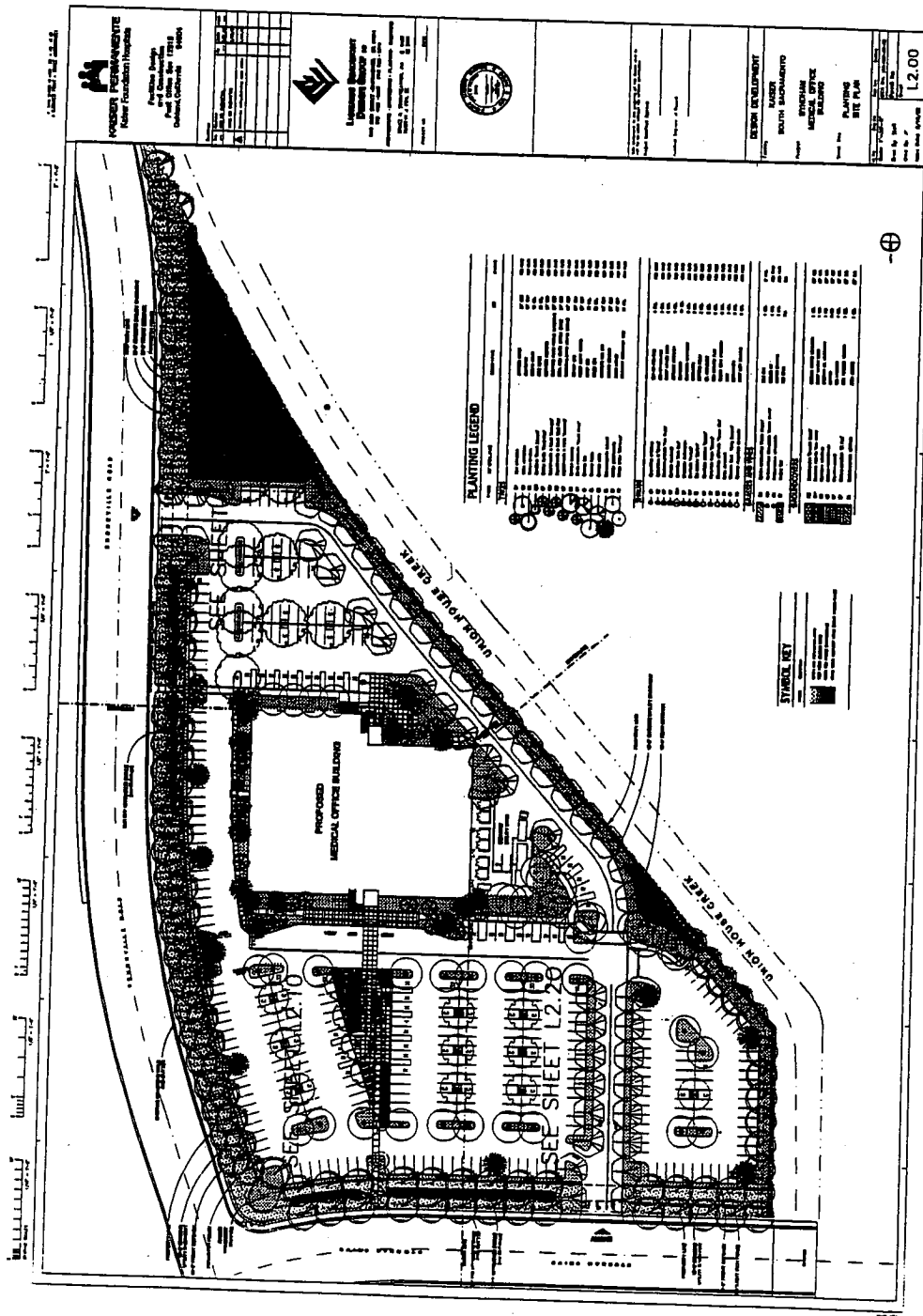

 KAISER PERMANENTE

P02-075

FEBRUARY 13, 2002

ITEM #
 PAGE 35

Exhibit 1E - Landscaping Plan

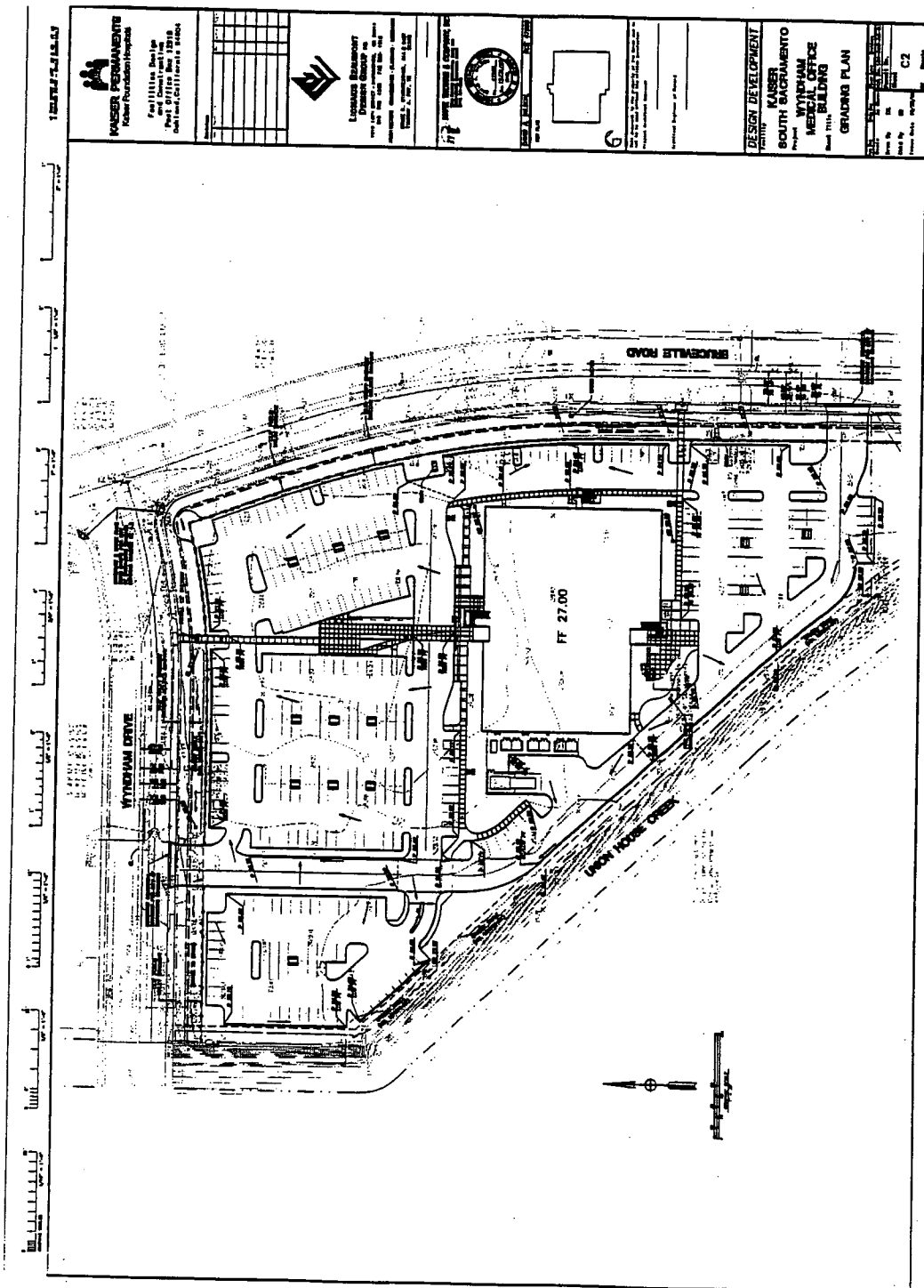


P02-075

FEBRUARY 13, 2002

ITEM # _____
PAGE 36

Exhibit 1F - Grading Plan

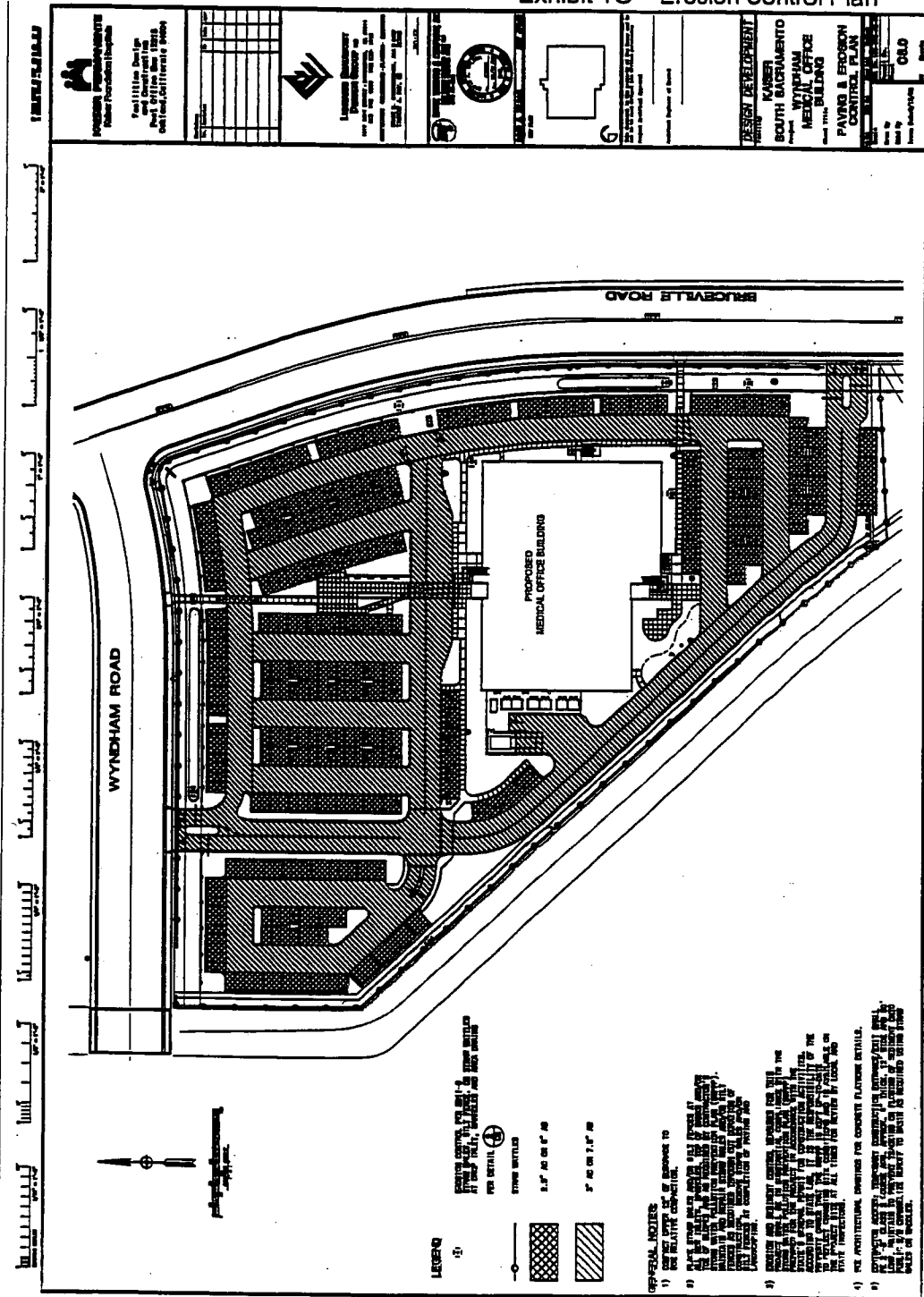


P02-075

FEBRUARY 13, 2002

ITEM #
 PAGE 37

Exhibit 1G - Erosion Control Plan

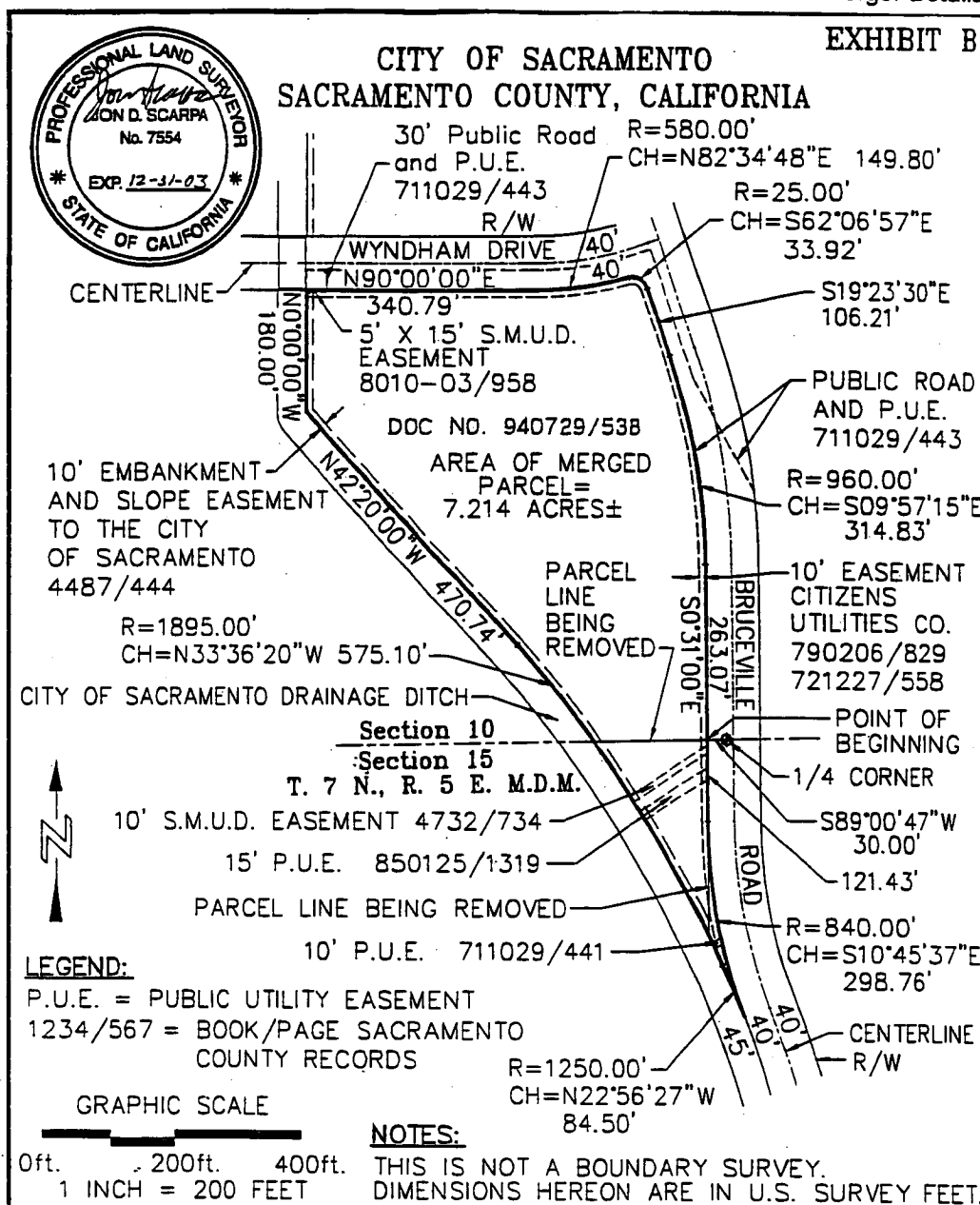


P02-075

FEBRUARY 13, 2002

ITEM #
 PAGE 39

Exhibit 11 - Lot Merger Details



MARK THOMAS & CO. INC.
 ENGINEERS, PLANNERS & SURVEYORS
 7300 FOLSOM BOULEVARD, SUITE 203
 SACRAMENTO, CALIFORNIA 95826

EXHIBIT B
KAISER FOUNDATION HOSPITALS
LOT MERGER
 SACRAMENTO CALIFORNIA

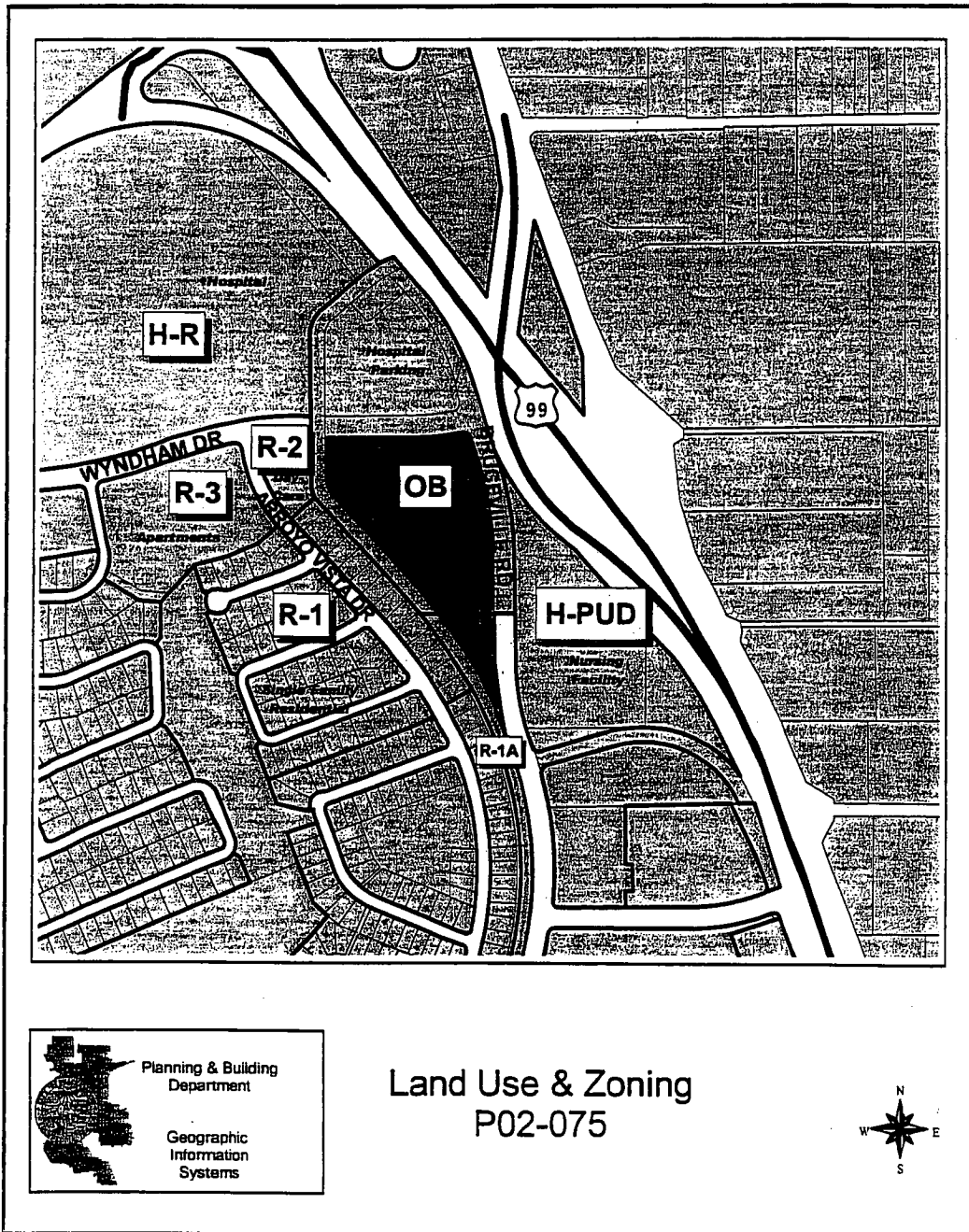
DATE: 5-28-02
 SCALE: 1"=200'
 DR.: DK
 CHK.: JS
 JOE: 71-51030

P02-075

FEBRUARY 13, 2002

ITEM #
PAGE 40

Attachment 2 – Land Use and Zoning



P02-075

FEBRUARY 13, 2002

ITEM # _____
PAGE 41

Attachment 3 - Rezone

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE (TITLE 17 OF THE CITY CODE), BY REZONING 0.04± GROSS ACRES OF SINGLE-FAMILY ALTERNATIVE (R-1A) AND 0.55± GROSS ACRES OF MULTI-FAMILY (R-3) TO OFFICE (OB) ZONE LOCATED AT THE SOUTHWEST CORNER OF BRUCEVILLE ROAD AND WYNDHAM DRIVE.

(APN: 117-0120-009, and 014)
(P02-075)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The attached Exhibit 1 describes properties and both their current zoning and the zones for which they are to be placed pursuant to this amendment.

The zoning designation for the following properties which constitute 0.54± gross acres of Multi-Family (R-3) zone and 0.04± gross acres of Single-Family Alternative (R-1A) zone are hereby removed and placed into the Office Building (OB) zone.

APNs: 117-0120-009, and 014

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps which are a part of said Ordinance to conform to the provisions of this Ordinance.

PASSED FOR PUBLICATION:

PASSED:

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

61

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

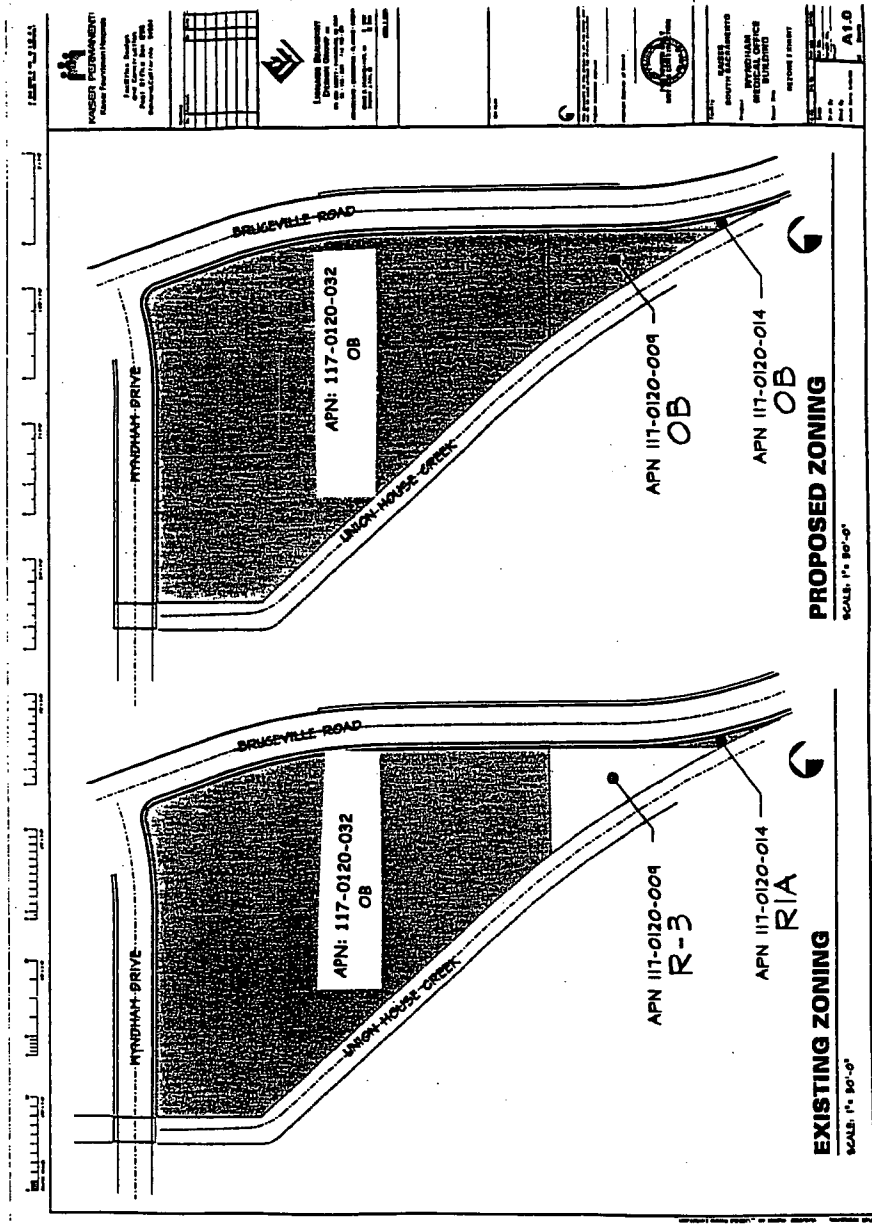
P02-075

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

EXHIBIT 1 - REZONING EXHIBIT



FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____



11.2
3.5

PLANNING AND BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2998

PLANNING
916-264-5381
FAX 916-264-5328

PASSED FOR
PUBLICATION
& CONTINUED
TO 3/25/03

March 5, 2003

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: KAISER WYNDHAM OFFICE BUILDING, P02-075

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE (TITLE 17 OF THE CITY CODE), BY REZONING 0.04± GROSS ACRES OF SINGLE-FAMILY ALTERNATIVE (R-1A) ZONE AND 0.55± GROSS ACRES OF MULTI-FAMILY (R-3) TO OFFICE (OB) ZONE LOCATED AT THE SOUTHWEST CORNER OF BRUCEVILLE ROAD AND WYNDHAM DRIVE. APN: 117-0120-009, AND 014)

LOCATION AND COUNCIL DISTRICT: District 8

RECOMMENDATION:

It is recommended that the item be passed for publication of title and continued March 25, 2003.

CONTACT PERSONS: Antonio Ablog, Assistant Planner - 264-7702
Tom Pace, Senior Planner - 264-6848

FOR COUNCIL MEETING OF: March 18, 2003.

SUMMARY:

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32

BACKGROUND INFORMATION:

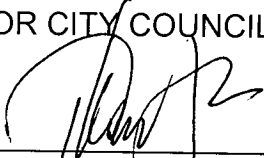
This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32. Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

Respectfully submitted,



GARY L. STONEHOUSE
Planning Director

FOR CITY COUNCIL INFORMATION:



ROBERT P. THOMAS
CITY MANAGER

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE (TITLE 17 OF THE CITY CODE), BY REZONING 0.04± GROSS ACRES OF SINGLE-FAMILY ALTERNATIVE (R-1A) AND 0.55± GROSS ACRES OF MULTI-FAMILY (R-3) TO OFFICE (OB) ZONE LOCATED AT THE SOUTHWEST CORNER OF BRUCEVILLE ROAD AND WYNDHAM DRIVE.

(APN: 117-0120-009, and 014)
(P02-075)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The attached Exhibit 1 describes properties and both their current zoning and the zones for which they are to be placed pursuant to this amendment.

The zoning designation for the following properties which constitute 0.54± gross acres of Multi-Family (R-3) zone and 0.04± gross acres of Single-Family Alternative (R-1A) zone are hereby removed and placed into the Office Building (OB) zone.

APNs: 117-0120-009, and 014

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the official zoning maps which are a part of said Ordinance to conform to the provisions of this Ordinance.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

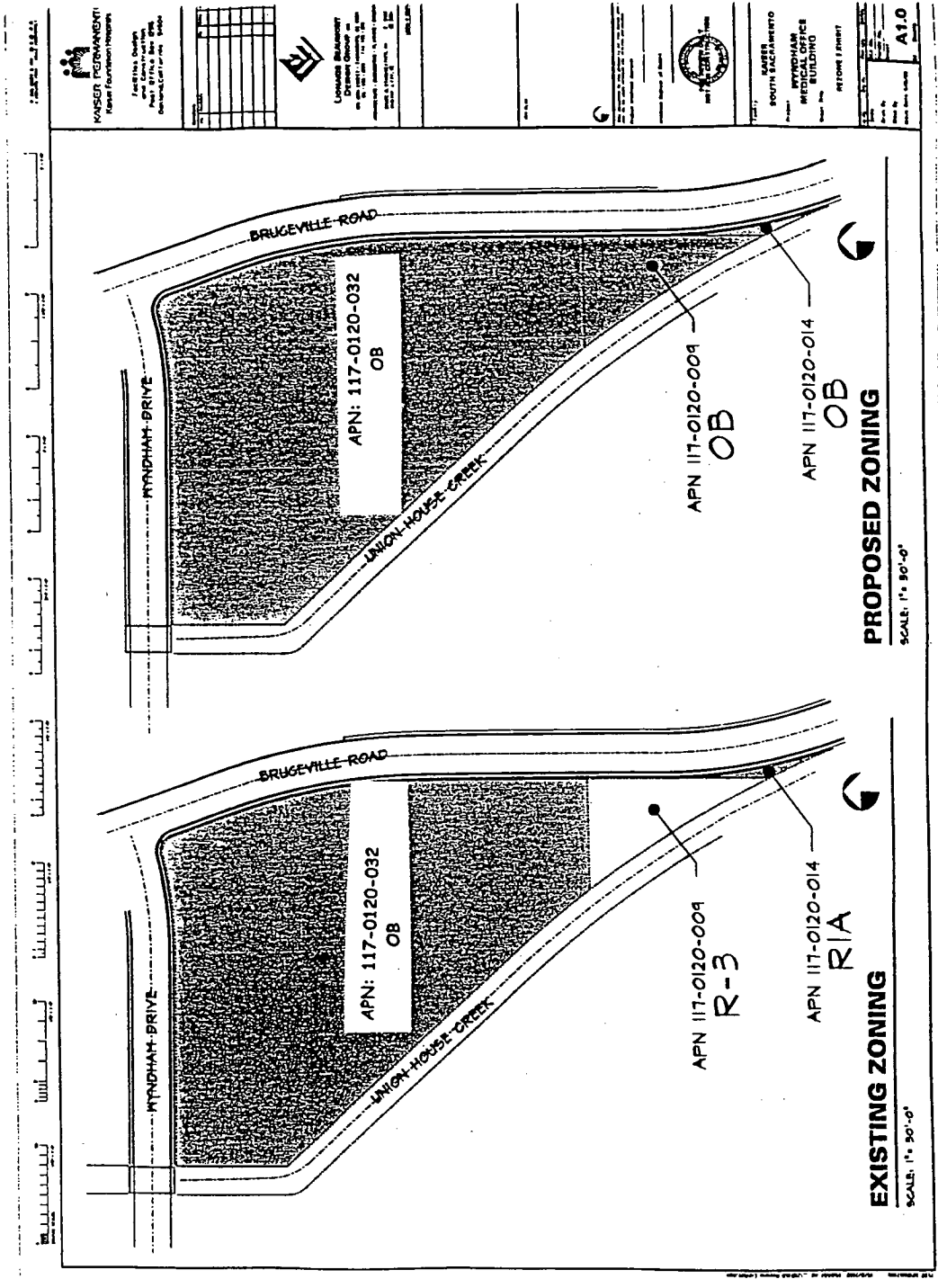
P02-075

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

EXHIBIT 1 – REZONING EXHIBIT



MANSER PERMANENTI
Kaiser Foundation Hospitals

East Hill, Oakland
and Center Street
San Francisco, CA 94104
415-778-1000

City of Sacramento
City Engineer
1000 Capitol Mall, Sacramento, CA 95833
916-491-2200

City of Sacramento
City Engineer
1000 Capitol Mall, Sacramento, CA 95833
916-491-2200

SABER
SOUTH SACRAMENTO
WYNHAM
MEDICAL OFFICE
BUILDING

RETURN TO PERMIT

A1.0

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____