

P93-106 - METHODIST HOSPITAL EXPANSION

- REQUEST:
- A. Environmental Determination
 - B. Special Permit Modification to construct a 58,000 square foot perinatal unit radiological and diagnostic expansion of the Methodist Hospital on 10.7± developed acres in the Hospital (H[PUD]) zone.
 - C. Special Permit to allow a temporary parking lot consisting of 215 spaces.

LOCATION: 7500 Timberlake Way, Timberlake Way and Bruceville Road
117-0181-036
South Sacramento
Council District 8

APPLICANT:	Brian Wiese Architects, A.I.A., Brian Wiese (927-7575) 10 Fullerton Court, Suite 210, Sacramento, CA 95825
OWNER:	Methodist Hospital of Sacramento 7500 Timberlake Way, Sacramento, CA 95823
PLANS BY:	Brian Wiese Architects, A.I.A.
APPLICATION FILED:	June 30, 1993
STAFF CONTACT:	Cindy Gnos, 264-7636

SUMMARY/RECOMMENDATION: The applicant proposes to construct a two story perinatal and radiological/diagnostic facility consisting of approximately 58,000 square feet and a temporary 215 space parking lot on the 10.7± acre Methodist Hospital campus. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. **Staff recommends approval of the project.** This recommendation is based on its consistency with the policies in the General Plan and South Sacramento Community Plan.

02082

PROJECT INFORMATION:

General Plan Designation:	Public/Quasi-Public - Misc.
Community Plan Designation:	Hospital
Existing Land Use of Site:	Methodist Hospital
Existing Zoning of Site:	H(PUD)

Surrounding Land Use and Zoning:

North:	Medical Office; H(PUD)
South:	Parking Lot; H(PUD)
East:	Medical Office; OF-R
West:	Vacant and Residential; R-1A

Property Dimensions:	Irregular
Property Area:	10.7± gross acres
Square Footage of Proposed Building:	58,000 square feet
Height of Building:	2 stories
Exterior Building Materials:	Brick and Plaster
Roof Material:	Built-Up
Temporary Parking Provided:	215 spaces
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 (Site)	Building Division
Building Permit	OSHDP

BACKGROUND INFORMATION: On January 12, 1965, the Planning Commission approved the development of Methodist Hospital (P2127) with a zoning designation of Hospital (H) and under the provisions of Section 8 of the Zoning Ordinance (Planned Unit Development). On April 12, 1984, the Planning Commission approved an expansion of the Methodist Hospital Planned Unit Development (P84-095) and a Special Permit to construct a 51 bed psychiatric center. On January 23, 1991, the Planning Commission approved a Special Permit to develop a 34,000 square foot perinatal unit on the site. The applicant is now requesting a Special Permit Modification which increases the square footage of the previously approved perinatal unit to 58,000 square feet, and expanding the use from perinatal only to perinatal, radiological and diagnostic departments. The application also includes the provision of 215 parking spaces temporarily to replace parking displaced during construction.

02863

STAFF EVALUATION: Staff has the following comments:A. Policy Considerations

The proposed perinatal unit, radiological and diagnostic facility is consistent with the Public/Quasi-Public designation of the General Plan and the Hospital designation in the South Sacramento Community Plan. The facility is also consistent with the goal of the General Plan to support a balanced system of quality medical facilities. The proposed construction is also consistent with the Schematic Plan for the Methodist Hospital Planned Unit Development.

B. Site Plan Design/Zoning Requirements1. Building Location

The proposed perinatal/radiological/diagnostic facility is attached to the north side of the existing single story and four story hospital buildings (Site Plan - Exhibit C-1). Primary access is from Timberlake Way, and incorporates the existing main entrance to the Methodist Hospital. Staff has no objection to the proposed location of the perinatal facility.

2. Parking/Circulation

The parking requirements for hospital facilities are described in the Methodist Hospital PUD Guidelines. The guidelines require three spaces for each bed. The guidelines, however, also allow parking to be determined by actual parking demand. This site currently contains the 146-bed main hospital with a nursing tower, an emergency room and a chapel. The applicant proposes to add a 22 bed perinatal facility to the site. The total required parking by the PUD Guidelines at a ratio of three spaces per bed is 504 spaces. The proposed site plan indicates 361 parking spaces provided. The current Zoning Ordinance requirement for parking is one parking space per bed (168 spaces). The Methodist Hospital, however, bases its parking demand on the number of employees in addition to the number of beds. Methodist Hospital indicates that its parking studies show one parking space per two employees and one space for visitors per three beds is adequate to serve hospital facilities. Methodist Hospital indicates the total number of staff on any one shift is 511. The parking demand, according to Methodist Hospital is 255 spaces for employees and 56 for visitors (311 spaces). The site plan indicates 369 parking spaces provided. Staff finds that the parking proposed is adequate to serve the Methodist Hospital facility based on the applicant's parking demand analysis, as well as the fact that several of the doctors and technicians have offices elsewhere on the Methodist Hospital campus and may not need parking at the hospital. The site is also served by a major bus route.

02384

The applicant's proposal also includes the provision of a 215 space temporary parking lot for the three \pm year construction period. The lot is located south of the existing hospital building, in an existing landscaped area. The location of the temporary parking will be developed into medical facilities in the future under a separate Special Permit. The 215 spaces will replace parking spaces which are being lost due to the construction of the perinatal facility. The paving is proposed to meet standard requirements, however, 50 percent shading is not being met. Staff has no objection to the temporary parking lots, including no landscaping within the parking area. All standards will need to be met as the temporary parking lot is converted to its permanent use.

C. Building Design

The proposed perinatal/radiological/diagnostic facility consists of 58,000 square feet in two stories. The proposed building materials (Exhibits C-5 and C-6) consist of brick and plaster with a flat roof. Staff has reviewed the design and found it to be compatible with the existing buildings within the Methodist Hospital Planned Unit Development.

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.

B. Public/Neighborhood/Business Association Comments

The project was routed to the North Laguna Creek Neighborhood Association and the South Sacramento Chamber of Commerce. No comments have been received.

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

Comments from the Public Works Department were concerning coordination with the County Sanitation District, complying with the City's Cross Connection Control Policy, and reviewing the grading and drainage plans. The comments have been incorporated into conditions of approval.

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2. Building/Fire Departments


The Building and Fire Department had no comments regarding the proposed development plans.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny all the project entitlements. 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. Ratify the Negative Declaration
- B. Adopt the attached Resolution approving the Special Permit Modification to construct a 58,000 square foot perinatal unit radiological and diagnostic expansion of the Methodist Hospital.
- C. Adopt the attached Resolution approving the Special Permit to allow a temporary parking lot consisting of 215 spaces.

Report Prepared By,


Cindy Gnos Associate Planner

Report Reviewed By,


Barbara L. Wendt, Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution Approving Special Permit Modification
Exhibit C-1	Site Plan
Exhibit C-2	First Floor Plan
Exhibit C-3	Second Floor Plan
Exhibit C-4	Building Elevations
Exhibit C-5	Building Elevations
Exhibit C-6	Axonometric
Attachment D	Resolution Approving Special Permit
Exhibit D-1	Temporary Parking Lot Site Plan

P93-106.SR

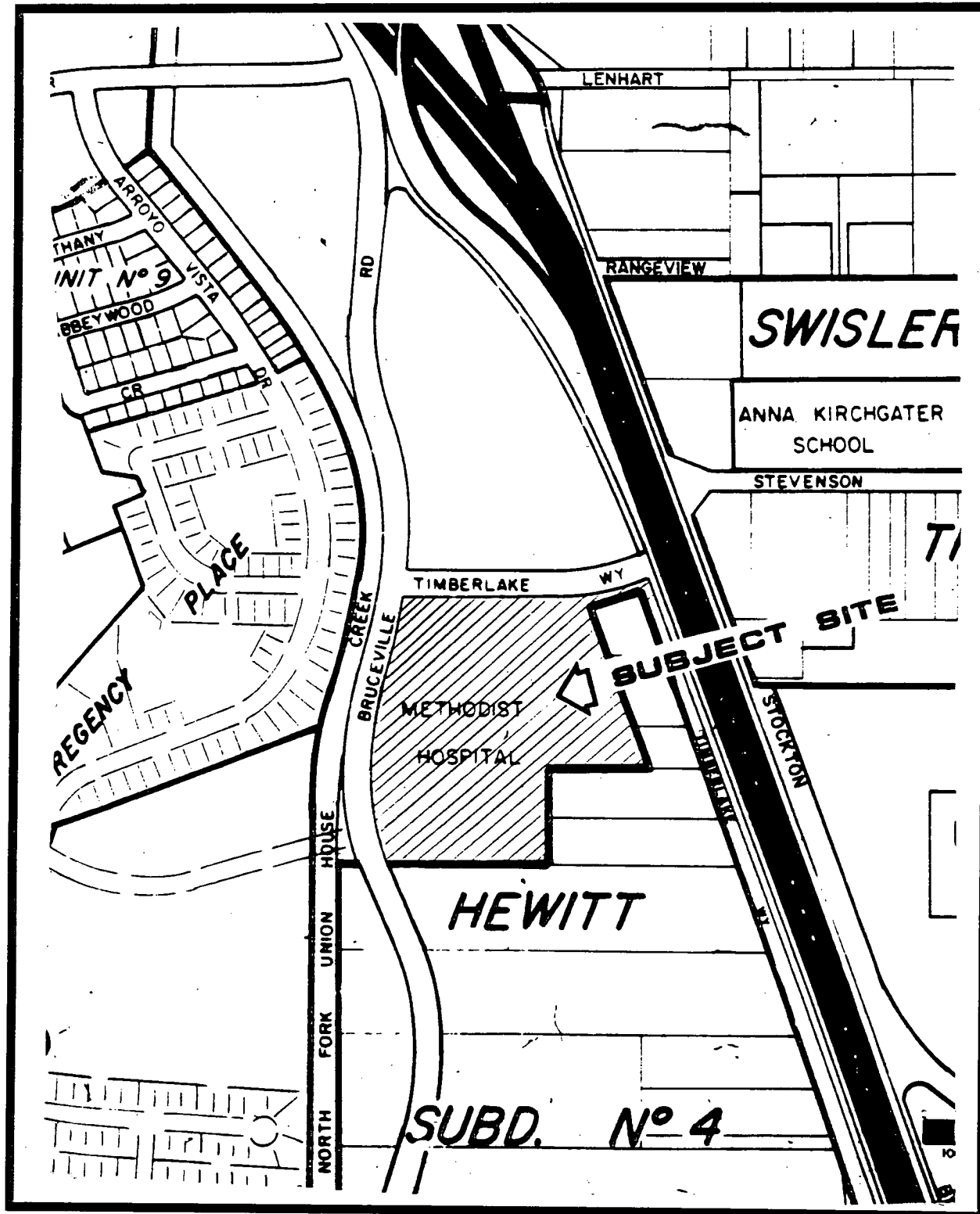
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ATTACHMENT A

P93-106

DECEMBER 9, 1993

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VICINITY MAP

2. The Special Permit Modification for the proposed perinatal unit (Exhibits C-1 through C-6) is hereby approved subject to the following conditions:
- A. The building shall be developed per the submitted plans.
 - B. The applicant shall close the existing driveway on Bruceville Road near Timberlake Way as shown on the submitted plans.
 - C. The applicant shall coordinate sanitary sewer connections with the County Sanitation District No. 1.
 - D. All water connections shall comply with the City's Cross Connection Control Policy.
 - E. On-site grading, paving, and drainage shall be approved by Public Works prior to the issuance of any Building Permits.
 - F. The applicant shall comply with all requirements of the Methodist Hospital Planned Unit Development Guidelines.
 - G. The site shall be inspected by the Site Conditions Unit for compliance with conditions prior to the issuance of any Certificate of Occupancy.

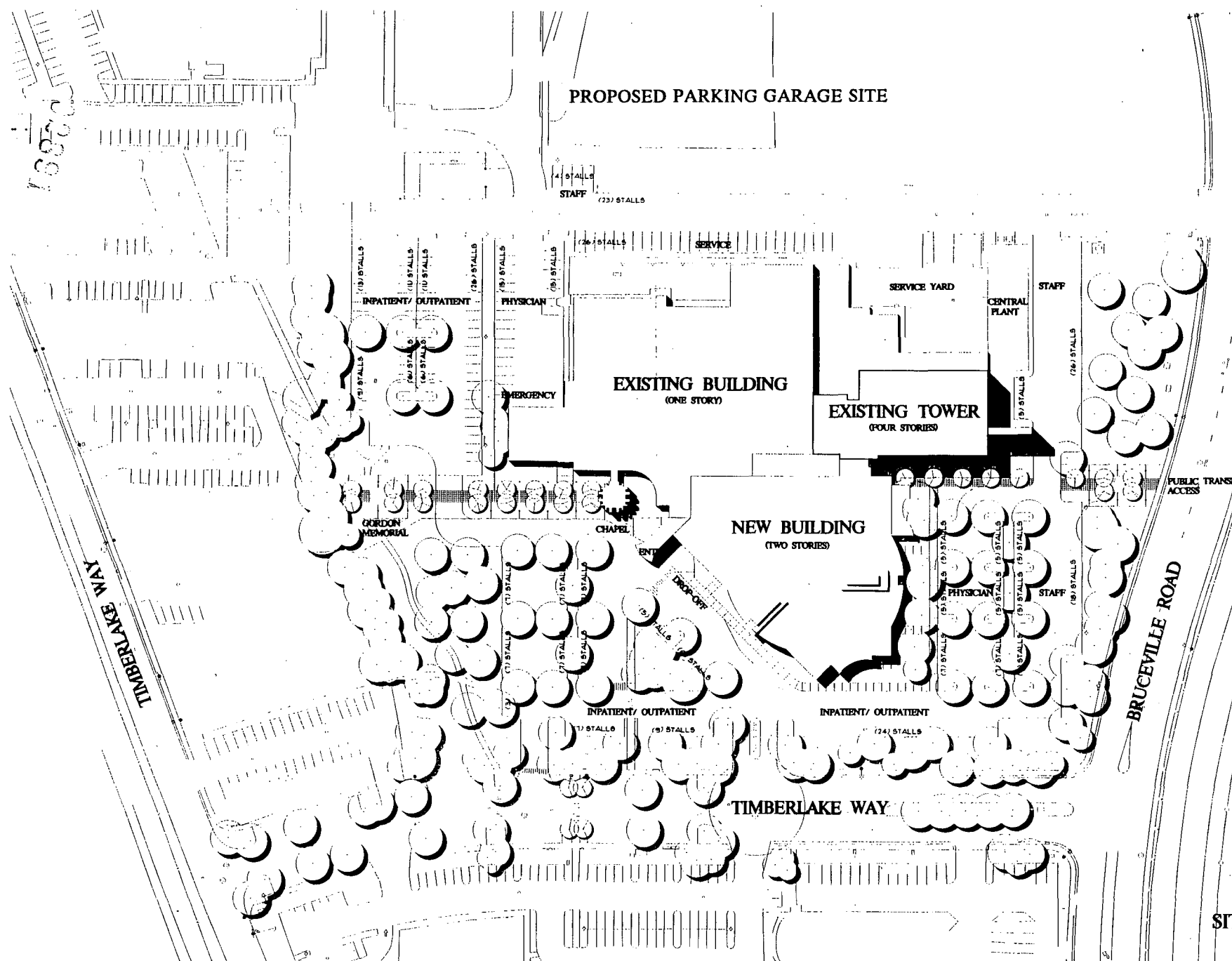
CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

P93-106

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EXHIBIT C-1
December 9, 1993

SITE PLAN

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1/32" = 1'-0"
JUNE 15, 1993

✚ METHODIST HOSPITAL EXPANSION ✚

JOHN F. OTTO, INC
BRIAN WIESE ARCHITECTS
NACHT & LEWIS ARCHITECTS

ATTACHMENT C

P93-001

MEETING DATE

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RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF DECEMBER 9, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND
APPROVING A SPECIAL PERMIT MODIFICATION FOR
PROPERTY LOCATED AT 7500 TIMBERLAKE WAY

(P93-106) (APN: 117-0181-036)

WHEREAS, the City Planning Commission on December 9, 1993, held a public hearing on the request for approval of a special permit modification to increase the previously approved perinatal unit to 58,000 square feet for property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Special Permit Modification is hereby approved based upon the following findings of fact:
 - A. The project, as conditioned, is based upon sound principles of land use in that the proposed perinatal unit is compatible with the surrounding hospital and medical office uses.
 - B. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that adequate parking, circulation and open spaces has been provided.
 - C. The project is consistent with the General Plan and South Sacramento Community Plan which designate the site Public/Quasi-Public - Misc, and Hospital, respectively. The proposed perinatal unit conforms to these designations.

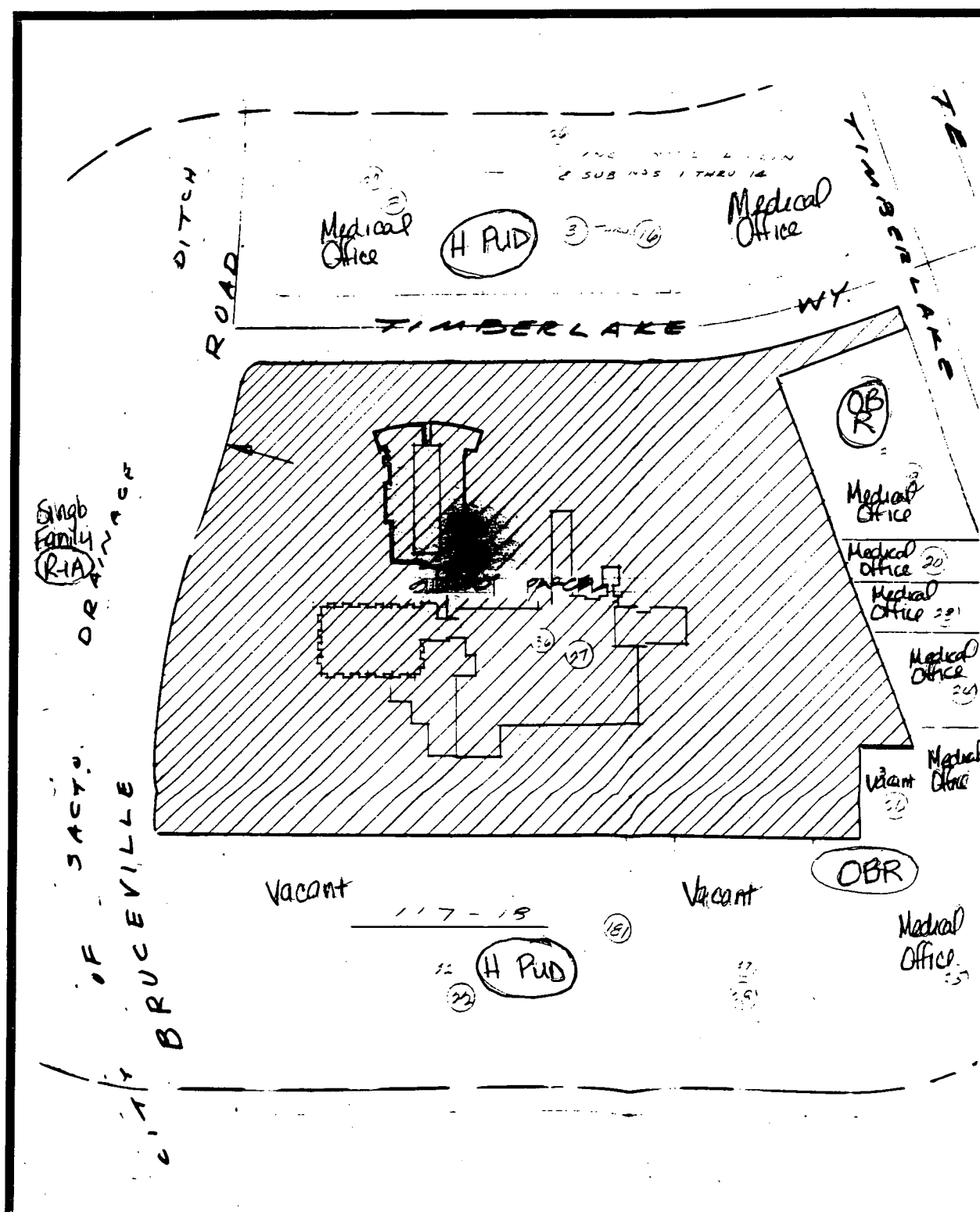
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ATTACHMENT B

P93-106

DECEMBER 9, 1993

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LAND USE AND ZONING MAP

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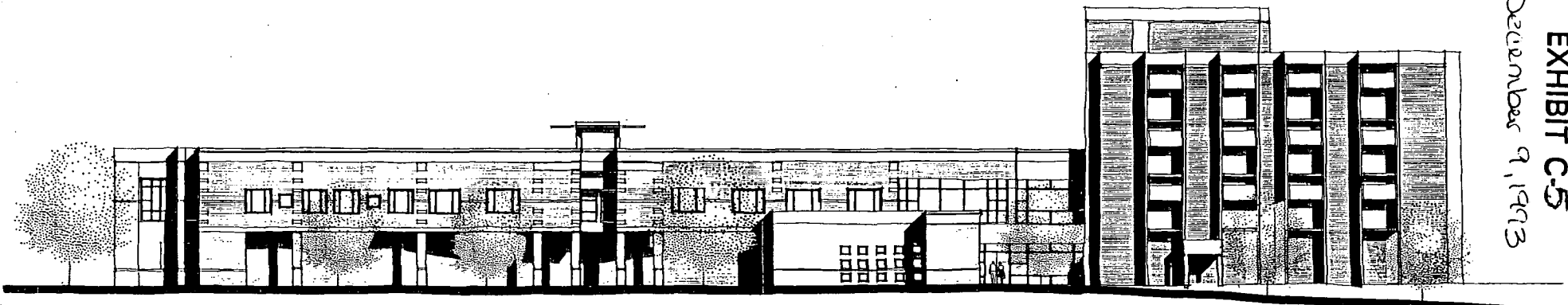
P93-100

02390

EXISTING TOWER

December 9, 1993

EXHIBIT C-5



NEW BUILDING

1/8" = 1'-0"
JUNE 15, 1993

METHODIST HOSPITAL EXPANSION

BUILDING ELEVATIONS

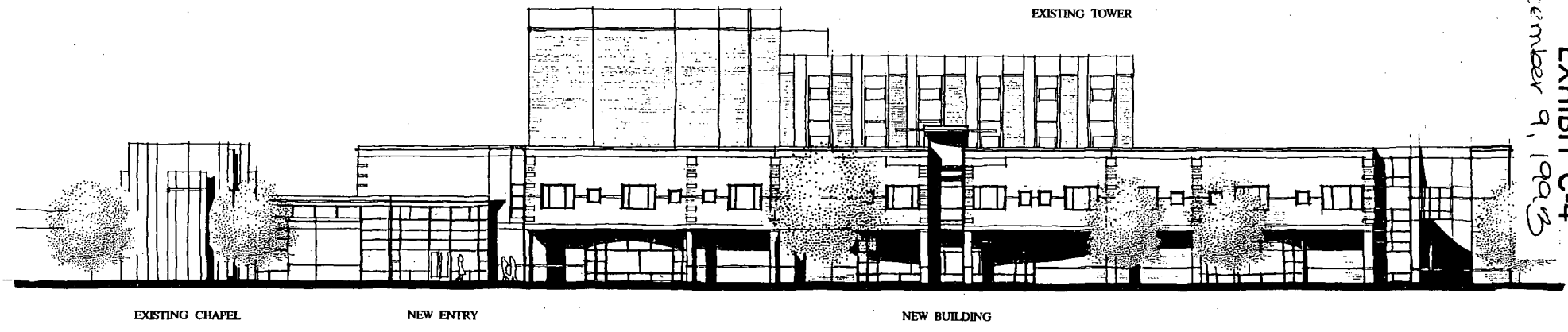
JOHN F. OTTO, INC
BRIAN WIESE ARCHITECTS
NACHT & LEWIS ARCHITECTS

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December 9, 1993

EXHIBIT C-4



EXISTING CHAPEL

NEW ENTRY

NEW BUILDING

EXISTING TOWER

1/8" = 1'-0"
JUNE 15, 1993

02801

METHODIST HOSPITAL EXPANSION

BUILDING ELEVATIONS

JOHN F. OTTO, INC
BRIAN WIESE ARCHITECTS
NACHT & LEWIS ARCHITECTS

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ATTACHMENT D

P93-001

MEETING DATE

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RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF DECEMBER 9, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND
APPROVING A SPECIAL PERMIT FOR PROPERTY LOCATED
AT 7500 TIMBERLAKE WAY

(P93-106) (APN: 117-0181-036)

WHEREAS, the City Planning Commission on December 9, 1993, held a public hearing on the request for approval of a Special Permit to allow a 215 space temporary parking lot for property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Special Permit is hereby approved based upon the following findings of fact:
 - A. The project, as conditioned, is based upon sound principles of land use in that the temporary parking lot will only be for three years and it replaces parking to be removed during construction.
 - B. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that adequate parking is provided on site.
 - C. The project is consistent with the General Plan and South Sacramento Community Plan which designate the site Public/Quasi-Public - Misc, and Hospital, respectively. The proposed temporary parking lot in conjunction with the perinatal unit conforms to these designations.
2. The Special Permit for the proposed temporary parking lot (Exhibit D-1) is hereby approved subject to the following conditions:

P93-104

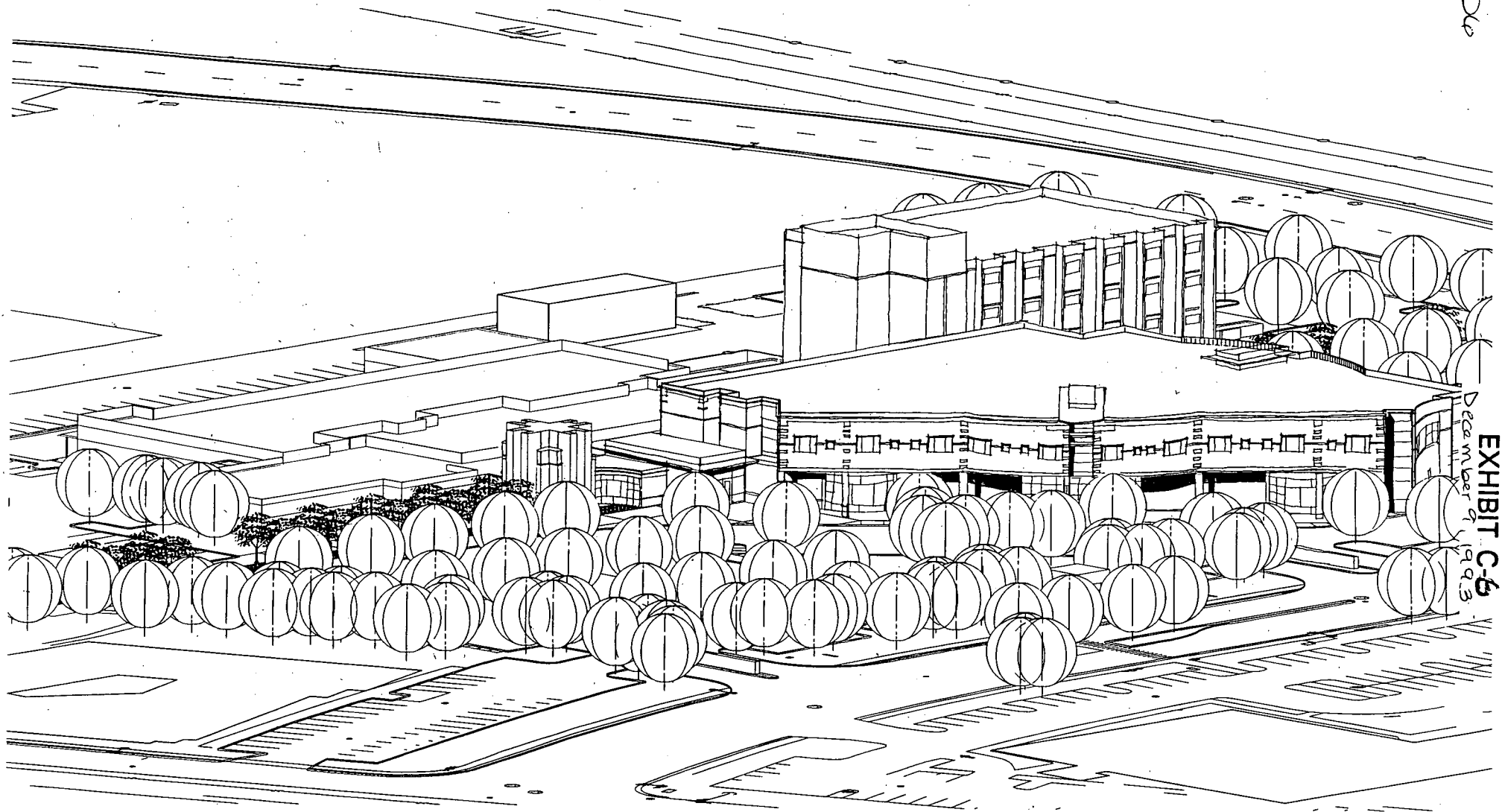


EXHIBIT C-6
December 7, 1993

AXONOMETRIC

SCALE: 1/16" = 1'-0"

JOHN F. OTTO, INC
BRIAN WIESE ARCHITECTS
NACHT & LEWIS ARCHITECTS

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METHODIST HOSPITAL EXPANSION



MAY 3, 1993



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- A. The parking lot shall only be used during the construction of the perinatal facility (approximately 3 years).
- B. The parking lot shall be paved using standard paving as indicated on the submitted plan. The parking lot shall also be surrounded by a six inch curb as indicated on the submitted plan.
- C. No landscaping shall be required in the temporary parking lot.
- D. At the time the parking lot is developed into its permanent use, all Zoning Ordinance requirements must be met.

CHAIRPERSON

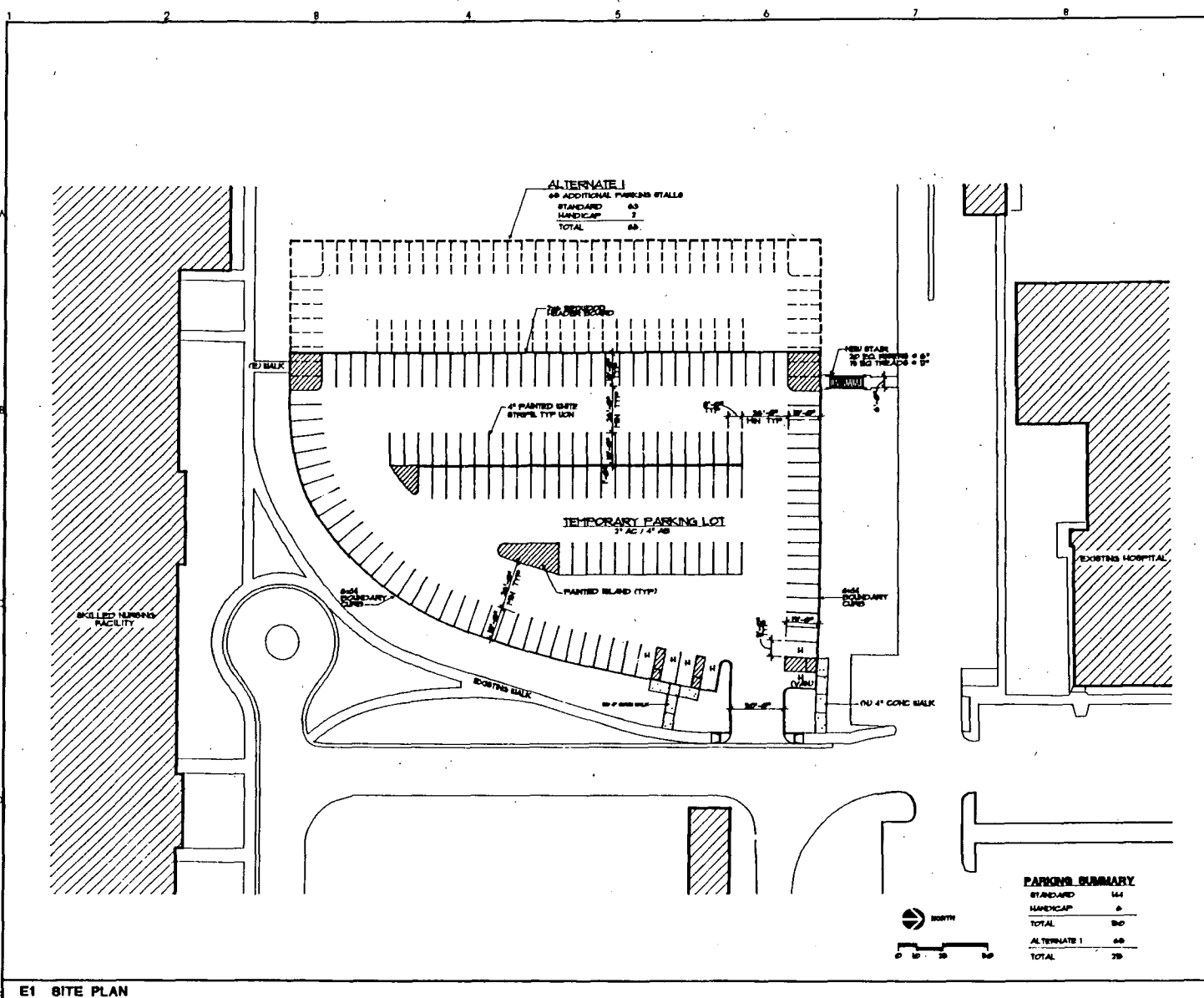
ATTEST:

SECRETARY TO PLANNING COMMISSION

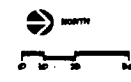
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PARKING SUMMARY	
STANDARD	63
HANDICAP	7
TOTAL	70
ALTERNATE 1	66
TOTAL	76



E1 SITE PLAN

client approval	
agency approval	
no/issue	
project	METHODIST CAMPUS TEMPORARY PARKING LOT
sheet title	SITE PLAN
project no.	12/1993
date	12/1993
drawn by	J.P.
checked by	
sheet no.	1

pg 3-106

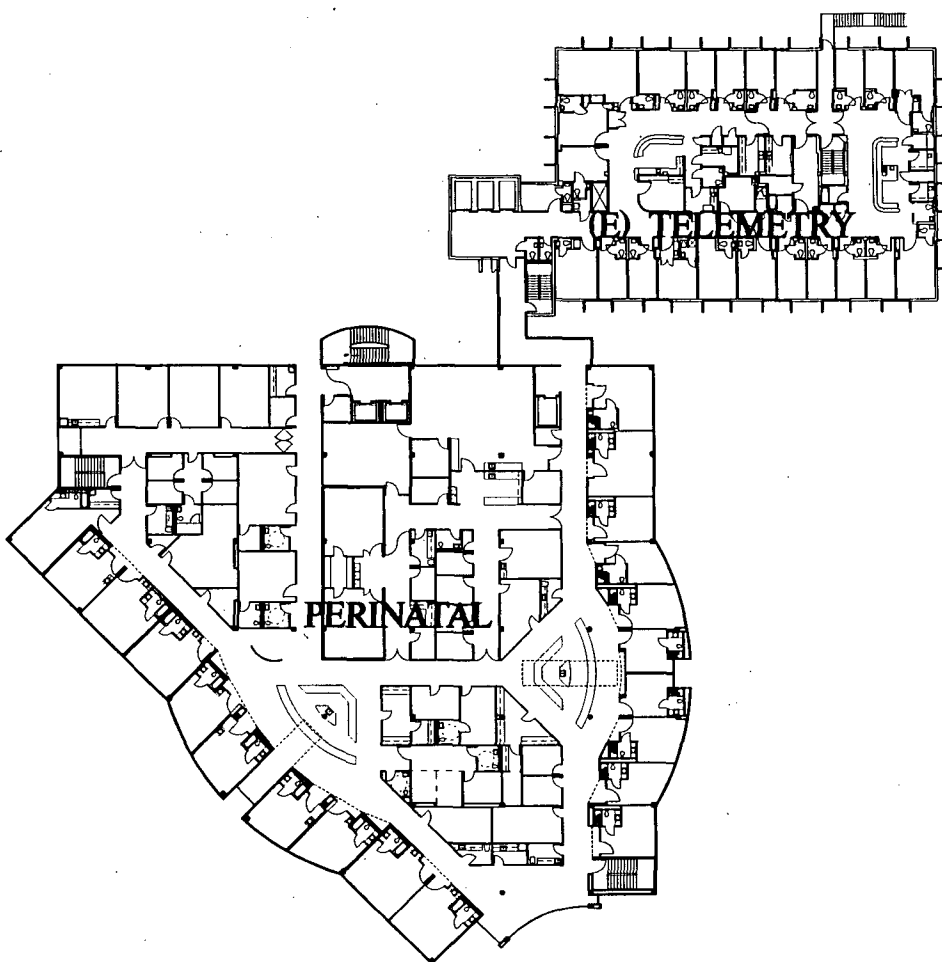
EXHIBIT D-1
December 9, 1993

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EXHIBIT C-3
December 9, 1993



1/16" = 1'-0"
JUNE 15, 1993

✚ METHODIST HOSPITAL EXPANSION ✚

FLOOR PLAN
SECOND FLOOR PLAN

JOHN F. OTTO, INC
BRIAN WIESE ARCHITECTS
NACHT & LEWIS ARCHITECTS

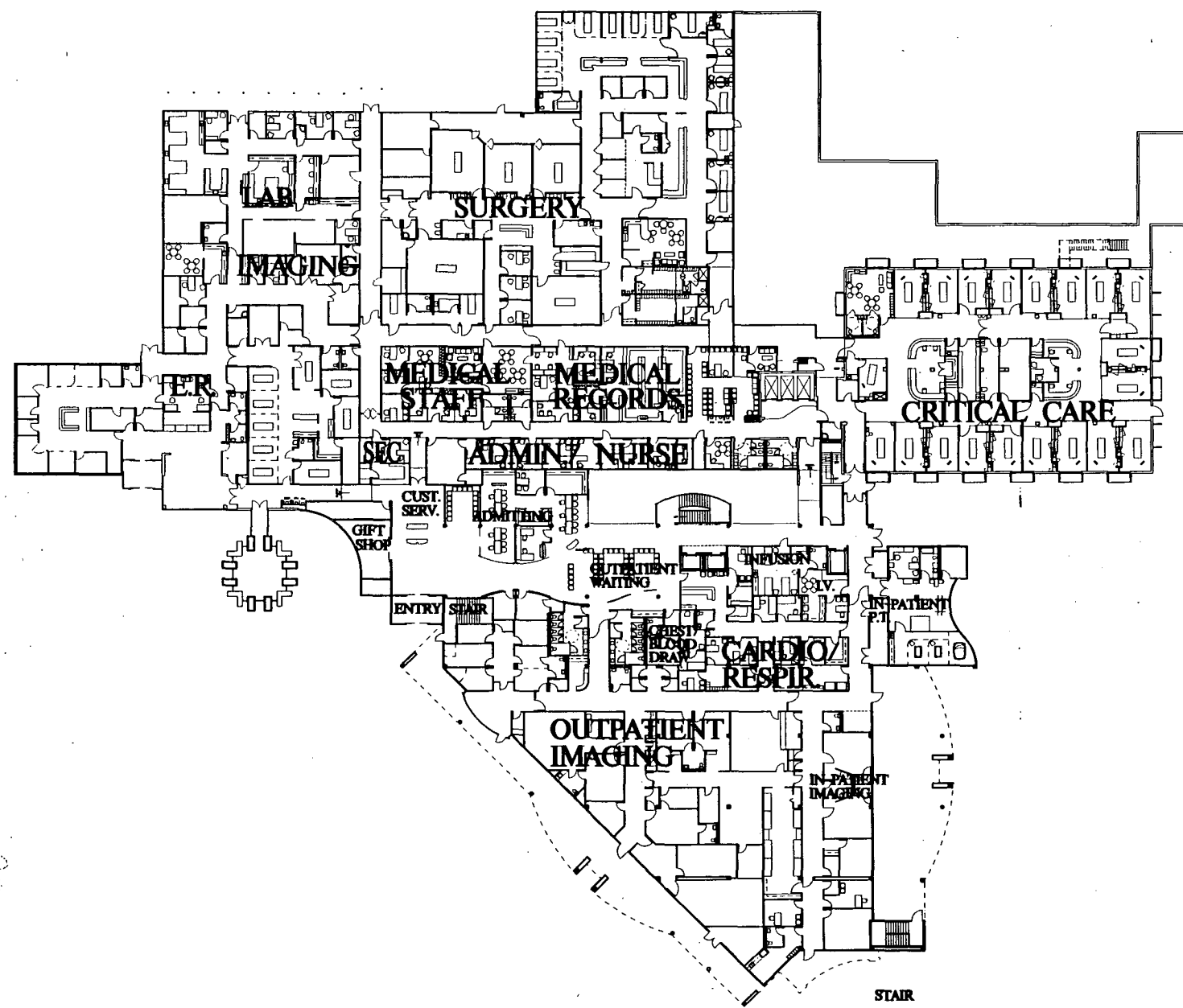



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December 9, 1993

EXHIBIT C-2

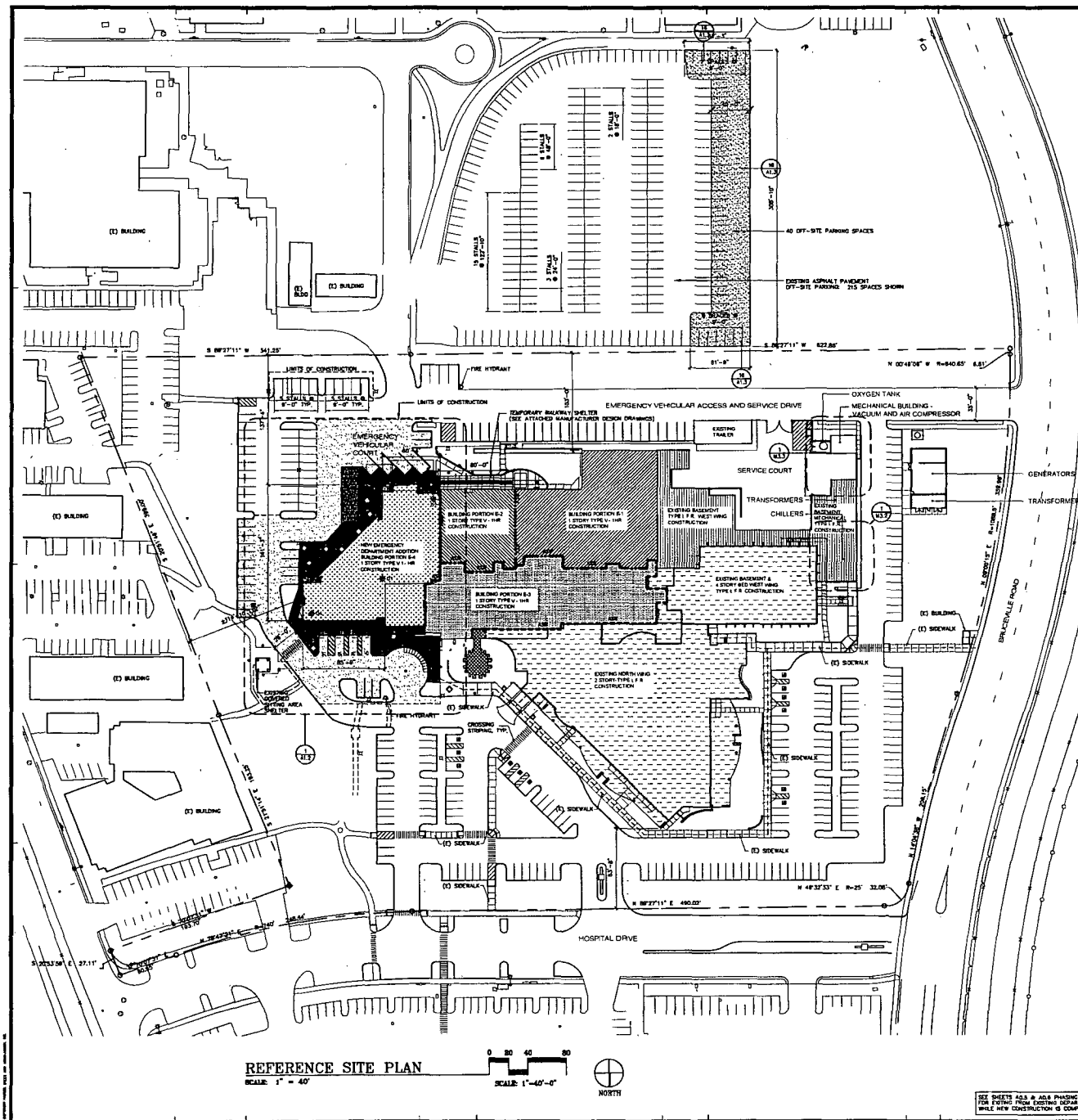



 1/16" = 1'-0"
 JUNE 15, 1993


 METHODIST HOSPITAL EXPANSION
 

FLOOR PLAN
 FIRST FLOOR PLAN
 JOHN F. OTTO, INC
 BRIAN WIESE ARCHITECTS
 NACHT & LEWIS ARCHITECTS

1/15
 11/15
 11/15



REFERENCE SITE PLAN
SCALE: 1" = 40'

0 20 40 80
SCALE: 1" = 40'



SITE REQUIREMENTS

SITE REQUIREMENTS ARE BASED ON:
SACRAMENTO CITY CODE, TITLE 22, CHAPTER 22.0200
PROVISIONS APPLICABLE TO MEDICAL HOSPITALS, AS
PLANNED AND DEVELOPED, APRIL 12, 1994. SEE CITY
PLANNING DEPARTMENT FILE NO. P-99-002.

LEGAL DESCRIPTION:
SITE ZONE: M
MAXIMUM HEIGHT: 45 FEET
NEW BUILDING MAXIMUM HEIGHT: 21'-0"

LOT COVERAGE RATIO:
BUILDING GROUND FLOOR AREA: 17,378 SF
EXISTING BUILDING AREA = 17,378 SF
TOTAL LOT AREA = 173,784 SF
EXISTING BUILDING AREA = 17,378 SF
TOTAL LOT AREA = 173,784 SF
NEW BUILDING AREA = 8,228 SF
TOTAL LOT AREA = 173,784 SF
TOTAL LOT AREA = 173,784 SF

BUILDING SETBACK REQUIREMENTS
STREET SETBACK: 25 FEET
FRONT YARD (NORTH): 25 FEET
REAR YARD (SOUTH): 15 FEET
SIDE YARD (WESTERN): 10 FEET
PROPOSED ADDITION:
FRONT YARD (NORTH): NO CHANGE
REAR YARD (SOUTH): 15'-0" FEET
SIDE YARD (WESTERN): 15'-0" FEET

PARKING REQUIREMENTS

PARKING REQUIRED:
SACRAMENTO CITY CODE: 1 SPACE PER HOSPITAL BED.
EXISTING BEDS: 162 GENERAL ACUTE CARE
TOTAL OFFICE SPACES: 161/50 SF
TOTAL LAB SPACES: 4,528 SF
TOTAL METRIC SPACES: 6,534 SF
EXISTING METRIC SPACES: 6,534 SF
NEW METRIC SPACES: 0 SF
TOTAL METRIC SPACES: 6,534 SF

NUMBER REQUIRED
HOSPITAL: 162
NON-PATIENT HOSPITAL: 48
OFFICE: 161
LABORATORY: 50
EMPLOYEES: 161
TOTAL REQUIRED PARKING SPACES: 537

ADA - ACCESSIBLE PARKING REQUIREMENTS

ESTABLISHES THE NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED.

TOTAL NUMBER OF PARKING SPACES IN LOT	MINIMUM REQUIRED NUMBER OF SPACES
501-1000	TWO PERCENT OF TOTAL

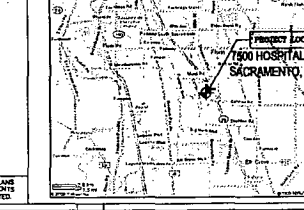
1. PARKING SPACES
TOTAL OF PARKING SPACES PROVIDED, INCLUDING (1) ACCESSIBLE PARKING SPACES
2. ONE IN EVERY FOUR ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE A VAN ACCESSIBLE SPACES SHALL BE VAN SPACES.

PARKING PROVIDED:
EXISTING STALLS: 537
EXISTING STALLS: 537
NEW STALLS: 0
TOTAL PROVIDED PARKING SPACES ON SITE: 537
TOTAL PROVIDED PARKING SPACES ON SITE: 537
TOTAL PROVIDED PARKING SPACES ON SITE: 537

SYMBOLS LEGEND

---	EXISTING 2-HOUR FIRE RATED AREA SEPARATION WALLS (ASB)	---	EXISTING BASEMENT TYPE 1-FIN CONSTRUCTION
---	NEW 2-HOUR FIRE RATED AREA SEPARATION WALLS (ASB)	---	LIMITS OF NEW CONSTRUCTION
---	EXISTING 4-HOUR FIRE RATED AREA SEPARATION WALLS (ASB)	---	PROPERTY LINE
---	NEW 4-HOUR FIRE RATED AREA SEPARATION WALLS (ASB)	---	ACCESSIBLE ROUTE OF TRAVEL
---	EXISTING HOSPITAL BUILDING PORTION TYPE 1-FIN CONSTRUCTION	---	CONCRETE PLATFORM
---	EXISTING HOSPITAL BUILDING PORTION TYPE 2-FIN CONSTRUCTION	---	ASPHALTIC CONCRETE
---	EXISTING HOSPITAL BUILDING PORTION TYPE 3-FIN CONSTRUCTION	---	TEST BRIDGE LOCATIONS PER AREA OF CONSTRUCTION (INDICATING REPORT 3/10/03)
---	NEW HOSPITAL EQUIPMENT PORTION TYPE 1-FIN CONSTRUCTION	---	FIRE HYDRANT
---	EXISTING BEST WARD AND NORTH WARD TYPE 1-FIN CONSTRUCTION	---	INTERNATIONAL SYMBOL OF ACCESSIBILITY AND ACCESSIBLE PARKING SPACES

VICINITY MAP



CHW
METHODIST HOSPITAL
EMERGENCY DEPARTMENT & TRAUMA CENTER EXPANSION

3500 HOSPITAL DRIVE
SACRAMENTO, CALIFORNIA 95833

OWNER: CATHOLIC HEALTHCARE WEST
3400 DATA DRIVE
SACRAMENTO, CALIFORNIA 95870
TEL: (916) 201-2007 FAX: (916) 201-2200

ARCHITECT: HAMEL, GREEN AND ASSOCIATES, INC.
1900 COLONY PARK DRIVE, SUITE 200
LOS ANGELES, CALIFORNIA 90024
TEL: (310) 201-7800 FAX: (310) 201-1888

GENERAL CONTRACTOR: TSD

OWNER'S REPRESENTATIVE: MORTON & PITALA, INC.
1108 CENTER ROAD, SUITE 200
SACRAMENTO, CALIFORNIA 95870
TEL: (916) 201-7800 FAX: (916) 201-7930

STRUCTURAL: GUSSE DESIGN, INC.
23 NEW MONTGOMERY STREET, SUITE 800
SAN FRANCISCO, CALIFORNIA 94103
TEL: (415) 341-8000 FAX: (415) 341-8163

MEDICAL: HOSPITAL ASSOCIATES
2714 BUSINESS DRIVE
SACRAMENTO, CALIFORNIA 95825
TEL: (916) 201-7800 FAX: (916) 201-7800

ELECTRICAL: EDEM ENGINEERING, INC.
2100 WENTWORTH AVE., SUITE 400
SACRAMENTO, CALIFORNIA 95825
TEL: (916) 201-3600 FAX: (916) 201-1640

LANDSCAPE: WTR GROUP
10411 OLD PLAZA DRIVE, SUITE 200
SACRAMENTO, CALIFORNIA 95827
TEL: (916) 201-3800 FAX: (916) 201-3800



DATE: 11/26/03

BY: [Signature]

SCALE: 1" = 40'

PROJECT: 1800 HOSPITAL DRIVE
SACRAMENTO, CA 95823

REFERENCE SITE PLAN

DATE: 11/26/03

SCALE: 1" = 40'

PROJECT: 1800 HOSPITAL DRIVE
SACRAMENTO, CA 95823

DATE: 11/26/03

SCALE: 1" = 40'

PROJECT: 1800 HOSPITAL DRIVE
SACRAMENTO, CA 95823

REFERENCE SITE PLAN

DATE: 11/26/03

SCALE: 1" = 40'

PROJECT: 1800 HOSPITAL DRIVE
SACRAMENTO, CA 95823

NOT FOR CONSTRUCTION

Z05-318
DECEMBER 1, 2005