



# CITY OF SACRAMENTO

1-6-1987  
21

## DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration  
Room 300 449-5571  
Building Inspections  
Room 200 449-5716  
Planning  
Room 200 449-5604

December 23, 1986

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Major Project Review - Special Permit Modification for a 153,000+ square foot hospital structure on 1.2+ acres in the Hospital (H) zone. (P-9600)

**LOCATION:** South side of L Street, between 28th and 29th Streets

### SUMMARY

This is a request for entitlements necessary to construct a 153,000+ square foot, 87 foot high building to house the administrative offices and classrooms for Sutter General Hospital. A 91 space surface parking lot is also proposed to be located on the site. The Planning Commission approved the project subject to conditions on December 18, 1986.

### BACKGROUND INFORMATION

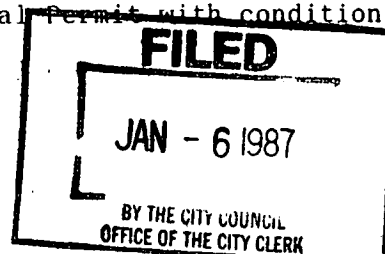
Section 3-C-10 and 15-G of the Comprehensive Zoning Ordinance No. 2550, Fourth Series, states that a Special Permit is required from the Planning Commission for any project in the Central City that exceeds 75,000 square feet in gross floor area. Subsequent to Planning Commission action, such project may be reviewed by the City Council.

This item is being presented to the Council at this time to decide whether or not to hold a public hearing on the project. If the Council decides to hear the project, a public hearing will be scheduled within thirty days.

Staff has attached a copy of the Planning Commission's staff report for your information.

### VOTE OF THE PLANNING COMMISSION

On December 18, 1986, the Planning Commission voted seven ayes, one no and one absent to approve the Special Permit with conditions.



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City Council

-2-

December 23, 1986

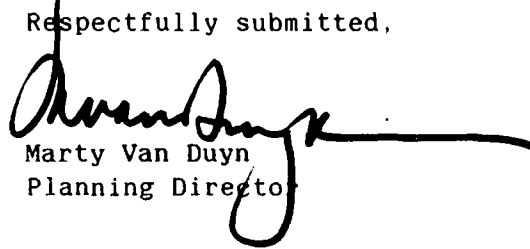
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**RECOMMENDATION**

If the Council elects to hear the project, the proper action would be to direct the City Clerk to set a public hearing within thirty days.

If the Council elects not to hear the project, no action is necessary.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE  
CITY MANAGER

MVD:JP:jg  
Attachments  
P-9600

December 30, 1986  
District No. 4

**Sacramento City Planning Commission  
VOTING RECORD**

21  
Hb-1987

MEETING DATE  
December 18, 1986

ITEM NUMBER  
13B

PERMIT NUMBER  
P-9600

**ENTITLEMENTS**

- |   |   |
|---|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT                 | <input type="checkbox"/> TENTATIVE MAP            |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT               | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING                               | <input type="checkbox"/> LOT LINE ADJUSTMENT      |
| <input checked="" type="checkbox"/> SPECIAL PERMIT MODIFICATION | <input type="checkbox"/> ENVIRONMENTAL DET.       |
| <input type="checkbox"/> VARIANCE                               | <input type="checkbox"/> OTHER _____              |

STAFF RECOMENDATION

Favorable  Unfavorable  
with conditions

Correspondence  
 Petition

LOCATION  
South side of L Street between 28<sup>th</sup> & 29<sup>th</sup> Streets

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NAME	ADDRESS

**MOTION\***

	YES	NO	MOTION SECOND
Chinn	✓		
Ferris	✓		
Goodin	✓		✓
Hollick	✓		
Holloway	✓		
Otto			
Ramirez			
Walton			
Ishmael			

**MOTION**

- |   |   |
|---|---|
| <input type="checkbox"/> TO APPROVE   | <input type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL                  |
| <input type="checkbox"/> TO DENY  | <input type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input checked="" type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION                                   |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT                          | <input type="checkbox"/> TO CONTINUE TO _____ MEETING                                     |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE               | <input type="checkbox"/> OTHER _____  |

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

21  
1-6-1987

APPLICANT	Holliman, Hackard and Taylor, 1545 River Park Dr. Ste. 550, Sac. CA 95814		
OWNER	Sutter Health Systems, 1111 Howe Ave. Ste. 600, Sac. CA 95825		
PLANS BY	EM Kado Associates, 1661 Garden Highway, Sac. CA 95833		
FILING DATE	9-19-86	ENVIR. DET.	Neg. Dec. 12-8-86
ASSESSOR'S PCL. NO.	007-173-01		
REPORT BY	JP:tc		

APPLICATION: A. Negative Declaration

- B. Special Permit Modification to demolish existing 135,000+ square foot hospital structure and construct 153,000+ square foot hospital structure (major project)
- C. Special Permit Modification to reduce number of approved beds for Sutter General Hospital from 386 to 299
- D. Special Permit to exceed 45 foot height limit for 87 foot high building
- E. Variance to reduce portion of 10 foot street side yard setback to 2.5+ feet

LOCATION: South side of L Street, between 28th and 29th Streets

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 153,000+ square foot, 87 foot high building to house administrative offices and classrooms for Sutter General Hospital.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial  
 1980 Central City Community  
 Plan Designation: Commercial  
 Existing Zoning of Site: H  
 Existing Land Use of Site: Sutter General Hospital

Surrounding Land Use and Zoning:	Building Setbacks:	Required		Provided	
		Required	Provided	Required	Provided
North: New Sutter Hospital; H	Front:	25 ft.	180+ ft. (29th St.)		
South: Old Tavern Building, Sutter Energy Plant, Parking; C-2, H	Side(Int):	0 ft.	0 (Alley)		
East: Freeway I-80; TC	Side(St):	10 ft.	2.5 ft. (L St.)		
West: Parking Lot, Tuesday Club; OB	Rear:	0 ft.	11 ft. (28th St.)		

Parking Provided: 91 spaces  
 Property Dimensions: 320 x 160  
 Property Area: 1.2+ acres  
 Square Footage of Building: 153,000+ square foot  
 Height of Building: 87+ feet to top of parapet, (seven stories)  
 Exterior Building Materials: Steel, concrete, brick

BACKGROUND INFORMATION: On February 1, 1983, the City Council approved the Sutter General Hospital Master Plan. Entitlements approved included special permits to construct a new 94.5 foot tall, 386 bed hospital on the block bounded by 28th, 29th, K

1-6-1987  
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and L Streets and to renovate the existing Sutter General Hospital on the south side of L Street to provide non-patient care support services. The new hospital building is currently under construction.

PROJECT EVALUATION: Staff has the following comments regarding this proposal.

A. Land Use and Zoning

The subject site consists of a one-half City block lot totaling 1.2+ acres in the Hospital (H) zone. The 135,000 square foot Sutter General Hospital Building, constructed in 1923, is located on the site. Surrounding land uses include the new Sutter General Hospital building to the north, the Old Tavern Building, Sutter Hospital Energy Plant, and a parking garage to the south, the freeway to the east and a surface parking lot and Tuesday Club to the west. The site is designated for commercial uses by the 1974 General Plan and 1980 Central City Community Plan.

B. Applicant's Proposal

As previously noted, under the Sutter Hospital Master Plan approved in 1983, when the new hospital facility was complete the old hospital building was to be renovated for administrative and support offices and employee education facilities for Sutter Community Hospitals. Sutter Hospital however, has determined that the condition of the existing hospital structure and the need for additional space will make it difficult to remodel the existing hospital building to suit their needs. The applicant, therefore, is requesting a special permit modification to demolish the existing hospital building and construct a new 153,000 square foot, 87 foot high administrative and support office building on the subject site. The structure would be located on the western portion of the site and a 91 space parking lot would be located on the eastern half of the site. The H zone requires a 10 foot street sideyard setback on L Street, however, a portion of the proposed building is proposed at 2.5 feet from the north property line. The applicant is requesting a variance to reduce the street sideyard setback.

C. Design - Setbacks

Planning staff has met with the applicant several times to discuss the impact of the proposed building on surrounding land uses, notably Sutter's Fort, and to determine appropriate setbacks for the structure. Sutter's Fort is located to the northeast of the site and the existing hospital is clearly visible from the Fort. In order to soften the appearance of the proposed structure from the Fort, the applicant proposes to: 1) increase the setback along the west side of the site an average of 13 feet from the property line; 2) obtain revokable permits to extend the landscaping to the sidewalk along the L Street and 28th Street frontages making the landscaped setback along L Street a minimum of 4.5 feet from behind the sidewalk; 3) replace existing street trees with 36 inch evergreen trees and/or irrigate existing street trees to accelerate their growth; and use earth tone colors on the structure similar to the existing Fort Sutter Office Building at the northeast corner of 28th and K Streets. Staff finds that these design features, including the increase in building setback along 28th Street, should mitigate the impact of the proposed structure on the Fort. Staff, therefore, supports the variance request to reduce a portion of the street sideyard setback.

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D. Design - Height

The applicant proposes an 87 foot high structure with a 12 foot mechanical penthouse. The existing hospital building is 83 feet high with the center of the structure at 93 feet. The new hospital structure is 83 feet high with a 17 foot mechanical penthouse. Staff finds that the proposed structure is similar in height with the existing hospital and new hospital structure and has no objections to the special permit to exceed the 45 foot height limit. Staff recommends that the mechanical equipment be located as far to the east as possible to assist in softening the impact of the structure on the Fort.

E. Design - Square Footage

The existing hospital structure is 135,000 square feet. The new structure is proposed to be 153,000 square feet, an increase of 18,000 square feet. The number of employees for the support offices (350 employees) however, is to remain the same. Staff has no objection to this increase in square footage.

F. Design - Site Plan

As previously noted, the applicant intends to provide a minimum 4.5 foot landscaped setback behind sidewalk along L Street, minimum 13 foot landscaped setback from the property line along 28th Street, and provide new street trees and/or irrigate street trees between the sidewalk and curb along L and 28th Streets. On the eastern portion of the site, the minimum four foot wide planter for the proposed parking lot is indicated.

The site plan has been reviewed by the City Engineering and Traffic Engineering Divisions. Engineering will require a sewer capacity study at the time of building permits. The Traffic Engineering Division requires that the driveways be two-way and a minimum of 24 feet wide, the curbs at the entrance and exit to parking lot be rounded and that sufficient height on the loading ramp be provided to accommodate a 14 foot high truck.

G. Design - Elevations

The applicant proposes that the seven story structure be constructed out of exposed, reinforced concrete and glass with brick tile inlays between each level. Proposed colors are creme/beige, brick tile similar to the new hospital brick and a combination of solar bronze glass and solar bronze reflective glass. All elevations of the building will achieve movement through a change in depth of the various wall planes. Staff finds the building design to be compatible with surrounding structures. The design of the structure is subject to the review and approval of the City's Design Review/Preservation Board.

Presently there is an elevated pedestrian bridge between the old hospital and the new hospital. The original intent of the bridge was to facilitate the movement of patients between the two buildings. However, Sutter Community Hospitals does not propose to have the patient services previously approved for the old building (renal dialysis and 65 inpatient mental health beds) in the new structure. Staff, therefore, recommends that the hospital consider removing the elevated pedestrian

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bridge to greatly improve the appearance of the L Street frontage and the view of Sutter's Fort from L Street. Staff also believes the removal of the bridge would enhance the appearance of the proposed office building.

H. Parking

Parking for the Sutter General Hospital Complex, including the administration and support offices, is based on a ratio of one parking space per three beds. The approved Master Plan indicated 1,187 parking spaces, located in three parking lots: under the freeway (1,080); in the basement of the new hospital (75); and in the surface parking lot at the southwest corner of 28th and L Street (32). With the applicant's proposal to reduce the number of beds in the new hospital structure, the parking space brake-down is as follows:

1,187 spaces	-	Approved Master Plan
- 897 spaces	-	Ratio Required for 299 Bed Hospital
290 spaces	-	Extra
- 140 spaces	-	Proposed to be leased to 29th and K Street building (P85-475)
150 spaces	-	Extra
+ 91 spaces	-	Parking spaces proposed for subject site
241 spaces	-	Total additional spaces above required 897 spaces for 299 bed hospital

As noted, the hospital does not propose to increase the number of employees, only decrease the number of beds at this facility. Any future applicants proposing to construct a medical office building on the eastern portion of the subject site will be required to provide parking for the building at the required medical office use parking ratio.

The original special permit approval included requirements for a parking management plan, (condition 14) car/van pooling program (condition 17) and a post-project parking survey (condition 25). These conditions are still applicable and include the proposed 153,000 square foot support office building.

I. Reduction in Hospital Beds

In 1983 the City Council approved a 94.5 foot high new hospital structure and 386 beds for the Sutter General Hospital Master Plan site. Condition 29 of the approved special permit reads:

"The new hospital shall not exceed 94'6" in height of GEHSA approves 386 beds; if GEHSA approves 314 or less beds the height shall not exceed 83' unless all psychiatric beds proposed for Park Sutter are located instead in the new hospital".

Sutter Hospitals has decided to locate their psychiatric beds at a new location at 7700 Folsom Boulevard (P86-343). The new hospital structure has also been constructed to a height of 83 feet with a 17 foot mechanical penthouse. The



applicant is requesting a special permit modification to reduce the number of approved beds from 386 to 299 beds. Staff finds that the new hospital structure is in conformance with the original special permit condition.

J. Community Comments

The applicant's proposal was sent to the State Department of Parks and Recreation (Sutter's Fort), the Sacramento Old City Association and the Midtown Business Association for their review. State Parks indicated that they are concerned with protecting the view shed from inside and outside Sutter's fort which is important to the effective interpretation of the Fort's history. They recommend that the height of the building be similar to that of existing buildings (Exhibit E). No other comments have been received.

Environmental Determination: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration with mitigation measures.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration.
- B. Approval of the Special Permit Modification to demolish the existing hospital structure and construct a 153,000+ square foot hospital structure subject to conditions and based on findings of fact which follow;
- C. Approval of the Special Permit Modification to reduce the number of beds based upon Findings of Fact which follow;
- D. Approval of the Special Permit for an 87+ foot high building subject to conditions and based upon Findings of Fact which follow; and
- E. Approval of the Variance to reduce a portion of the street/sideyard setback to 2.5 feet subject to conditions and based upon Findings of Fact which follow.

Conditions

- 1. The project shall meet the following conditions of the Environmental Coordinator:
  - a. Construction activity shall occur between the hours of 7:00 a.m. and 5:00 p.m. Monday through Saturday.
  - b. Construction related traffic shall be directed to use the freeway as much as possible.
  - c. The construction company shall establish a troubleshooter for neighborhood complaints in coordination with Sutter Community Hospital and the City Planning Division.
  - d. The applicant shall conduct a post-project parking survey to assess the effectiveness of the provided on-site parking within six months of completion

of Sutter General Hospital Master Plan. The survey shall be coordinated with the City Planning Division and City Traffic Engineering to collaborate the results. The survey will determine if additional mitigation measures are necessary to further reduce long term on-street parking by hospital employees.

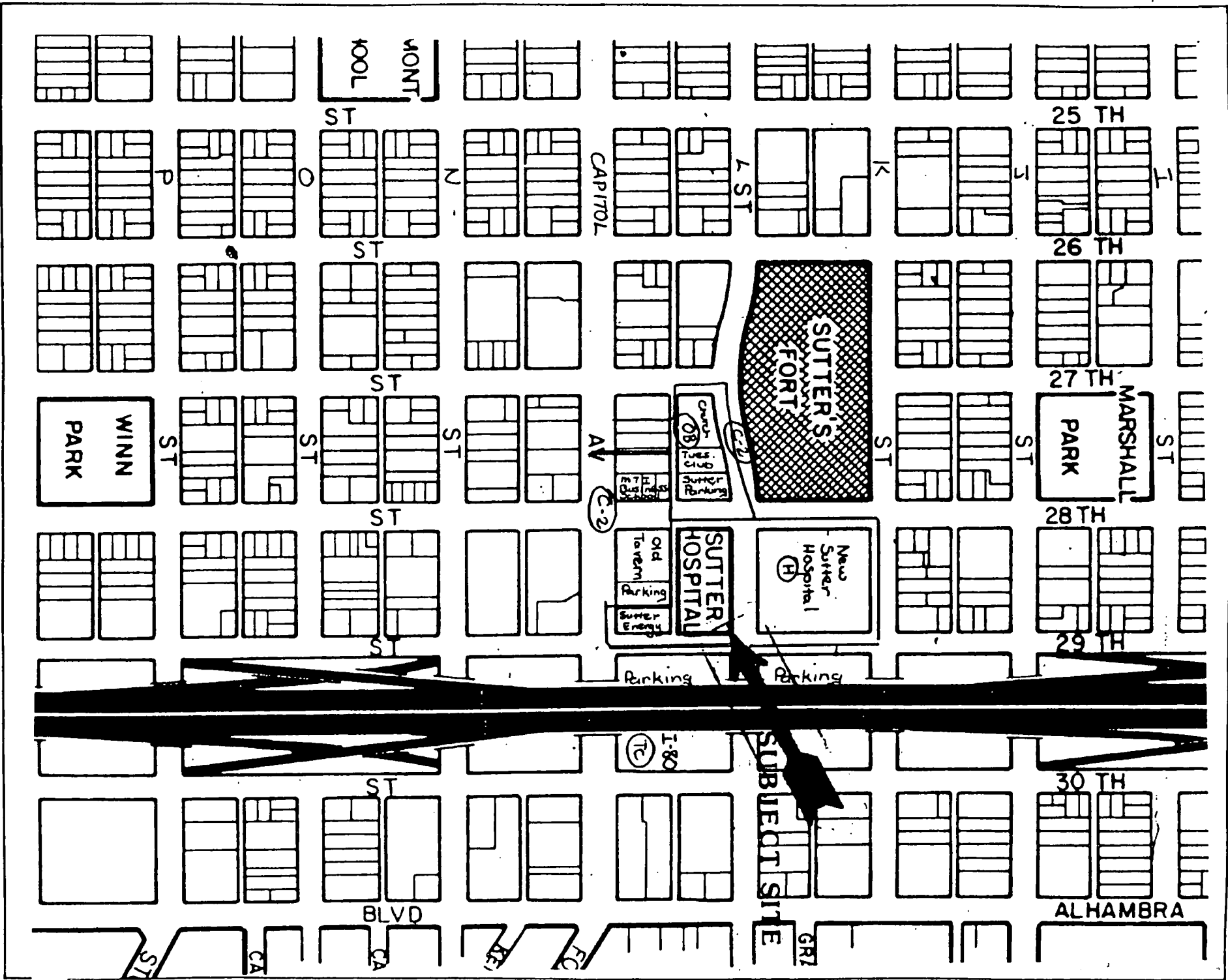
- e. The hospital shall submit a parking management plan indicating how the construction and post-construction parking will be provided for review and approval by the Planning Director prior to issuance of the new office building's building permit. This report shall include a minimum of 40 short-term public spaces for general uses.
  - f. The hospital shall develop a car/van pooling program coordinating those hospital employees who wish to car pool. An annual report on the effectiveness of this program shall be submitted to the Planning Division each January for a period of five years after project completion.
  - g. The applicant shall submit a report assessing the impacts on adjacent buildings from proposed foundation construction (pile driving) for review and approval by the City Engineer prior to issuance of a building permit. The report shall be submitted to appropriate State of California agencies prior to City Engineer approval.
2. The new hospital support structure shall contain administrative and support offices and related services for Sutter Community Hospitals. No patient beds shall be permitted at this site.
  3. Revised landscape, shading and irrigation plans shall be submitted for the review and approval of the Planning Director prior to issuance of building permits. The revised plans shall indicate the following:
    - a. A minimum 4.5 foot landscaped setback between the sidewalk and the building along the L Street frontage;
    - b. A minimum 13 foot setback between the property line and building (reduce to 11 feet at two points of the structure) along the 28th Street frontage;
    - c. replacement of existing street trees with a minimum of 36 inch evergreen trees and/or irrigation plans for existing street trees subject to the review and approval of the Director of Community Services.
  4. The applicant shall obtain a revocable permit from the Public Works Department to landscape the public right-of-way.
  5. The mechanical penthouse shall be located as far to the eastern portion of the structure as possible subject to staff review and approval prior to issuance of building permits.
  6. The project shall comply with the requirements of the City Public Works Division.
  7. The applicant shall modify driveway entrances and exits and the loading area to the satisfaction of the Traffic Engineering Division.

8. The project shall be subject to the review and approval of the City's Design Review/Preservation Board.

Findings of Fact

- 1. The project, as conditioned, is based upon sound principles of land use in that the hospital administrative offices provide health care services for the community and the region.
- 2. The project, as conditioned, will not be injurious to the general public or surrounding properties in that:
  - a. the Sutter Hospital Master Plan provides for adequate parking for the hospital and administrative office use;
  - b. the proposed building design is compatible with surrounding land uses.
- 3. The proposed variance is not a special privilege extended to one individual property owner in that the applicant has designed the structure with an increased building setback along the west property line and will replace and/or irrigate street trees in order to mitigate the impacts of the building on Sutter's Fort, a State Historic Park.
- 4. The proposed variance is not a use variance in that hospital administration and support offices are allowed in the Hospital (H) zone.
- 5. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for commercial use by the 1980 Central City Plan and the proposed hospital office use conforms with the plan designation.

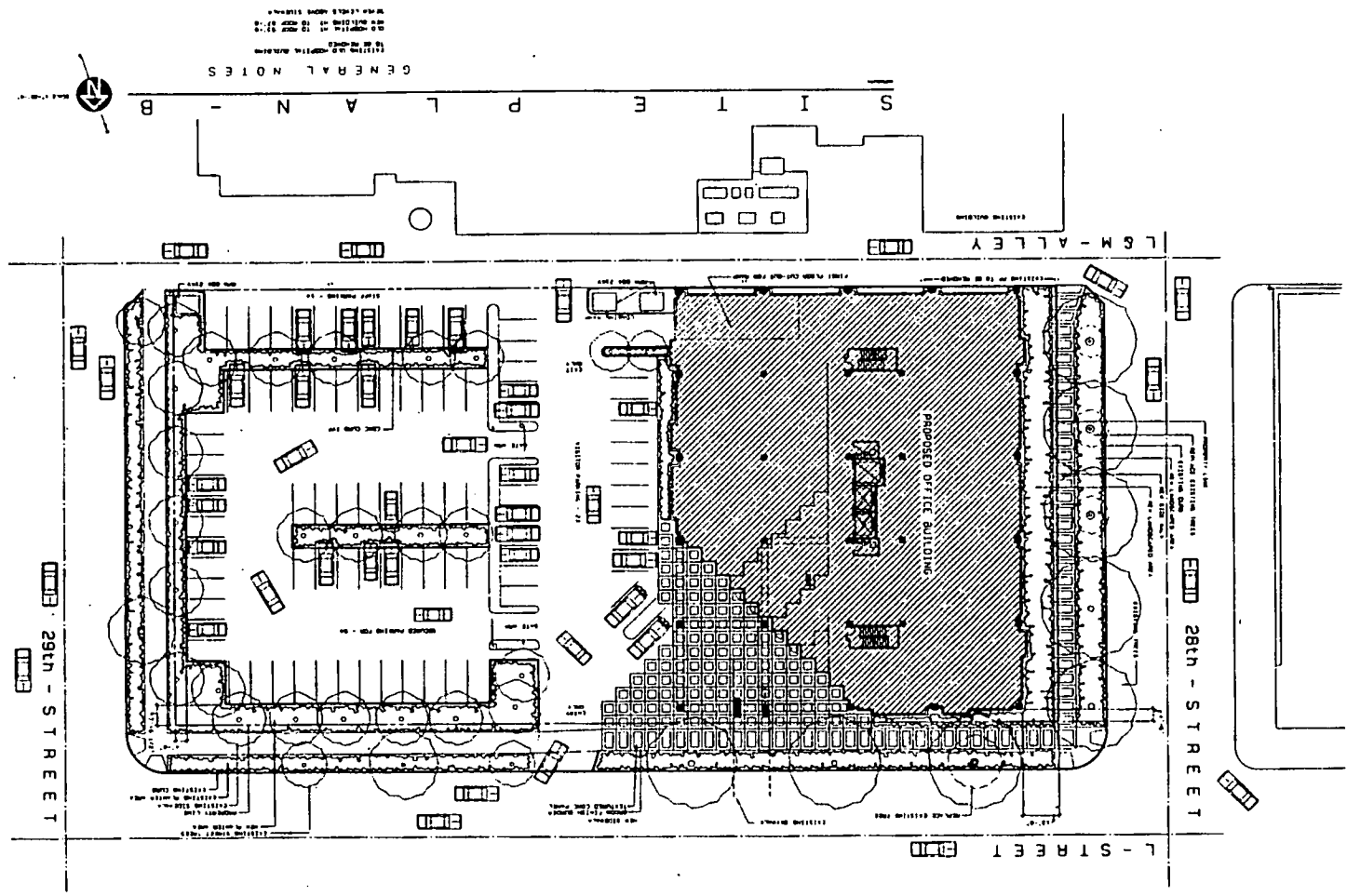
# VICINITY - LAND USE - ZONING



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<p><b>C.M. Haddo</b> ASSOCIATES - aia, inc. ARCHITECTS PLANNING INTERIORS</p>	<p>LAND ACQUISITION CALIFORNIA BRANCH 1870 021-1021</p>	<p>DATE: 01/11/81</p>	<p>SCALE: AS SHOWN</p>	<p>PROJECT NO: 2820</p>	<p>CLIENT: HADDO</p>	<p>PROJECT: SUITER SUPPORT OFFICE BUILDING</p>	<p>ADDRESS: 2820 L STREET SACRAMENTO CALIFORNIA</p>	<p>SITE PLAN</p>	<p>DATE: 01/11/81</p>	<p>PROJECT: SK1A</p>
	<p>DATE: 01/11/81</p>	<p>SCALE: AS SHOWN</p>	<p>PROJECT NO: 2820</p>	<p>CLIENT: HADDO</p>	<p>PROJECT: SUITER SUPPORT OFFICE BUILDING</p>	<p>ADDRESS: 2820 L STREET SACRAMENTO CALIFORNIA</p>	<p>SITE PLAN</p>	<p>DATE: 01/11/81</p>	<p>PROJECT: SK1A</p>	

# EXHIBIT A SITE PLAN



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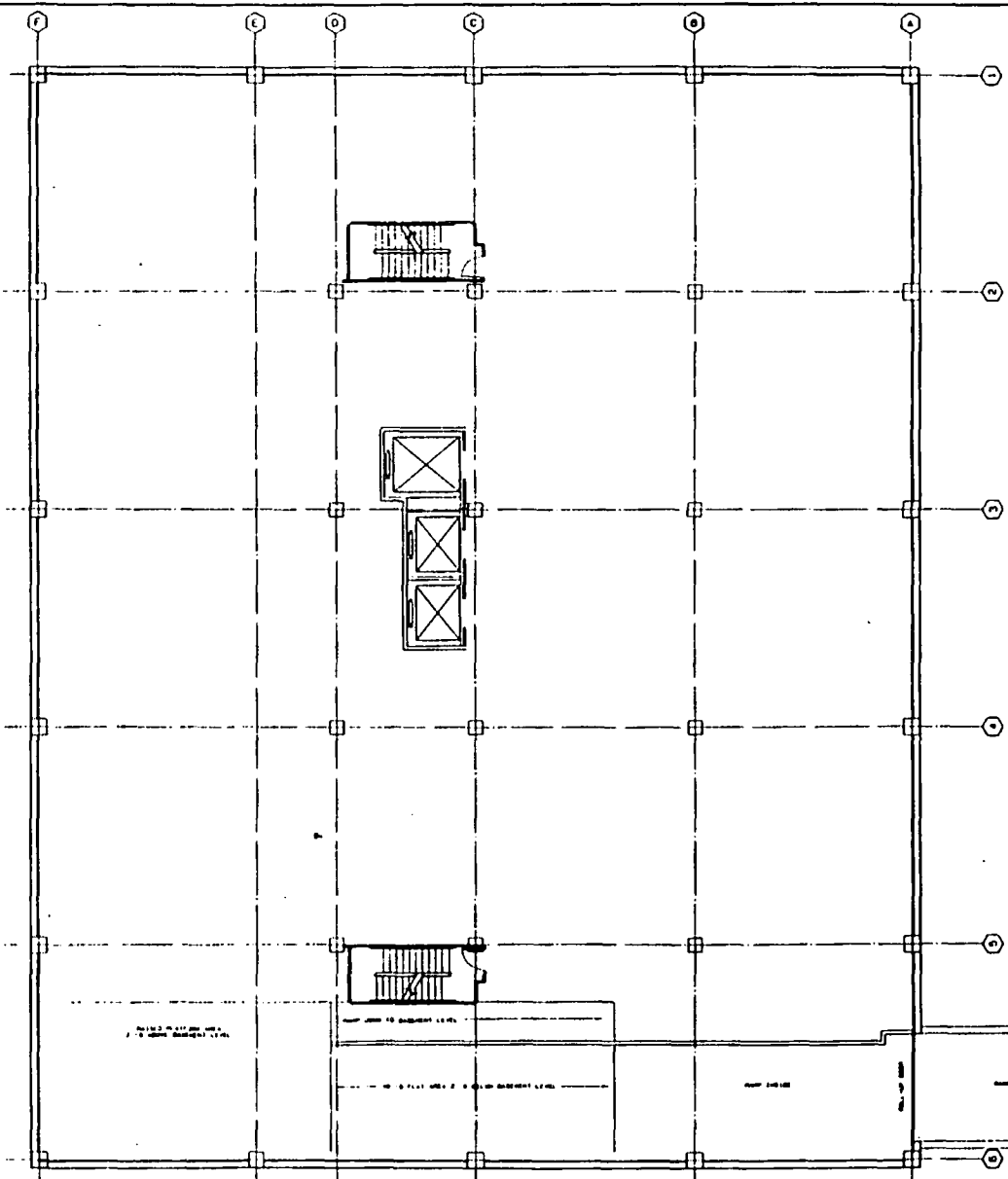
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BASEMENT FLOOR PLAN

**EXHIBIT B**

**FLOOR PLAN**

**B-1**

**E.M. Haddo**  
**associates - aia, inc.**  
 architects  
 planners  
 interior



1000 quarter highway  
 SACRAMENTO,  
 CALIFORNIA 95833  
 (916) 427-1001

DATE: \_\_\_\_\_

PROJECT: \_\_\_\_\_

CLIENT: \_\_\_\_\_

**HADDO**

**SUTTER  
 SUPPORT  
 OFFICE  
 BUILDING**

2820  
 L STREET  
 SACRAMENTO  
 CALIFORNIA

**BASEMENT  
 FLOOR**

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

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SK3A

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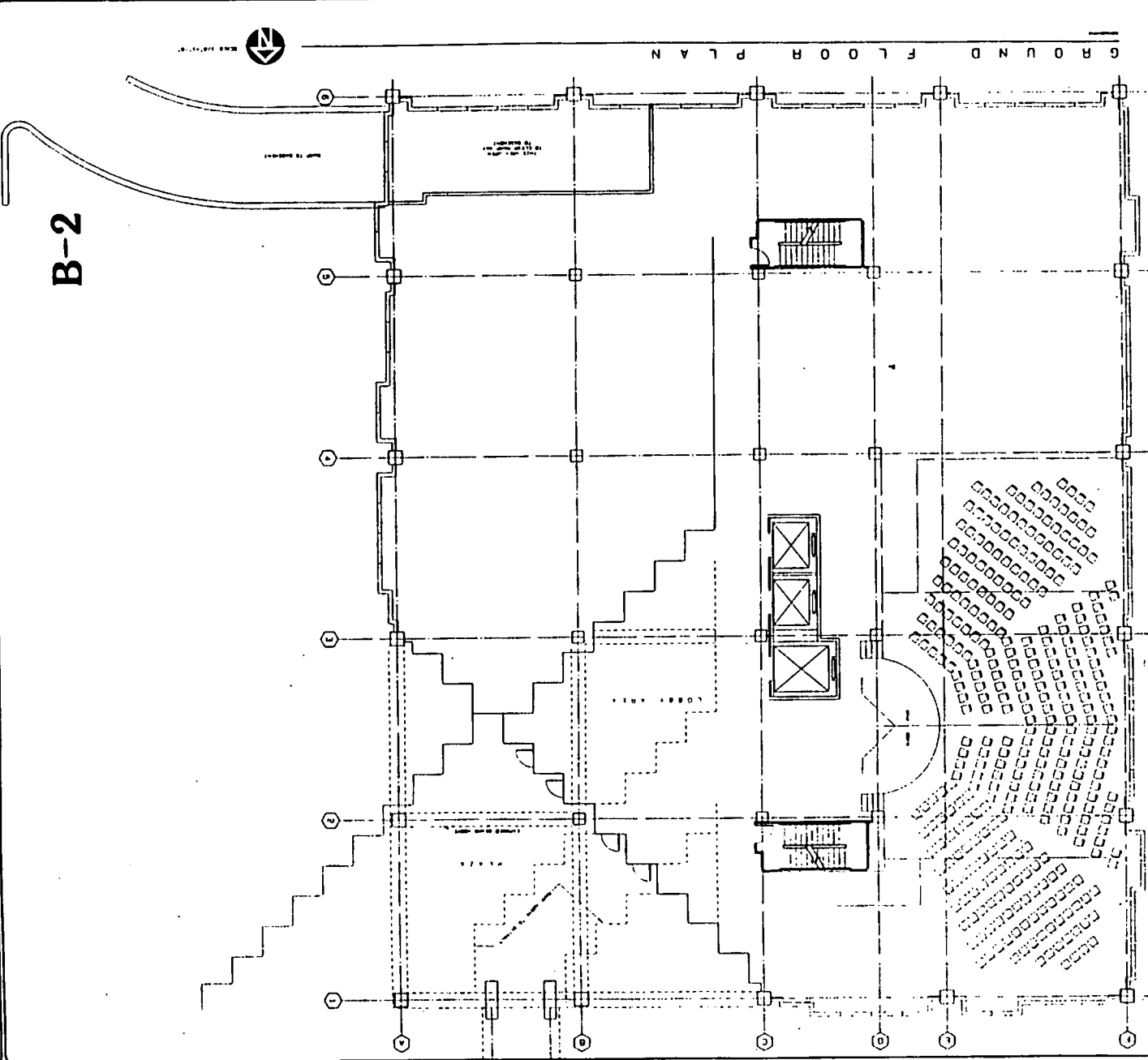
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OFFICE  
BUILDING

HPDS

Ground No

CONTRACT NO. 12-18-86  
SACRAMENTO  
CALIFORNIA  
OPERATIONAL  
SUPPORT  
BUILDING

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12-18-86

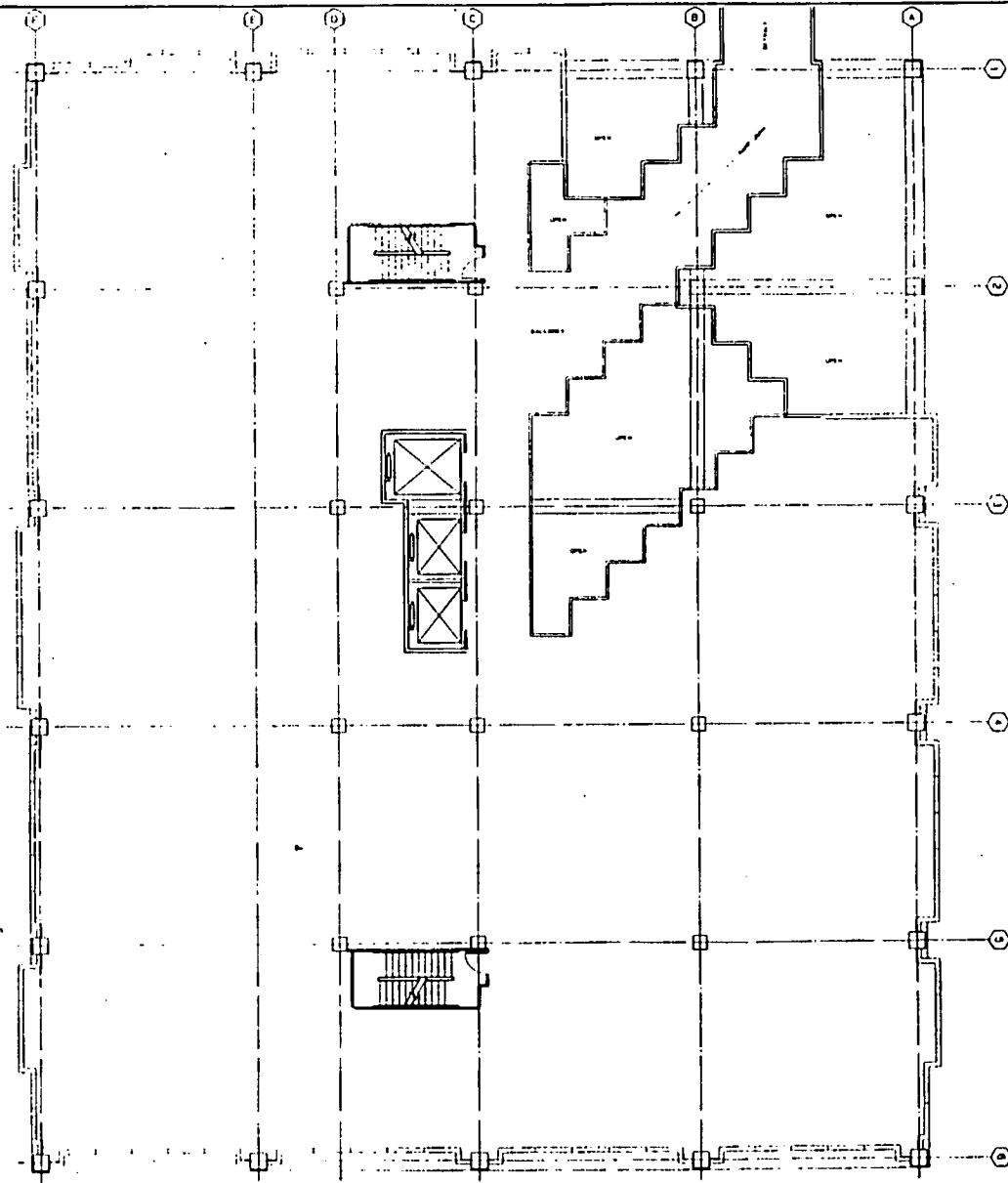
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S E C O N D F L O O R P L A N



B-3

e.m. haddo  
associates - a.a. inc.  
ARCHITECTURAL  
PLANNING  
ENGINEERS

1800 QUINCY BOULEVARD  
SACRAMENTO,  
CALIFORNIA 95811  
(916) 871-1081

DATE

DESIGNED BY

CHECKED BY

CONTRACT NO.

PROJECT

HAZPC

SUTTER  
SUPPORT  
OFFICE  
BUILDING

2820  
L STREET  
SACRAMENTO  
CALIFORNIA

SECOND  
FLOOR

DATE

SCALE

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DATE

SCALE

PROJECT

SK 4A

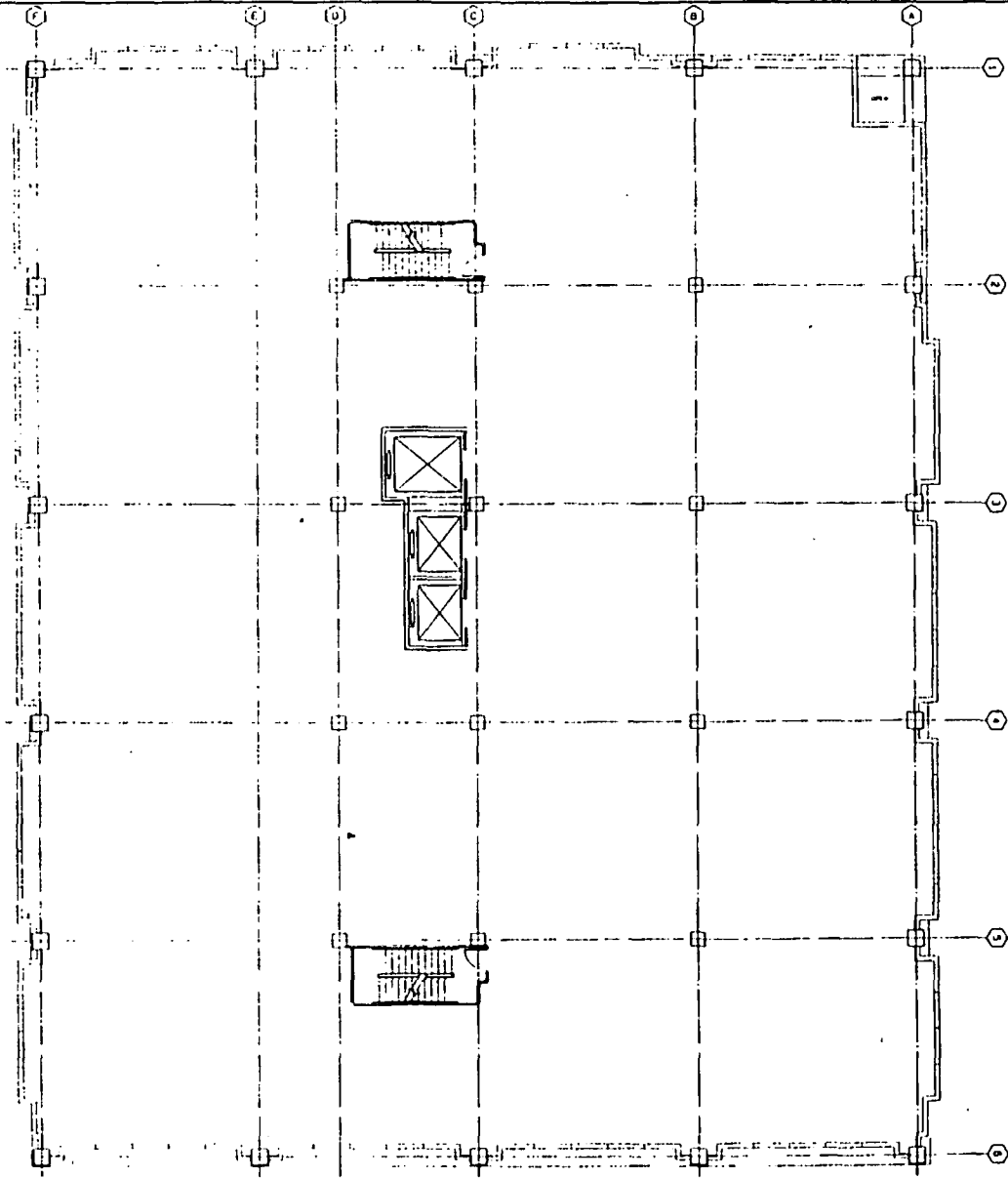
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THIRD FLOOR PLAN



**e.m. hodo**  
**associates - aia, inc.**  
 ARCHITECTURE  
 PLANNING  
 INTERIORS

1801 QUINCY HIGHWAY  
 SACRAMENTO,  
 CALIFORNIA 95823  
 (916) 821-0861

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

CREATED BY: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

**HADO**

SUTTER  
 SUPPORT  
 OFFICE  
 BUILDING

2820  
 L STREET  
 SACRAMENTO  
 CALIFORNIA

THIRD  
FLOOR

DATE: \_\_\_\_\_

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CREATED BY: \_\_\_\_\_

PROJECT NO. 961700  
 SHEET NO. SK5A  
 DATE 11 OCT 86

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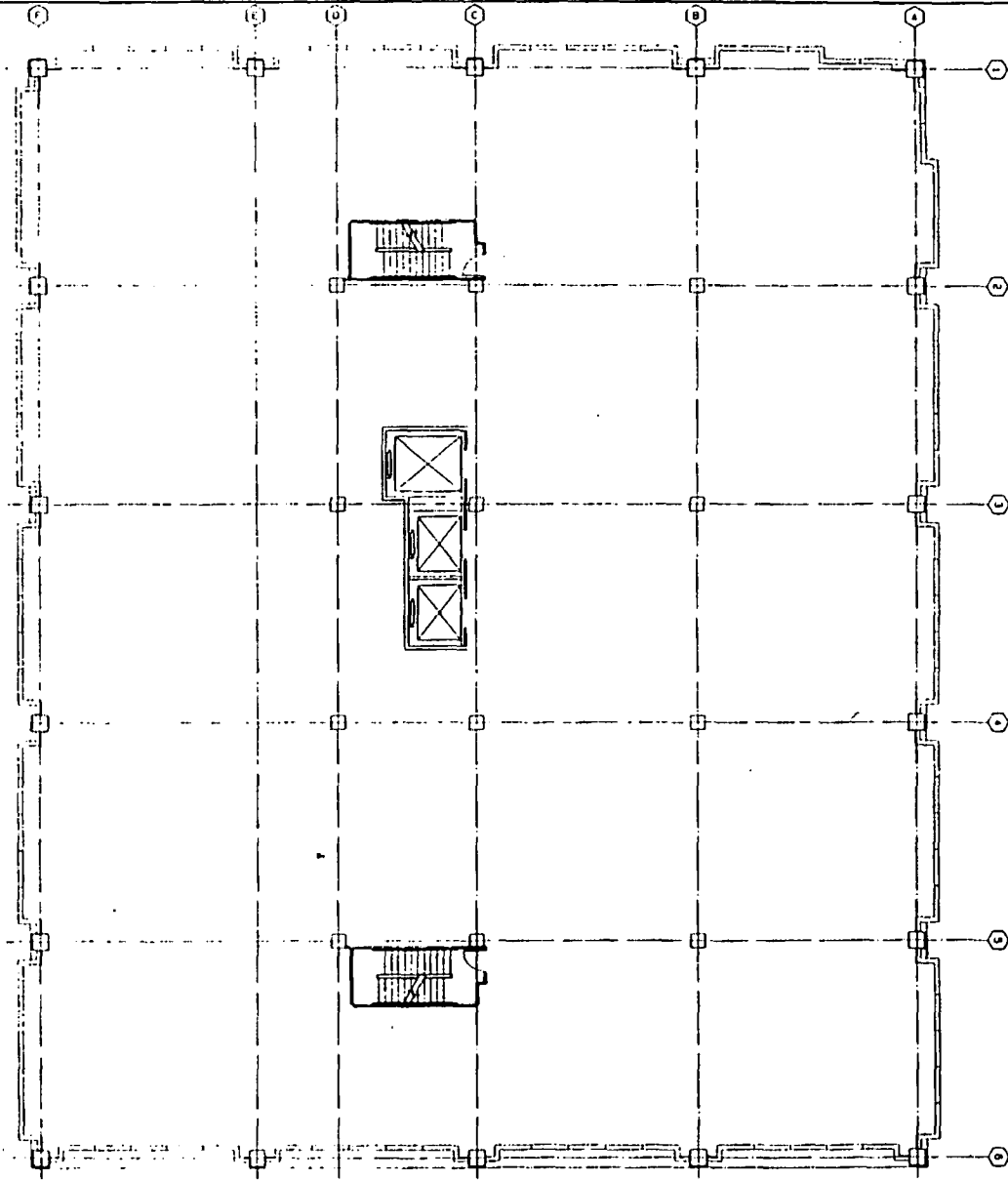
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# 13



FOURTH FLOOR PLAN



E. M. HADD  
 ASSOCIATES - AIA, INC.  
 ARCHITECTURE  
 PLANNING  
 INTERIORS



1003 GARDEN HIGHWAY  
 SACRAMENTO,  
 CALIFORNIA 95823  
 (916) 421-1061

DATE: \_\_\_\_\_

PROJECT NO: \_\_\_\_\_

CLIENT: \_\_\_\_\_

**HADC**

SUTTER  
 SUPPORT  
 OFFICE  
 BUILDING

2820  
 L STREET  
 SACRAMENTO  
 CALIFORNIA

FOURTH  
 FLOOR

DATE: \_\_\_\_\_

PROJECT NO: 003700  
 SHEET NO: SK6A  
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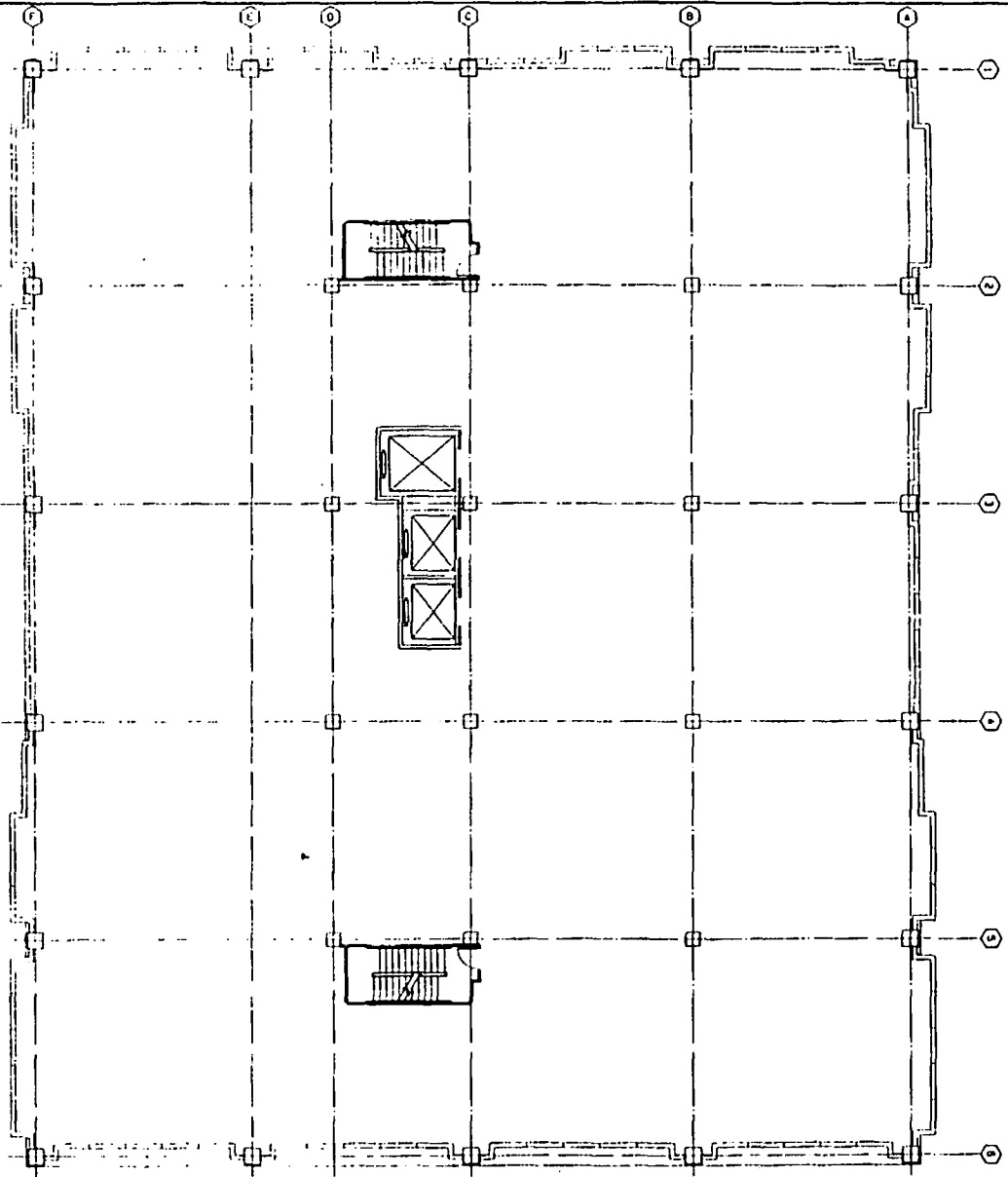
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12-18-86

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F I F T H F L O O R P L A N



SCALE 1/8" = 1'-0"

B-6

**E.M. HADCO ASSOCIATES - AIA, INC.**  
 ARCHITECTS  
 PLANNING  
 INTERIORS

2820 L STREET  
 SACRAMENTO  
 CALIFORNIA 95833  
 (916) 421-1061

DATE: \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

CONTRACT: \_\_\_\_\_



**SUTTER SUPPORT OFFICE BUILDING**

2820  
 L STREET  
 SACRAMENTO  
 CALIFORNIA

FIFTH FLOOR

10 NOV 86  
 20 OCT 86

PROJECT NO. P9600  
 SHEET NO. SK7A  
 14 OCT 86 07 OF 18

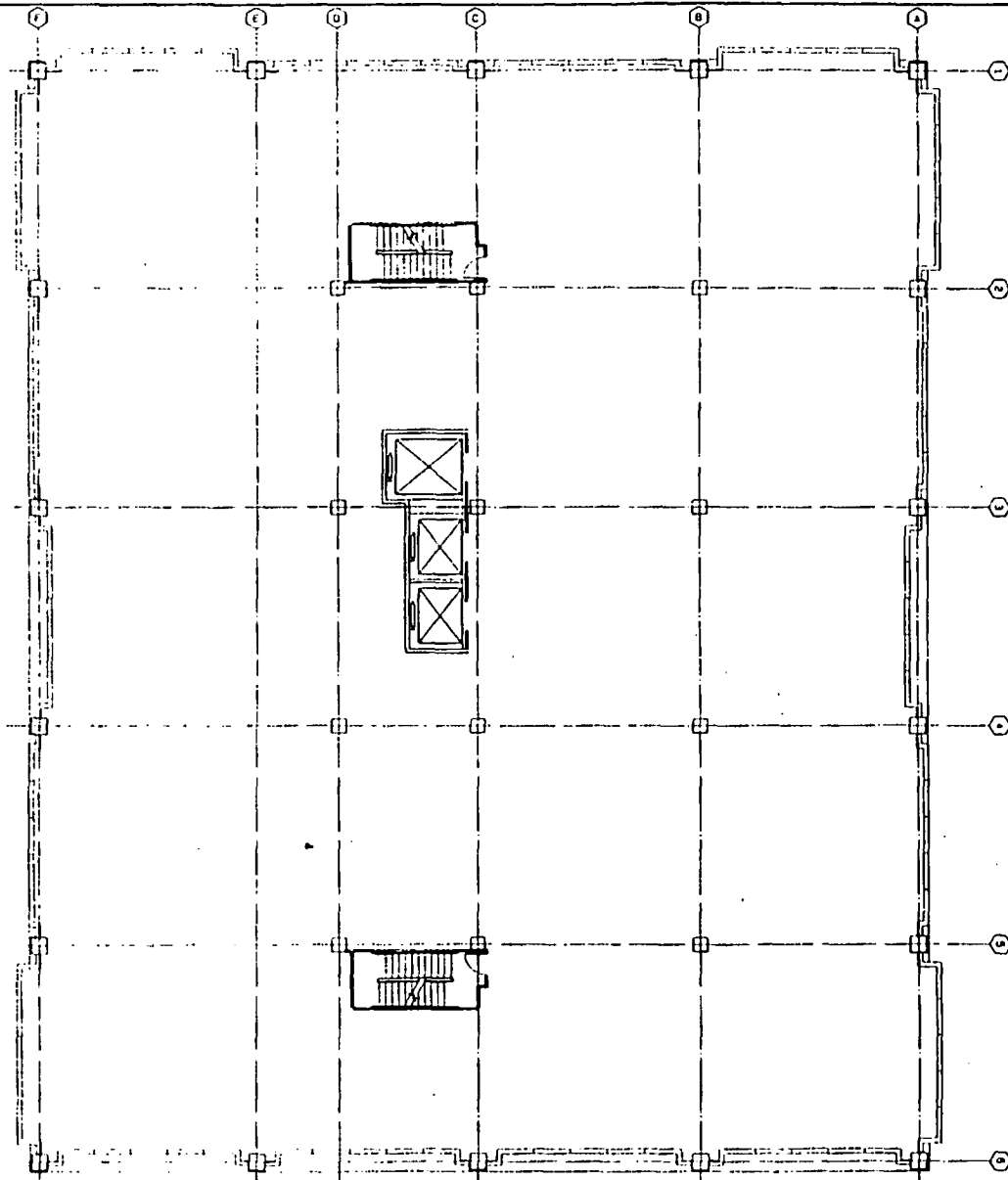
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S I X T H F L O O R P L A N



B-7

E. M. HADD  
ASSOCIATES - INC.  
ARCHITECTURE  
PLANNING  
INTERIORS

1001 GARDEN HIGHWAY  
SACRAMENTO,  
CALIFORNIA 95833  
(916) 671-1061

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_

HADC

SUTTER  
SUPPORT  
OFFICE  
BUILDING

2820  
L STREET  
SACRAMENTO  
CALIFORNIA

SIXTH  
FLOOR

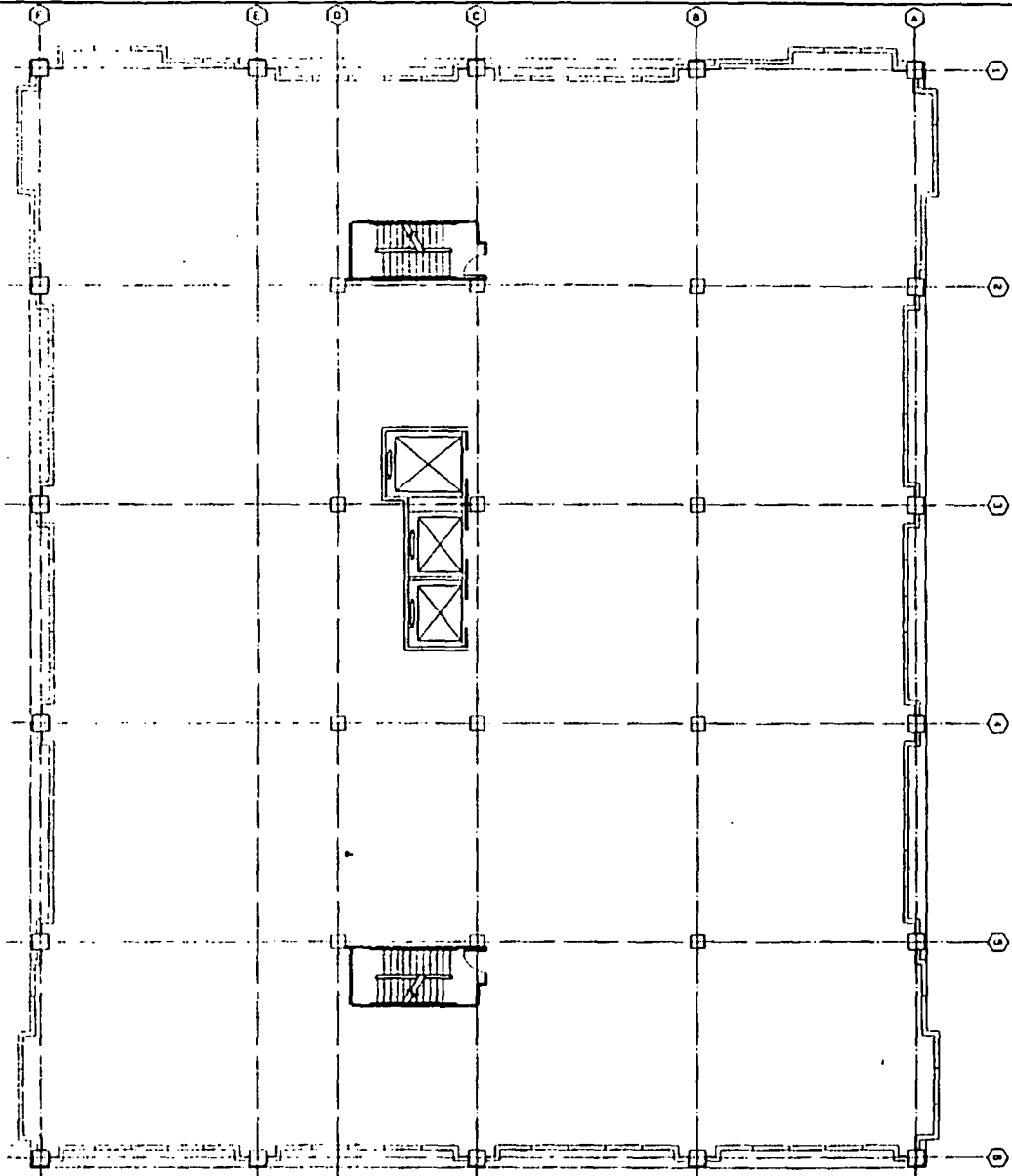
DATE	10 NOV 86
DATE	24 OCT 86
PROJECT NO.	08.5790
DATE	14 OCT 86
BY	SKBA
DATE	08 OF 10

21

P9600

12-18-86

# 13



SEVENTH FLOOR PLAN



B-8

**E.M. Mado**  
**ASSOCIATES - AIA, INC.**  
 ARCHITECTS  
 PLANNERS  
 INTERIORS



1001 QUINCY HIGHWAY  
 SACRAMENTO,  
 CALIFORNIA 95833  
 (916) 871-1000

DATE: \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

CLIENT NO. \_\_\_\_\_

CONTRACT NO. \_\_\_\_\_

REVISION

**HARC**

SUTTER  
 SUPPORT  
 OFFICE  
 BUILDING

2820  
 L STREET  
 SACRAMENTO  
 CALIFORNIA

PROJECT

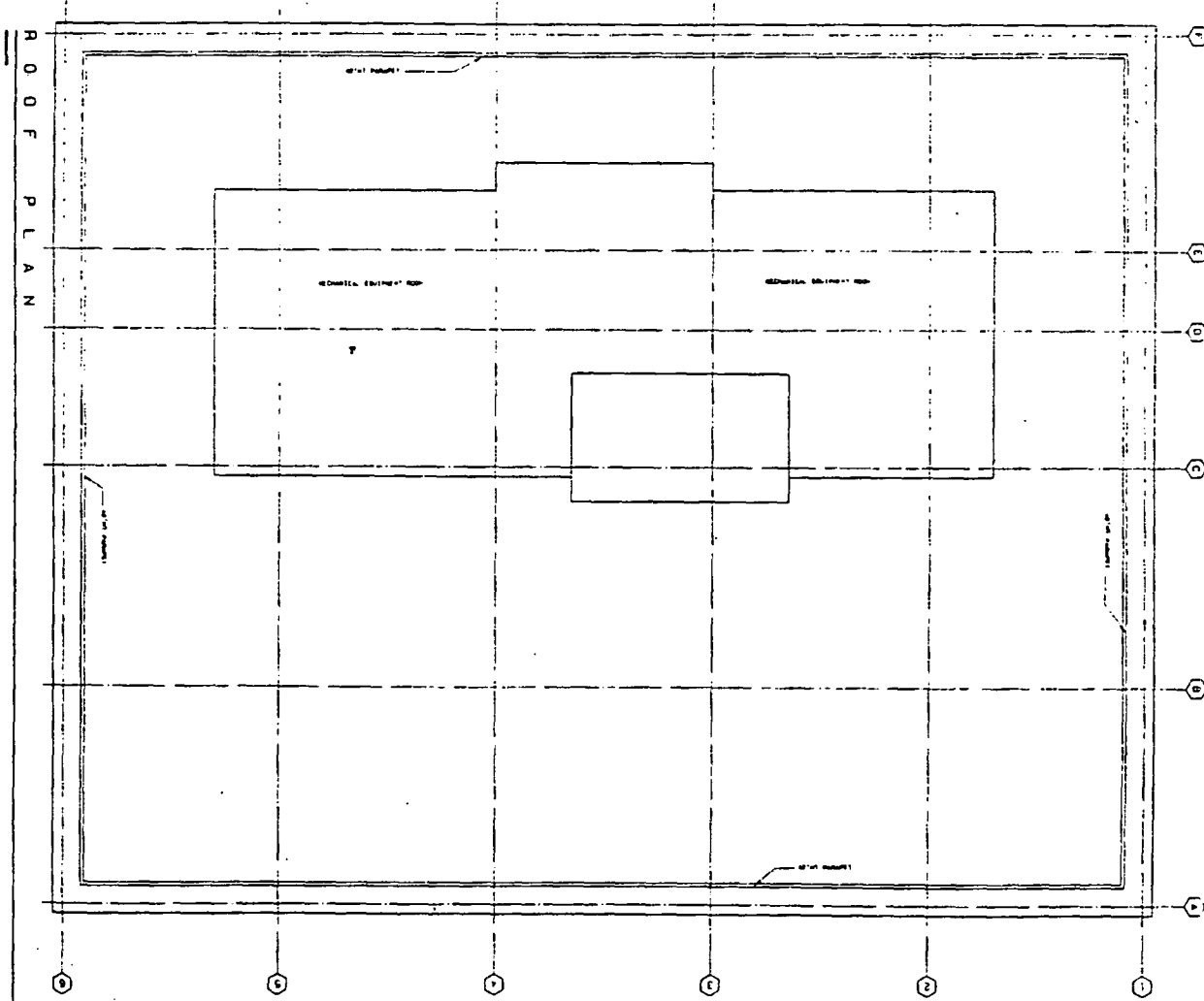
SEVENTH  
 FLOOR

Sheet 003

DATE: 12-18-86  
 11 09 86  
 10 09 86  
 09 09 86

PROJECT NO. 003700  
 SHEET NO. SK9A  
 11 OCT 86 08 OF 10

21



R O O F  
P L A N



B-9

<p><b>E.A. Lindo</b> ASSOCIATES, INC. ARCHITECTS PLANNERS ENGINEERS</p> <p>1000 GARDEN HIGHLAND SACRAMENTO, CALIFORNIA 95833 916-441-1601</p>	<p>DATE: 12-18-86 DRAWN BY: [blank] CHECKED BY: [blank]</p>	<p><b>HAMP</b></p>	<p>SUTNER SUPPORT OFFICE BUILDING</p> <p>2820 L STREET SACRAMENTO CALIFORNIA</p>	<p>ROOF PLAN</p>	<p>PROJECT NO. 86-2700 DATE 12-18-86</p> <p>SK 10A 13 OF 13</p>
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21

**E.M. Haddo**  
**associates - aia, inc.**  
 ARCHITECT  
 PLANNING  
 INTERIORS



1000 QUINCY HIGHWAY  
 SACRAMENTO,  
 CALIFORNIA 95833  
 (916) 821-1903

PROJECT NO. \_\_\_\_\_  
 DRAWING NO. \_\_\_\_\_  
 DATE \_\_\_\_\_  
 SHEET NO. \_\_\_\_\_

**HADC**

**SUTTER  
 SUPPORT  
 OFFICE  
 BUILDING**

2820  
 L STREET  
 SACRAMENTO  
 CALIFORNIA

LONGITUDINAL  
 SECTION B-B

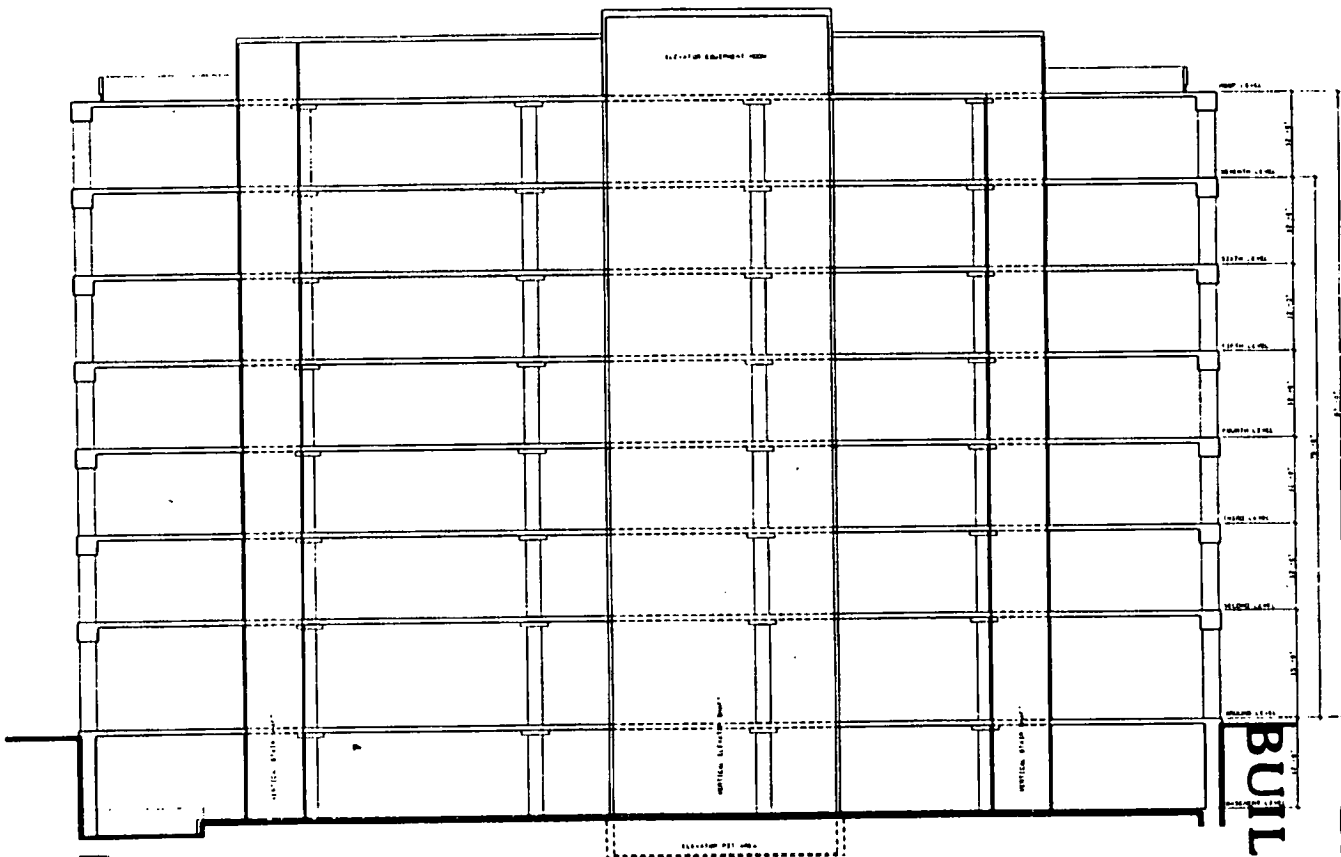
PROJECT NO. 003700  
 DATE 14 OCT 86

SK11A  
 11 OF 10

**EXHIBIT C**

**BUILDING SECTIONS**

**C-1**



SECTION CUT SYMBOLS

P9600

12-18-86

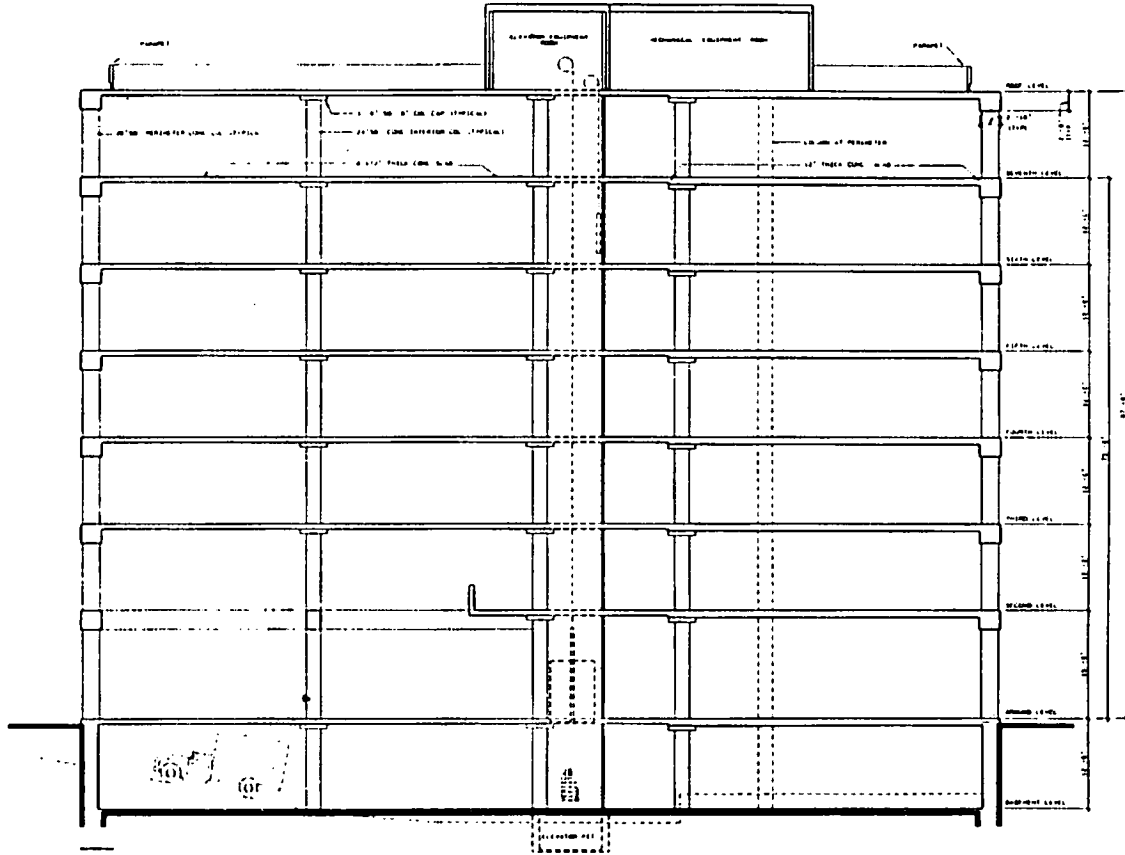
# 13

P9600

12-18-86

-23-

# 13



SECTION A-A

**E. M. MADDO**  
**associates - aia, inc.**  
 ARCHITECTURE  
 PLANNING  
 INTERIORS



1000 QUINCY BLDG  
 SACRAMENTO,  
 CALIFORNIA 95811  
 (916) 441-1061

DATE: 12-18-86

SCALE: 1/8" = 1'-0"

PROJECT: SUTTER SUPPORT OFFICE BUILDING

CLIENT: HAPC

SUTTER  
 SUPPORT  
 OFFICE  
 BUILDING

2020  
 L STREET  
 SACRAMENTO  
 CALIFORNIA

TRANSVERSE SECTION A-A

ARCHITECT: E. M. MADDO ASSOCIATES

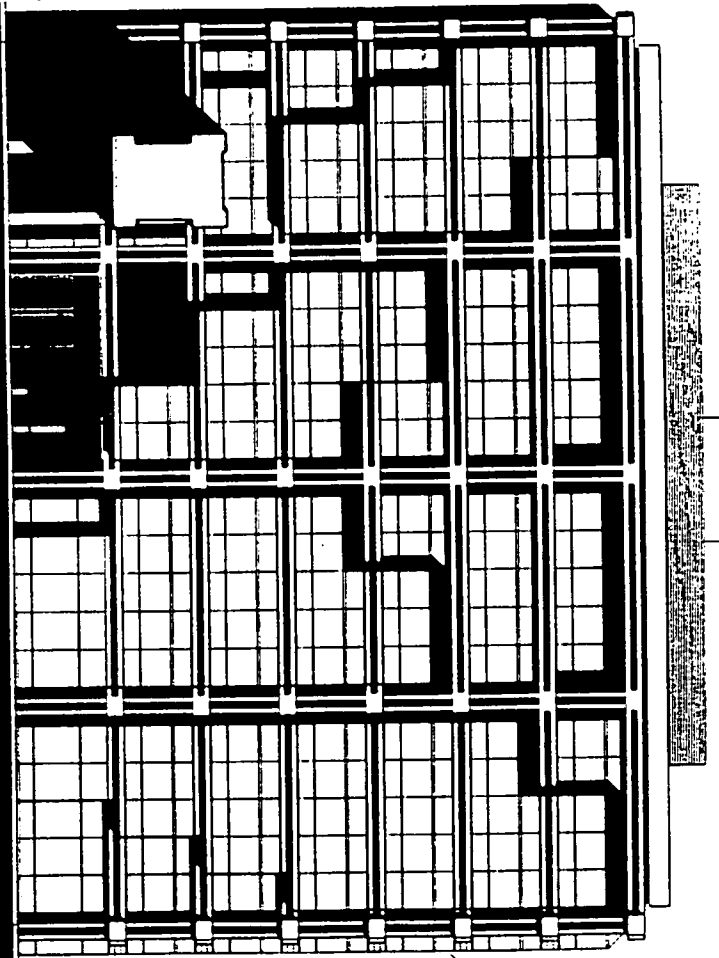
DATE: 12-18-86

PROJECT NO: 882790  
 SHEET: SK12A  
 DATE: 14 OCT 86

C-2

21





NORTH ELEVATION

D-1

EXHIBIT D ELEVATIONS

**CLA Lindo**  
 ASSOCIATES, s.d.a. INC.  
 ARCHITECT  
 1000 QUINN AVENUE  
 SACRAMENTO, CALIFORNIA 95811  
 PHONE 837-1601

**HMPC**

SUTTER  
 SUPPORT  
 OFFICE  
 BUILDING

2820  
 L STREET  
 SACRAMENTO  
 CALIFORNIA

NORTH ELEVATION

11' 0" x 24' 0"  
 11' 0" x 24' 0"  
 SK13A  
 11' 0" x 24' 0"

**C.M. HADD**  
**ASSOCIATES, INC.**  
 ARCHITECTURE  
 INTERIORS  
 PLANNING  
 CONTRACTORS



1901 GATES HIGHWAY  
 SACRAMENTO,  
 CALIFORNIA 95833  
 (916) 442-1841

DATE: \_\_\_\_\_

PROJECT: \_\_\_\_\_

CLIENT: \_\_\_\_\_

SCALE: \_\_\_\_\_

NO. \_\_\_\_\_

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

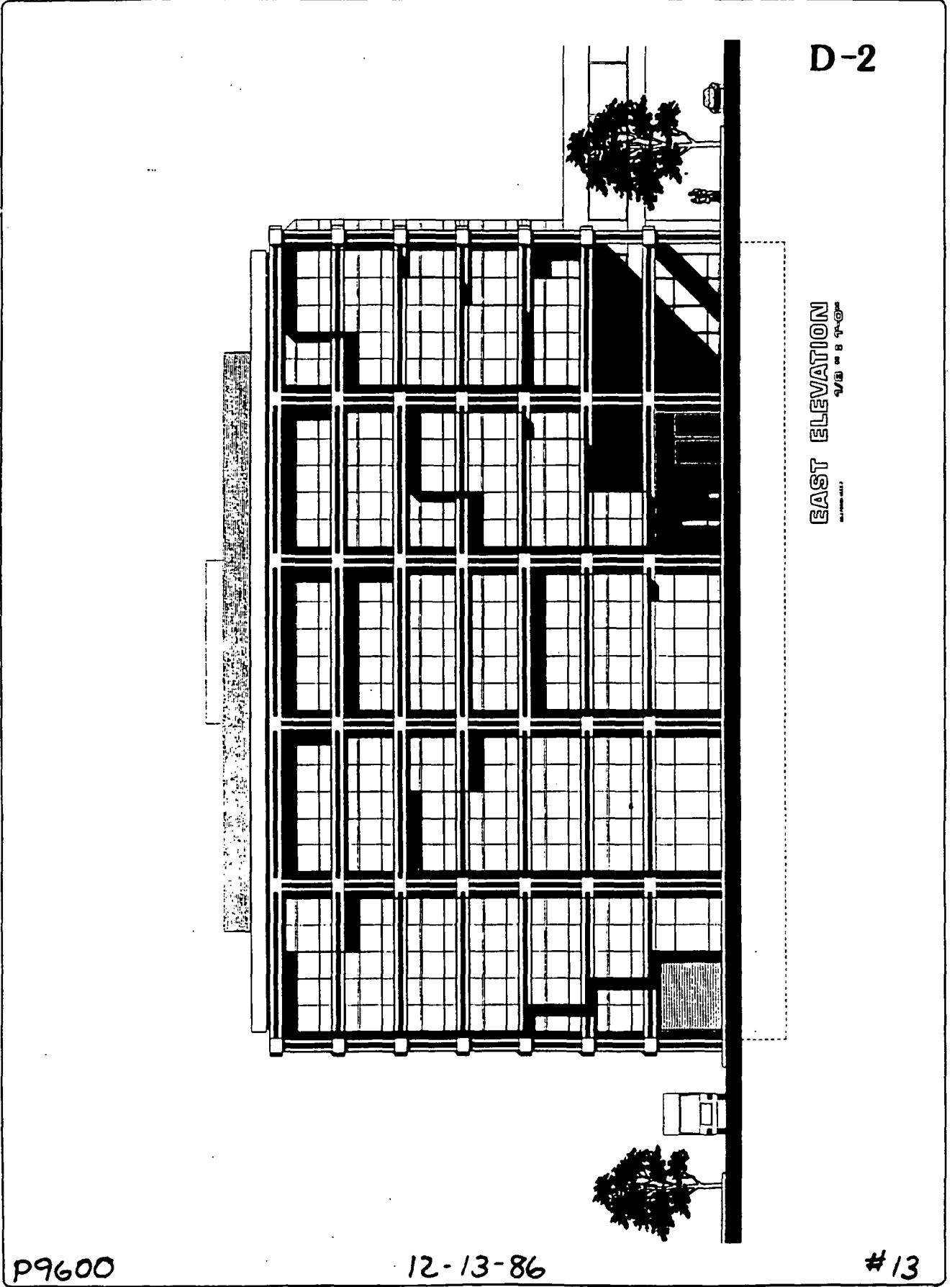
**HADD**

**SUTTER  
 SUPPORT  
 OFFICE  
 BUILDING**

2020  
 L. ST.  
 SACRAMENTO  
 CALIFORNIA

EAST  
 ELEVATION

10-20-86  
 20 OCT 86  
**SK14A**  
 11 OCT 86



**D-2**


**EAST ELEVATION**  
1/8" = 1'-0"

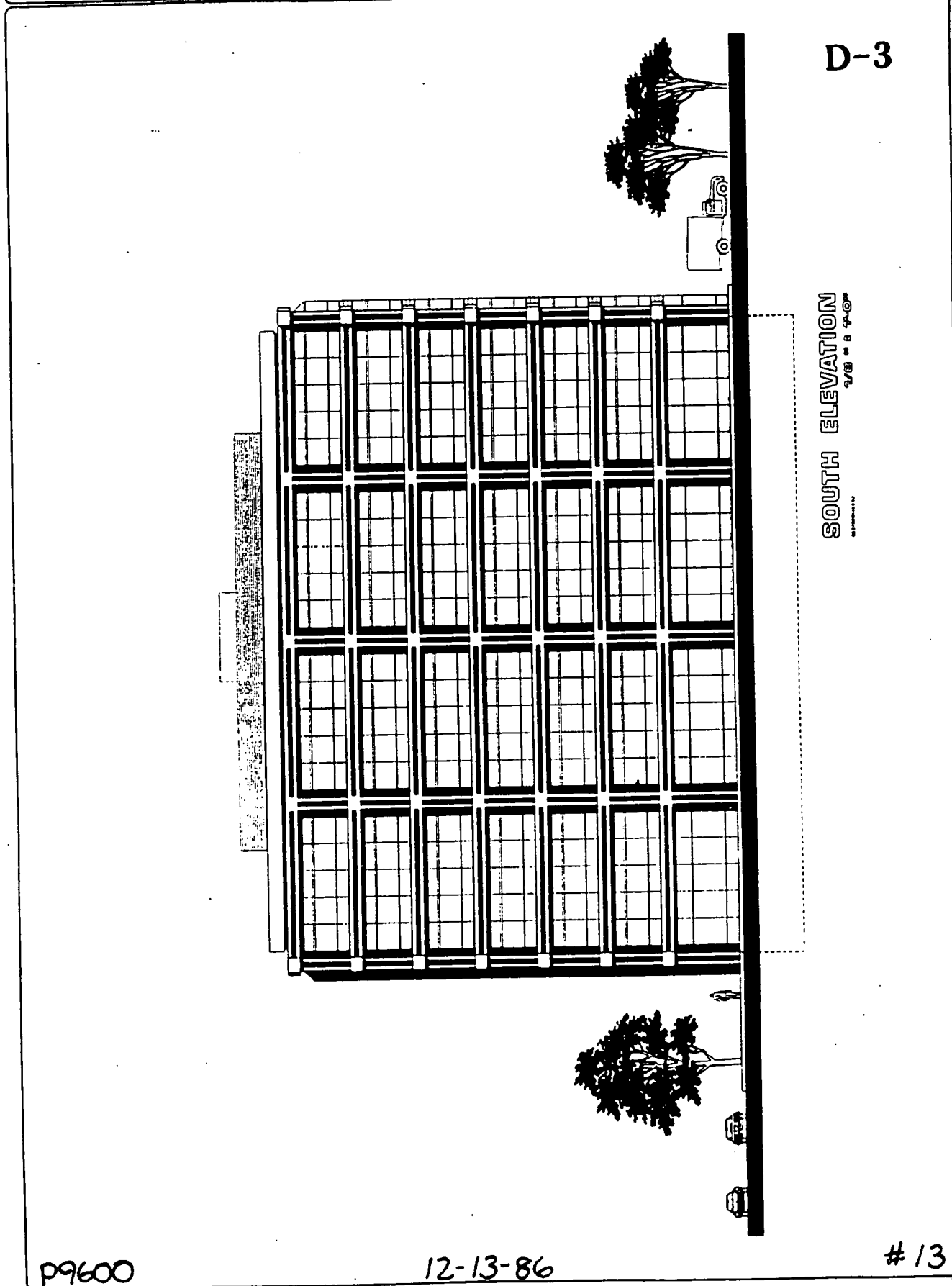
P9600

12-13-86

#13

-25-

<p>C.M. Haddo ASSOCIATES, INC. ARCHITECTS PLANNERS INTERIORS</p>  <p>1000 MARKET STREET SACRAMENTO, CALIFORNIA 95811 (916) 441-1000</p>				<p><b>HADD</b></p>	<p>SUTTER SUPPORT OFFICE BUILDING</p>	<p>2820 L STREET SACRAMENTO CALIFORNIA</p>	<p>SOUTH ELEVATION</p>	<p>10 OCT 88 11 OCT 88</p> <p>SK15A 10 OCT 88 11 OCT 88</p>
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p9600

12-13-86

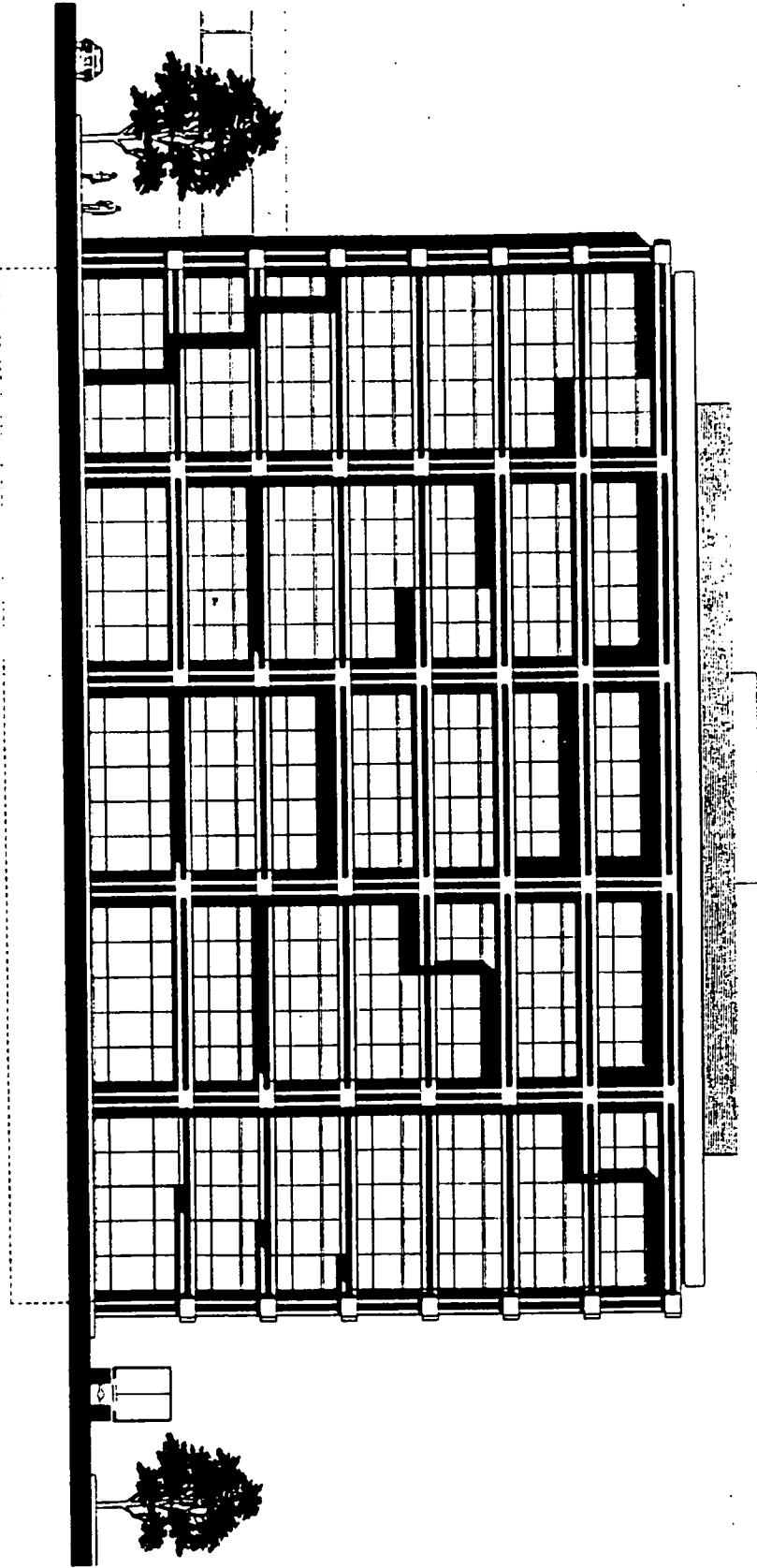
#13

P9600

12-13-86

-27-

# 13



WEST ELEVATION  
 1/8" = 8'-0"

D-4

**Carl Funk**  
 ARCHITECTS, AIA, INC.  
 ARCHITECTS  
 1000 G STREET, SUITE 100  
 SACRAMENTO, CALIFORNIA 95811  
 (916) 441-1801

**HMPG**

SUTLER  
 SUPPORT  
 OFFICE  
 BUILDING  
 2820  
 L STREET  
 SACRAMENTO  
 CALIFORNIA

WEST  
 ELEVATION

SK 16A  
 11 OCT 86

21

DEPARTMENT OF PARKS AND RECREATION

P.O. BOX 2390  
SACRAMENTO 95811  
(916) 445-7067



EXHIBIT E

December 4, 1986

RECEIVED

DEC 6 1986

Planning and Development

Mr. Cliff Carstens  
City of Sacramento  
Department of Planning  
and Development  
1231 I Street, Room 200  
Sacramento, CA 95814

Dear Mr. Carstens:

This is in response to the proposed Sutter Support Office Building at 29th and L Streets. As stated in previous years regarding the hospital project on the old Raley's site, and subsequently the medical office building at 29th and K, the Department's concern centers on the height of buildings that surround Sutter's Fort State Historic Park.

We consider the Fort to be one of the most significant historic sites in the western United States. It symbolizes, more than any other structure, America's westward movement. In fact, the Fort's central building is the oldest non-Indian structure in the entire Central Valley.

In recent years, the Department has been focusing more and more attention on improving public programs at the Fort. This has included increased living history programs, environmental living programs (4th grade overnitters) and improved exhibits and artifact care. Our goal is to recreate, on an everyday basis, the sights, sounds, smells and general hustle-bustle of the Fort as it was in 1846, when it was a mecca for westbound pioneers.

These important plans could be compromised if the Fort is surrounded by modern highrise structures. Protecting (within reason) the viewshed from both inside and outside the fort is important to the effective interpretation of the Fort's history. From the information we received it is difficult to relate the proposed height of the project to existing buildings near the Fort. The Department recommends that the height of the project be similar to that of existing buildings in order to assure compatibility with existing skyline features.

Thank you for the opportunity to comment on the proposed project. Dick Troy, Sacramento District Superintendent (445-7373), will be the Department's contact person for this project. Please keep him informed of any meetings or hearings on this proposal.

Sincerely,

Richard G. Rayburn, Chief  
Resource Protection Division