

CITY PLANNING COMMISSION  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	<u>Lionakis - Beaumont Design Group, 401 Watt Avenue, Sacramento, California 95864</u>				
OWNER	<u>Kaiser Foundation Health Plan, Inc, P.O. Box 12916, Oakland, California 94606</u>				
PLANS BY	<u>Lionakis - Beaumont Design Group, 401 Watt Avenue, Sacramento, California 95864</u>				
FILING DATE	<u>April 17, 1992</u>	ENVIR DET	<u>Negative Declaration</u>	REPORT BY	<u>Cindy Gnos</u>
ASSESSOR'S PCL. NO.	<u>117-0170-074, 075</u>				

- APPLICATION:
- A. Negative Declaration
  - B. Mitigation Monitoring Plan
  - C. Plan Review of a 75,000 square foot, three story medical office building in the Hospital - Review (H-R) zone.

LOCATION: 6600 Bruceville Road  
(Council District 8)

PROPOSAL: The applicant is requesting the necessary entitlements in order to construct a 75,000 square foot medical office building on the Kaiser Hospital South campus.

PROJECT INFORMATION:

General Plan Designation:	Public/Quasi-Public-Miscellaneous
South Sacramento Community Plan Designation:	Hospital
Existing Zoning of Site:	H-R
Existing Land Use of Site:	Hospital and Medical Office Buildings

Surrounding Land Use and Zoning:

North:	Commercial; C-2
South:	Residential; R-2 & R-3
East:	Freeway; C-2 & C-4-R
West:	Commercial & Residential; C-2 & R-3

Property Dimensions:	Irregular
Property Area:	42 ± acres
Parking Required:	1,343 spaces
Parking Provided:	1,523 spaces
Square Footage of Medical Office Building 3:	75,000 square feet
Height of Building:	3 stories
Topography:	Flat
Street Improvements:	Existing

APPLC. NO. P92-104

MEETING DATE August 27, 1992

ITEM NO. 13

Utilities:	Existing
Exterior Building Materials:	Brick and Cementitious Material
Roof Materials:	Built up and Metal

**BACKGROUND INFORMATION:** On October 26, 1982, the City Council approved the necessary rezone, Plan Amendments and special permits (P82-150) to develop a 112 bed hospital and medical offices on the subject site (Kaiser South). On January 26, 1984, a special permit (P83-373) was approved adding 64 beds to the hospital. On July 24, 1986, additional medical office space (P86-257) was approved. An interim urgent care facility (P88-469) was approved in February of 1989. On May 24, 1990, the Planning Commission approved a 10,500 square foot urgent care facility (P90-108) and made the previously approved interim urgent care facility permanent. The application also included the deletion of 29,500 square foot expansion of the hospital. The 48 bed Psychiatric Hospital (P88-475) was approved by the Planning Commission on July 13, 1989, with subsequent minor modifications approved by the Planning Director in 1991. On July 25, 1991, the Planning Commission reviewed an application for the development of an outpatient surgery center and an addition to the Kaiser surgical area (P90-301). As part of this application, the applicant submitted a master plan for the entire campus to allow a comprehensive review. Each building developed in accordance with the master plan, however, requires a plan review. On March 2, 1992, a Special Permit Modification (P92-042) was approved which allows the relocation of the loop road and improvement of several parking areas.

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 42.0± developed acres in the Hospital - Review (H-R) zone. The site is currently developed with a hospital, medical office buildings, and an interim urgent care facility. A psychiatric hospital is also under construction. The General Plan designates the site Public/Quasi-Public - Misc. The South Sacramento Community Plan designates the site Hospital. The surrounding land use and zoning includes Commercial, zoned C-2, to the north; Multi-Family Residential, zoned R-2 and R-3, to the south; Commercial, Industrial and Hwy 99, zoned C-2 and C-4-R, to the east; and Commercial and Multi-Family Residential, zoned C-2 and R-3, to the west.

B. Applicant's Proposal

The applicant is requesting a plan review to build a 75,000 square foot medical office building. The applicant is proposing that 37,500 square feet be finished as office space, and 37,500 square remain unfinished as a shell for future office space. The development of the medical office building is in accordance with the master plan which was previously reviewed.

C. Site Plan Design

The site plan (Exhibit A) indicates the existing facilities on the subject site. The 75,00 square foot medical office building is three stories and is attached to medical office building one. The site currently contains the 176 bed hospital, two medical office buildings totaling 153,900 square feet, a central plant and maintenance containing 11,900 square feet, two urgent care

facilities totaling 15,000 square feet, and a 48 bed psychiatric hospital. At buildout, the site is proposed to have one additional medical office building and additions to both the psychiatric hospital beds and the hospital beds. Each addition will require review by the Planning Commission.

D. Parking and Circulation

The existing facilities on the site and the proposed medical office building require a total of 1,343 parking spaces. The submitted site plan indicates 1,523 spaces provided. There is adequate parking available on the site, however, as the other uses are developed, additional parking will be required.

E. Building Design

The proposed medical office building contains three stories with brick and cement plaster exterior. The roof is built-up asphalt and pre-finished metal. The standing seam metal roof shall be of a color similar to the one existing on the hospital. Staff has no objection to the design of the building. It is designed to be compatible with the exterior of the existing hospital.

F. Agency Comments

The proposed project was reviewed by several Traffic Engineering, Engineering Development Services, Building Inspections, Fire Department, and the Air Quality Management District. The following are the comments received:

1. Traffic Engineering

The proposed additions shall provide parking as required by the Zoning Ordinance.

2. Engineering Development Services

- a. On-site grading, paving, and drainage shall be approved by the Public Works Department prior to the issuance of Building Permits.
- b. A public water main extends across the Kaiser site from Wyndham Drive near Arroyo Vista Road to Bruceville Road just east of the freeway exit. The water main will need to be relocated to the satisfaction of the Utility Department. The existing easement will need to be abandoned and a new easement dedication to the satisfaction of the Utility Department.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that 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 effects or to mitigate such effects to a point where clearly no significant effects will occur. A Mitigation Monitoring Plan has been developed and is attached Exhibit H.

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

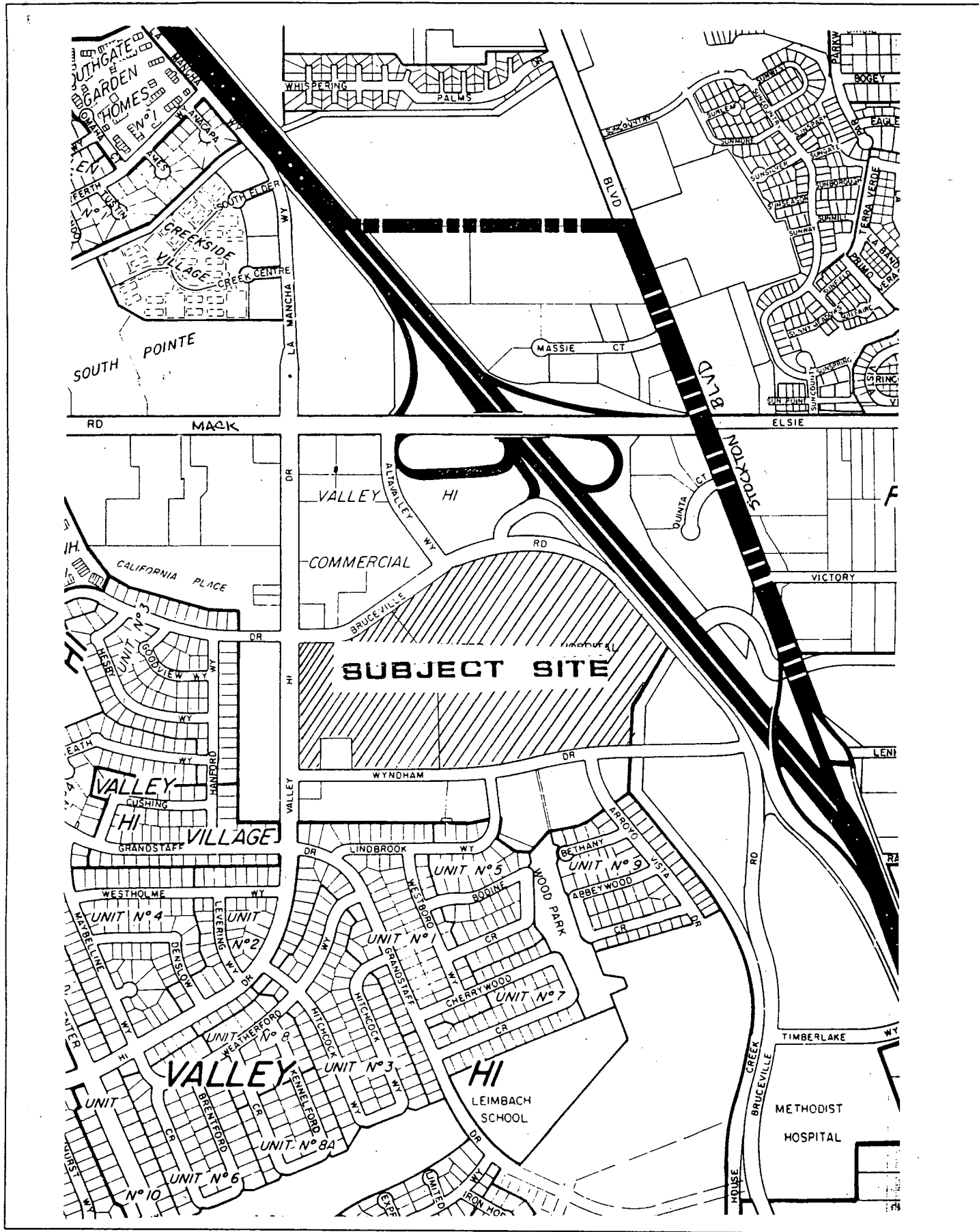
- A. Ratify the Negative Declaration.
- B. Approve the Mitigation Monitoring Plan by adopting the attached Resolution.
- C. Approve the Plan Review of a 75,000 square foot, three story medical office building subject to conditions and based upon findings of fact which follow.

Conditions

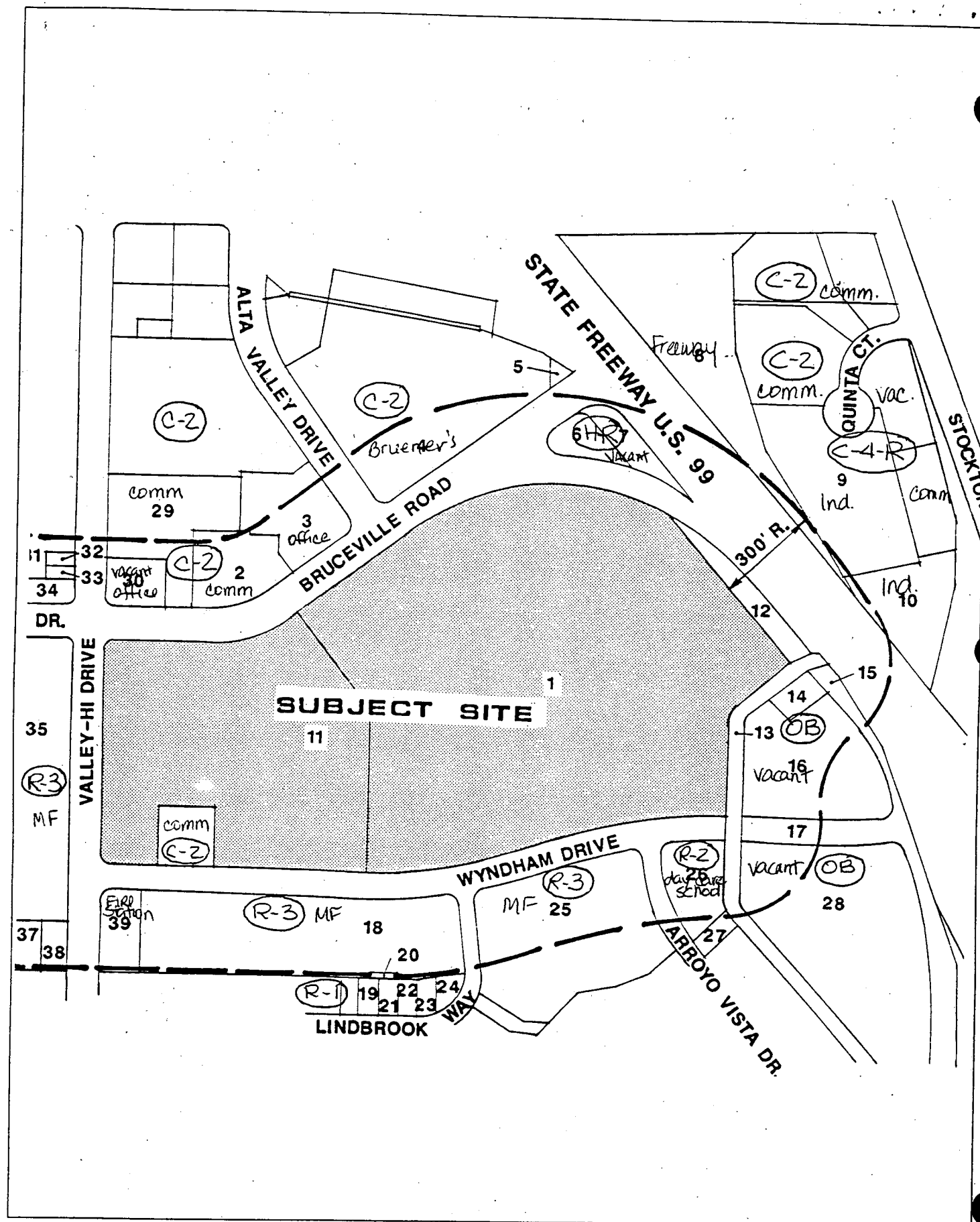
1. The project shall be developed as per the submitted plans.
2. The metal roof shall be the same color as the existing metal roofs at Kaiser.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed medical office building is compatible with the surrounding medical related uses.
2. 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 landscaping has been provided.
3. The project is consistent with the General Plan and South Sacramento Community Plan which both designate the site for Hospital uses.



VICINITY MAP



LAND USE & ZONING MAP

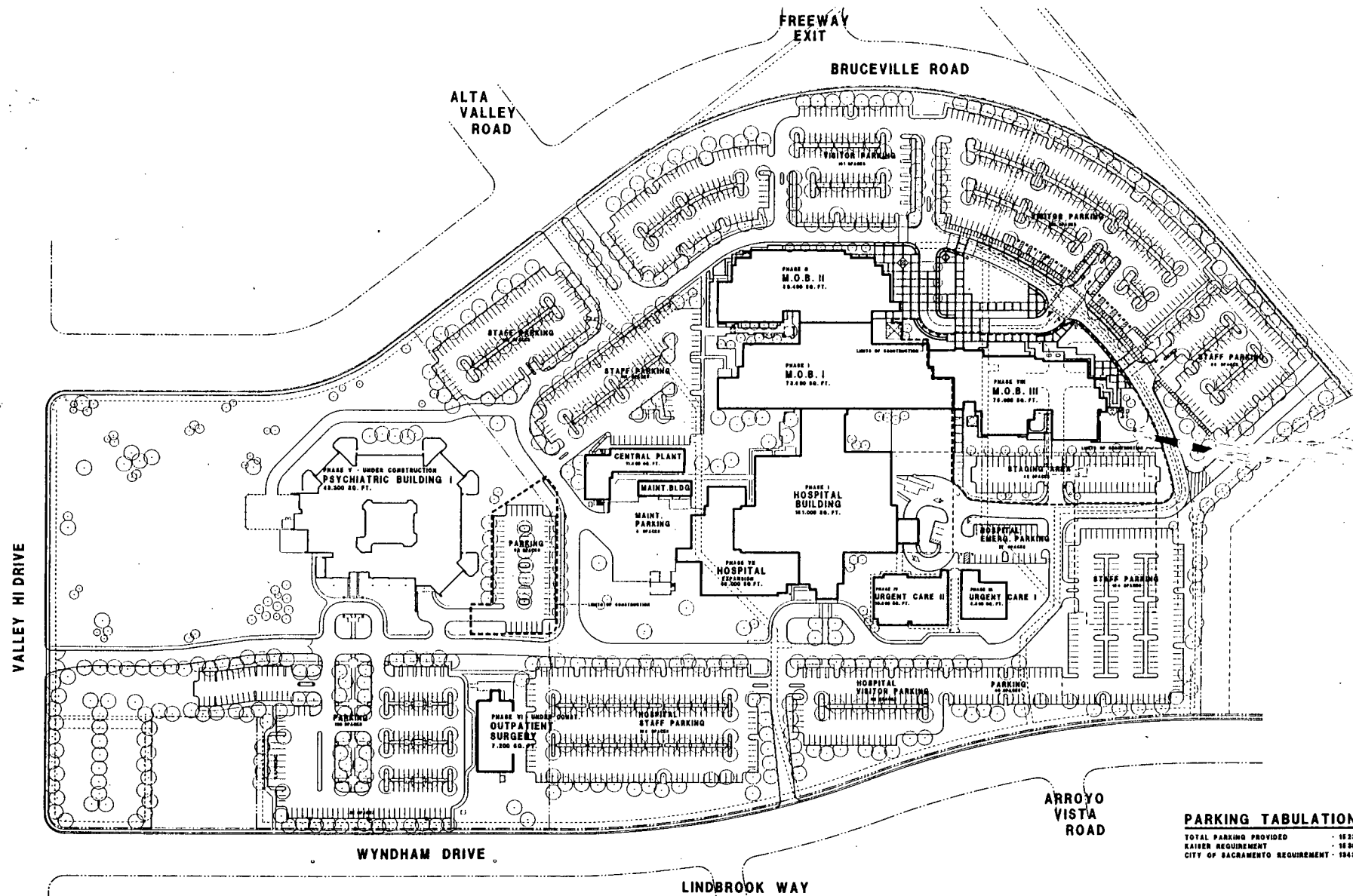


EXHIBIT - A

**PARKING TABULATION**

TOTAL PARKING PROVIDED	- 1620
Kaiser Requirement	- 1600
CITY OF SACRAMENTO REQUIREMENT - 1943	- 1600

**MOB 3 - GATE 5.0 SUBMITTAL - MASTER SITE PLAN**

**SOUTH SACRAMENTO MEDICAL CENTER  
KAISER FOUNDATION HOSPITALS**

APRIL 16, 1993  
PROJECT NO. 4100  
S.C.A. NO. 11-0-118

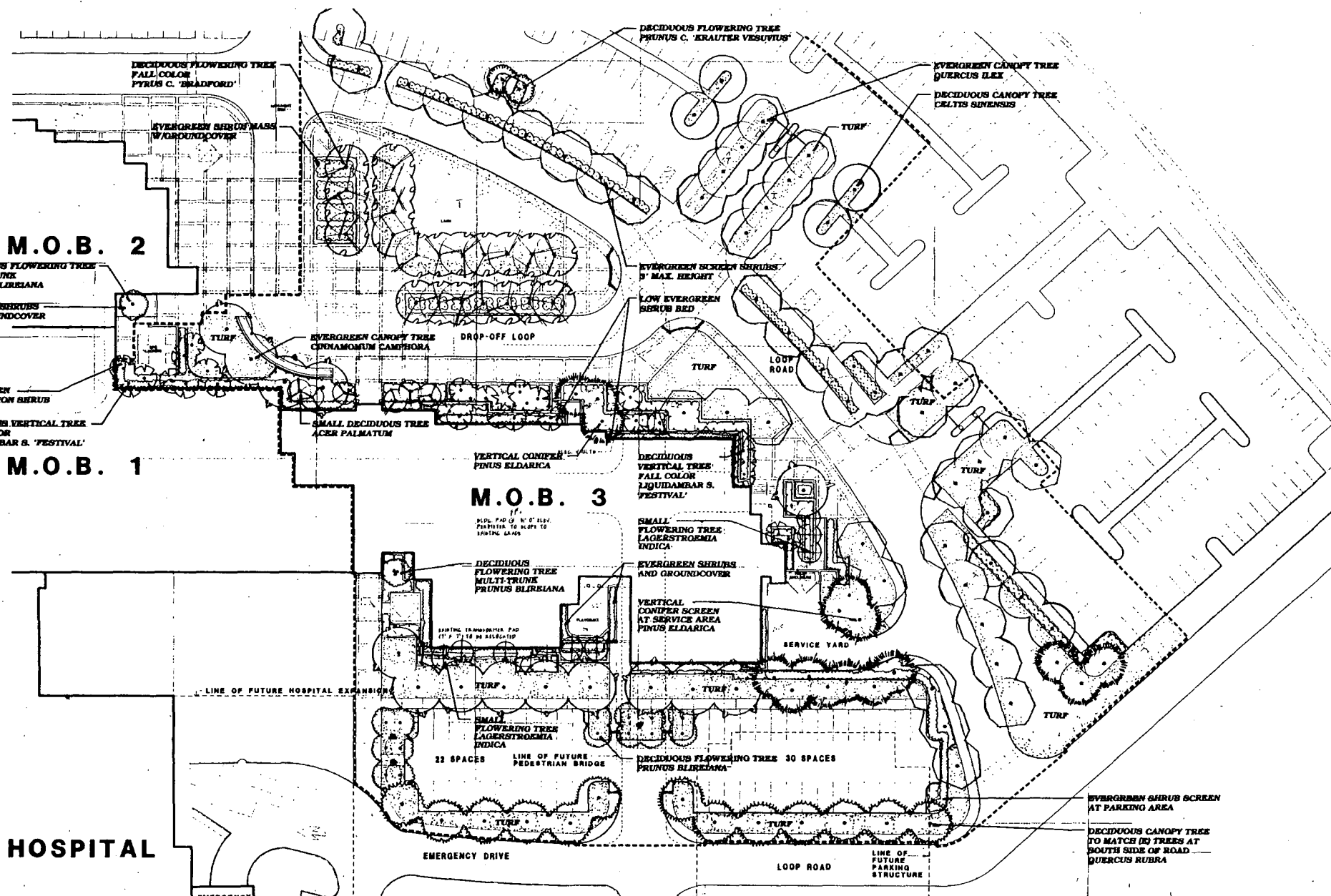
**LIONAKIS BEAUMONT DESIGN GROUP**

PA2-104

August 27, 1992

Plan #13

EXHIBIT - B



MOB 3 - GATE 5.0 SUBMITTAL - BUILDING SITE PLAN

SOUTH SACRAMENTO MEDICAL CENTER  
KAISER FOUNDATION HOSPITALS

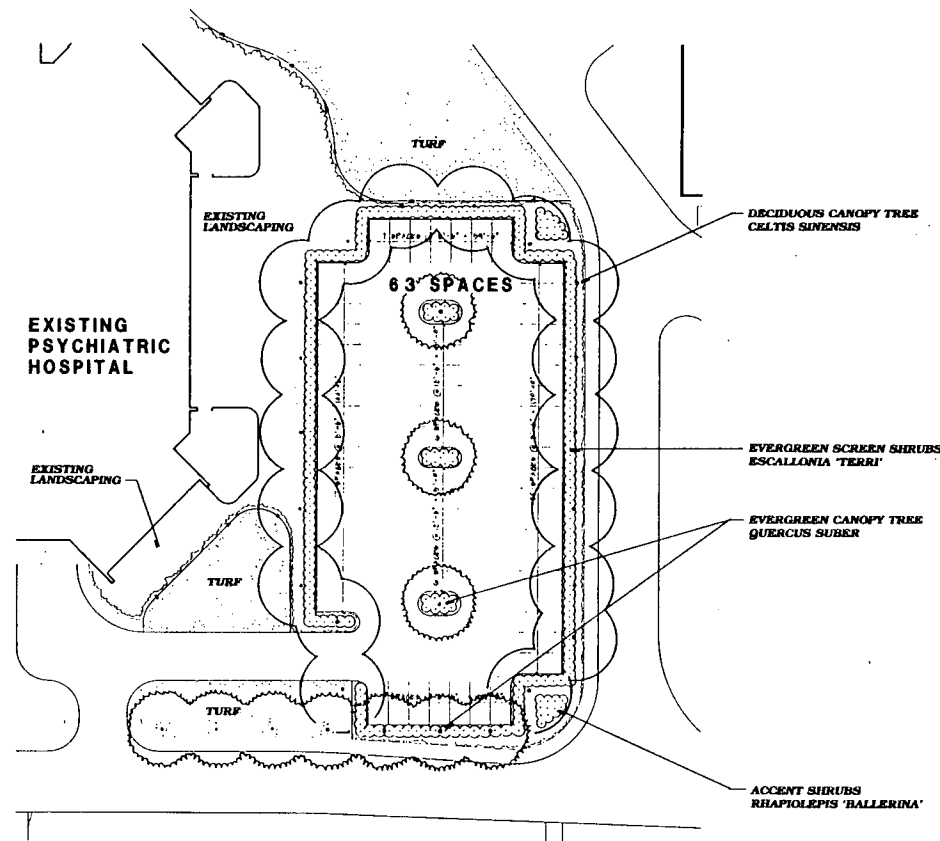
MARCH 20, 1992  
PROJ. NO. 6106  
DCA NO. 180-918

PRELIMINARY LANDSCAPE PLAN

LIONAKIS BEAUMONT DESIGN GROUP

P92-104

August 27, 1992



### EAST PSYCHIATRIC HOSPITAL PARKING EXPANSION

EXHIBIT - C

### MOB 3 - GATE 5.0 SUBMITTAL - REMOTE PARKING



0 20 40 80

SOUTH SACRAMENTO MEDICAL CENTER  
KAISER FOUNDATION HOSPITALS

APRIL 4, 1992  
PROJ. NO. 0104  
DCS NO. 100-919

PRELIMINARY LANDSCAPE PLAN

LIONAKIS BEAUMONT DESIGN GROUP

Mem # 13

P92-104

August 27, 1992

Plan #13

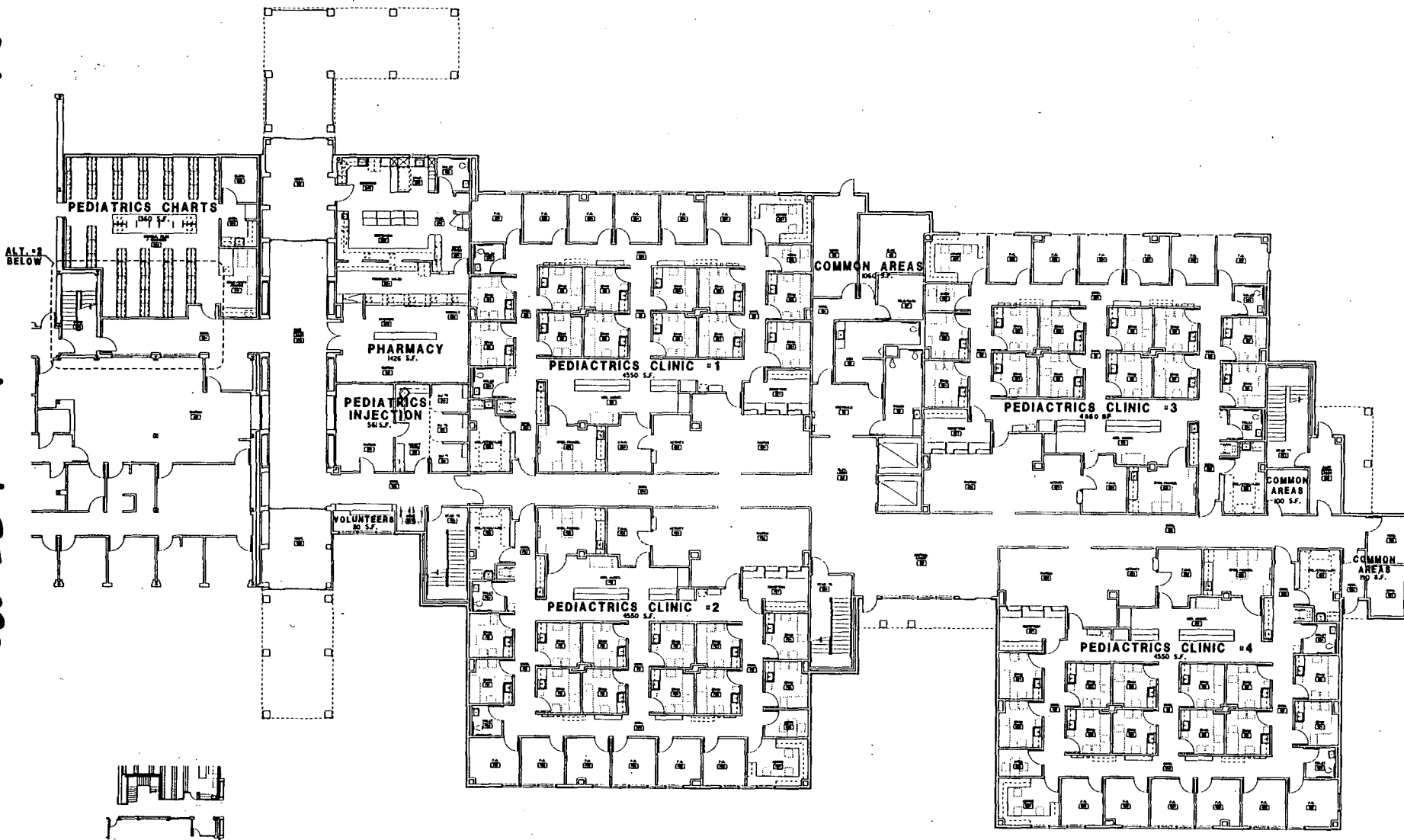


EXHIBIT - D

ALTERNATE #2 - REBUILT MOB 1 STAIR

### MOB 3 - GATE 5.0 SUBMITTAL - FIRST LEVEL

FLOOR AREA SUMMARY

FINISHED SPACE	22,642 S.F.
UNFINISHED SPACE	0 S.F.
TOTAL	22,642 S.F.

SOUTH SACRAMENTO MEDICAL CENTER  
KAISER FOUNDATION HOSPITALS

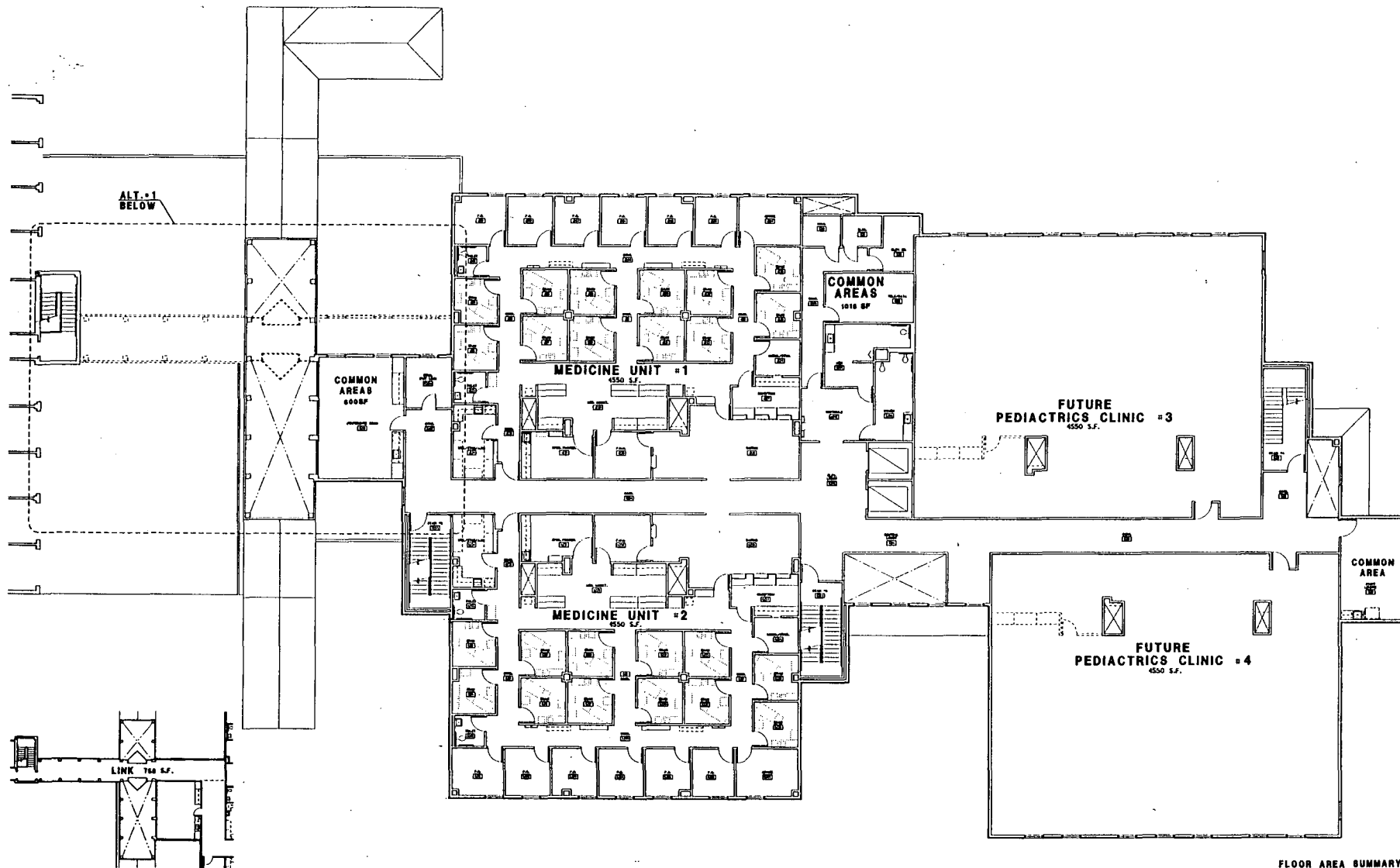
MARCH 26, 1992  
PROJ. NO. 4100  
DCA NO. 100-110

LIONAKIS BEAUMONT DESIGN GROUP

PA2-104

August 27, 1992

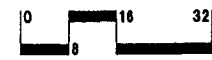
Mem # 13



ALTERNATE #1 - SECOND LEVEL LINK

### MOB 3 - GATE 5.0 SUBMITTAL - SECOND LEVEL

FLOOR AREA SUMMARY	
FURNISHED SPACE	14,460 S.F.
UNFURNISHED SPACE	9181 S.F.
TOTAL	23,641 S.F.



SOUTH SACRAMENTO MEDICAL CENTER  
KAISER FOUNDATION HOSPITALS

MARCH 20, 1992  
PROJ. NO. 4108  
DCA NO. 160-910

LIONAKIS BEAUMONT DESIGN GROUP

EXHIBIT E

992-104

August 27, 1992

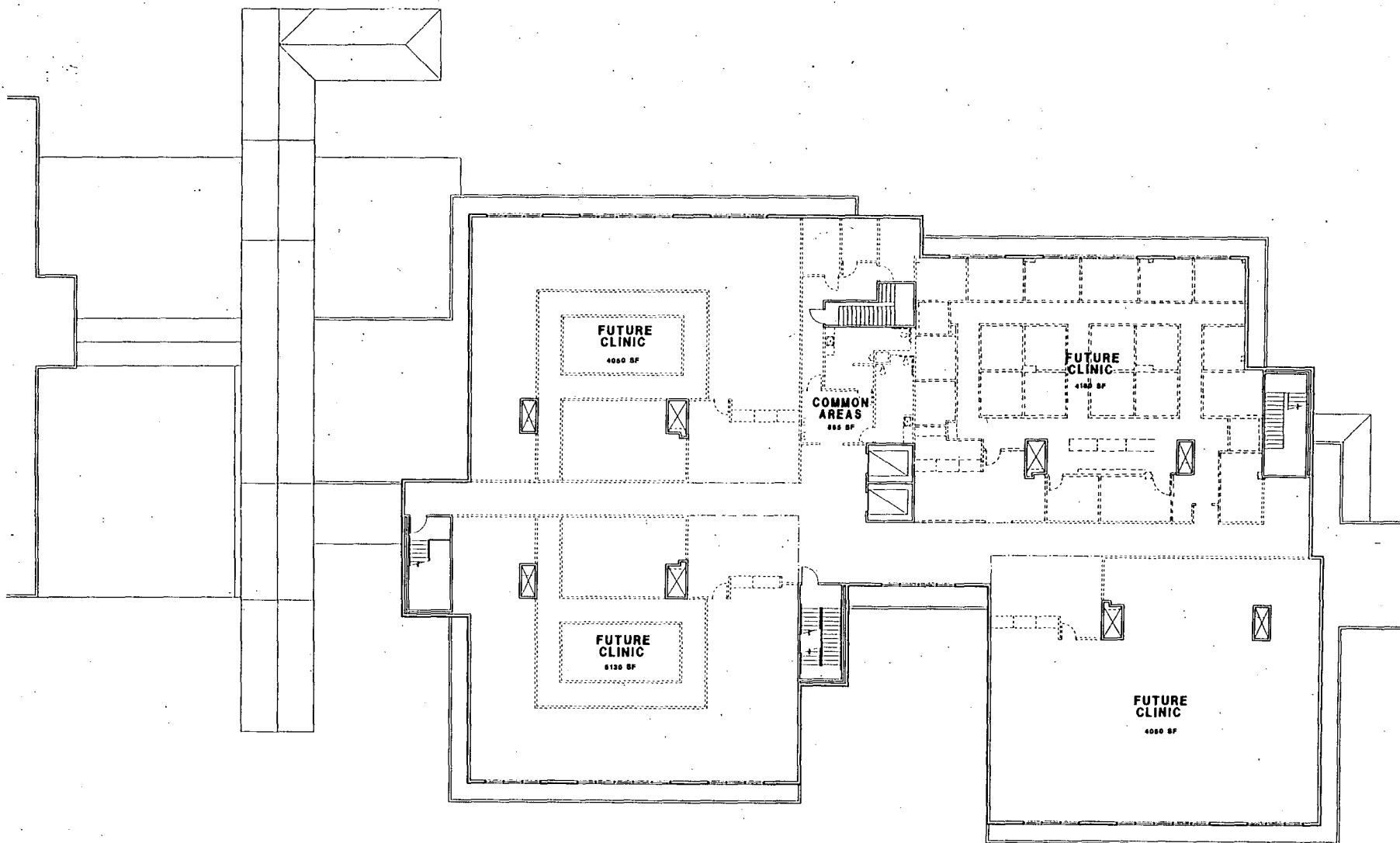


EXHIBIT E

Item # 13

**MOB 3 - GATE 5.0 SUBMITTAL - THIRD LEVEL**

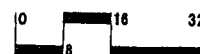
**SOUTH SACRAMENTO MEDICAL CENTER  
KAISER FOUNDATION HOSPITALS**

MARCH 30, 1992  
PROJ. NO. 4100  
SQA NO. 140-512

**LIONAKIS BEAUMONT DESIGN GROUP**

**FLOOR AREA SUMMARY**

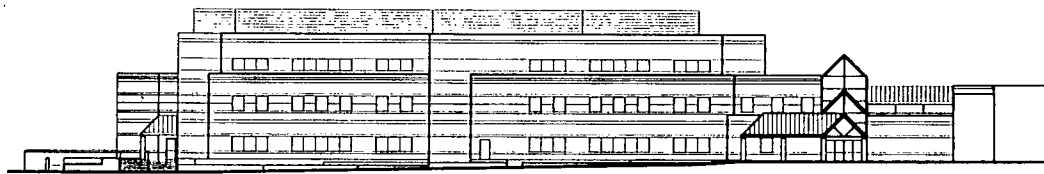
FINISHED SPACE	20,648 S.F.
UNFINISHED SPACE	20,648 S.F.
TOTAL	20,648 S.F.



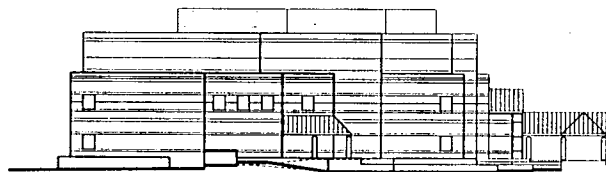
P92-104

August 27, 1992

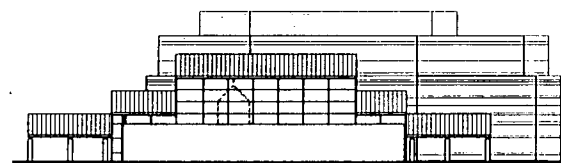
Plan # 13



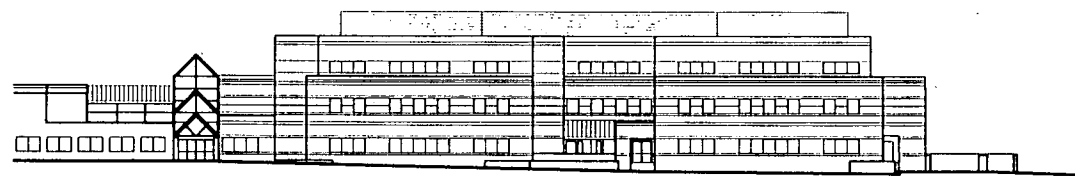
NORTH ELEVATION



EAST ELEVATION



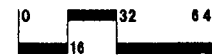
WEST ELEVATION



SOUTH ELEVATION

EXHIBIT G

**MOB 3 - GATE 5.0 SUBMITTAL - ELEVATIONS**



**SOUTH SACRAMENTO MEDICAL CENTER  
KAISER FOUNDATION HOSPITALS**

APRIL 22, 1992  
PROJ. NO. 4505  
SQA NO. 100-518

**LIONAKIS BEAUMONT DESIGN GROUP**

EXHIBIT H

Recording  
Not  
Required

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**MITIGATION MONITORING PLAN**

FOR

Kaiser Medical Office Building (3)/P92-104

*Initial Study*

Prepared By:  
City of Sacramento Environmental Services Division  
June 23, 1992

Adopted By:  
City of Sacramento Planning Commission

Date: \_\_\_\_\_

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
Secretary to the Planning Commission

P92-104

August 27, 1992

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# CITY OF SACRAMENTO

## MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916) 264-7037, pursuant to California Environmental Quality Act Guidelines Section 21081.

### SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Kaiser Medical Office Building (3)/ P92-104  
Owner/Developer- Name: Kaiser Foundation Health Plan, Inc. Attn: Ted Terrill  
Address: P.O. Box 12916  
Oakland, CA 94606

Project Location / Legal Description of Property (if recorded):

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California and being the lands of NCD Financial, Inc., a corporation, and Western Enterprises, a co-partnership described in the Trustees Deed recorded in Book 770817 of Official Records of Sacramento County at Page 62; said real property being more particularly described as follows:

Beginning at the point of intersection of the general southeasterly line of Bruceville Road (formerly Hewitt Avenue), a public street, with the southwesterly line of the lands of the State of California described in the Quitclaim Deed recorded in Book 2670 of Official Records of Sacramento County at Page 361; thence from said Point of Beginning along said southwesterly line of lands of State of California S 40 13' 20" E 734.69 feet to a point thereon; thence leaving last said line S 56 50' 12" W 632.13 feet and S 13 05' 52" E 468.99 feet to a point on the general northerly line of Wyndham Drive, a public street; thence along last said line the following courses: from a tangent that bears S 76 56' 08" W along the arc of a curve to the left having a radius of 1550 feet and a central angle of 7 39' 08", an arc distance of 207.01 feet; tangent to the preceding curve along the arc of a curve to the right having a radius of 1450 feet and a central angle of 20 29' 56", an arc distance of 518.77 feet; and tangent to the preceding curve S 89 44' 55" W 504.39 feet to a point thereon and the southeasterly corner of the lands of K-F Management Company described in the deed recorded in Book 680829 of Official records of Sacramento County at Page 247; thence along the boundary of last said lands the following courses: N 0 15' 05" W 185.00 feet; S 89 44' 55" W 170.00 feet, and S 0 15' 05" E 185.00 feet to the southwesterly corner thereof and a point on said general northerly line of Wyndham Drive, thence along last said line S 89 44' 55" W 140.00 feet and tangent to the preceding course along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90 00' 00", an arc distance of 39.27 feet to a point on the easterly line of Valley Hi Drive, a public street; thence along last said line N 0 15' 05" W 662.35 feet and tangent to the preceding course along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90 00' 00", an arc distance of 3.27 feet to a point on said general southeasterly line of Bruceville Road; thence along last said line the following courses: N 89 44' 55" E 310.00 feet; tangent to the preceding course along the arc of a curve to the left having a radius of 350 feet and a central angle of 37 29' 55", an arc distance of 229.07 feet; and N 52 15' 00" E 199.60 feet to the Point of Beginning and containing 37.321 acres of land more or less.

P92-104

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## SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures placed on Noise. 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.

The applicant is requesting a Plan Review of a 73,000 square foot, three-story medical office building in the Hospital Review (H-R) zone.

## SECTION 3: PLAN CONTENTS

### A. Noise Attenuation:

#### General:

- A. Penetrations of exterior walls by pipes, ducts, conduits and any other type of penetration of the exterior walls is to be caulked or filled with mortar.
- B. All windows and doors must be weatherstripped or mounted in low air infiltration design frames meeting ANSI air infiltration standards.
- C. "Storefront" and upper floor windows on the north and east facades shall consist of 1/4" laminated glass or an equivalent.
- D. A HVAC system shall be provided to allow occupants to close doors and windows for the required acoustical insulation.
- E. Construction techniques must be consistent with the following assumptions and minimum building practices - or an equivalent -:
  - The exterior wall construction for the upper floors consists of plaster on gypsum board mounted to steel studs.
  - The interior wall skin would be gypsum board with 3" fiberglass insulation material in the stud cavity.
  - Windows on all floors are assumed to be 1/4" laminated plate glass (or dual pane) in low air infiltration rate frames.
  - Doors are assumed to be plate glass and fully weatherstripped.
  - It is also assumed that no major flanking paths such as non-baffled ducts or vents are present.
- F. Alternative methods or materials may be substituted for the identified mitigation measures where it is demonstrated to the satisfaction of the Environmental Services Division that adequate noise attenuation will be provided.
- G. The applicant shall place a note on all plans submitted for building permits indicating the noise mitigation measures A-F above.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE  
Department of Planning and Development, City of Sacramento

MONITORING PROGRAM

Prior to issuance of any Building Permit, the Building Division shall require that the approved construction plans incorporate all of the applicable noise attenuation measures. The Building Division shall also require that site inspections are included on the Special Conditions Attachment. Prior to issuance of any Final Building Permits, Certificate of Occupancy, or Certificate of Compliance, the Building Division shall require full compliance and completion of the specified noise attenuation measures.

**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION  
ON DATE OF: \_\_\_\_\_

**MITIGATION MONITORING PLAN FOR P92-104, FOR A  
PLAN REVIEW OF A 73,000 SQUARE FOOT, THREE-  
STORY MEDICAL OFFICE BUILDING IN THE HOSPITAL  
REVIEW (H-R) ZONE, LOCATED IN THE SOUTH  
SACRAMENTO COMMUNITY PLAN AREA. (APN: #117-  
0170-074, #117-0170-075). (P92-104)**

WHEREAS, the Environmental Coordinator has prepared a Negative Declaration for the above identified project;

WHEREAS, the proposed Negative Declaration finds that the proposed project will not have a significant effect on the environment provided that mitigation measures are added to the above identified project;

WHEREAS, the Environmental Coordinator has prepared a Mitigation Monitoring Plan for ensuring compliance and implementation of the mitigation measures as prescribed in the Initial Study for the above identified project; and

WHEREAS, in accordance with Section 21081.6 of the California Public Resources Code, the City of Sacramento requires that a Mitigation Monitoring Plan be developed for implementing mitigation measures as identified in the Initial Study for the project;

NOW THEREFORE BE IT RESOLVED by the City of Sacramento, Planning Commission that:

1. The Mitigation Monitoring Plan for the proposed project (P92-104) project be approved and adopted as shown in the attached Mitigation Monitoring Plan dated June 23, 1992.

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary to the Planning Commission

P92-104

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August 27, 1992

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