

Height of Surgery Expansion:
Topography:
Street Improvements:
Utilities:
Exterior Building Materials:
Roof Materials:

3 stories
Flat
Existing
Existing
Brick
Built-up and Standing Seam Metal

BACKGROUND INFORMATION: On October 26, 1982, the City Council approved the necessary rezoning, Plan Amendments and special permit (P82-150) to develop a 112 bed hospital and medical offices on the subject site. On January 26, 1984, a special permit (P84-373) was approved adding 64 beds to the hospital. On July 24, 1988, additional medical office space (P88-257) was approved. An interim urgent care facility (PC9-489) was approved in February of 1989. On May 24, 1990, the Planning Commission approved a 10,500 square foot urgent care facility (P90-106) 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.

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 Special Permits and Plan Reviews to construct a 7,336 square foot out-patient surgical center and a 47,938 square foot addition to the surgery area at the Kaiser South Sacramento Medical Center. Although entitlements are requested for only the two buildings, the applicant has submitted a master plan for the site for review.

C. Site Plan

The site plan (Exhibit A) indicates the existing facilities and the proposed construction under this application on the subject site. The 47,938 square foot surgery expansion contains three stories and is attached to the main hospital building. The proposed 7,336 square foot outpatient surgery center is a single story, free-standing building facing Wyndham Drive. The site currently contains the 176 bed hospital, two medical office buildings totaling 153,800 square feet, a central plant and maintenance containing 11,800 square feet, two urgent care facilities totaling 15,000 square feet, and a 48 bed psychiatric hospital. At build-out, the site is proposed to have two additional medical office buildings and additions to both the psychiatric hospital beds and the hospital beds. Each addition will require a new special permit to be reviewed by the Planning Commission.

The existing facilities on the site and the proposed surgery expansion and outpatient surgery expansion require a total of 1,407 parking spaces. The submitted site plan indicates 1,408 spaces provided. There is adequate parking available on the site, however, as the other uses are developed, additional parking will be required. The site plan indicates the additional parking to be provided for the outpatient surgery center to the west of the building. Staff has no objection to this location. The proposed parking should meet the site and

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maneuvering requirements of the Zoning Ordinance, as well provide 50 percent shading. A detailed landscape plan should be submitted for review and approval of the Planning Director indicating the landscaping within the parking lot as well as the landscaping to be provided between the proposed outpatient surgery center and Wyndham Drive.

D. Master Plan

Although entitlements are requested for only the two buildings, the applicant has submitted a master plan (Exhibit H) for the site for review. The site currently contains the 176 bed hospital, two medical office buildings totaling 183,000 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 (Exhibit I) to have two additional medical office buildings and additions to both the psychiatric hospital beds and the hospital beds. Each addition will require a new special permit to be reviewed by the Planning Commission.

E. Building Design

The proposed hospital surgery expansion design (Exhibits F and G) contains three stories with brick and cement plaster exterior. The roof is built-up asphalt. Staff has no objection to the design of the addition. It is designed to be compatible with the exterior of the existing hospital.

The proposed outpatient surgery center (Exhibit H) also contains exterior materials of brick and cement plaster. The roof material consists of a combination of built-up asphaltic materials and standing seam metal. The standing seam metal roof shall be of a color similar to the one existing on the hospital. A color sample should be submitted for review and approval of the Planning Director prior to the issuance of Building Permits. The north elevation is the main entrance to the building. The entrance has been high-lighted with brick accents and the standing seam metal roof. The metal roof is also used to cover entrances and walkways on the east and west elevations. The south elevation, however, contains no metal roof canopies. Staff is concerned with the south elevation since it faces Wyndham Drive. Staff suggests the metal roof canopies cover the doorways on this elevation as on the others. Revised elevations indicating the enhanced south elevation should be submitted for review and approval of the Planning Director prior to the issuance of Building Permits.

F. Agency Comments

The proposed project was reviewed by several City Departments and other agencies. 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. Additional right-of-way may be required along Union House Creek to reconstruct levees. A portion of the property is currently in the AO zone (depth 1 foot).
- c. The applicant shall coordinate with the County Sanitation District.

3. South Sacramento Area Community Planning Advisory Council

There are no real problems with this proposal.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment and had filed a Negative Declaration.

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

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit to construct a 7,335 square foot out-patient surgical center at the Kaiser South Sacramento Medical Center site subject to conditions and based upon findings of fact which follow.
- C. Approve the Special Permit for a 47,938 square foot addition to the surgery area of the Kaiser South Sacramento Medical Center site subject to conditions and based upon findings of fact which follow.
- D. Approve the Plan Review of a 7,335 square foot out-patient surgical center subject to conditions and based upon findings of fact which follow.
- E. Approve the Plan Review of a 47,938 square foot addition to the surgery area subject to conditions and based upon findings of fact which follow.

Conditions

- 1. This special permit covers the 47,938 square foot addition to the surgery area and the new 7,335 square foot out patient surgical center only. Any other buildings or additions will require new special permits to be reviewed by the Planning Commission.
- 2. The proposed parking shall meet the size and maneuvering requirements of the Zoning Ordinance, as well provide 50 percent shading. A detailed landscape plan shall be submitted for review and approval of the Planning Director indicating the landscaping within the parking lot as well as the landscaping to be provided between the proposed outpatient surgery center and Wyndham Drive. As the other uses are developed on the site, additional parking will be required.
- 3. The hospital surgery expansion shall be developed as per the submitted elevations.
- 4. Revised elevations for the outpatient surgery center shall be submitted for review and approval of the Planning Director prior to the issuance of Building Permits. These revised elevations shall include a south elevation enhanced with standing seam metal canopies. A color sample shall also be submitted for the standing seam metal roof.
- 5. Planning staff shall inspect the subject site for compliance with conditions prior to the final Building Inspection.

Findings of Fact

- 1. The project, as conditioned, is based upon sound principles of land use in that the out-patient surgical center and surgery expansion is compatible with the surrounding hospital, office and residential uses.
- 2. The project, as conditioned, will not be injurious to the public safety or welfare, nor result in the creation of a public nuisance in that:

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- a. **adequate parking is provided for the proposed out-patient surgical center and surgery expansion, as well as for the existing uses on the site; and**
 - b. **adequate landscaping is provided on the site, which includes a pedestrian circulation system.**
- 3. The proposed use is consistent with the General Plan which designates the site Public/Quasi-Public - Misc. and the South Sacramento Community Plan which designates the site Hospital. The out-patient**