

CITY OF SACRAMENTO 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 94604</u>				
PLANS BY	<u>Dreyfuss & Blackford Architects, 3540 Folsom Boulevard, Sacramento, California 95816</u>				
FILING DATE	<u>June 29, 1990</u>	ENVIR. DET.	<u>Negative Declaration</u>	REPORT BY	<u>CG</u>
ASSESSOR'S PCL. NO.	<u>117-0171-074 and 075</u>				

APPLICATION:

- A. Negative Declaration.
- B. Special Permit to construct a 7,335 square foot out-patient surgical center at the Kaiser South Sacramento Medical Center site on 42.0± developed acres in the Hospital - Review (H-R) zone.
- C. Special Permit for a 47,938 square foot addition to the surgery area of the Kaiser South Sacramento Medical Center on 42.0± developed acres in the Hospital - Review (H-R) zone.
- D. Plan Review of a 7,335 square foot out-patient surgical center.
- E. Plan Review of a 47,938 square foot addition to the surgery area.

LOCATION: 6600 Bruceville Road

PROPOSAL: The applicant is requesting the necessary entitlements to expand the Kaiser South Sacramento Medical Center with a 7,335 square foot out-patient surgical center and a 47,938 square foot addition to the surgery area.

PROJECT INFORMATION:

General Plan Designation:	Public/Quasi-Public - Misc.
South Sacramento Community	
Plan Designation:	Hospital
Existing Zoning of Site:	Hospital - Review (H-R)
Existing Land Use:	Kaiser South Sacramento Medical Center

Surrounding Land Use and Zoning:

North:	Commercial; C-2
South:	Multi-Family Residential; R-2 & R-3
East:	Commercial, Industrial and Hwy 99; C-2 & C-4-R
West:	Commercial and Multi-Family Residential; R-3 & C-2

Property Dimensions:	Irregular
Property Area:	42.0± acres
Parking Required:	1,407 spaces
Parking Provided:	1,408 spaces
Sq. Ft. of Proposed Out-Patient Surgical Center:	7,335 square feet
Sq. Ft. of Proposed Surgery Expansion:	47,938 square feet
Height of Out-Patient Surgical Center:	1 story

APPLC. NO. P90-301

MEETING DATE July 25, 1991

ITEM NO. 19

Height of Surgery Expansion:	3 stories
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Brick
Roof Materials:	Built-up and Standing Seam 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. 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.

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 7,335 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 7,335 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 153,900 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 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 size and

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 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 (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.

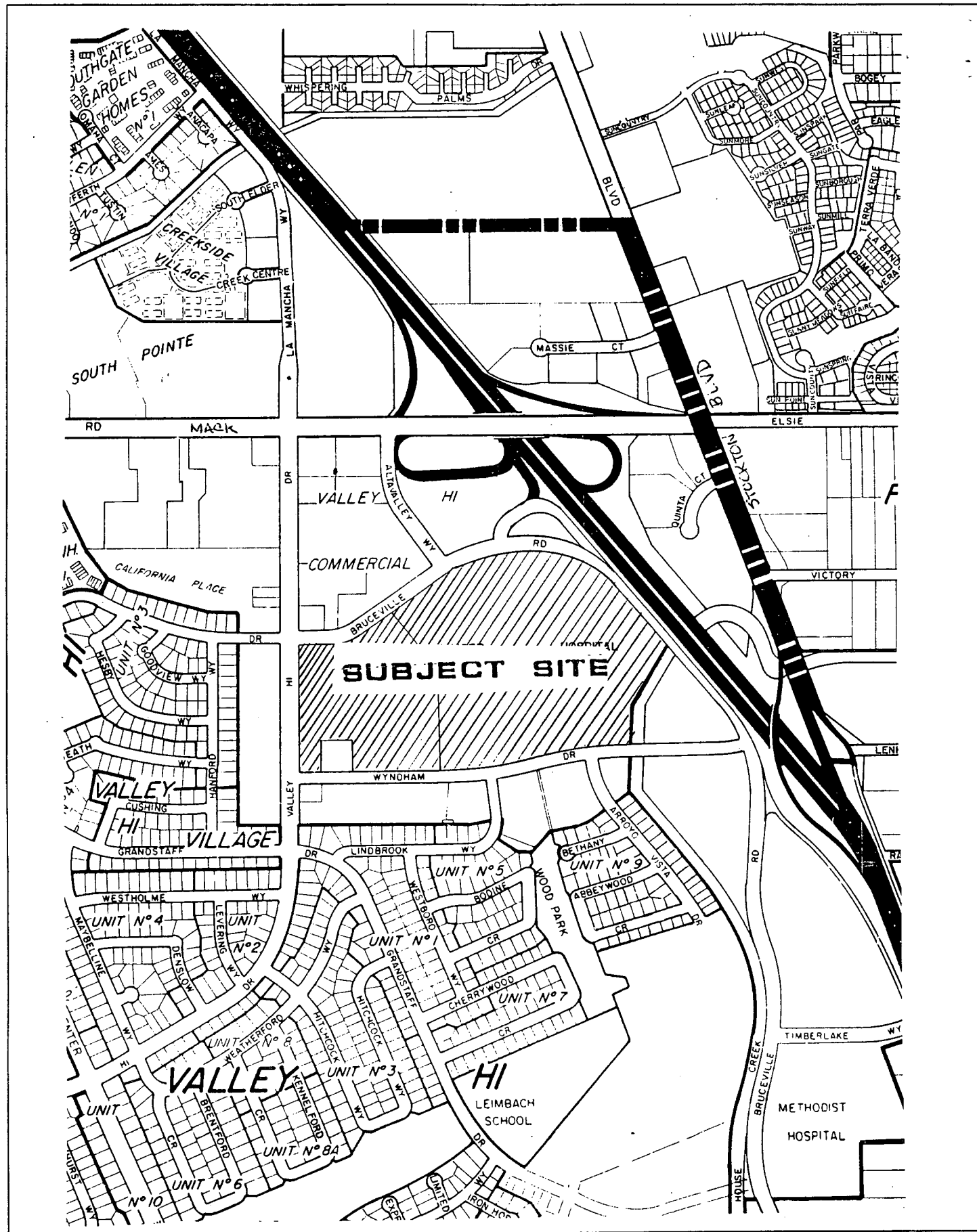
Conditions

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.

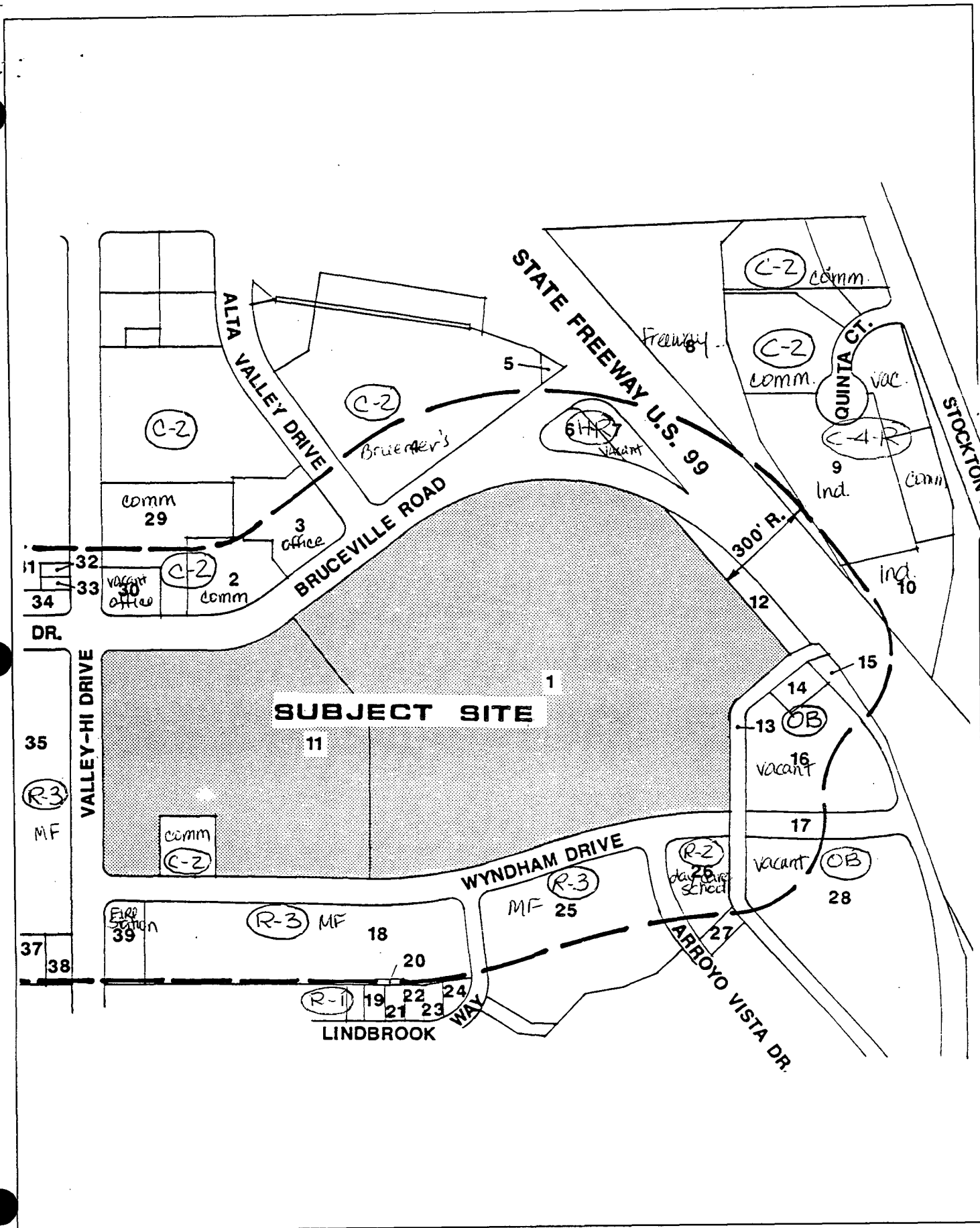
Findings of Fact

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:

- 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 surgical center and surgery expansions of the site conform to the plan designations.



VICINITY MAP



LAND USE & ZONING MAP

P90-301

July 25, 1991

Hemphill

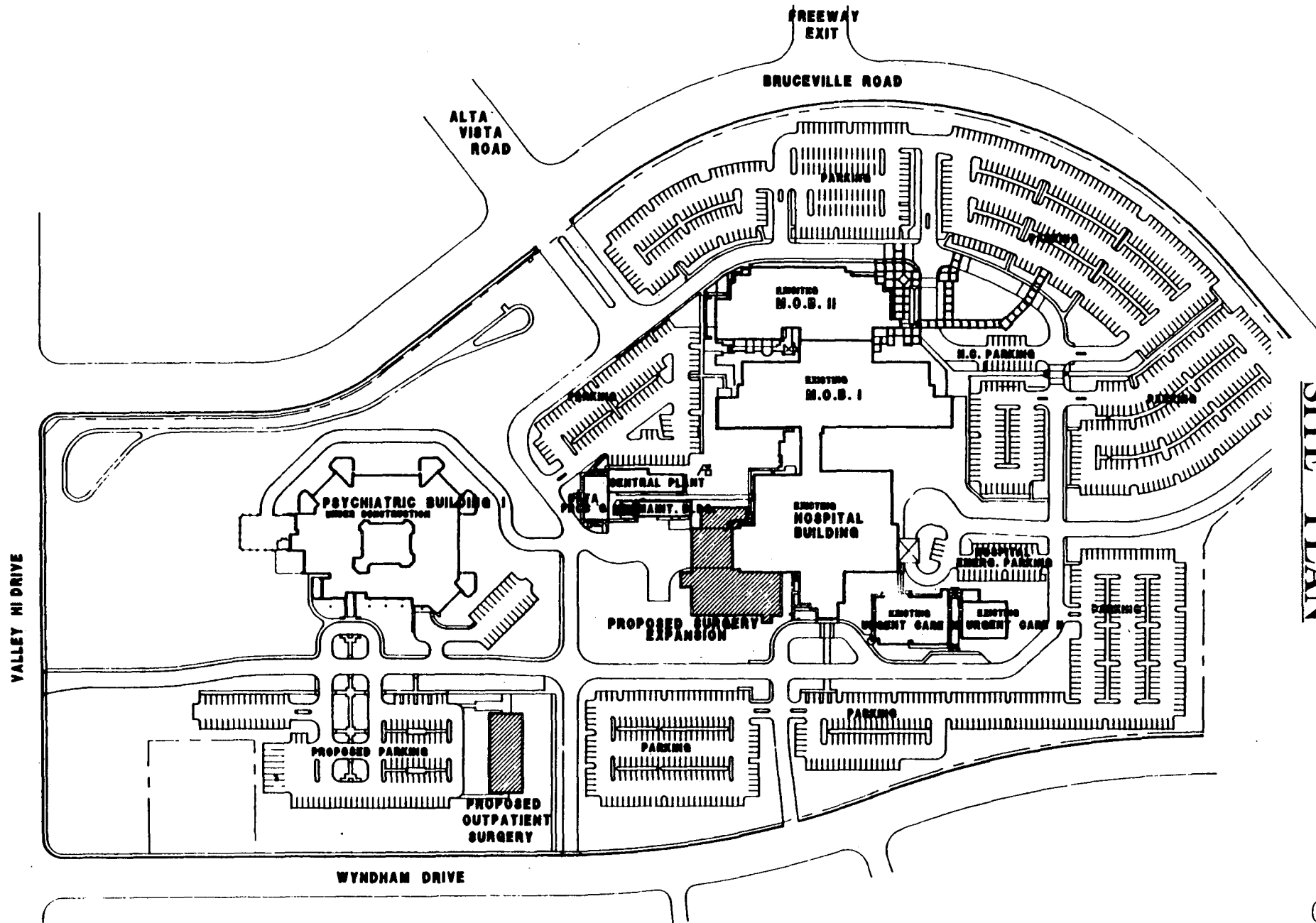


EXHIBIT - A
SITE PLAN

Revised
P90-301

SITE PLAN

SOUTH SACRAMENTO MEDICAL CENTER - OUTPATIENT SURGERY & SURGERY EXPANSION
RAMBER FOUNDATION HOSPITALS

APRIL 9, 1991



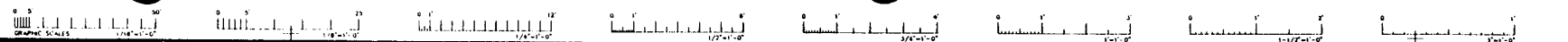
DDA NO. 100-00

LIONAKIS BEAUMONT DESIGN GROUP
SACRAMENTO, CALIFORNIA (916) 450-1000

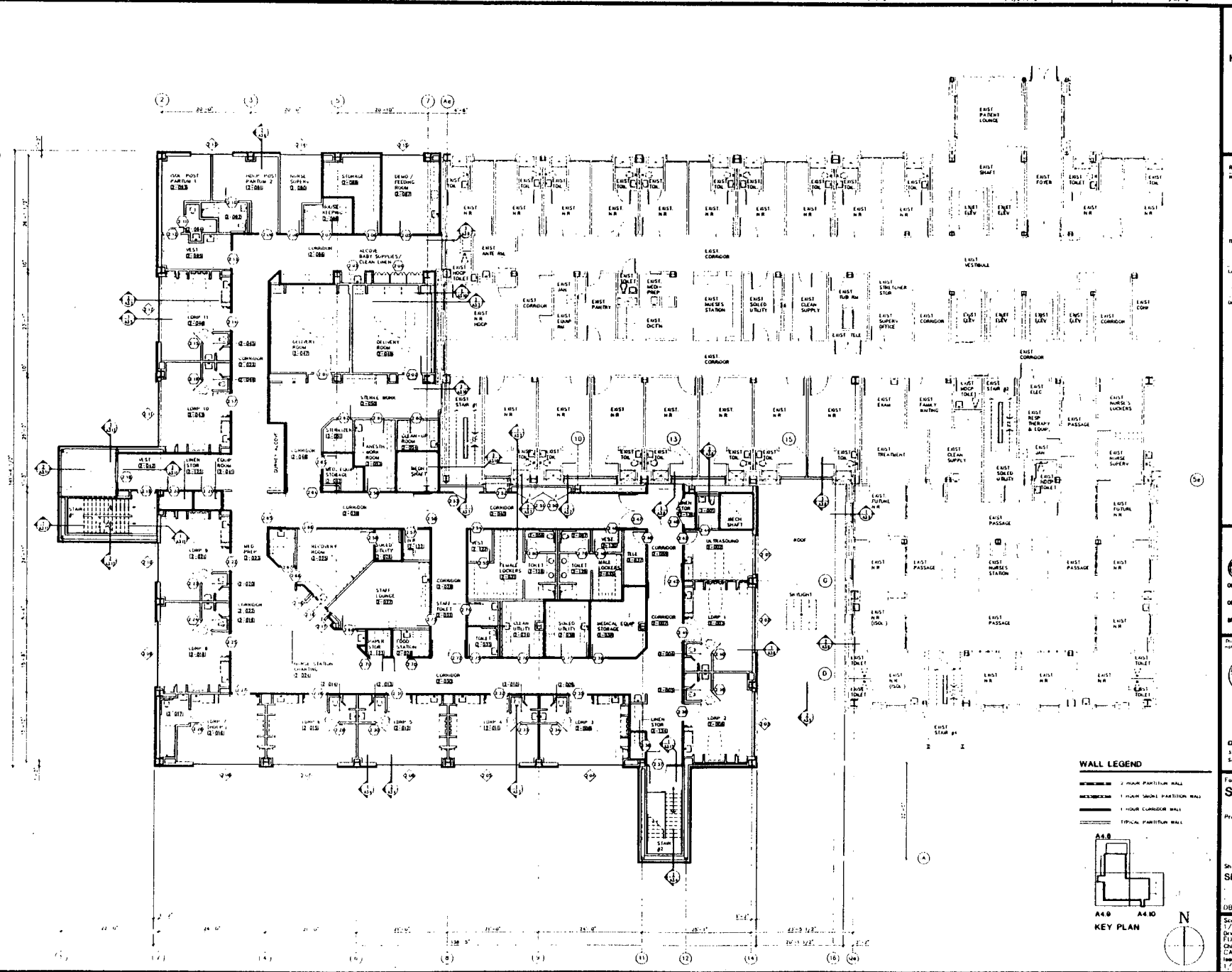
P90-201

July 25, 1991

Item #9

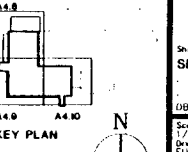


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WALL LEGEND

- 2 HOUR PARTITION WALL
- 1 HOUR SMOKE PARTITION WALL
- 1 HOUR CORRIDOR WALL
- TYPICAL PARTITION WALL



Facilities Development
Post Office Box 12916
Oakland, California 94604

Revisions

No.	Description	By	Date

NO. TERMINAL - PROJECT MANAGER

LARRY BROWN - FACILITY

DAVE DUNN-BOWNE - NO FACILITY

THIS DOCUMENT HAS BEEN REVIEWED IN ACCORDANCE WITH THE REQUIREMENTS OF CAL. TITLE 24

DBP	DATE
CSA	DATE
MSA	DATE

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DB

Dreyfus & Blackford Architects
1540 Fulton Boulevard, Colusa, CA 95924
Sacramento, CA 95818 Fax 916 485-1125

Facility
SOUTH SACRAMENTO MEDICAL CENTER

Project
HOSPITAL EXPANSION PHASE 2

Sheet Title
SECOND FLOOR PLAN

DB Job no. 89307 (6)

Scale 1/8" = 1'-0"	CSA	DCA
Drawn By FUJ	160	907
Check By DAM	Sheet	A26
Issue Date 1/16/91	Of	Sheets

EXHIBIT - D

P90-301

July 25, 1991

Item #19



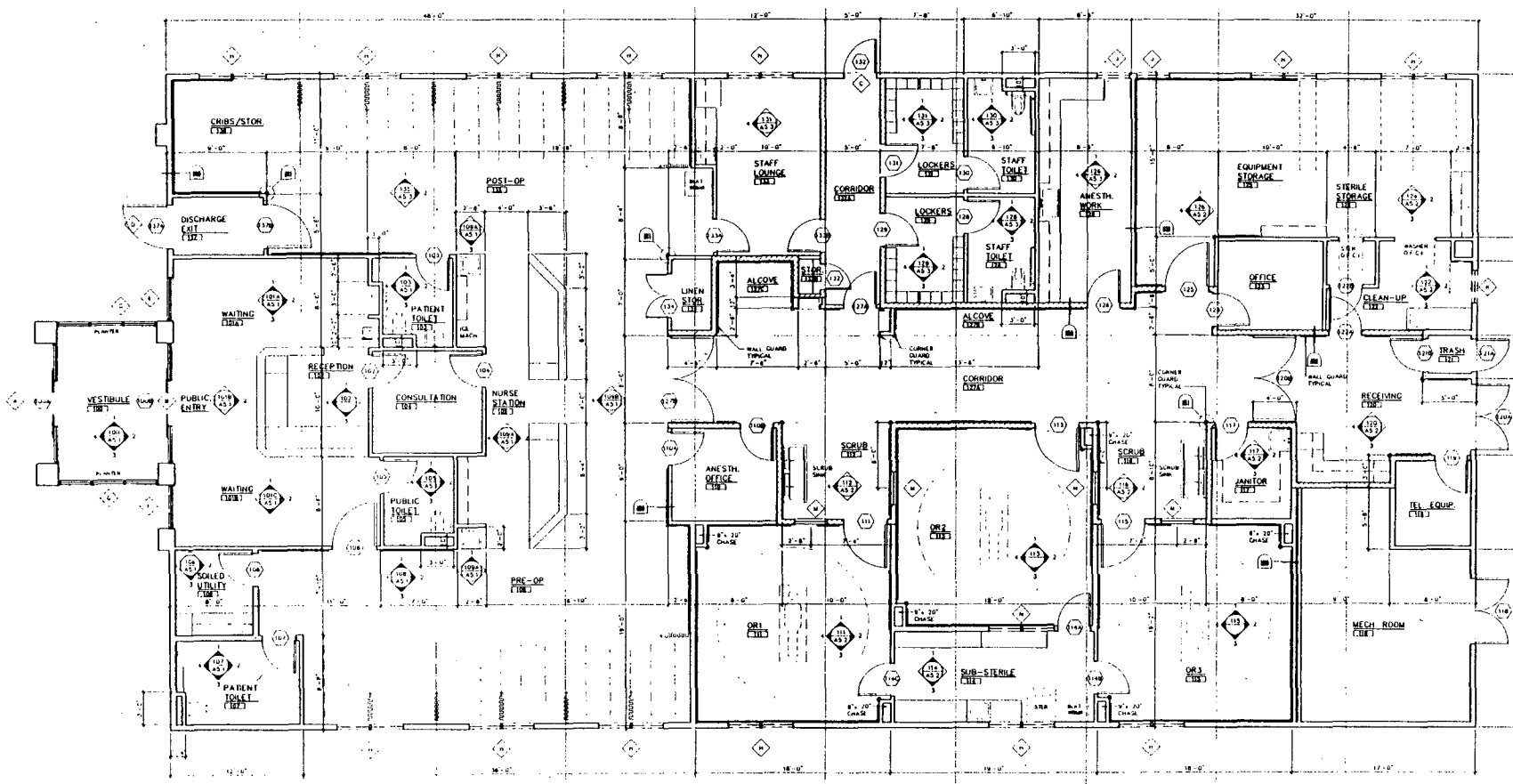
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KAISER PERMANENTE
Kaiser Foundation Hospitals

Facilities Development
Post Office Box 12916
Oakland, California 94604

Revisions

No.	Description	Date



WALL LEGEND

- 2" x 4 STUDS @ 16"
- 1/2" GYP. BOARD
- 2" x 8 STUDS @ 16"
- 5/8" GYP. BOARD
- TRUSSING @ 24" O.C.
- FOR CEILING HANGING

1 HOUR CONCRETE
SEE DETAIL D3 FOR EXTERIOR TO ROOF SL

1 HP ACCURACY 5
SEE DETAIL D3 FOR EXTERIOR TO ROOF SL

DOUBLE WALL WITH MESH REINFORCING ROD
SEE DETAIL D3 FOR EXTERIOR TO ROOF SL

ALL EXTERIOR WALLS TO HAVE 6" MIN. INSULATION EXCEPT AT WINDOWS
SEE FINISH SCHEDULE FOR OTHER INSUL. REQUIRING MIN. 150MM AND OR 1/2" WALL FINISH MATERIAL NOT SHOWN

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Project Architect Approval: _____
Architect/Engineer Of Record: _____

DB
Dryden & Blackford Architects
1500 Fulton Boulevard, Suite 400-1120
Sacramento, CA 95811 Fax 916 484-1128

Facility: **SOUTH SACRAMENTO MEDICAL CENTER**
Project: **OUTPATIENT SURGERY**

Sheet Title: **FLOOR PLAN**
DB job no. 90334.00
Scale: 1/4" = 1'-0"
Drawn By: P.J.J.
Check By: P.J.J.
Issue Date: _____
ECA DCA
Sheet: **A2.2**
of _____ Sheets

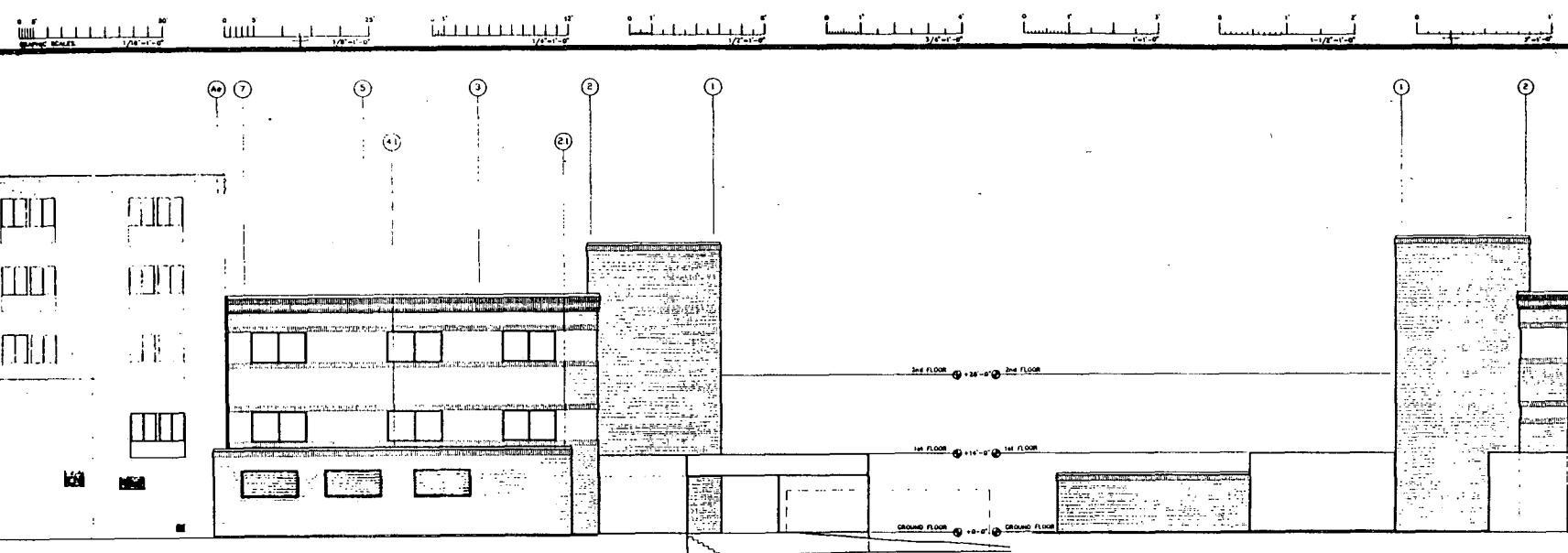


EXHIBIT - E

P90-301

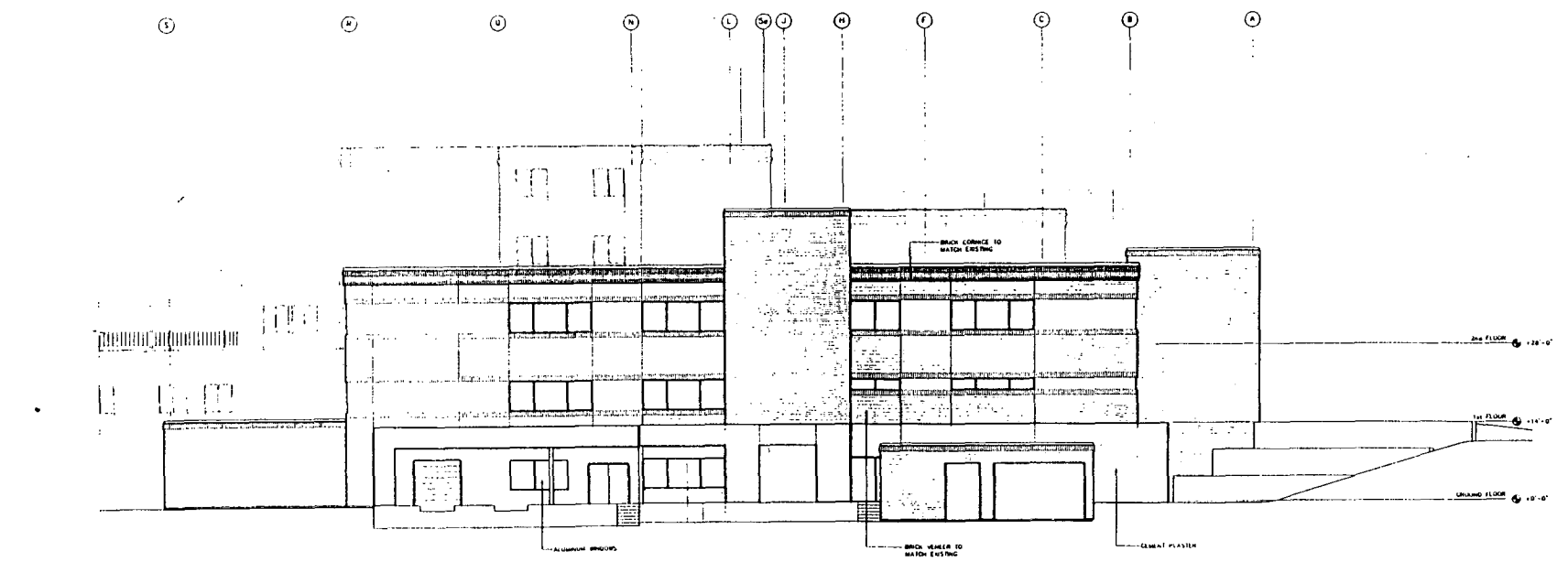
July 25, 1991

1/16/91



1 NORTH ELEVATION

2 SOUTH ELEVATION
FOR CONTINUATION OF ELEVATION TO THE EAST, SEE 2/A3.1.



3 WEST ELEVATION



KAISER PERMANENTE
Kaiser Foundation Hospitals

Facilities Development
Post Office Box 12916
Oakland, California 94604

Revisions	No.	Description	By	Date

TO: SERIAL - PROJECT NUMBER

LAST GROUP - FACILITY

DATE DRAWN - WORK - IN FACILITY

THIS DOCUMENT HAS BEEN REVIEWED
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REQUIREMENTS OF CON. TITLE 24

USPS	REGS	MS
CM	REGS	MS
SP	REGS	MS

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Architect of Record



Drayton & Blackford Architects
3840 Fremont Boulevard
San Francisco, CA 94118
Call 415 433-1234
Fax 415 433-1234

Facility
**SOUTH SACRAMENTO
MEDICAL CENTER**

Project
**HOSPITAL
EXPANSION
PHASE 2**

Sheet Title
EXTERIOR ELEVATIONS

DB job no. 89307.00

1/8" = 1'-0" LCA - PCA
160-907

Drawn By
STU AND
Check By
KID
Issue Date
1/16/91

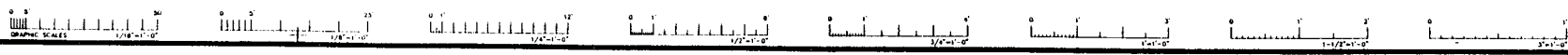
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EXHIBIT - G

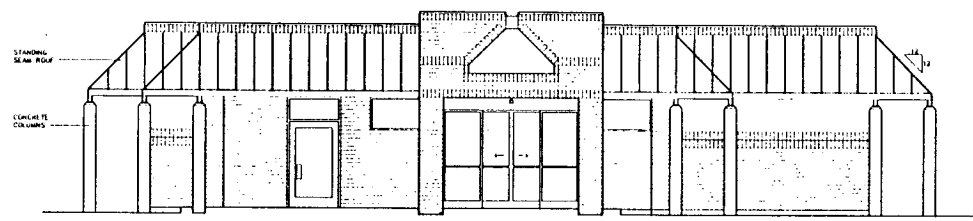
P90-301

July 25, 1991

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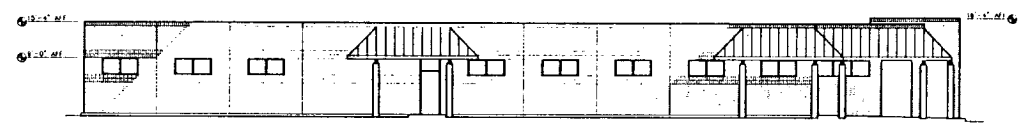


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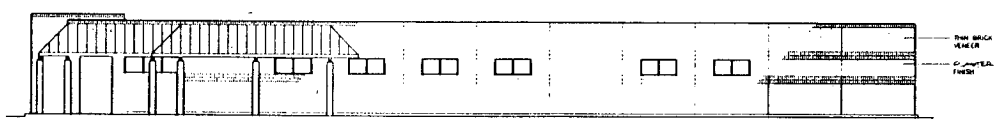
NORTH ELEVATION

1/4"=1'-0"



EAST ELEVATION

1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"



Facilities Development
Post Office Box 12916
Oakland, California 94604

Revisions	By	Date

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Project Architect Approval

Architect/Engineer Of Record



Drayfuss & Blackford Architects
1940 Fenwick Boulevard Local 908 958126
Sacramento, Ca 95818 Fax: 916 483-1238

Facility
SOUTH SACRAMENTO MEDICAL CENTER

Project
OUTPATIENT SURGERY

Sheet Title
EXTERIOR ELEVATIONS

DB job no. 90336 (6)

Scale
AS NOTED
Drawn By
TJZ
Check By
TJB
Issue Date

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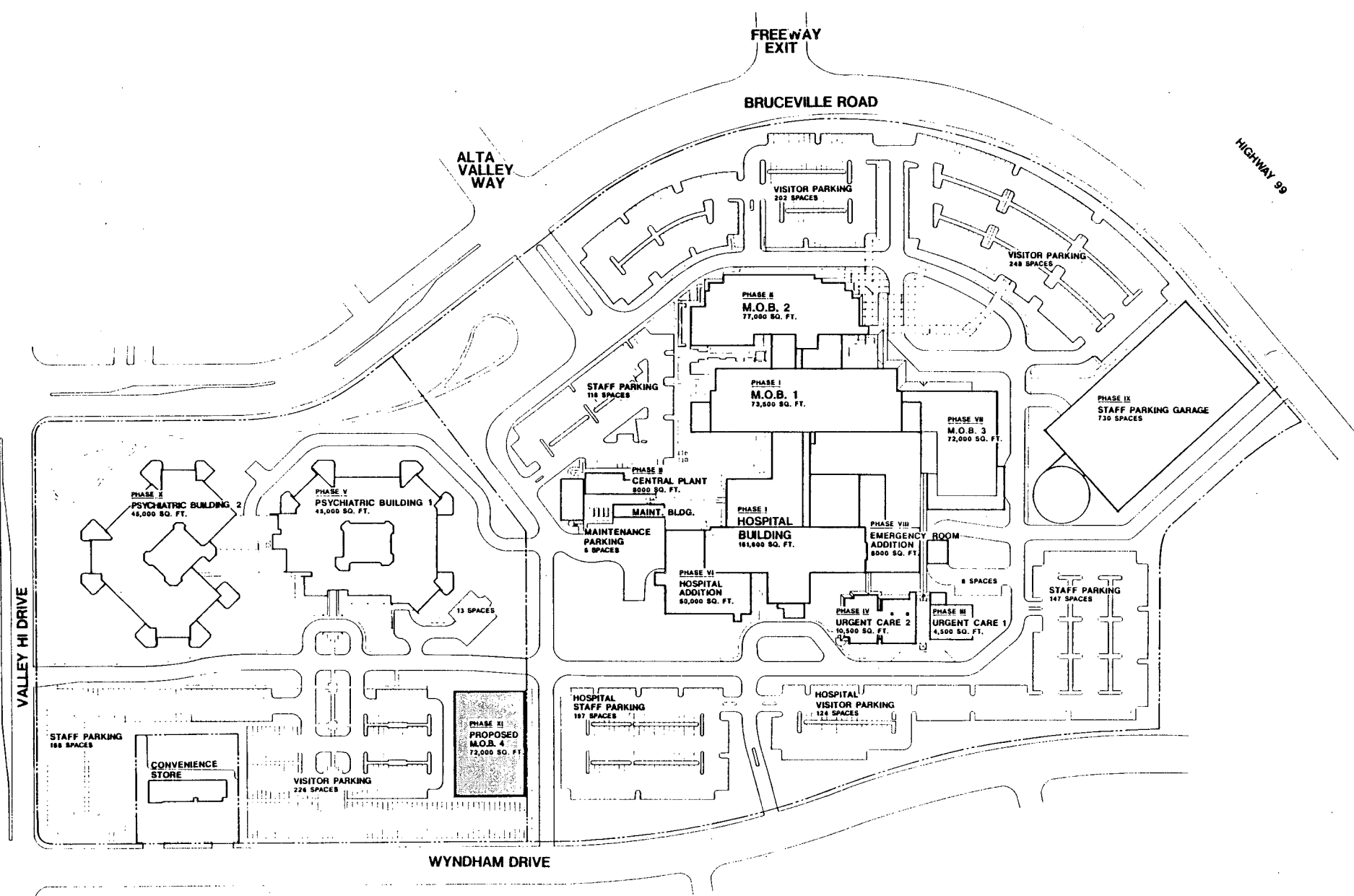
EXHIBIT - H

P90-301

July 25 1991

Home 19

EXHIBIT H



MASTER PLAN PHASE XI

JUNE 29, 1990 DCA NO. 180-907

SOUTH SACRAMENTO MEDICAL CENTER
KAISER FOUNDATION HOSPITALS

LIONAKIS-BEAUMONT DESIGN GROUP
SACRAMENTO, CALIFORNIA (916) 486-1303

EXHIBIT I

SOUTH SACRAMENTO MEDICAL CENTER CONSTRUCTION PHASES December 11, 1990

PHASE	BUILDING	APP. NO.	SQ. FT.	PKG. REQ'D CITY	PKG. REQ'D KAISER	PKG. PROVIDED	EMP-OYEES	CONSTRUCTION
✓ I	HOSPITAL (176 BEDS)	P82-150	161,000	176	352	-	-	COMPL.
✓ II	MOB NO. 1 (72 PROVIDERS - SEE NOTE A)	P82-150	73,500	(+368) 544	(+432) 784	-	-	COMPL.
X II	MOB NO. 2 (54 PROVIDERS)	P86-257	80,400	(+402) 946	(+324) 1,108	-	-	IN CONSTR. COMPL. JAN 91
✓ II	CENTRAL PLANT	P86-257	11,900	(+60) 1,006	(+10) 1,118	-	-	IN CONSTR. COMPL. MAR. 91
✓ III	URGENT CARE NO. 1 (6 PROVIDERS)	P88-469	4,500	(+23) 1,029	(+36) 1,154	1,355	950	COMPL.
✓ IV	URGENT CARE NO. 2 (10 PROVIDERS)	P90-108	10,500	(+53) 1,082	(+60) 1,214	(+0) 1,355	(+25) 975	IN CONSTR. COMPL. DEC 90
X V	PSYCH. HOSPITAL (48 BEDS)	P88-675	43,300	(+48) 1,130	(+93) 1,307	(+143) 1,498	(+80) 1,055	IN CONSTR. COMPL. AUG 92
VI	OUTPATIENT SURGERY	P90-301	7,200	(+36) 1,166	(+38) 1,345	(+40) 1,538	(+20) 1,075	MAR 91 TO OCT 91
VIII	THREE STORY HOSPITAL ADDITION (SEE NOTE B)	P90-301	49,300	(-11) 1,155	(+99) 1,444	(+0) 1,538	(+75) 1,150	MAR 91 TO NOV 92
IX	MOB NO. 3 (48 PROVIDERS)	P90-301	60,000	(+300) 1,455	(+288) 1,732	(-140 + 375) 1,773	(+60) 1,210	JAN 92 TO JUL 93
X	E.R./RADIOLOGY	P90-301	10,000	(+50) 1,505	(+40) 1,772	(+0) 1,773	(+25) 1,235	JUN 92 TO JAN 94
XI	MOB NO. 4 (24 PROVIDERS)	P90-301	30,000	(+150) 1,655	(+144) 1,916	(+150) 1,923 (SEE NOTE C)	(+30) 1,265	JAN 97 TO JUN 98
XII	PSYCH HOSPITAL ADDIT. (48 BEDS)	P90-301	40,000	(+48) 1,703	(+75) 1,991	(+150) 2,073 (SEE NOTE D)	(+65) 1,330	JUN 98 TO DEC 99
XIII	HOSPITAL BED ADDIT. (32 BEDS)	P90-301	12,000	(+32) 1,735	(+64) 2,055	(+0) 2,073	(+12) 1,342	DEC 01 TO MAR 05

NOTE A: RENOVATION OF EXISTING M.O.B. NO. 1 IN 1991-92, WILL REDUCE THE NUMBER OF PROVIDERS FROM 84 TO 72.

NOTE B: UPON COMPLETION OF THE 3 STORY HOSPITAL ADDITION, THE HOSPITAL BED COUNT WILL BE REDUCED FROM 176 TO 165. (MORE EXISTING BED SPACE ON THE 2ND FLOOR WILL BE CONVERTED TO NON-BED THAN WILL BE GAINED BY NEW CONSTRUCTION)

NOTE C: CONSTRUCT PARKING STRUCTURE PHASE 1 - 150 STALLS

NOTE D: CONSTRUCT PARKING STRUCTURE PHASE 2 - 150 STALLS

P90-301

July 25, 1991

Item #19