



DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

June 17, 1992

BUILDING INSPECTIONS  
916-449-5716

SPECIAL PERMIT MODIFICATION  
(P92-131)

PLANNING  
916-449-5604

APPLICATION: Planning Director's Special Permit Modification to construct an additional 13,866 square feet of floor space at Sutter General Hospital.

LOCATION: 2801 "L" Street

SUMMARY: The applicant wishes to construct an additional 13,866 square feet of floor space upon the first, second, and third floors of the Sutter General Hospital building.

BACKGROUND INFORMATION: On January 11, 1983, the City Council voted to approve the Sutter General Master Plan. Included among the approved entitlements was a special permit to 1) construct Sutter General Hospital constituting 5 stories and 396,687 total square feet, 2) renovate the existing Sutter General Hospital, and 3) provide parking in the Transportation Corridor zone for property within the boundaries of Capitol Avenue and 28th, J, and 30th Streets. Variances were also approved to reduce a portion of the setback, to provide off-site parking, to allow parking in the setback, and to waive a portion of the planter area for property bounded by K, L, 28th and 29th Streets.

On December 18, 1986, the City Council voted to approve a Special Permit Modification to reduce the number of approved beds for Sutter General Hospital from 386 to 299 beds. At the same time, the City Council voted to approve a Special Permit to replace a 135,000 square foot hospital structure with an 87-foot high, 7-story, 153,000 square foot hospital structure south of L Street between 28th and 29th Streets (the Buehler Building). The applicant intends to complete the project in phases with construction of the first phase beginning in the Fall of 1992 (Exhibit C).

APPLICANT'S PROPOSAL: The property owner wishes to better utilize the first three levels of Sutter General Hospital by providing additional floor space for radiology, ultrasound, emergency treatment, surgery, and other medically related uses. All proposed construction is proposed to undergo interior and exterior remodeling including the erection of interior and exterior walls and windows. The attached exhibits show the locations and nature of the proposed changes with respect to floor level, square footage, and use.

STAFF ANALYSIS: Section 15(E) of the City's Zoning Ordinance states that the Planning Director may approve changes to a project for which a special permit was granted provided that, among other considerations, the changes do not amount to an increase in gross floor area exceeding ten percent of the gross floor area approved by the Planning Commission. Staff calculates that the proposed construction constitutes a 3.5 percent increase in gross square footage (13,866 divided by 396,687). Staff therefore has no objection to the applicant's proposal.

The proposed changes to Sutter General Hospital are not considered to be significant changes in that the proposed uses are consistent and compatible with those uses already operating within the building. Also, the proposed expansion is intended to accommodate the present demand for medical space within the building. Increased traffic flow, and therefore impacts to residential land uses, are not anticipated.

Staff notes that the project site is located within the Central City Design Review Area. As such, the construction plans must be subject to review by Design Review staff prior to the issuance of the needed building permits. As a further note, the project site is located within the Alhambra Corridor District boundary and is adjacent to the Sutter's Fort Preservation Area boundary.

RECOMMENDATION: Staff recommends that the Planning Director approve the requested Special Permit Modification subject to conditions and based on findings of fact of follow.

Condition:

The proposed 13,866 square feet in improvements may be constructed in phases. A Building permit for the first phase of construction, however, shall be obtained within two (2) years of the date of Planning Director approval.

Findings of Fact: Staff finds that the proposed project, as conditioned:

- a. is based upon sound principles of land use in that the proposal will not result in a significant change in the use of the subject site;
- b. will not be detrimental to the public welfare in that the proposal will not affect traffic flow or volume, or impact residential densities of the area;
- c. is consistent with the Central City Community Plan which designates the site as General Commercial. Hospitals are allowed subject to special permit approval; and
- d. is consistent with the General Plan which designates the site as Public/Quasi-Public - Miscellaneous. Hospitals are allowed subject to special permit approval.

Report Prepared By:

Mike Dale  
Mike Dale, Assistant Planner

6-17-92  
Date

Recommendation Approved By:

Gary Stonehouse  
Gary Stonehouse, Planning Director

6-17-92  
Date

001817

EXHIBIT A  
Existing Gross Square Feet

EXISTING GROSS SQUARE FEET

SUTTER GENERAL HOSPITAL  
2801 L STREET  
SACRAMENTO, CA 95816

<u>Floor Level</u>	<u>Total Existing</u>
Basement	79,976
1st floor	44,616
2nd floor	52,728
3rd floor	71,812
4th floor	64,064
5th floor	64,064
Penthouse	<u>4,056</u>
Total	381,316

This square footage does not include:

- A. 50% of covered ~~by~~ not enclosed areas.
- B. 50% of courtyard square footage (4,056 sf)
- C. Tunnel or Energy Center (22,000 sf)

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EXHIBIT B  
Proposed Expansions

PROPOSED EXPANSIONS  
In Square Feet

SUTTER GENERAL HOSPITAL

<u>FLOOR LEVEL</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>FINAL</u>
Basement	79,976	-0-	79,976
1st floor	44,616	4,254	48,870
2nd floor	52,728	7,260	59,988
3rd floor	71,812	2,352	74,164
4th floor	64,064	-0-	64,064
5th floor	64,064	-0-	64,064
Penthouse	<u>4,056</u>	<u>-0-</u>	<u>4,056</u>
	381,316	13,866	395,182

13,866 sf proposed additions ÷ 381,386 existing sq.ft. = .0363

.0363 = 3.63% increase

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EXHIBIT C  
Project Schedule

PROJECT SCHEDULE

SUTTER GENERAL HOSPITAL  
PROPOSED EXPANSIONS

<u>Floor Level</u>	<u>Area</u>	<u>Use</u>	<u>Sq. Fge.</u>	<u>Construction Start</u>
A - 1st floor	A	Radiology, ultra- sound Interventional	1,940	2nd Q '94
B - 1st floor	B	Radiology Monoclonal	1,352	2nd Q '94
C - 1st floor	B	Emergency	962	2nd Q '94
D 2nd floor	A	To be determined	2,616	After '95
E 2nd floor	B	To be determined	2,616	After '95
F 3rd floor	A	Surgery	1,352	4 Q 1992
H 3rd floor	D	Surgery Wtg.	<u>1,000</u>	4 Q 1992
			13,866	

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