



# REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

PLANNING COMMISSION REPORT  
January 25, 2007

Honorable Members of the Planning Commission

**Subject: Sierra Vista Hospital Expansion** located at the 8001 Bruceville Road. A request to expand the existing 45,434 square foot Sierra Vista hospital by 19,567 square feet (P06-138).

**A. Environmental Determination:** Exempt (CEQA Guidelines 15332);

**B. Major Modification to a Special Permit** (P84-095) to allow a 19,567 square foot expansion to a 45,434 square foot medical facility in the Hospital (H-PUD) Zone in the Methodist Hospital Planned Unit Development.

**Location/Council District:**

8001 Bruceville Road, Sacramento, CA

Assessor's Parcel Number: 117-0120-028

Council District 8

**Recommendation:** Staff recommends the Commission approve entitlements A and B above. The requests are based on the findings and subject to the conditions listed in Attachment 1. The Commission's actions may be appealed to City Council.

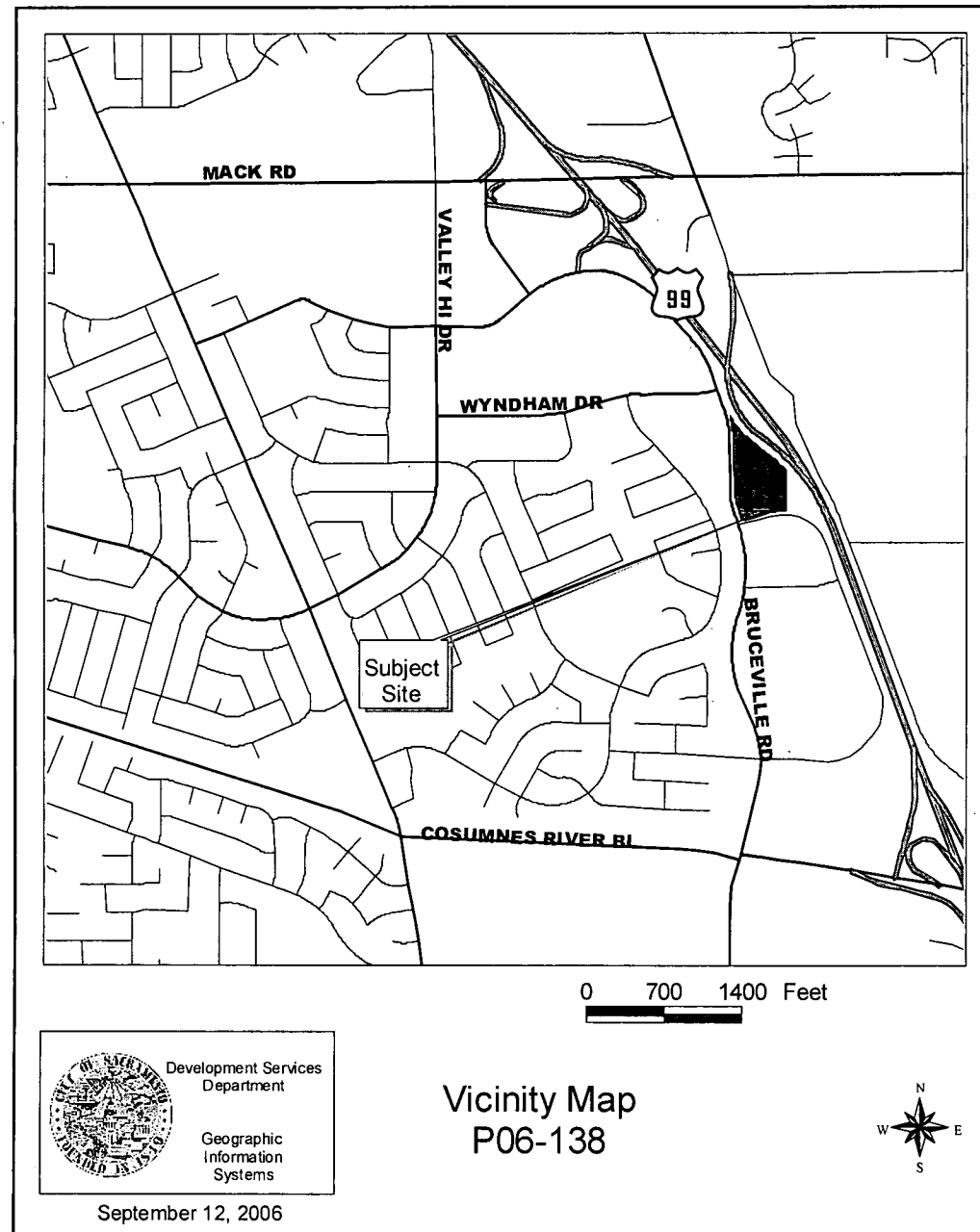
**Contact:** Antonio Ablog, Associate Planner, (916) 808-7702  
Tom Buford, Senior Planner, (916) 808-7931

**Applicant:** Richard Tannahill; Hammel, Green & Abrahamson, Inc.; 1410  
Rockyridge Drive, Suite 250, Roseville, CA 95661

**Owner:** Sierra Vista Hospital, 8001 Bruceville Road, Sacramento, CA 95823.

**Summary:** The applicant is requesting approval of entitlements to expand the existing 45,434 square foot Sierra Vista hospital by 19,567 square feet. This expansion would increase the patient capacity from a current maximum of 72 to a total capacity of 120 patients. Staff supports the approval of this expansion.

There have been no public comments on the project and all issues have been resolved.



<b>Table 1: Project Information</b>
<b>General Plan designation:</b> Public/Quasi Public
<b>Community Plan designation:</b> General Public Facilities
<b>PUD designation:</b> Methodist Hospital (Care facility)
<b>Existing zoning of site:</b> Hospital PUD (H-PUD)
<b>Existing use of site:</b> Psychiatric Hospital
<b>Property area:</b> 5.98± gross acres

**Background Information:** The subject site consists of a 5.89± gross acre parcel. The site is currently occupied by a 72-bed psychiatric hospital, a 7,000 square foot clinic, and associated parking. The existing facility was approved via Special Permit in 1984 as part of the Methodist Hospital Planned Unit Development (P84095). The facility has been in constant operation since its construction.

The subject site is partially developed with the existing facility. Surrounding the site are a number of medical uses associated with Methodist Hospital and Kaiser Permanente. The northern property boundary abuts the State Highway 99 right-of-way. The proposed hospital expansion is consistent with the surrounding land uses.

**Public/Neighborhood Outreach and Comments:**

Upon receipt of this project, staff forwarded information packets to the Regency Place Homeowner's Association, and the Wood Park Neighborhood Association. As of the date of this report, no comments have been submitted regarding this project.

**Environmental Considerations:**

The proposed project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines (CEQA Guidelines Section 15332) as it is an infill project.

**Policy Considerations:**

The proposed office and commercial uses are consistent with the General Plan Public/Quasi Public designation. The proposed facility has been reviewed with a consideration to the population served, impacts on adjoining uses, and medical needs of the area (GP 7-30).

The South Sacramento Community Plan allows medical services within the General Public Facilities designation as long as the use is consistent with

surrounding uses. The proposed facility expansion in the Methodist Hospital PUD is consistent with the Community Plan.

**Methodist Hospital PUD**

The Schematic Plan for the Methodist Hospital PUD depicts the subject site with a 60,000 square-foot skilled nursing facility. The project is consistent with the PUD designation as well as the PUD development guidelines.

**Zoning**

The applicant is requesting a Major Modification to the previously approved Special Permit. The Planning Commission may approve the Major Modification subject to the findings of fact set forth in Section 17.212.010 of the zoning code for the issuance of a special permit.

In evaluating the proposal to expand the existing psychiatric hospital, the Commission is required to make the following findings:

- A. A Special Permit shall be granted upon sound principles of land use.

The proposed hospital expansion is consistent with the surrounding medical and office uses. The expanded facility will not negatively impact any residences nor will it negatively impact the surrounding roadways.

- B. A Special Permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

The expanded facility, as designed, will not create negative impacts that will result in the creation of a nuisance. The site is not immediately adjacent to residential uses and is located within an existing medical planned unit development. Site maneuvering and access have been reviewed and have been found to avoid any negative traffic impacts.

- C. A Special Permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

The proposed project is consistent with the Public/Quasi Public requirements of the General Plan in that the psychiatric hospital will offer specialized services for the local population and has been found not to significantly impact the immediate area.

**Project Design:**

The applicant is proposing to construct a single-story, 19,567 square foot expansion to an existing psychiatric hospital. The expansion will add 48 beds to the 72 beds in the existing facility. The expansion of the building will occur on the

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north side of the building on the side of the property facing the State Highway 99 right of way. This portion of the subject site is currently not developed, but is improved with landscaping.

Access to the subject site is currently achieved via three driveways. Two of the driveways access Bruceville Road, while the third driveway provides access to Timberlake Road to the south. The current access points will remain with the modification, however, the parking areas will be revised to accommodate the expanded building and the additional spaces required. The addition to the existing facility requires a total of 157 parking spaces. The applicant proposes to provide 161 spaces with the modifications. The modification to the parking area will improve circulation as the existing, separated parking areas will be connected via new, on-site driveways.

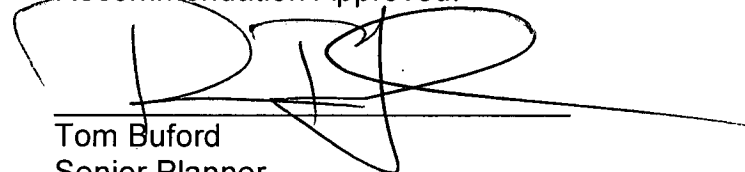
The expansion is proposed to be a single-story building with a maximum height of 20 feet. The elevations will be of a modern style and finished with stucco, wood siding, and a standing seam metal roof. The proposed color palette is consistent with the existing facility which incorporates brick, stucco, and tile roofing. Though the expanded building will not be highly visible from adjacent streets, the applicant has provided an attractive addition that complements the existing facility.

Respectfully submitted by:



Antonio A. Ablog  
Associate Planner

Recommendation Approved:



Tom Buford  
Senior Planner

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Subject: Sierra Vista Hospital Expansion (P06-138)

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Attachment 1 – Proposed Findings and Conditions

**Proposed Findings and Conditions**

**Findings Of Fact**

**A. Environmental Determination: Exempt (CEQA Guidelines 15332)**

1. The Planning Commission of the City of Sacramento finds as follows:
  - a. The City of Sacramento's Environmental Planning Services has reviewed the Sierra Vista Hospital Expansion (P06-138) ("Project") and has determined the Project is exempt from review under the California Environmental Quality Act as follows:
    - i. The Project is exempt under the following provisions of the California Environmental Quality Act and/or Guidelines: CEQA Guidelines Section 15332, In-Fill Development projects.
    - ii. The factual basis for the finding of exemption is as follows: the proposed project is consistent with the General Plan, is located within the city limits, is located on a site with no habitat value, and can be adequately served by utilities and public services. The project would not have significant effects relating to traffic, noise, air quality or water quality.
  - b. The Planning Commission has reviewed and considered the Environmental Planning Services determination of exemption and the comments received at the hearing on the Project and has determined that the Project is exempt from review under the California Environmental Quality Act for the reasons stated above.
2. Upon approval of the Project, the project planner shall file or cause to be filed a Notice of Exemption with the Sacramento County Clerk.

**C. The Major Modification to a Special Permit (P84-095) to allow a 19,567 square foot expansion to a 45,434 square foot medical facility in the Hospital (H) Zone in the Methodist Hospital Planned Unit Development is approved based on the following findings:**

1. Granting the Special Permit Major Modification is based upon sound principles of land use in that:

- a. Staff finds that the proposed expansion is an appropriate land use for the subject site as the subject site is part of a larger Planned Unit Development designed to provide medical services.
  - b. The site plan with respect to access and maneuvering has been designed not to negatively impact any adjacent streets or properties.
2. Granting the Special Permit Major Modification will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that:
- a. The site is located away from residential uses and located within an existing medical complex.
  - b. Site maneuvering and access have been reviewed and have been found to not cause any negative traffic impacts.
3. The special permit complies with the General Plan and the South Sacramento Community Plan in that the facility expansion will provide the community with greater access to a specialized medical facility.

**Conditions Of Approval**

**B.** The **Major Modification to a Special Permit** (P84-095) to allow a 19,567 square foot expansion to a 45,434 square foot medical facility in the Hospital (H) Zone in the Methodist Hospital Planned Unit Development is approved subject to the following conditions of approval.

**Planning**

- B1. Approval of the Major Modification shall only allow a maximum addition of 19,567± square feet and 48 patient beds. Exceeding the maximum approval shall require staff review and may require the approval of additional requirements.
- B2. The applicant shall obtain all necessary building permits prior to construction. Substantial modifications to the project may require further review and require the approval of additional entitlements.
- B3. Final landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval. The scope of the review shall

include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met.

- B4. A minimum of 160 parking spaces shall be maintained on-site.

**Solid Waste**

- B5. Recycling capacity shall be consistent with chapter 17.72.030 of the Zoning Code (recycling volume requirement).

- B6. A recycling program shall be established. The developer should send the name of the service provider, the frequency of service, and the processing facility to the Solid Waste Division to verify that service has been established.

- B7. This project shall divert construction waste. The project proponent shall plan to target cardboard, wood waste, scrap metal, brick, concrete, asphalt, and dry wall for recovery. The developer shall submit the following information to the Solid Waste Division:

- Method of recovery
- Hauler information
- Disposal facility
- Diversion percentage
- Weigh tickets documenting disposal and diversion

**Development Engineering**

- B8. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the property per City standards and to the satisfaction of the Development Engineering Division.

- B9. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This condition shall include any needed street lights per City Standards.

- B10. All driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division.

- B11. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet

current A.D.A. standards at the north-east corner of the intersection of Timberlake Way and Bruceville Road to the satisfaction of the Development Engineering Division.

- B12. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
- B13. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.

#### **Department of Utilities**

- B14. Per the Department of Utilities "Commercial Tap Policy", a single commercial lot or parcel may request for multiple domestic service connections. Request for multiple connections is approved on a case-by-case basis. (Note: There is an existing 8" and 24" water main in Bruceville Road. No connection is allowed to the 24" water main in Bruceville Road.)
- B15. Prior to submitting plans to the Building Department the applicant shall contact the Chief Plumbing Inspector with the Building Division to determine the size of the domestic water tap required for this project. If the required size is greater than one and one half inches, then the applicant must submit a request to the Department of Utilities for approval of a larger tap size. Approvals need to be obtained prior to issuing the building permit.
- B16. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- B17. The proposed development is located within County Sanitation District No. 1 (CSD1). Satisfy all CSD1 requirements.
- B18. There is an existing 27" drainage main running through the northern portion of this property. Per City Code section 13.04.230, no permanent structure (including without limitation garages, patios, concrete slabs, tool shed and similar structures) shall be constructed on top of water, sewer or drainage pipelines or anywhere within the associated utility easements, unless approved by the director upon execution of a hold harmless agreement approved by the city attorney. The drainage main

will need to be relocated. No drainage main shall be placed under the proposed parking stall or planter strip. Drainage easements shall be dedicated to the City for maintenance of the existing/proposed public drainage main. A Hold Harmless Agreement will be required for the maintenance of the public drainage main if porous pavement is chosen as the method for water quality.

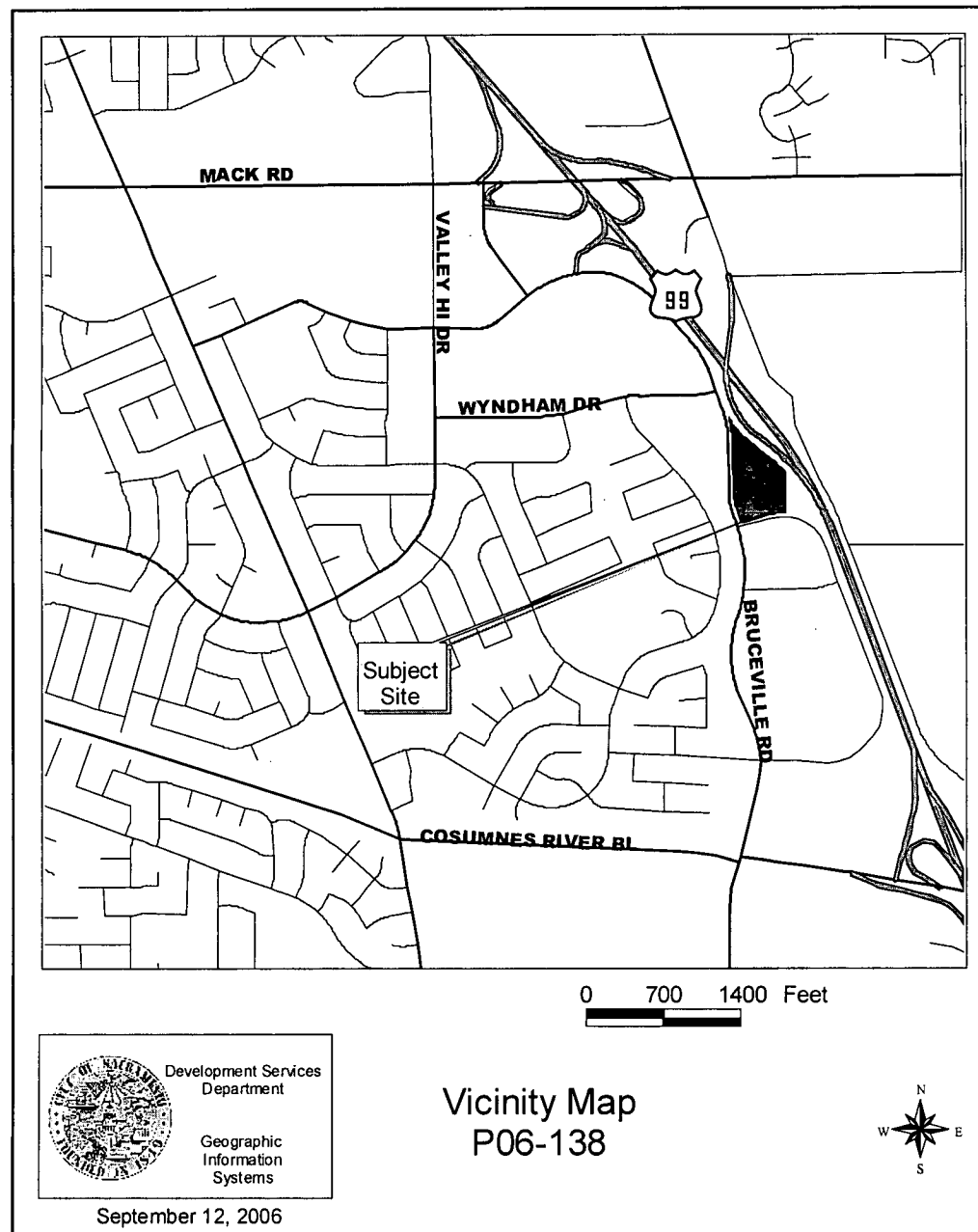
- B19. An onsite surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All onsite systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedure Manual).
- B20. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- B21. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- B22. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Both source controls and on-site treatment control measures are required for this project. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. Storm drain message is required at all drain inlets. On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages. The following, but not limited to are acceptable on-site water quality treatment controls: (1) vegetative swales and (2) underground vaults. Vegetative swales may require additional landscape areas and City approved underground vaults (Con Span Vault) are costly. Improvement plans must include the source controls and on-site treatment control measures selected for the site. Refer to

the latest edition of the "Guidance Manual for On-site Stormwater Quality Control Measures" for appropriate source control measures.

**Advisory Notes**

- B23. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.
- B24. Prior to design, the applicant shall verify the exact location of all City utilities. The applicant is responsible for the protection and repair of the City drainage main during construction of the proposed work. Contact Underground Service Alert at 1-800-642-2444, 48 hours before work is to begin.
- B25. The proposed project is located in the Flood zone designated as **Shaded X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the Shaded X zone, there are no requirements to elevate or flood proof.

Attachment 2 – Vicinity Map





Attachment 4 – Overall Floor Plan



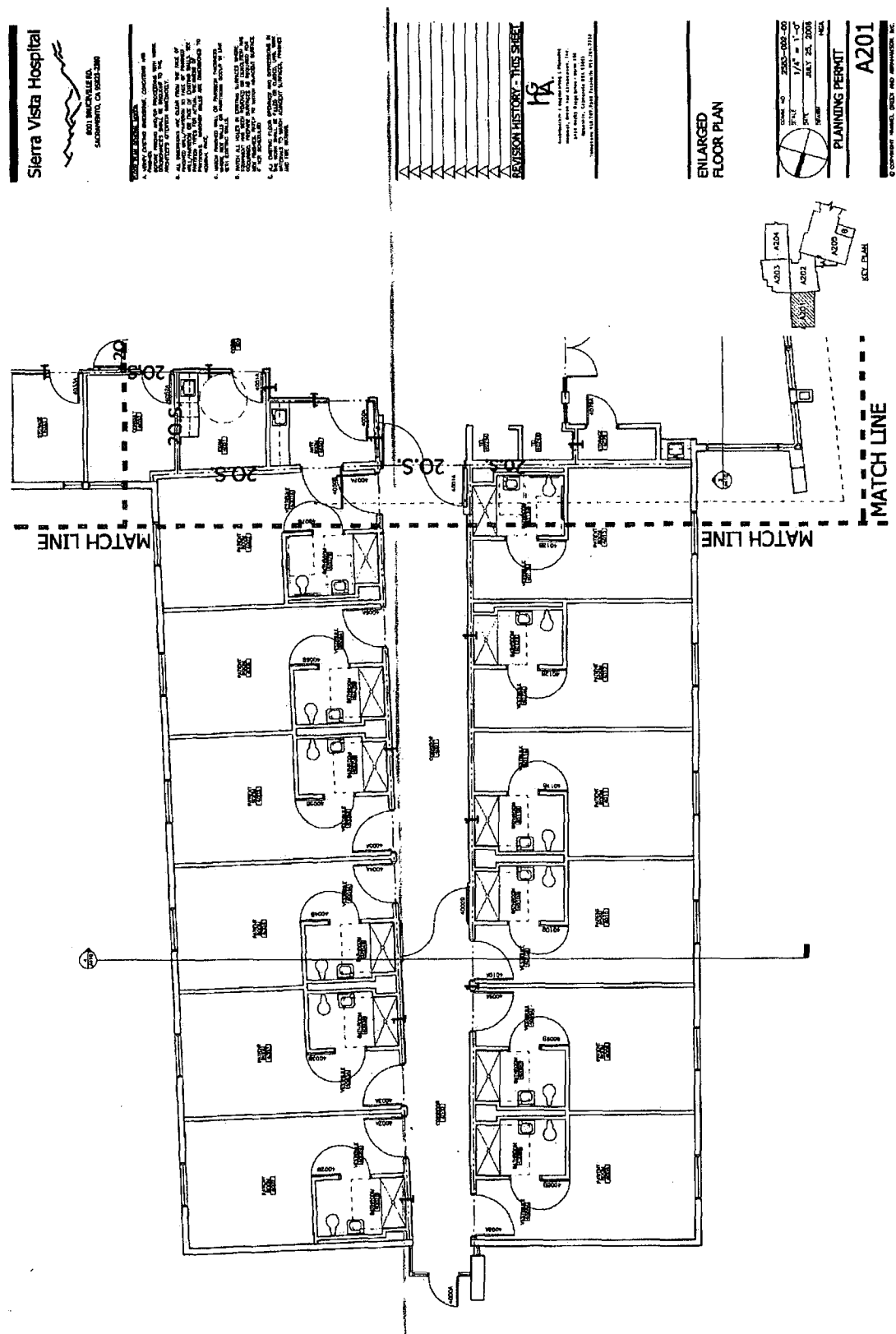
Sierra Vista Hospital  
4001 INDEPENDENCE RD.  
SACRAMENTO, CA 95825-2000

REVISION HISTORY - THIS SHEET  
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APPROVED BY: [Signature]  
DATE: [Date]  
PROJECT: [Project Name]

OVERALL  
FLOOR PLAN

DATE: 05-23-2006  
SCALE: 1/8" = 1'-0"  
BY: [Name]  
CHECKED: [Name]  
PLANNING PERMIT  
A200  
© COPYRIGHT 2006: CRED AND ASSOCIATES, INC.

Attachment 5 – Enlarged Floor Plan

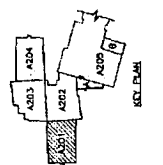


Sierra Vista Hospital  
3001 UNIVERSITY AVENUE  
SACRAMENTO, CA 95833-1380

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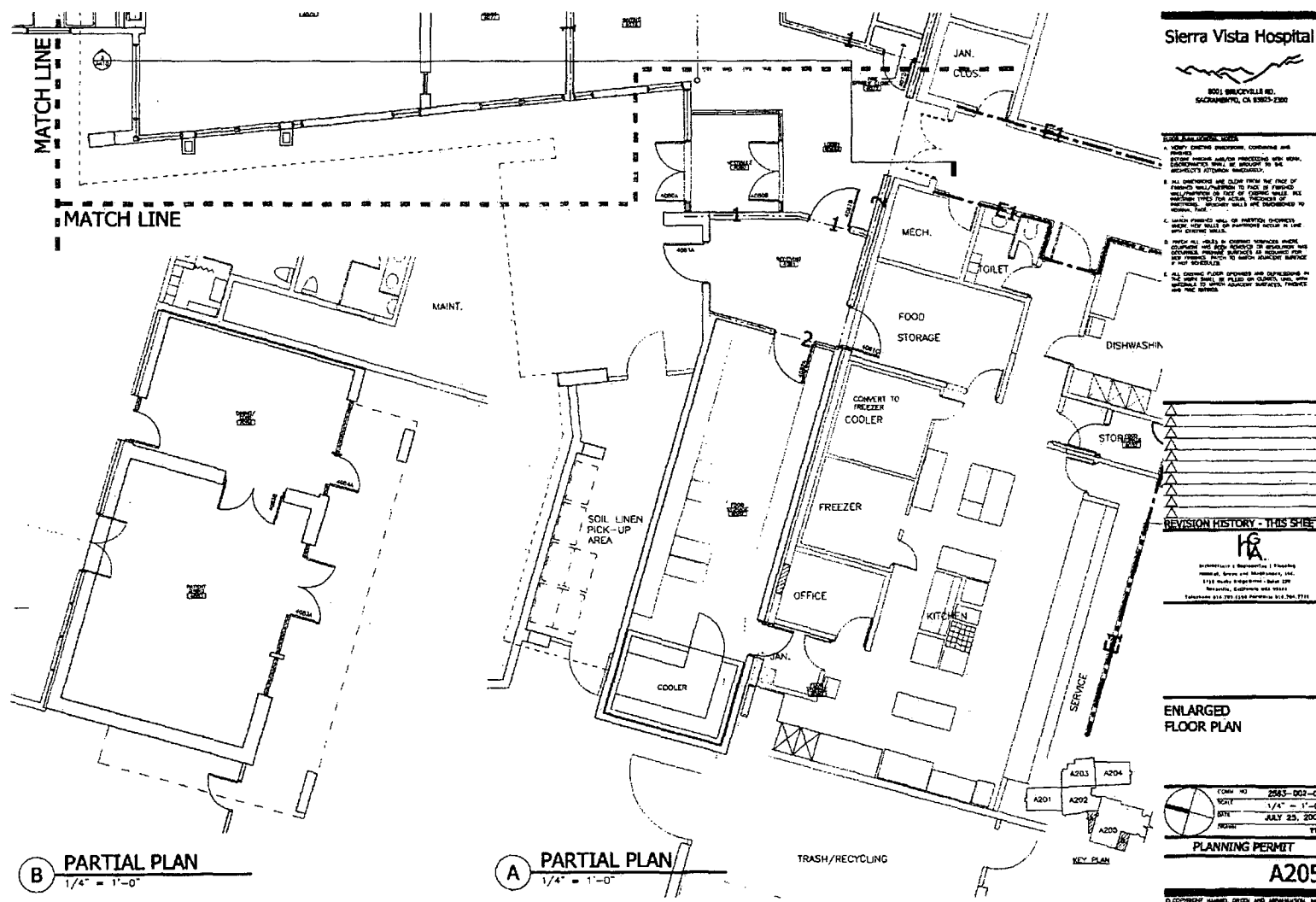
ENLARGED FLOOR PLAN  
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JAN 25, 2007  
PLANNING PERMIT  
A201  
© COPYRIGHT 2007, CH2M HILL BROWN AND CALVERT INC.














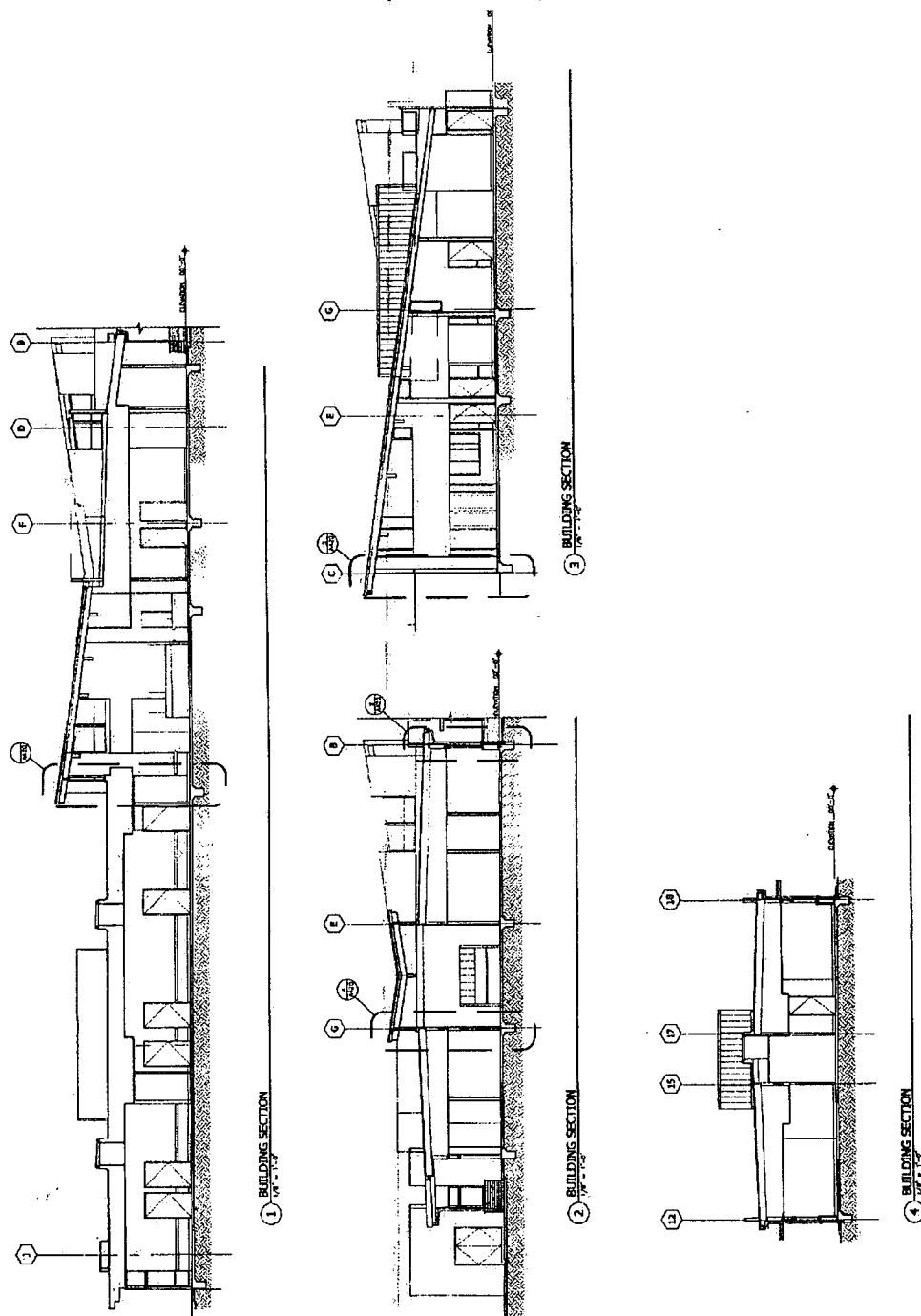
Attachment 11 – Building Sections

**Sierra Vista Hospital**  
 1000 WEST WASHINGTON AVENUE  
 SACRAMENTO, CA 95833-3300

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PROJECT: Sierra Vista Hospital, Inc. 1000 West Washington Avenue, Sacramento, CA 95833-3300 DRAWN BY: J. L. BROWN CHECKED BY: J. L. BROWN DATE: JULY 25, 2006	

BUILDING SECTIONS

	PLAN NO.	2303-202-00
	SCALE	1/8" = 1'-0"
DATE		JULY 25, 2006
DRAWN BY		JLB
CHECKED BY		JLB
PLANNING PERMIT		A410
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Attachment 12 – Typical Patient Room

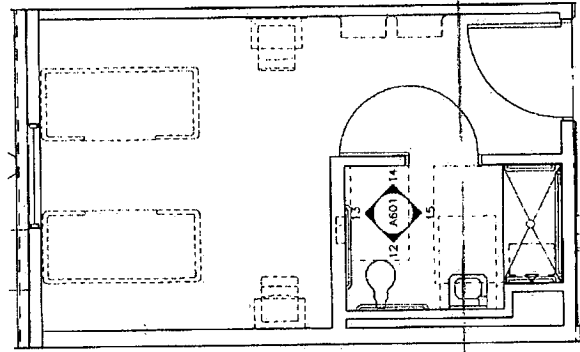
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 801 MILLER BLVD.  
 SACRAMENTO, CA 95820-3900

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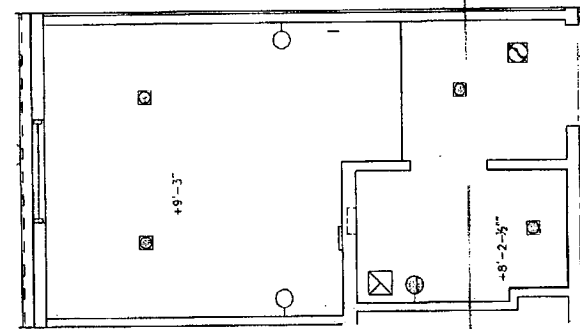
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 & PATIENT TOILET ROOM  
 CEILING, FLOOR PLAN  
 & ELEVATIONS

PLANNING PERMIT  
 A601

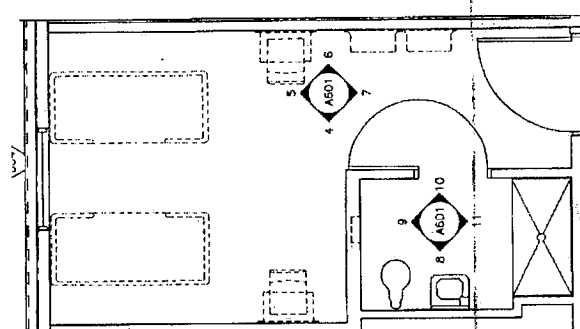
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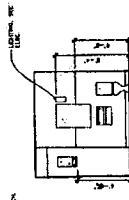
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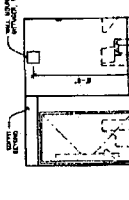
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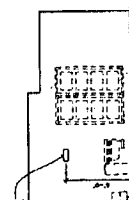
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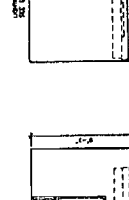
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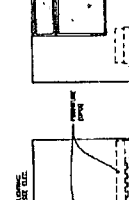
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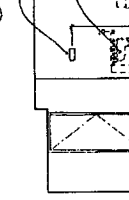
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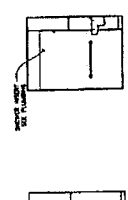
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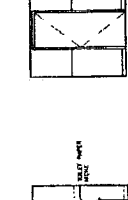
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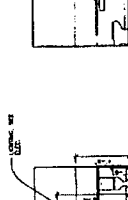
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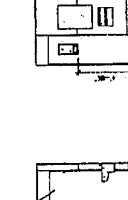
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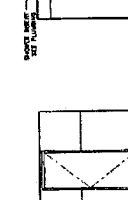
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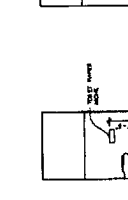
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13 TYP ADA PATIENT TOILET RM



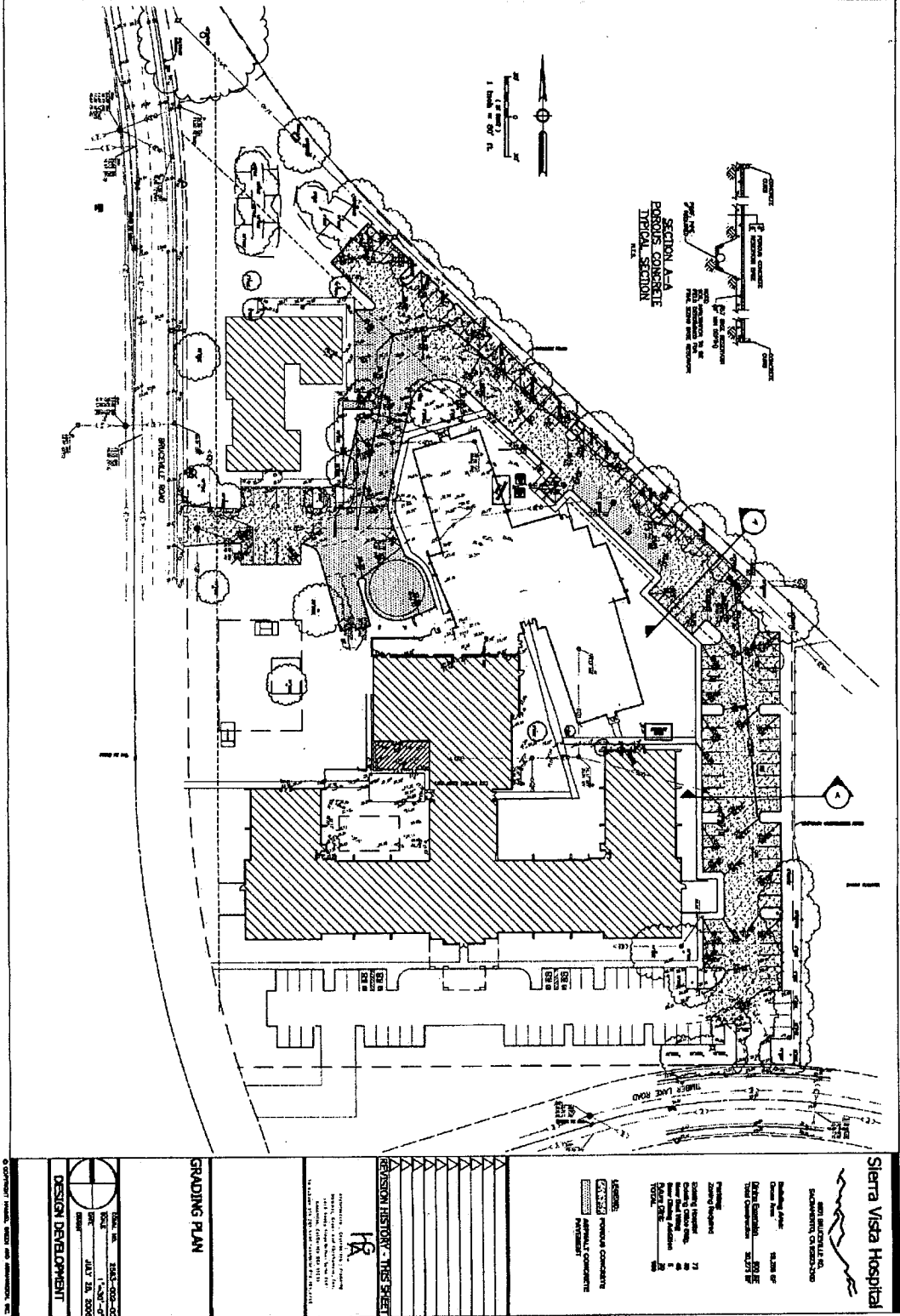
14 TYP ADA PATIENT TOILET RM



15 TYP ADA PATIENT TOILET RM

Subject: Sierra Vista Hospital Expansion (P06-138) January 25, 2007

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Attachment 14 – Tree Planting Plan

