

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b> Jones & Stokes Associates, 1725 23rd St., Sac., CA 95816
<b>OWNER</b> Kaiser Foundation Health Plan, P.O. Box 12916, Oakland, CA 94604
<b>PLANS BY</b> Dreyfuss & Blackford, 3540 Folsom Blvd., Sac., CA 95816
<b>FILING DATE</b> 11/14/88 <b>ENVIR. DET.</b> N.D. 6/6/89 <b>REPORT BY</b> PW:ob
<b>ASSESSOR'S-PCL. NO.</b> 117-0170-075

**APPLICATION:**

- A. Negative Declaration
- B. Special Permit to develop a 40,000 square foot, 48-bed psychiatric hospital at the Kaiser Medical Facility (South)

**LOCATION:** 6600 Bruceville Road

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct and operate a 48-bed inpatient Kaiser psychiatric hospital.

**PROJECT INFORMATION:**

General Plan Designation: Public/Quasi-Public-Misc.  
1986 South Sacramento  
Community Plan Designation: Hospital  
Existing Zoning of Site: H-R  
Existing Land Use of Site: Vacant parcel of Kaiser South Medical Facility.

**Surrounding Land Use and Zoning:**

North: Commercial; C-2  
South: Residential; R-3  
East: Kaiser Hospital; H-R  
West: Residential; R-3

Parking Required: 48-spaces for Psychiatric Hospital,  
Parking Provided: 231 spaces near, Psychiatric Hospital  
1574 spaces for entire Kaiser facility

Property Dimensions: 800' x 840'  
Property Area: 16.67 ± acres  
Square Footage of Building: 40,000  
Height of Building: 26 feet  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Brick and Plaster  
Roof Material: Concrete Tile

000083

**APPLC. NO.** P88-475      **MEETING DATE** July 13, 1989      **ITEM NO** 18

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 16.67± acres on a separate parcel west of the existing Kaiser Hospital Facility in the Hospital-Review (H-R) zone. The General Plan designates the site for Public/Quasi-Public-Misc uses and the 1986 South Sacramento Community Plan for Hospital uses. Surrounding land uses include commercial uses zoned C-2 to the north, apartments zoned R-3 to the south, the Kaiser South Medical Facility to the east, and apartments zoned R-3 to the west.

B. Applicant's Proposal

The applicant, Kaiser Foundation Health, proposes to develop a 48-bed psychiatric hospital as an expansion of the Kaiser South Medical Facility. The one-story, 40,000 square foot inpatient hospital will include 30 adult beds, 10 adolescent beds, and 8 beds to be used for either adults or adolescents. Also, included are physician and administrative offices, group dining and dayroom areas, therapy and seclusion rooms, and indoor and outdoor exercise areas. The applicant has indicated the possibility of future expansion of the psychiatric hospital but has no plans at this time. The future expansion will be subject to special permit approval by the Planning Commission.

C. Site Plan

The submitted site plan indicates the location of the proposed psychiatric hospital adjacent to the west of the existing Kaiser Hospital facility (see site plan). Access to the project will be provided from Bruceville Road (main access), Valley Hi Drive and a service drive along Wyndham Drive. A large surplus of parking is provided along the southern portion of the site which is in close proximity to the public entry and drop-off. The surplus parking which includes a total of 231 spaces is being developed in the event that the psychiatric hospital is expanded in the future and to ensure adequate parking for the overall Kaiser South Facility. Staff recommends that all driveways, including the Valley Hi drive and Wyndham Drive access points be reviewed and approved by the Traffic Engineer prior to issuance of building permits. Within the proposed parking lot, staff suggest incorporating a decorative design, possibly brick to the walkway from the proposed RV parking to the sidewalk along Wyndham Drive. This would provide pedestrian access to the families staying in the RV's to the adjacent existing convenience store.

No landscape plan was submitted. Staff recommends extensive turfed berming around the perimeter of the site and the liberal use of trees. The landscaping should especially be prominent along the northern side of the hospital to both give the patients a nice environment to look at and to provide additional screening from Bruceville Road. Detailed landscape plans should be submitted for Planning Staff review and approval prior to issuance of building permits.

000089

D. Building Elevations

The submitted exterior elevations indicate a low-scale, residential style of building. The one-story building consists primarily of brick and stucco with a storefront window system and concrete tile roof.

The building elevations were reviewed by Design Review staff and found to be generally acceptable. Staff does suggest a high level of detail to achieve a residential feeling for both the patients and visitors. Staff recommends the following minor revisions to enhance the building design:

- o No roll-up doors
- o Screening of the service yard with brick wall
- o Use of colored window frames to accent the brick/stucco
- o Use of soldier course brick design at the point where brick and stucco join together
- o Incorporate some decorative detail into the brick columns
- o Use of copper coping along the gutter and building separations.

The design and materials revisions will be reviewed and approved on the elevations by planning staff prior to issuance of building permits.

E. Description of Operations

The Kaiser South Psychiatric Hospital will be a private inpatient hospital for Kaiser Permanente subscribers. Patients will include both adults and adolescents. The Hospital is being constructed to accommodate a lockdown provision. The Hospital is not a long term care facility such as an institutionalized State or County Hospital setting but rather a therapeutic structure to enable patients to re-enter society.

Kaiser has held five community meetings to discuss the hospital proposal with the surrounding public. The meeting's were sanctioned by Councilman Kastanis and were received favorably. Planning staff has not received any objections from the public.

Planning staff has no objection's to the development of the Kaiser Psychiatric Hospital and recommend approval of the Special Permit.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment: therefore, a Negative Declaration has been prepared.

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

- A. Ratify the Negative Declaration
- B. Approve the Special Permit to develop a 48-bed Psychiatric Hospital at the Kaiser South Medical Facility subject to conditions and based upon findings of fact which follow:

000070

Conditions

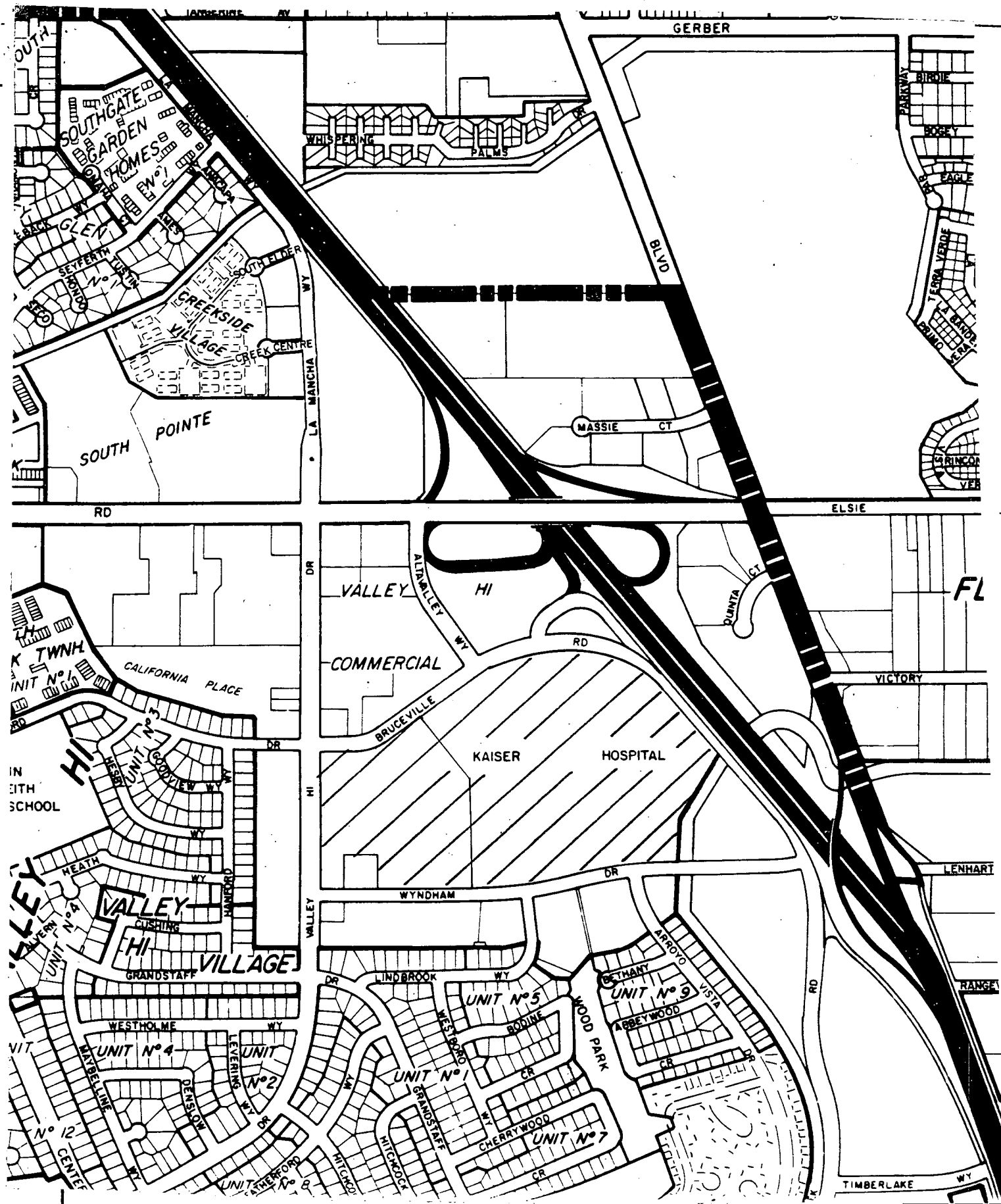
1. The applicant shall provide a walkway from the RV Parking area to the sidewalk along Wyndham Drive.
2. The applicant shall provide a decorative material on the walkway from the parking lot to the main entrance.
3. The applicant shall submit a detailed landscape plan for review and approval by Planning staff prior to issuance of final building permits.
4. The applicant shall revise building elevations to incorporate the following:
  - a. No roll-up doors
  - b. Screening of the service yard with a brick wall
  - c. Colored window frames to accent the brick and stucco
  - d. A decorative detail into the brick columns
  - e. Copper gutters and coping along building separations

The revised elevations shall be reviewed and approved by Planning staff prior to issuance of final building permits.

Findings of Fact

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed psychiatric hospital is located within the Kaiser South Medical Complex and has good access to the surrounding area.
2. The proposed project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that:
  - a. adequate parking is provided;
  - b. adequate landscaping is provided; and
  - c. adequate provisions have been incorporated to insure the security and safety of the surrounding areas.
3. The proposed project is consistent with the 1986 South Sacramento Community Plan in that the plan designates the site for hospital uses and the proposed Psychiatric Hospital conforms to this designation.

000071



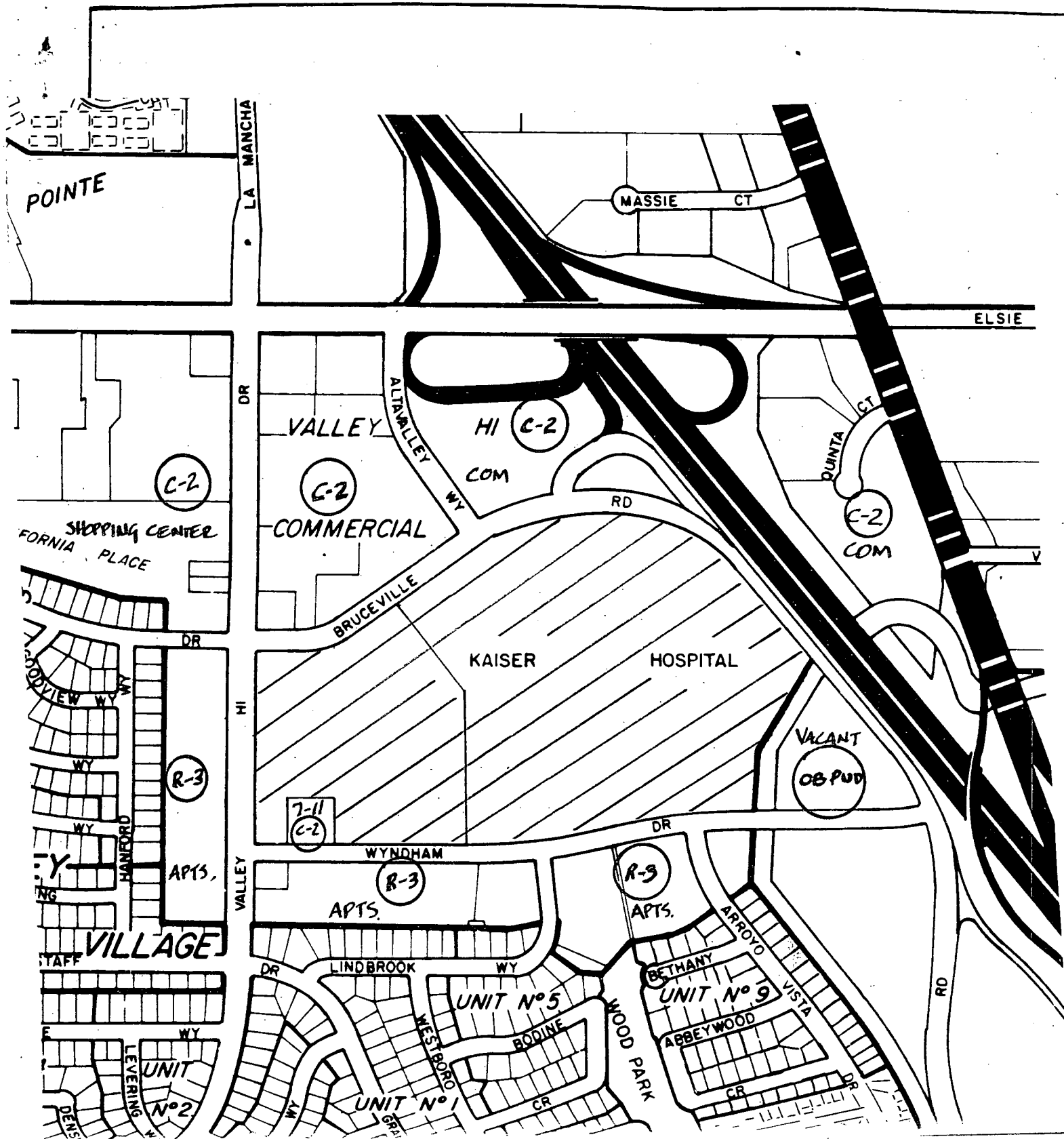
**VICINITY MAP**

000103

P88-475

7/13/89

#18



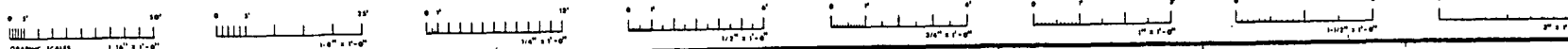
## LAND USE & ZONING MAP

P88-475

000207

7/13/89

#18



IF THIS SHEET IS NOT 30" x 42", IT IS A REDUCED PRINT - SCALE ACCORDINGLY

PROGRESS PRINT  
PLEASE DATE

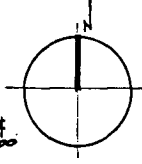
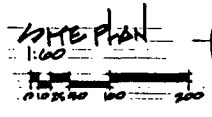
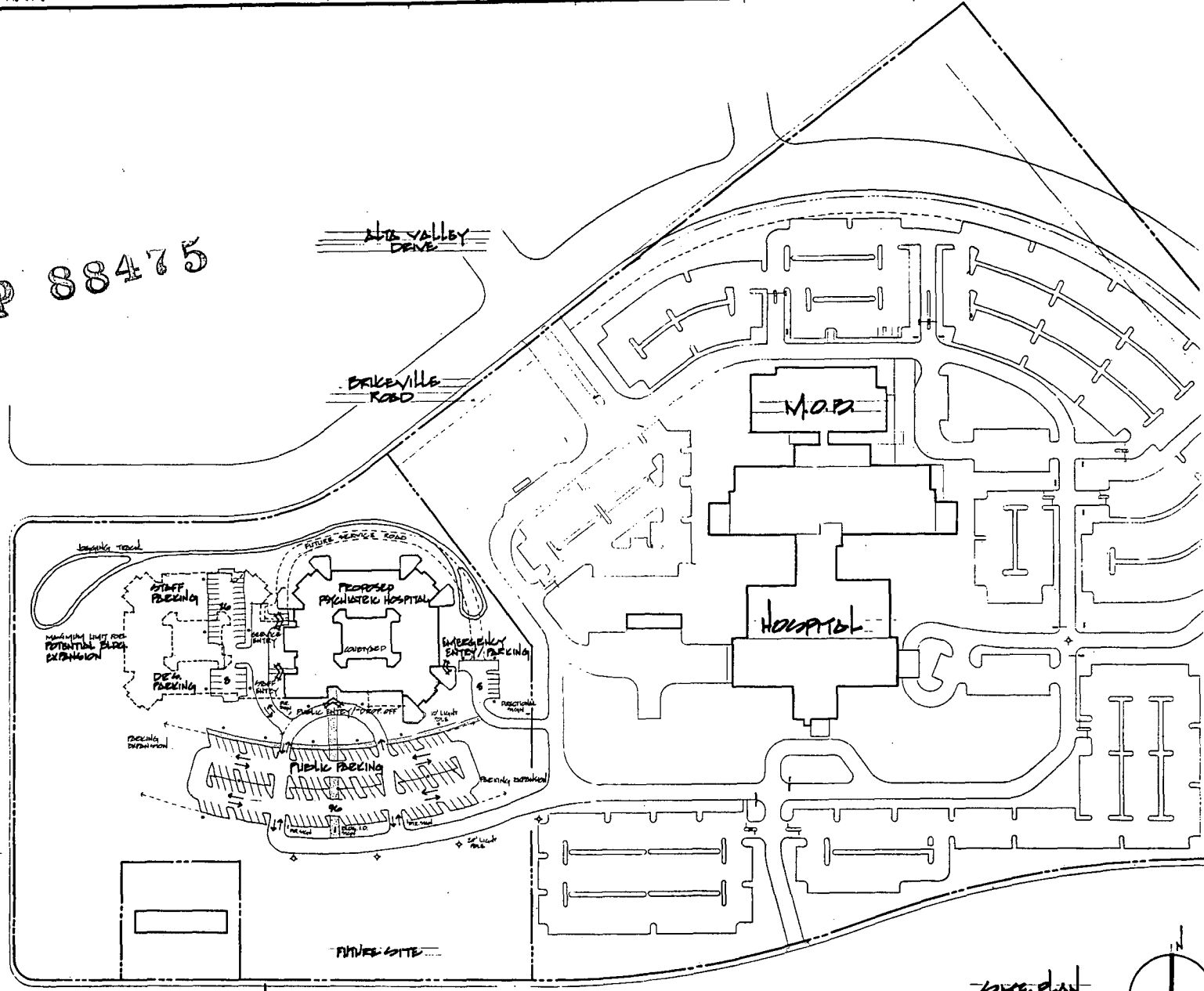
P 88475

ALTA VALLEY DRIVE

BRIDGEVILLE ROAD

VALLEY DR DRIVE

WYNHON DRIVE



Facilities Development  
Post Office Box 12916  
Oakland, California 94604

Revisions	No.	DATE	BY

**SCHEMATICS**

The documents in the entirety of this contract are to be read together and shall constitute the entire agreement between the parties hereto. No oral or written amendments shall be binding unless they are in writing and signed by both parties.

Project Architect Approval: \_\_\_\_\_

Architect/Engineer Of Record:

**DBE**

DBE/PAES BLACKFORD ENGLER ARCHITECTS  
1000 10TH AVENUE, SUITE 1000  
SAN FRANCISCO, CA 94103

Facility: **SOUTH SACRAMENTO MEDICAL CENTER**  
Project: **PSYCHIATRIC HOSPITAL**  
Sheet Title: \_\_\_\_\_

DBE Job no. 88200.00	CSA	CSA 180-902
Scale	Sheet	<b>1</b>
Drawn By	Issue Date	14 NOV '88
Check By		

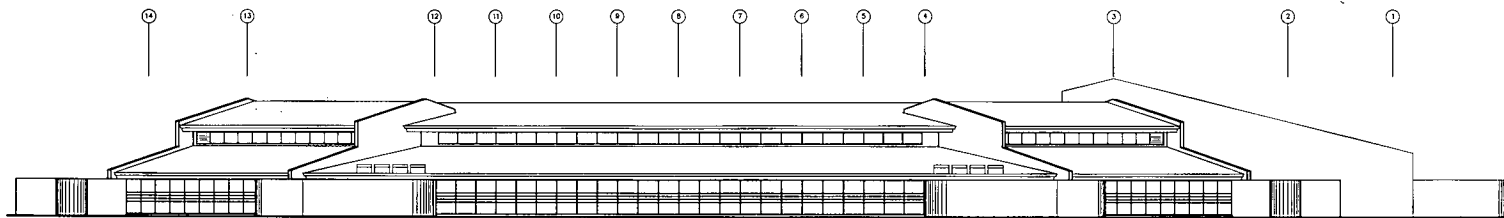
P88-475

7/13/89

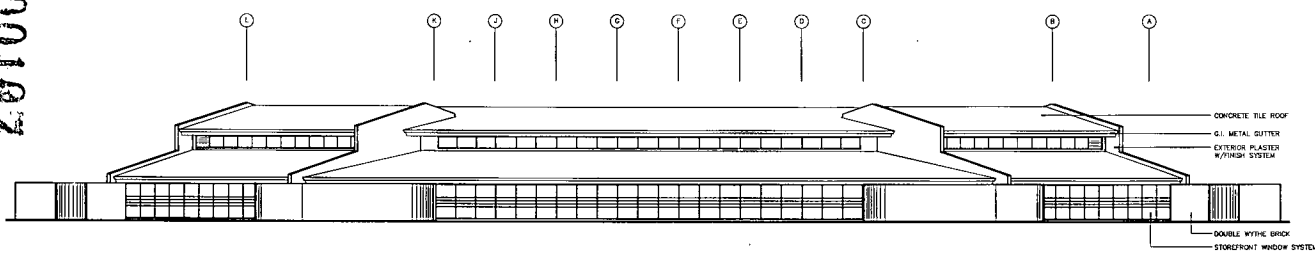
#18



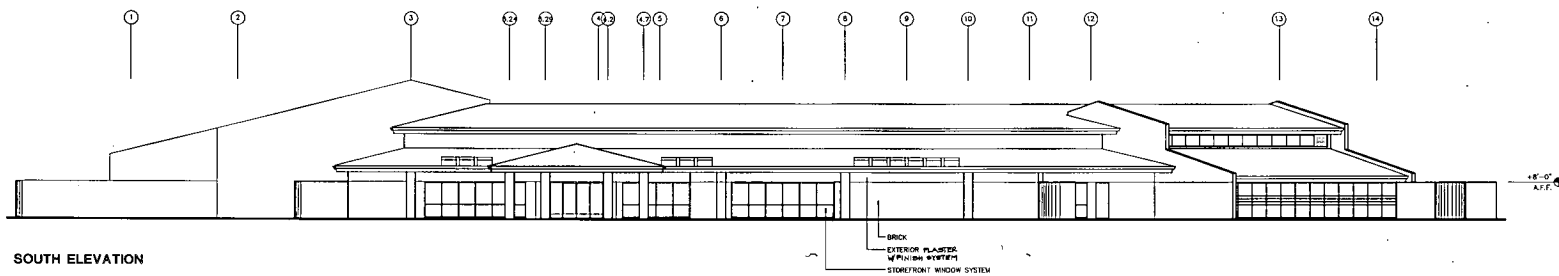
IF THIS SHEET IS NOT 30" X 42", IT IS A REDUCED PRINT - SCALE ACCORDINGLY



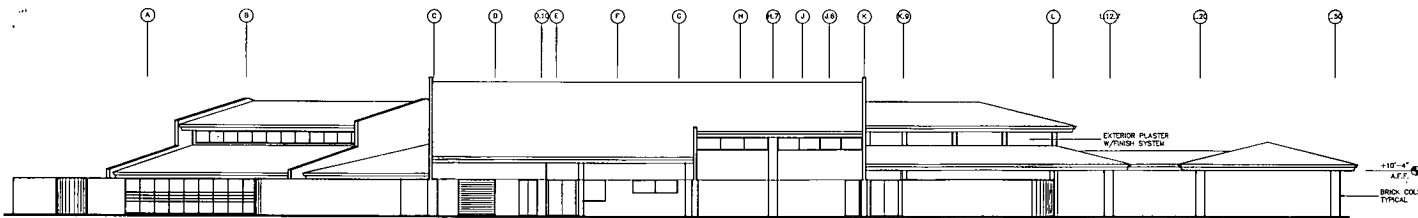
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

**KAISER PERMANENTE**  
Kaiser Foundation Hospitals

Facilities Development  
Post Office Box 12916  
Oakland, California 94604

Revisions

No.	Revision	By	Date	Appr.

TED FERRELL - PROJECT MANAGER

LARRY BROWN - FACILITY

DAVE SUNN-BOWE - RN FACILITY

ELEVATIONS

This document is the property of the Owner and is not to be used without his written permission.

Project Architect Approval:

Architect/Engineer Of Record:



**Dreyfuss & Blackford Architects**  
3540 Folsom Boulevard  
Sacramento, Ca 95816  
Call #916 483-1134  
Fax #916 483-1128

Facility  
**SOUTH SACRAMENTO  
MEDICAL CENTER**

Project  
**PSYCHIATRIC  
HOSPITAL**

Sheet Title  
**EXTERIOR ELEVATIONS**

DBE Job no. 88200.00

Scale 3/32" = 1'-0"	ECA	DCA
Drawn By	150-902	
Check By	Sheet	
Issue Date 6/13/89	<b>A3.4</b>	Of 1 Sheets

50% C.D. SUBMITTAL



IF THIS SHEET IS NOT 30" X 42", IT IS A REDUCED PRINT - SCALE ACCORDINGLY



Facilities Development  
Post Office Box 12916  
Oakland, California 94604

Revision	No.	Revision	By	Date	App.

SITE PLAN

This document is the property of the Owner and is not to be used without his written permission.  
Project Architect Approval: \_\_\_\_\_

Architect/Engineer Of Record: \_\_\_\_\_



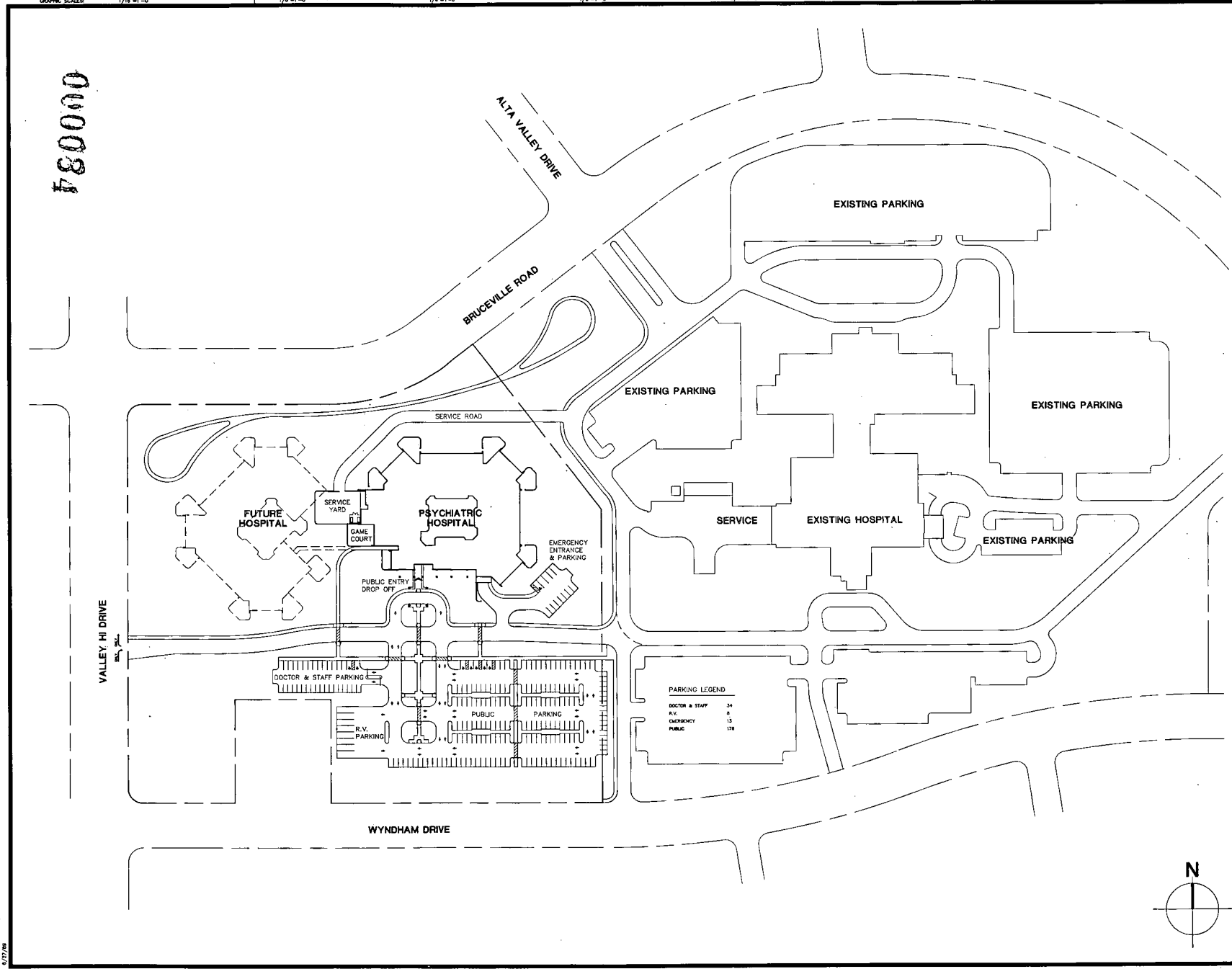
Dreyfuss & Blackford Architects  
3540 Folsom Boulevard Call 916 453-1234  
Sacramento, Ca 95816 Fax 916 453-1238

Facility  
**SOUTH SACRAMENTO MEDICAL CENTER**  
Project  
**PSYCHIATRIC HOSPITAL**

Sheet Title  
**SITE PLAN**

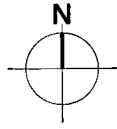
DBE job no. 88200.00

Scale 1"=50'-0"	ECA 150-902
Drawn By	Sheet
Chk'd By	<b>A11</b>
Issue Date 6/13/89	Of Sheets



PARKING LEGEND

DOCTOR & STAFF	34
R.V.	6
EMERGENCY	13
PUBLIC	178



P88-475

000084

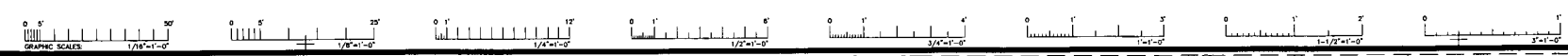
7/13/89

# 18

P88-475

7/13/89

#18



IF THIS SHEET IS NOT 30" x 42", IT IS A REDUCED PRINT - SCALE ACCORDINGLY



Facilities Development  
Post Office Box 12916  
Oakland, California 94604

Revisions	
No.	Date
TED TERRELL - PROJECT MANAGER	
LARRY BROWN - FACILITY	
DAVE DURN-BOWE - RN FACILITY	

FLOOR PLAN

This document is the property of the Owner and is not to be used without his written permission.  
Project Architect Approval: \_\_\_\_\_  
Architect/Engineer Of Record: \_\_\_\_\_

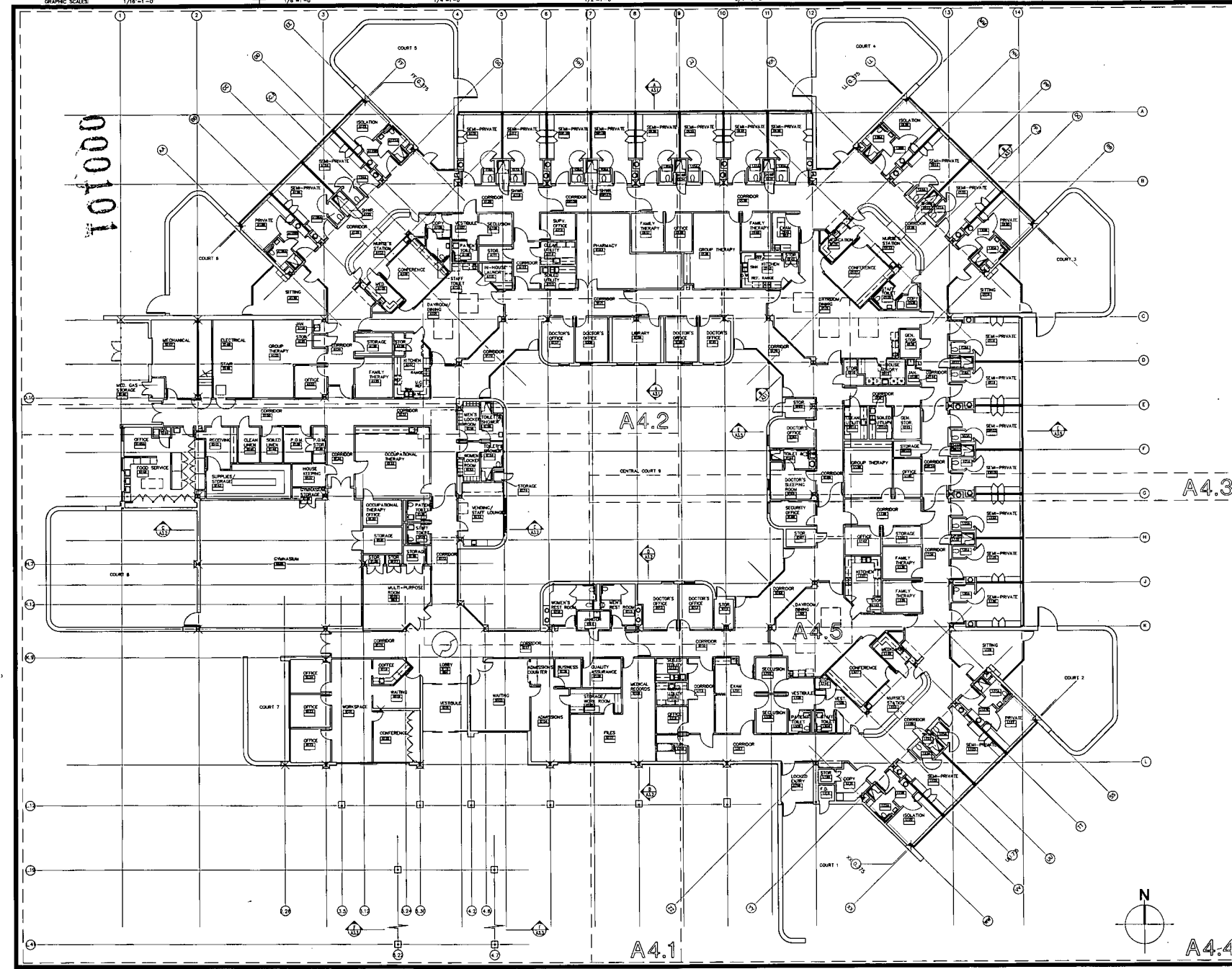


Dreyfuss & Blackford Architects  
3540 Folsom Boulevard Call 916 433-1234  
Sacramento, Ca 95816 Fax 916 433-1238

Facility  
**SOUTH SACRAMENTO MEDICAL CENTER**  
Project  
**PSYCHIATRIC HOSPITAL**

Sheet Title  
**FLOOR PLAN**

DBE job no. 88200.00	Scale 1/32" = 1'-0"	ECA 160-802
Drawn By FJU	Sheet A2.1	Of Sheets
Issue Date 6/13/89		



100101

CLINIC PARKING		
	REQUIRED (1)	PROPOSED (2)
STAFF	434	828
VISITORS	854	474
TOTAL	828	1002

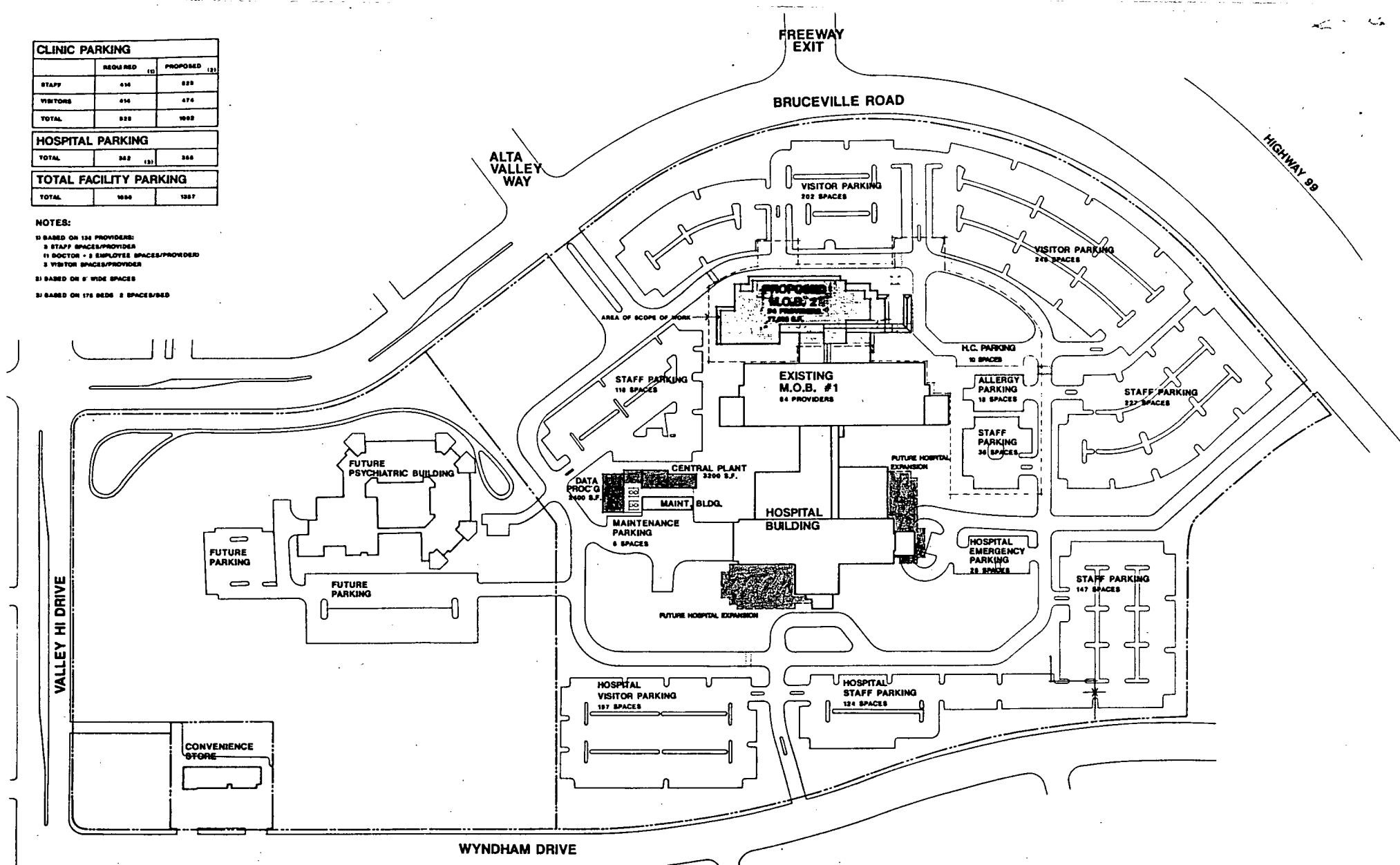
HOSPITAL PARKING		
TOTAL	342 (3)	366

TOTAL FACILITY PARKING		
TOTAL	1090	1367

**NOTES:**

- 1) BASED ON 134 PROVIDERS:
- 2) STAFF SPACES/PROVIDER
- 3) DOCTOR + 2 EMPLOYEE SPACES/PROVIDER
- 4) VISITOR SPACES/PROVIDER
- 5) BASED ON 8' WIDE SPACES
- 6) BASED ON 176 BEDS 2 SPACES/BED



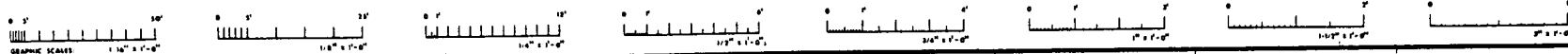
# PROPOSED MEDICAL OFFICE BLDG. M.O.B. #2

MASTER PLAN

FEBRUARY 3, 1989 SCALE: 1" = 60'-0" DCA NO. 160-903

SOUTH SACRAMENTO MEDICAL CENTER M.O.B. 2  
KAISER FOUNDATION HOSPITALS

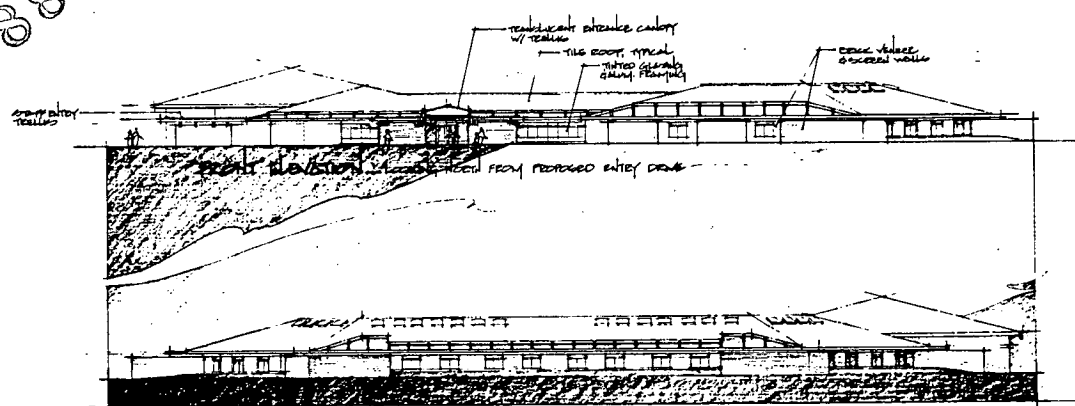
LIONAKIS-BEAUMONT DESIGN GROUP  
SACRAMENTO, CALIFORNIA (916) 486-1303



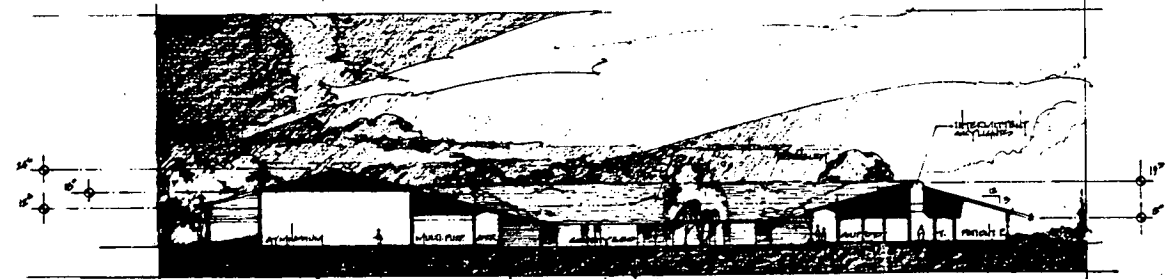
IF THIS SHEET IS NOT 30\"/>

PROGRESS PRINT  
 FINAL DATE

88475

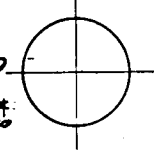


"REAR" ELEVATION...looking south from entrance road



BUILDING CROSS SECTION...looking north-south side central catwalk

ELEVATIONS  
 1/8" = 1'-0"



Facilities Development  
 Post Office Box 12916  
 Oakland, California 94604

No.	Description	By	Date

**SCHEMATICS**

This document is the property of the Owner and is not to be used without the written permission of the Architect/Engineer of Record.

Project Architect Approval: \_\_\_\_\_  
 Architect/Engineer Of Record: \_\_\_\_\_



Facility: SOUTH SACRAMENTO MEDICAL CENTER  
 Project:

PSYCHIATRIC HOSPITAL  
 Sheet Title:

DBE Job no. 88200.00

Scale: ECA 180-902  
 Drawn By: \_\_\_\_\_  
 Check By: \_\_\_\_\_  
 Issue Date: 14 NOV '88

Sheet: **3**

CLINIC PARKING		
	REQUIRED (1)	PROPOSED (2)
STAFF	414	528
VISITORS	414	476
TOTAL	828	1004

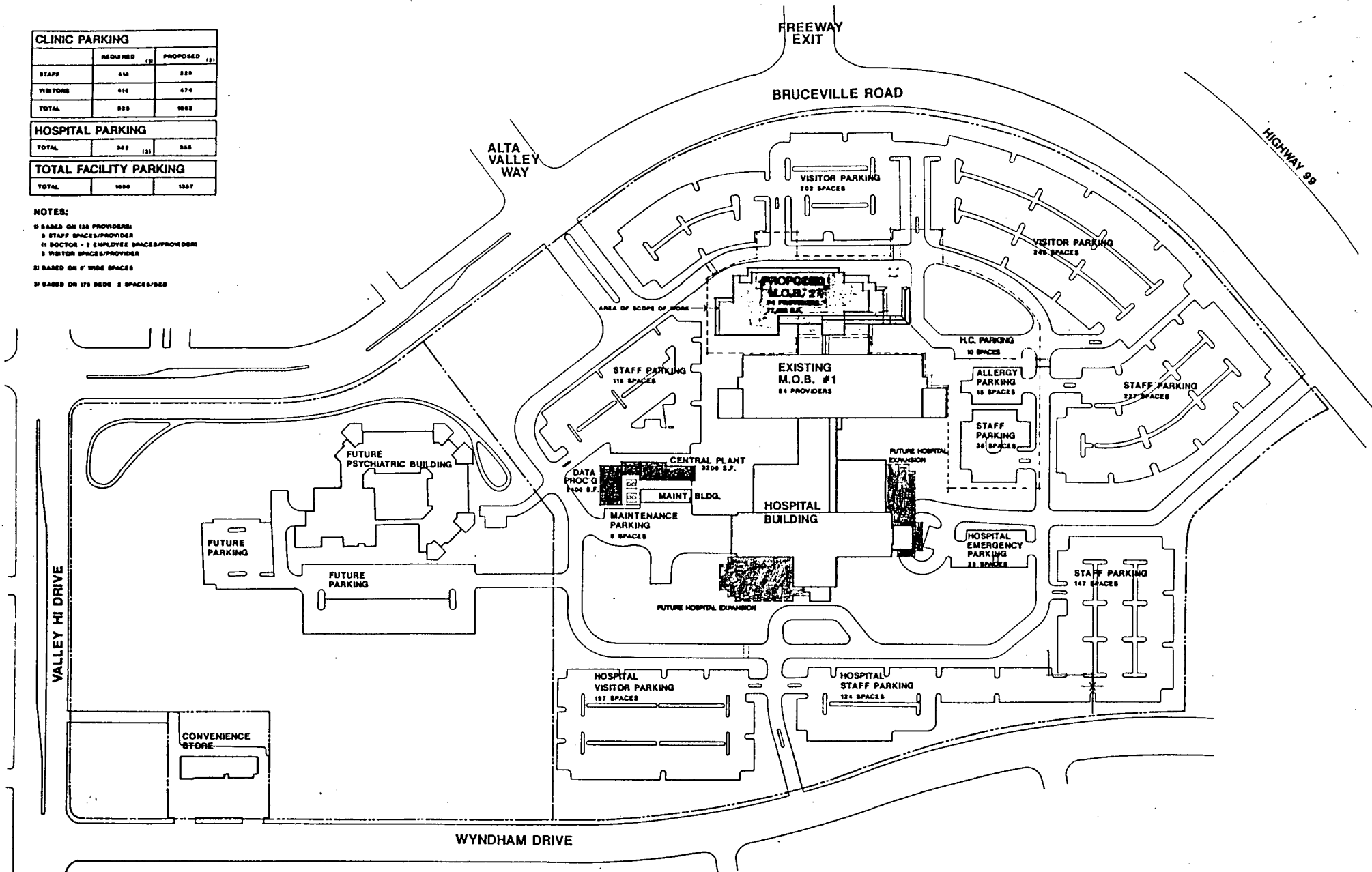
HOSPITAL PARKING		
	REQUIRED (3)	PROPOSED (4)
TOTAL	389	558

TOTAL FACILITY PARKING		
	REQUIRED (5)	PROPOSED (6)
TOTAL	1217	1562

**NOTES:**

- 1) BASED ON 130 PROVIDERS
- 2) STAFF SPACES/PROVIDER
- 3) DOCTOR - 2 EMPLOYEE SPACES/PROVIDER
- 4) VISITOR SPACES/PROVIDER
- 5) BASED ON 8' WIDE SPACES
- 6) BASED ON 175 SEDE 2 SPACES/SEDE



**MASTER PLAN**

**SOUTH SACRAMENTO MEDICAL CENTER M.O.B. 2**  
KAISER FOUNDATION HOSPITALS

FEBRUARY 3, 1989

SCALE: 1" = 80'-0"

DCA NO. 160-903

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

**EXHIBIT B**

CLINIC PARKING		
	REQUIRED	PROPOSED
STAFF	416	828
VISITORS	416	474
TOTAL	832	1302

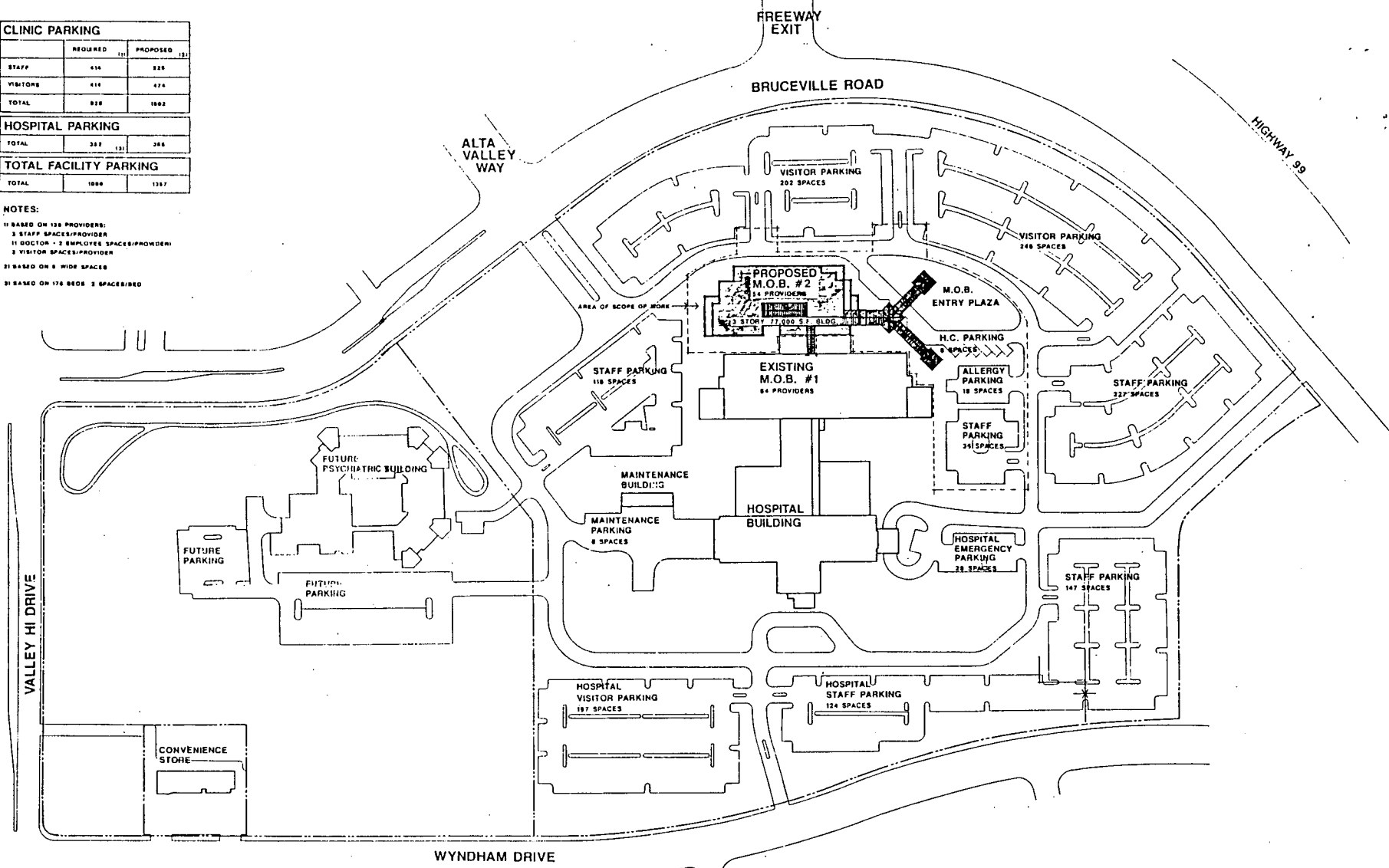
HOSPITAL PARKING		
	REQUIRED	PROPOSED
TOTAL	382	288

TOTAL FACILITY PARKING		
	REQUIRED	PROPOSED
TOTAL	1214	1590

**NOTES:**

- 1) BASED ON 120 PROVIDERS
- 2) STAFF SPACES/PROVIDER
- 1) DOCTOR - 2 EMPLOYEE SPACES/PROVIDER
- 2) VISITOR SPACES/PROVIDER
- 3) BASED ON 8 WIDE SPACES
- 4) BASED ON 175 BEDS - 3 SPACES/BED



**PROPOSED MEDICAL OFFICE BLDG. M.O.B. #2**

MASTER PLAN

SOUTH SACRAMENTO MEDICAL CENTER M.O.B. 2  
KAISER FOUNDATION HOSPITALS

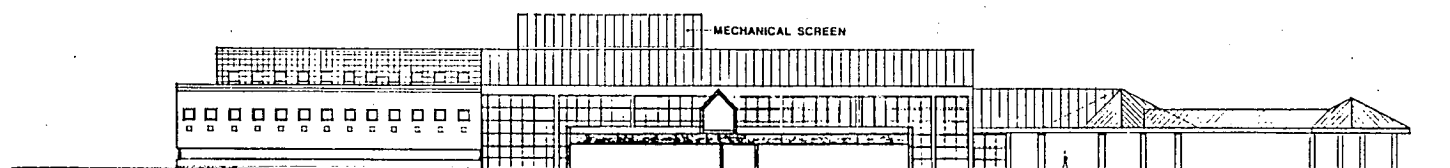
OCTOBER 20, 1988

SCALE: 1" = 60'-0" DCA NO. 180-903

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

P88257 4

EXHIBIT C

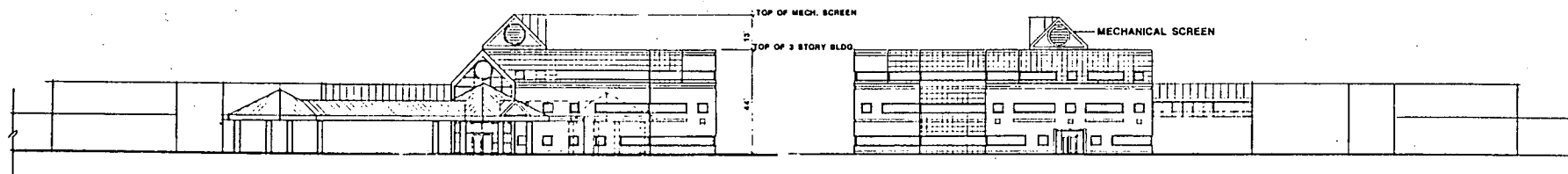


SOUTH ELEVATION

EXISTING M.O.B. #1

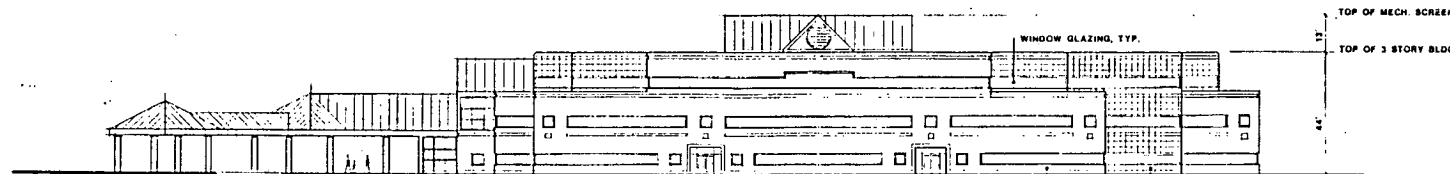
MAIN ENTRY

COVERED ENTRY CANOPY



EAST ELEVATION

WEST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS

SOUTH SACRAMENTO MEDICAL CENTER M.O.B. 2  
KAISER FOUNDATION HOSPITALS

OCTOBER 28, 1988

SCALE: 1/16" = 1'-0"



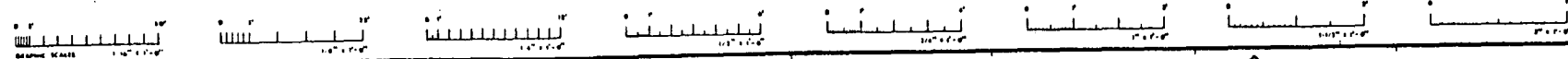
DCA NO. 150-903

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

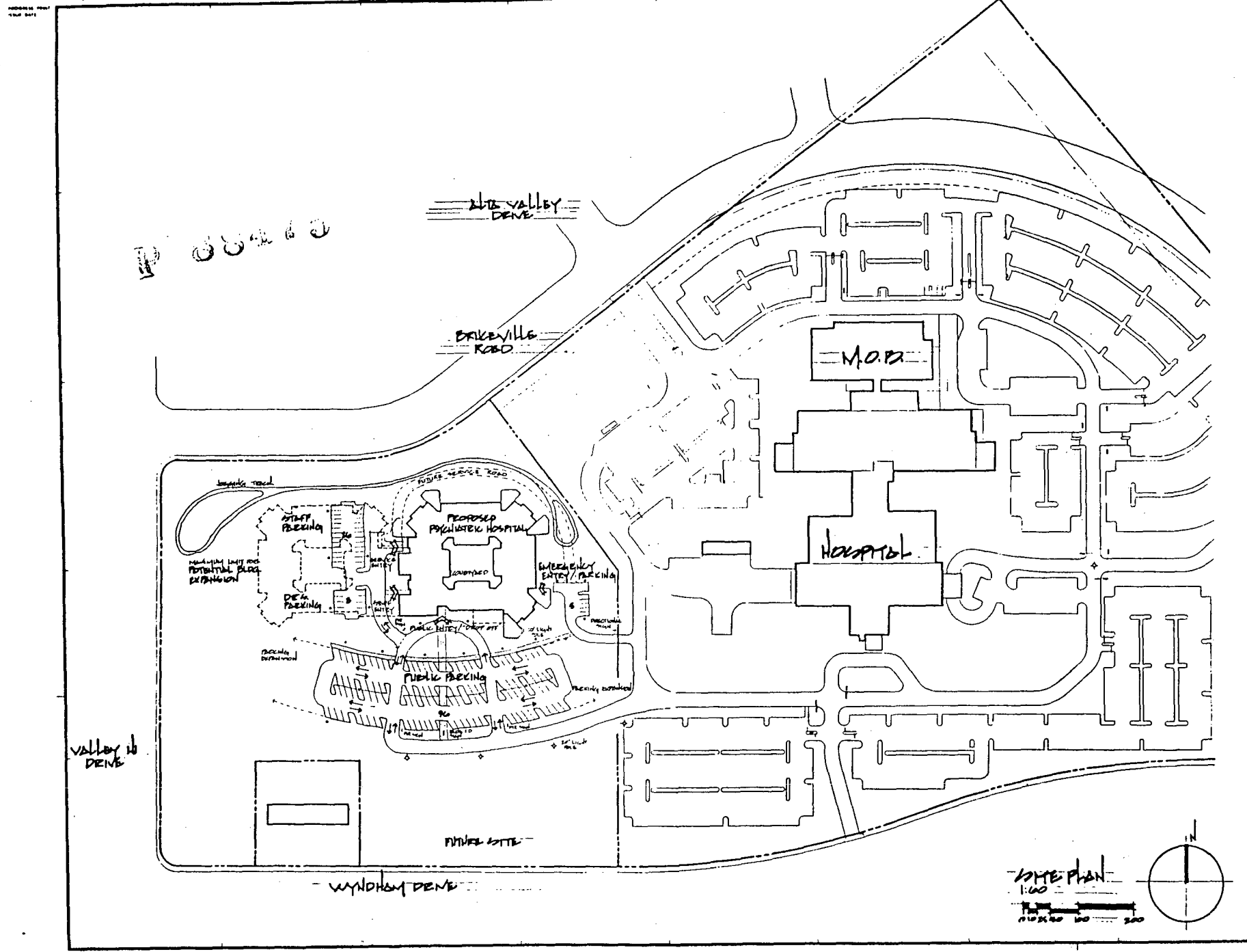
EXHIBIT D

000102

100000



IF THIS SHEET IS NOT 20 1/2" x 34 1/2" IS A GENERAL PRINT - SCALE ACCORDINGLY



**KAISER PERMANENTE**  
Kaiser Foundation Hospitals

Facilities Development  
Post Office Box 12916  
Oakland, California 94604

Revisions	By	Date	Notes

**SCHEMATICS**

This is a preliminary drawing of the proposed project. It is not to be used for construction purposes without the approval of the architect.

**DBE**  
9161 452-1234  
DREW PUGH BLACKFORD EMBLER ARCHITECTS  
SAN FRANCISCO, CA 94102

Facility: **SOUTH SACRAMENTO MEDICAL CENTER**

Project: **PSYCHIATRIC HOSPITAL**

DBE Job No. 88200.00  
Scale: ECA (180-902)  
Drawn By: [Signature]  
Checked By: [Signature]  
Issue Date: 14 NOV '88

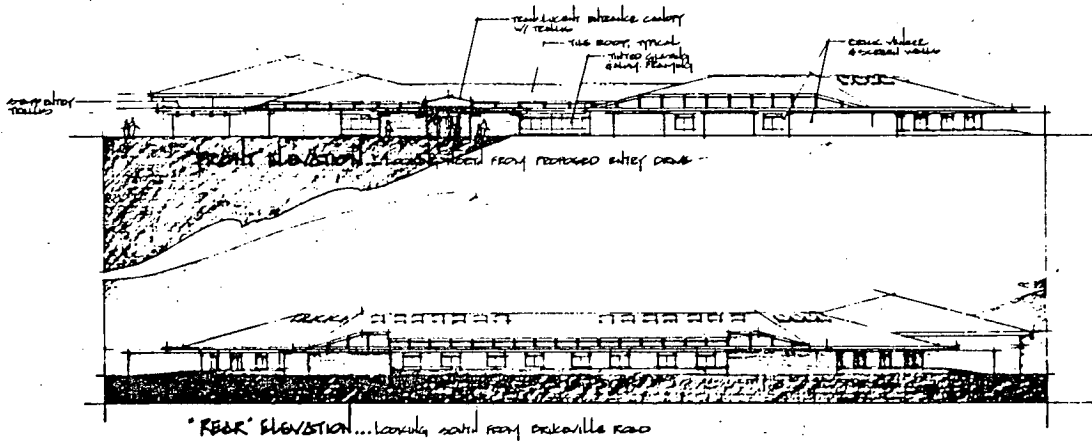
EXHIBIT E



IF THIS SHEET IS NOT REFERRED TO IN A REDUCED PRINT - READ ACCURATELY

FIGURES IN PARENTHESIS SHOW SCALE

001000

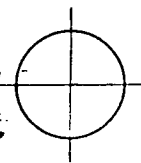


"FRONT" ELEVATION... looking south from proposed entry drive



BUILDING CROSS SECTION... looking north-south along the central corridor

ELEVATIONS  
1/8" = 1'-0"



Facilities Development  
Post Office Box 12916  
Oakland, California 94604

**SCHEMATICS**

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.

Project Approved Approval

Author/Designer Of Record

**DBE**  
1916 452-1234  
DREWYSE BLACKSTONE ENRLEA ARCHITECTS  
1000 14th St. N.W.

Facility  
**SOUTH SACRAMENTO  
MEDICAL CENTER**  
Project  
**PSYCHIATRIC  
HOSPITAL**  
Sheet Title

DBE Job No. 68200 00

Scale	ICA	Rev.	(80-902)
Drawn By		Sheet	<b>3</b>
Check By		Issue Date	14 NOV '88

EXHIBIT F