



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

July 13, 1983

APPROVED  
BY THE CITY COUNCIL

City Council  
Sacramento, California

JUL 19 1983

Honorable Members in Session:

OFFICE OF THE  
CITY CLERK

SUBJECT: Sutter Community Hospital (P-9600; DR83-125)

LOCATION: Blocks bounded by 28th, K, and 29th Streets and Capitol Avenue

SUMMARY

The Council instructed the Design Review/Preservation Board to review the subject project and to submit comments back to the full Council for review prior to issuance of a building permit.

At the June 15 meeting, the Board reviewed the designs of the new hospital building, the skywalk that will connect the old and new hospital building, and the Energy Building. The Board had concerns about the design of the hospital building, but recommended its approval with conditions. It was recommended that the skywalk and the Energy Building be redesigned. At the July 6 meeting, the Board reviewed a redesign of the skywalk and recommended for its approval.

BACKGROUND INFORMATION

The Board received public comment at their regular meeting of June 15, 1983. At that meeting, Mr. Dick Troy, Director of the Capitol State Parks and Museums and Mr. Rick Stevenson, 2307 'L' Street, Sacramento, presented public comment. Mr. Troy supported staff recommendations. He was concerned about the amount of ambient light which would shine into the interior of the fort, but felt that any problem could be worked out with the hospital at a later date. Mr. Stevenson was in support of staff recommendations but wished to alert the developer to the needs for mitigation measures to protect known or unknown archaeological data on site.

Hospital Building

Some Board members felt that the project needed a total new design and that what was presented may be well designed but was not appropriate for this area of the Central City. It was unfortunate that the applicant had not brought the proposed project to the Board in the preliminary stage when changes to the design could have been made. Given the complexity of hospital design and layout, the Board felt that outside of a total new design, it would be useless to require minor design changes. Given the reality of the situation, the Board voted to recommend approval of the hospital building to the Council.

Vote of Board: 4 ayes; 2 noes, 2 abstentions; 1 vacancy

New Energy Building

The Board agreed with concerns as outlined in the attached staff report. The Board did not want to specify a particular type of design, but was firm in its desire for the building to be compatible with the old Tavern Building. The Board therefore voted to recommend to Council that the Energy Building be redesigned and the new design be brought back to the Board for review and comment to be submitted to Council, or for the new design to be reviewed and approved at Board level.

Vote of Board: 6 ayes; 2 abstentions; 1 vacancy

Skywalk

June 15, 1983 - The Board agreed with concerns as outlined in the attached staff report and requested the applicant to redesign the skywalk to be more compatible with the new hospital building. The Board therefore voted to recommend to Council that the skywalk be redesigned and the new design be brought back to the Board for review and comment to be resubmitted to the Council, or for the new design to be reviewed and approved at Board level.

Vote of Board: 6 ayes; 2 abstentions; 1 vacancy

July 6, 1983 - The Board agreed with staff that the redesigned skywalk is compatible with the design of the new hospital. The Board therefore voted to recommend to the Council approval of the revised skywalk design.

Vote of Board: 3 ayes; 2 noes; two abstentions, 2 absent

Site Layout and Landscaping

The Board was concerned with the width of the entry drive on 'L' Street. It was felt that too wide a driveway opening was placed in the sidewalk. This could cause a safety hazard to pedestrians. The Traffic Engineering section has also voiced concerns about the entrance/exit points.

In addition to staff recommendations, concerning landscaping, the Board also recommended that more evergreen trees along with deciduous trees be planted in denser groups along 28th Street.

STAFF RECOMMENDATION

Staff recommends that Council approve the hospital and skywalk designs with the following conditions:

1. Higher berming along 28th Street and the western portion of 'L' Street west of the diagonal entry drive.

- 2. Evergreen and deciduous trees planted along 28th Street and the western portion of 'L' Street west of the diagonal entry drive.
- 3. With approval of Traffic Engineering, ground cover planting areas to be added between the curb line and the outside edge of all new sidewalks. Planting area to be irrigated.
- 4. Applicant to work with the Metropolitan Arts Commission to develop exterior art work suitable to the area and the structure.

Staff recommends that the Council instruct the applicant to redesign the Energy Building, taking into account staff and Board concerns and to make changes to the site landscaping plan which reflects Board concerns, as well as meeting with the Traffic Engineering section to rectify Board and staff concerns regarding the entry/exit driveway.

Respectfully submitted,

*Howard J. Hastings*  
 for Richard B. Hastings  
 Design Review/Preservation Director

RECOMMENDATION APPROVED:

*Marty Van Duyn*  
 Marty Van Duyn, Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:

*Walter J. Slipes, Jr.*  
 For: Walter J. Slipes, City Manager

RBH:RNL:cp  
 Attachment  
 P-9600  
 DR83-125

July 19, 1983  
 District No. 4



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

July 1, 1983

Design Review and Preservation Board  
Sacramento, California

Members in Session:

On June 15, 1983 the Board reviewed the design of the new Sutter Hospital as directed by the City Council. Though concerned with the design of the hospital building, the Board recommended its approval subject to conditions (see attachment). The Board also recommended however, redesign of the skywalk and the energy building.

The applicant has submitted revised plans of the skywalk for Board consideration (Exhibit A). The redesign of the energy building is not yet complete and will be submitted at a later date.

STAFF EVALUATION: The Board agreed with the concern of staff that the angle bracing design of the skywalk structure (See Exhibit B) connecting the old hospital with the new hospital matched neither building.

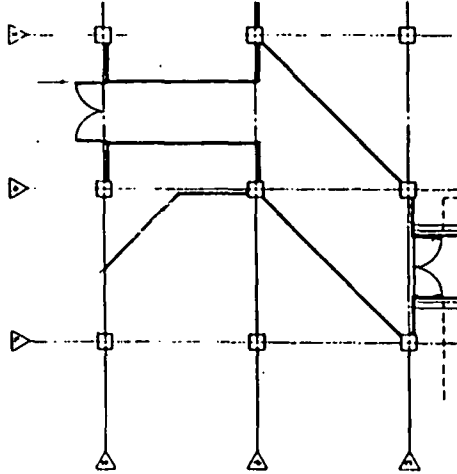
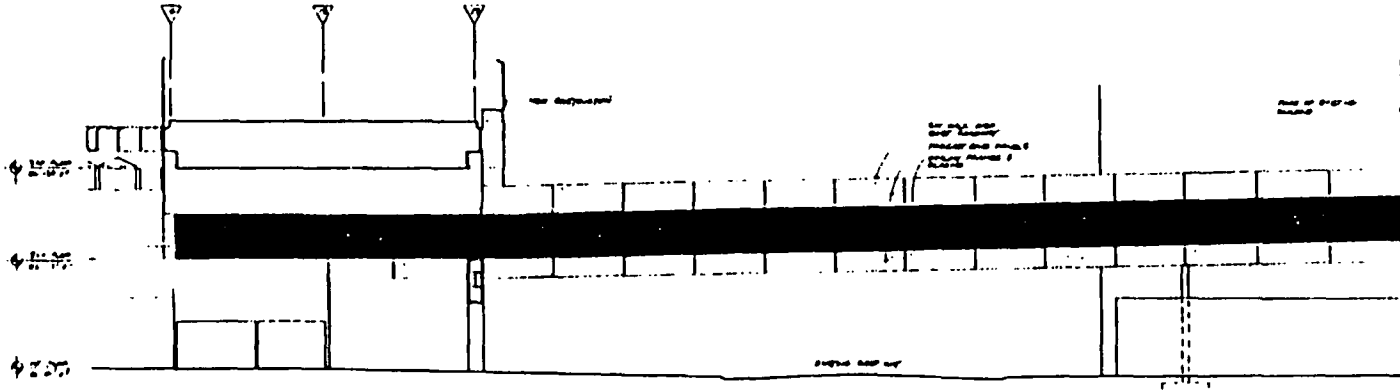
The current skywalk proposal appears to be the design depicted in an earlier rendering of the hospital. Staff believes the current proposal is compatible with the design of the new building.

STAFF RECOMMENDATION: Staff recommends approval of the skywalk design as provided in Exhibit A.

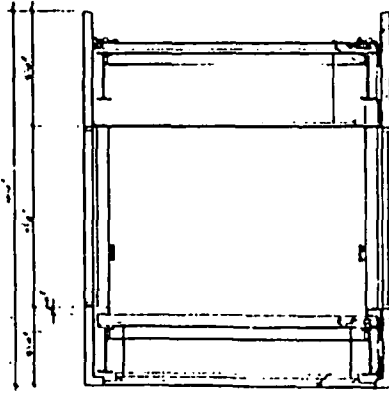
Respectfully submitted,

*for*

Richard B. Hastings  
Design Review and Preservation Director  
RL:mm



SECTION



1/2" DIA. RIVETS  
 1/4" DIA. RIVETS  
 1/2" DIA. RIVETS  
 1/4" DIA. RIVETS  
 1/2" DIA. RIVETS  
 1/4" DIA. RIVETS

EXHIBIT A

DR 03-125

7-6-85

ITEM 4

SKYWAY PLAN, ELEVATION & SECTION	SUTTER GENERAL HOSPITAL SUTTER COMMUNITY HOSPITALS SACRAMENTO, CALIFORNIA
	<b>HDR</b> <small>Hatch, Design &amp; Research</small>

DESIGN REVIEW & PRESERVATION BOARD

34

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Mark Parrington, Sutter Community Hospital, 2020 I St. Suite D, Sacramento		
OWNER	Sutter Community Hospital		
PLANS BY	Henningson, Durham & Richardson, Dreyfuss & Blackford		
FILING DATE	5-9-83	50 DAY DRACTION DATE	REPORT BY: RBH:mm
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	007-173-1, 3, 4, 007-114-3

LOCATION: Blocks bounded by 28th, K, 29th, and Capitol Avenue

PROPOSAL: Applicant proposes to construct a new five-story hospital and energy center.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial
1980 Community Plan Designation:	General Commercial
Existing Zoning of Site:	Hospital
Existing Land Use of Site:	Commercial and Parking
Surrounding Land Use and Zoning:	
North:	Office, Residential, Commercial, C-2
South:	Hospital, C-2
East:	Freeway, TC
West:	Sutters Fort C-2
Parking Required:	To be determined
Parking Provided:	To be determined
Property Dimensions:	342x323
Square Footage of Total new construction:	396,687 s.f.
Significant Features of Site:	Adjacent to Sutter's Fort and existing hospital
Exterior Building Colors:	Light beige to off-white, brick red
Exterior Building Materials:	Precast concrete, brick, solar gray glass

BACKGROUND: This project has had wide spread public comment both in support and in opposition. The City Council adopted the findings of fact on February 1, 1983 for the Sutter Master Plan, the rezoning of the property from C-2 to H, a Special Permit to construct a new hospital and renovate the existing structure and to provide parking in a TC zone, variances 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.

The Council has also conditioned the Design Review Preservation Board procedure to one of review and recommendations to be submitted to full council for review prior to issuance of the new hospital building permit.

The Board will review three aspects of the project:

1. The design of the new hospital.
2. The design of the new energy building.
3. The design of the skywalk.

APPLC. NO. DR83-125

MEETING DATE 6-2-83  
6-15-83  
June 1, 1983

DR/PB ITEM NO. 8 1

The Final EIR recommended as a mitigation measure the elimination of one floor of the new hospital. The building is now reduced from 6 to 5 floors. The height of the existing hospital to the south is 90± feet. The height of the proposed new hospital is 80± feet. In the comment and response section of the Final EIR, it is stated that the project "would be subject to review by the Design Review Preservation Board. This Board would ensure that the new structure harmonized as much as possible with adjacent structures." Council Resolution No. 83-086 found that two environmental effects of the project could not be mitigated to less than significant levels. The EIR states that "the project is partially mitigated by a condition which requires the design to be reviewed by the Design Review/Preservation Board and the City Council." The comments of the Board and their recommendations will have great weight in aiding the council in coming to a final approval of the project.

STAFF EVALUATION: The architects are faced with a difficult project, one of California's most important historic sites lies to the west, an elevated freeway to the east, an older existing building to the south which has its own feeling of time and place and low two story residential and commercial building to the north.

The Board has faced the same dilemma before when a major construction project has been proposed adjacent to older buildings and historic properties. In many cases the new projects have been well designed in their own right but when viewed in juxtaposition to those other structures have been found to lack design elements which would integrate the new with the old. Staff feels that this is a case in point. The use on the new structure of light colored precast concrete with brick panels on the first and second floors presents a pleasing contrast in color and material which would be welcomed in many lessor projects. The in and out movement of the surface plane on all four elevations would cause a pattern of light and shadow to change throughout the day. These two major design elements should be sufficient to achieve the desired end result, but they don't. The new structure still feels uncomfortable to the area. The answer would not be to attempt a design based on Sutter's Fort which would be totally inappropriate or to copy the existing hospital. The new structure can be an architectural statement in its own right but must act in harmony with both the Fort and the existing hospital.

1. The New Hospital Building: The architect could have attempted to tie the old and new hospital buildings together through architectural design elements. The narrow horizontal banding found on the existing building could be repeated in some manner on the lower portion of the new structure. The theme of a modified projecting cornice could also be repeated on the new building. This would have allowed for some continuity of design between the old and the new.

Another approach could have been one in which the architect attempted to down play the new structure in order to allow Sutter's Fort to remain the dominant complex in the area. This could have been achieved by allowing the new building to set back quietly on its site and remain a muted statement. Staff feels that this would have required the elimination of the brick panels in order to maintain a single color tone as well as reducing the amount of surface movement on the west facade. The architect feels that both the brick panels and the surface treatment help to give a human scale to a building of this size.

Given the above, outside of total redesign, it would appear that heavy landscaping at the west elevation is the only way to soften the impact of this structure as designed and bring about harmony between the existing Fort and the new building.

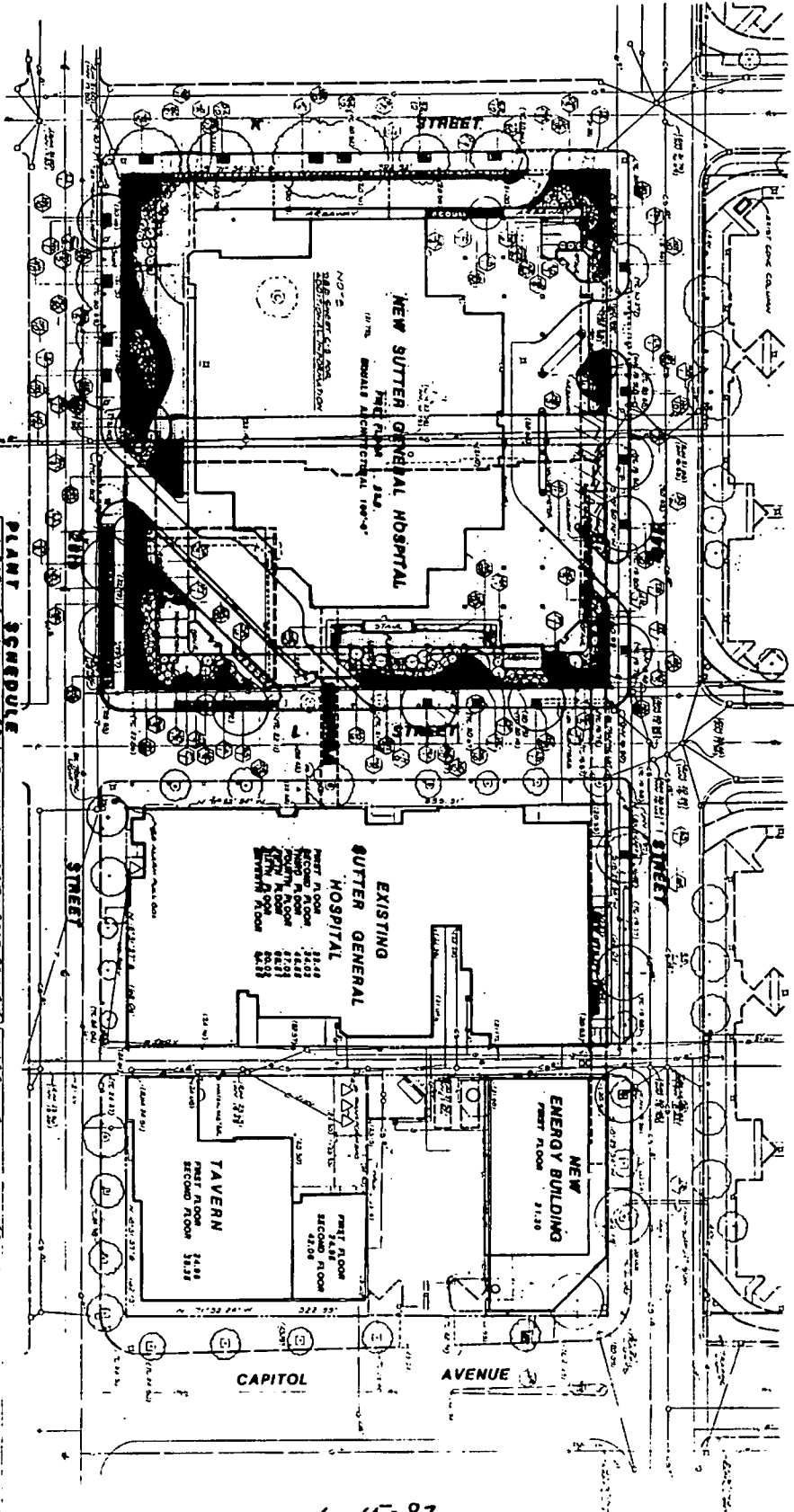
Staff would recommend the following:

- a. Higher berming along 28th Street and the western portion of "L" Street west of the diagonal entry drive.  
*Evergreen and deciduous trees planted*
  - b. ~~Heavier tree and shrub planting~~ *Heavier tree and shrub planting* along 28th Street and the western portion of "L" Street west of the diagonal entry drive.
  - c. With approval of Traffic Engineering, ground cover planting areas to be added between the curb line and the outside edge of all new sidewalks. Planting area to be irrigated.
  - d. Applicant to work with the Metropolitan Arts Commission to develop exterior art work suitable to the area and the structure.
2. The New Energy Building: This structure will be located at the northwest corner of Capitol Avenue and 29th Street. It will be east of the "old tavern" (Sacramento Brewery Building). The Old Tavern building will be rehabed on site as required by Council. The Old Tavern is listed on the City's Official Register as an Essential Structure and is recommended for listing on the National Register of Historic places. Therefore, any new construction along this blockface should be designed to be compatible with the historic structure. Landscaping should also be developed to enliven this section of Capitol Avenue. Staff recommends that the Board continue the Energy Building portion of the development review to allow the architect time to rethink the exterior design of the Energy Building. The architect to take staff comments into consideration.
3. The Skywalk: The skywalk as designed is sloped from the second floor of the new building to the second floor of the old hospital. The angle bracing of the structure will be viewed on the outside of the windows and the windows themselves are stepped along the slope of the structure. All of this adds up to a connecting unit which neither matches the new or the old construction.

Staff recommends that the Board continue the skywalk portion of the development review to allow the architect time to rethink this design.

Additional remarks: Staff recommends that the Board recommend to the City Council that final signage for the project be returned to the Board for review and approval and that final landscaping, irrigation, and parking lot shading plans be returned to staff for review and approval.





**LEGEND**

- 1. 1" = 10' (Scale)
- 2. 1" = 10' (Scale)
- 3. 1" = 10' (Scale)
- 4. 1" = 10' (Scale)
- 5. 1" = 10' (Scale)
- 6. 1" = 10' (Scale)
- 7. 1" = 10' (Scale)
- 8. 1" = 10' (Scale)
- 9. 1" = 10' (Scale)
- 10. 1" = 10' (Scale)
- 11. 1" = 10' (Scale)
- 12. 1" = 10' (Scale)
- 13. 1" = 10' (Scale)
- 14. 1" = 10' (Scale)
- 15. 1" = 10' (Scale)
- 16. 1" = 10' (Scale)
- 17. 1" = 10' (Scale)
- 18. 1" = 10' (Scale)
- 19. 1" = 10' (Scale)
- 20. 1" = 10' (Scale)
- 21. 1" = 10' (Scale)
- 22. 1" = 10' (Scale)
- 23. 1" = 10' (Scale)
- 24. 1" = 10' (Scale)
- 25. 1" = 10' (Scale)
- 26. 1" = 10' (Scale)
- 27. 1" = 10' (Scale)
- 28. 1" = 10' (Scale)
- 29. 1" = 10' (Scale)
- 30. 1" = 10' (Scale)
- 31. 1" = 10' (Scale)
- 32. 1" = 10' (Scale)
- 33. 1" = 10' (Scale)
- 34. 1" = 10' (Scale)
- 35. 1" = 10' (Scale)
- 36. 1" = 10' (Scale)
- 37. 1" = 10' (Scale)
- 38. 1" = 10' (Scale)
- 39. 1" = 10' (Scale)
- 40. 1" = 10' (Scale)
- 41. 1" = 10' (Scale)
- 42. 1" = 10' (Scale)
- 43. 1" = 10' (Scale)
- 44. 1" = 10' (Scale)
- 45. 1" = 10' (Scale)
- 46. 1" = 10' (Scale)
- 47. 1" = 10' (Scale)
- 48. 1" = 10' (Scale)
- 49. 1" = 10' (Scale)
- 50. 1" = 10' (Scale)

**KEY BOTANICAL NAME COMMON NAME NO SPECIES QUANTITY**

KEY BOTANICAL NAME	COMMON NAME	NO SPECIES	QUANTITY
1. ACACIA GUMMIFERA	Wattles	1	1
2. ADONIS AEMULON	Black-eyed Susan	1	1
3. ADONIS AEMULON	Black-eyed Susan	1	1
4. ADONIS AEMULON	Black-eyed Susan	1	1
5. ADONIS AEMULON	Black-eyed Susan	1	1
6. ADONIS AEMULON	Black-eyed Susan	1	1
7. ADONIS AEMULON	Black-eyed Susan	1	1
8. ADONIS AEMULON	Black-eyed Susan	1	1
9. ADONIS AEMULON	Black-eyed Susan	1	1
10. ADONIS AEMULON	Black-eyed Susan	1	1
11. ADONIS AEMULON	Black-eyed Susan	1	1
12. ADONIS AEMULON	Black-eyed Susan	1	1
13. ADONIS AEMULON	Black-eyed Susan	1	1
14. ADONIS AEMULON	Black-eyed Susan	1	1
15. ADONIS AEMULON	Black-eyed Susan	1	1
16. ADONIS AEMULON	Black-eyed Susan	1	1
17. ADONIS AEMULON	Black-eyed Susan	1	1
18. ADONIS AEMULON	Black-eyed Susan	1	1
19. ADONIS AEMULON	Black-eyed Susan	1	1
20. ADONIS AEMULON	Black-eyed Susan	1	1
21. ADONIS AEMULON	Black-eyed Susan	1	1
22. ADONIS AEMULON	Black-eyed Susan	1	1
23. ADONIS AEMULON	Black-eyed Susan	1	1
24. ADONIS AEMULON	Black-eyed Susan	1	1
25. ADONIS AEMULON	Black-eyed Susan	1	1
26. ADONIS AEMULON	Black-eyed Susan	1	1
27. ADONIS AEMULON	Black-eyed Susan	1	1
28. ADONIS AEMULON	Black-eyed Susan	1	1
29. ADONIS AEMULON	Black-eyed Susan	1	1
30. ADONIS AEMULON	Black-eyed Susan	1	1
31. ADONIS AEMULON	Black-eyed Susan	1	1
32. ADONIS AEMULON	Black-eyed Susan	1	1
33. ADONIS AEMULON	Black-eyed Susan	1	1
34. ADONIS AEMULON	Black-eyed Susan	1	1
35. ADONIS AEMULON	Black-eyed Susan	1	1
36. ADONIS AEMULON	Black-eyed Susan	1	1
37. ADONIS AEMULON	Black-eyed Susan	1	1
38. ADONIS AEMULON	Black-eyed Susan	1	1
39. ADONIS AEMULON	Black-eyed Susan	1	1
40. ADONIS AEMULON	Black-eyed Susan	1	1
41. ADONIS AEMULON	Black-eyed Susan	1	1
42. ADONIS AEMULON	Black-eyed Susan	1	1
43. ADONIS AEMULON	Black-eyed Susan	1	1
44. ADONIS AEMULON	Black-eyed Susan	1	1
45. ADONIS AEMULON	Black-eyed Susan	1	1
46. ADONIS AEMULON	Black-eyed Susan	1	1
47. ADONIS AEMULON	Black-eyed Susan	1	1
48. ADONIS AEMULON	Black-eyed Susan	1	1
49. ADONIS AEMULON	Black-eyed Susan	1	1
50. ADONIS AEMULON	Black-eyed Susan	1	1

DR 83-125

6-15-83  
6-7-83

#81

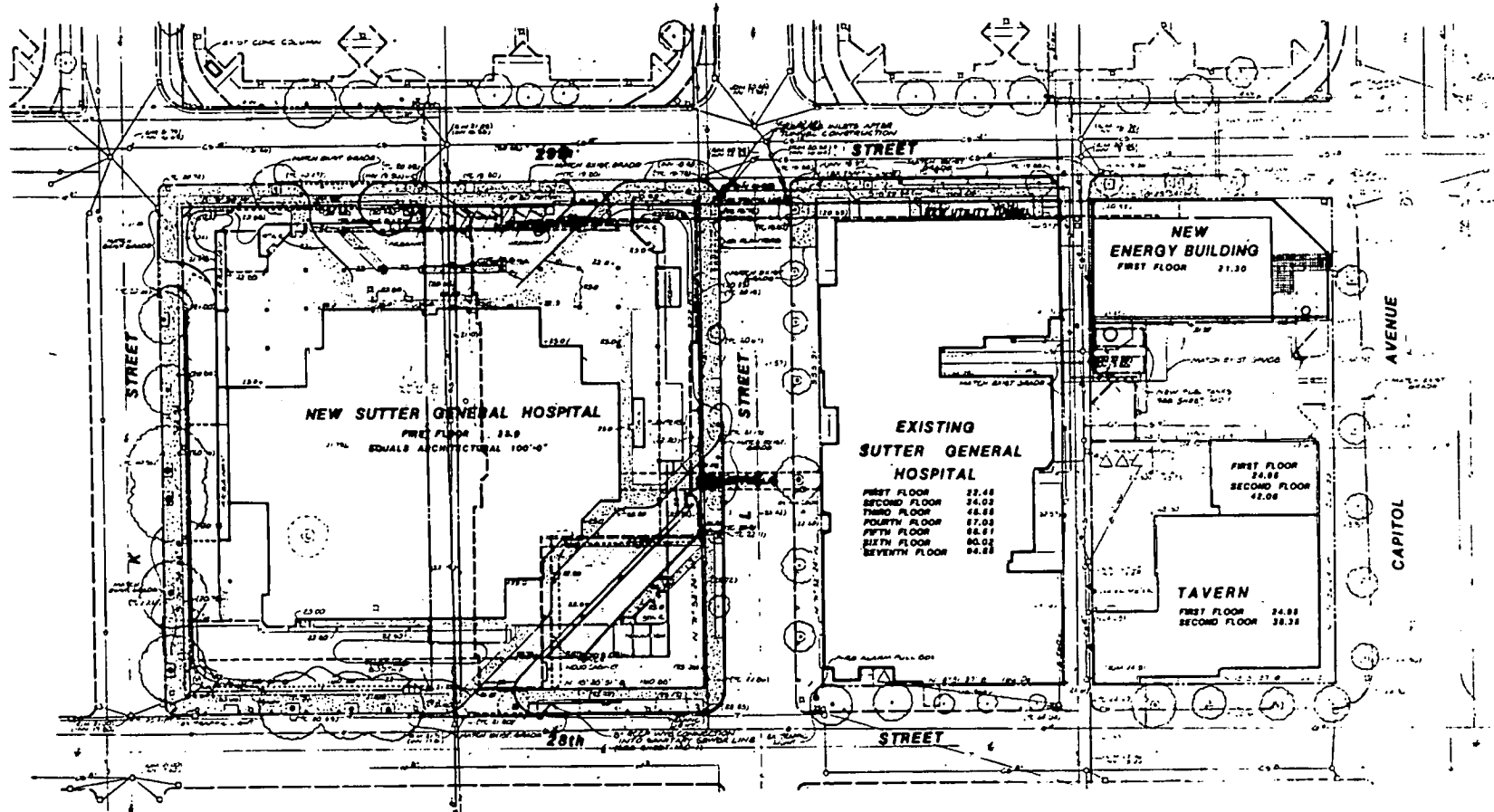
**LANDSCAPE PLAN**

**SUTTER GENERAL HOSPITAL**  
SUTTER COMMUNITY HOSPITALS  
SACRAMENTO, CALIFORNIA

**HDR**

34

# 8 /



**NEW SUTTER GENERAL HOSPITAL**  
 FIRST FLOOR 22.89  
 EDWARDS ARCHITECTURAL 100'-0"

**EXISTING SUTTER GENERAL HOSPITAL**  
 FIRST FLOOR 22.48  
 SECOND FLOOR 24.02  
 THIRD FLOOR 48.88  
 FOURTH FLOOR 67.00  
 FIFTH FLOOR 86.67  
 SIXTH FLOOR 90.02  
 SEVENTH FLOOR 94.88

**NEW ENERGY BUILDING**  
 FIRST FLOOR 21.30

FIRST FLOOR 24.98  
 SECOND FLOOR 42.08

**TAVERN**  
 FIRST FLOOR 24.98  
 SECOND FLOOR 38.38

- LEGEND**
- 1. 1" = 10' HORIZONTAL SCALE
  - 2. 1" = 10' VERTICAL SCALE
  - 3. 1" = 10' GRADE SCALE
  - 4. 1" = 10' GRADE SCALE
  - 5. 1" = 10' GRADE SCALE
  - 6. 1" = 10' GRADE SCALE
  - 7. 1" = 10' GRADE SCALE
  - 8. 1" = 10' GRADE SCALE
  - 9. 1" = 10' GRADE SCALE
  - 10. 1" = 10' GRADE SCALE
  - 11. 1" = 10' GRADE SCALE
  - 12. 1" = 10' GRADE SCALE
  - 13. 1" = 10' GRADE SCALE
  - 14. 1" = 10' GRADE SCALE
  - 15. 1" = 10' GRADE SCALE
  - 16. 1" = 10' GRADE SCALE
  - 17. 1" = 10' GRADE SCALE
  - 18. 1" = 10' GRADE SCALE
  - 19. 1" = 10' GRADE SCALE
  - 20. 1" = 10' GRADE SCALE
  - 21. 1" = 10' GRADE SCALE
  - 22. 1" = 10' GRADE SCALE
  - 23. 1" = 10' GRADE SCALE
  - 24. 1" = 10' GRADE SCALE
  - 25. 1" = 10' GRADE SCALE
  - 26. 1" = 10' GRADE SCALE
  - 27. 1" = 10' GRADE SCALE
  - 28. 1" = 10' GRADE SCALE
  - 29. 1" = 10' GRADE SCALE
  - 30. 1" = 10' GRADE SCALE
  - 31. 1" = 10' GRADE SCALE
  - 32. 1" = 10' GRADE SCALE
  - 33. 1" = 10' GRADE SCALE
  - 34. 1" = 10' GRADE SCALE
  - 35. 1" = 10' GRADE SCALE
  - 36. 1" = 10' GRADE SCALE
  - 37. 1" = 10' GRADE SCALE
  - 38. 1" = 10' GRADE SCALE
  - 39. 1" = 10' GRADE SCALE
  - 40. 1" = 10' GRADE SCALE
  - 41. 1" = 10' GRADE SCALE
  - 42. 1" = 10' GRADE SCALE
  - 43. 1" = 10' GRADE SCALE
  - 44. 1" = 10' GRADE SCALE
  - 45. 1" = 10' GRADE SCALE
  - 46. 1" = 10' GRADE SCALE
  - 47. 1" = 10' GRADE SCALE
  - 48. 1" = 10' GRADE SCALE
  - 49. 1" = 10' GRADE SCALE
  - 50. 1" = 10' GRADE SCALE

- 1. NEW WASTE LINED AND COVERED
- 2. NEW WASTE PIPE UNDER EXISTING
- 3. NEW WASTE PIPE UNDER EXISTING
- 4. NEW WASTE PIPE UNDER EXISTING
- 5. NEW WASTE PIPE UNDER EXISTING
- 6. NEW WASTE PIPE UNDER EXISTING
- 7. NEW WASTE PIPE UNDER EXISTING
- 8. NEW WASTE PIPE UNDER EXISTING
- 9. NEW WASTE PIPE UNDER EXISTING
- 10. NEW WASTE PIPE UNDER EXISTING
- 11. NEW WASTE PIPE UNDER EXISTING
- 12. NEW WASTE PIPE UNDER EXISTING
- 13. NEW WASTE PIPE UNDER EXISTING
- 14. NEW WASTE PIPE UNDER EXISTING
- 15. NEW WASTE PIPE UNDER EXISTING
- 16. NEW WASTE PIPE UNDER EXISTING
- 17. NEW WASTE PIPE UNDER EXISTING
- 18. NEW WASTE PIPE UNDER EXISTING
- 19. NEW WASTE PIPE UNDER EXISTING
- 20. NEW WASTE PIPE UNDER EXISTING
- 21. NEW WASTE PIPE UNDER EXISTING
- 22. NEW WASTE PIPE UNDER EXISTING
- 23. NEW WASTE PIPE UNDER EXISTING
- 24. NEW WASTE PIPE UNDER EXISTING
- 25. NEW WASTE PIPE UNDER EXISTING
- 26. NEW WASTE PIPE UNDER EXISTING
- 27. NEW WASTE PIPE UNDER EXISTING
- 28. NEW WASTE PIPE UNDER EXISTING
- 29. NEW WASTE PIPE UNDER EXISTING
- 30. NEW WASTE PIPE UNDER EXISTING
- 31. NEW WASTE PIPE UNDER EXISTING
- 32. NEW WASTE PIPE UNDER EXISTING
- 33. NEW WASTE PIPE UNDER EXISTING
- 34. NEW WASTE PIPE UNDER EXISTING
- 35. NEW WASTE PIPE UNDER EXISTING
- 36. NEW WASTE PIPE UNDER EXISTING
- 37. NEW WASTE PIPE UNDER EXISTING
- 38. NEW WASTE PIPE UNDER EXISTING
- 39. NEW WASTE PIPE UNDER EXISTING
- 40. NEW WASTE PIPE UNDER EXISTING
- 41. NEW WASTE PIPE UNDER EXISTING
- 42. NEW WASTE PIPE UNDER EXISTING
- 43. NEW WASTE PIPE UNDER EXISTING
- 44. NEW WASTE PIPE UNDER EXISTING
- 45. NEW WASTE PIPE UNDER EXISTING
- 46. NEW WASTE PIPE UNDER EXISTING
- 47. NEW WASTE PIPE UNDER EXISTING
- 48. NEW WASTE PIPE UNDER EXISTING
- 49. NEW WASTE PIPE UNDER EXISTING
- 50. NEW WASTE PIPE UNDER EXISTING

DATE 11/11/83  
 SCALE 1" = 80'

675-83  
 6-1-83

DR 83-125

SUTTER GENERAL HOSPITAL  
 SUTTER COMMUNITY HOSPITALS  
 SACRAMENTO, CALIFORNIA

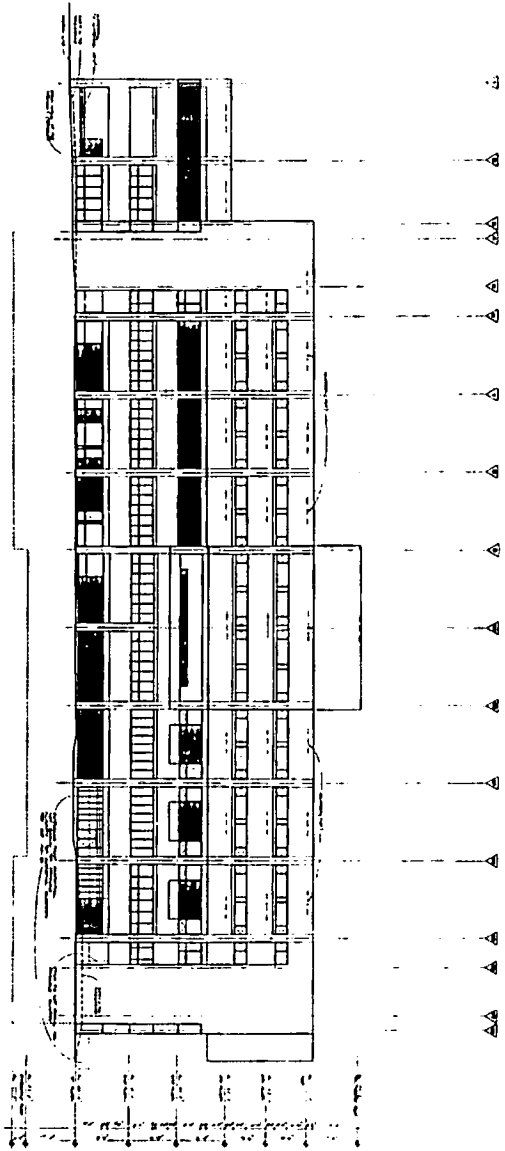
SITE AND GRADING PLAN

**HDR**

C-2

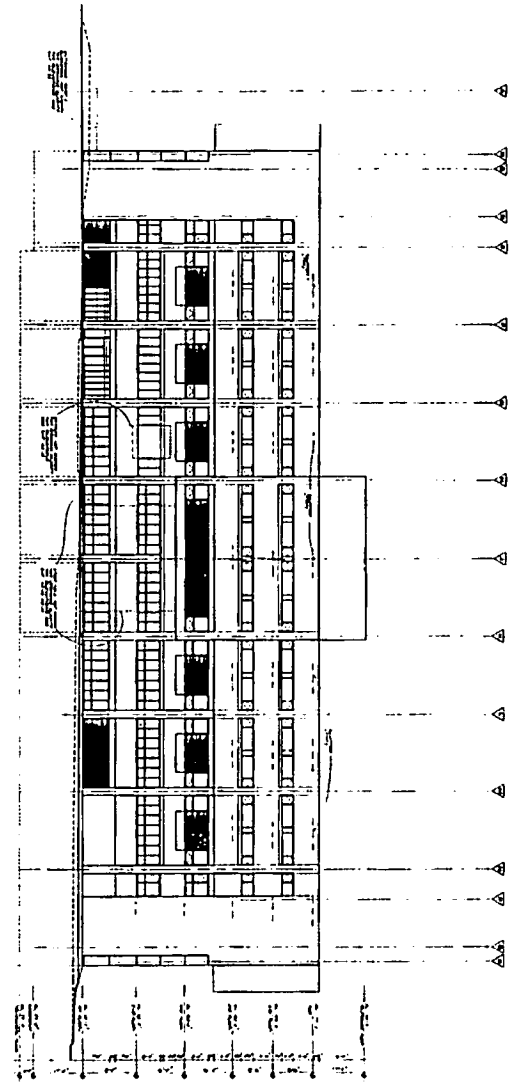
WEST ELEVATION

1/16" = 1' - 0"



SOUTH ELEVATION

1/16" = 1' - 0"



DR 83-125

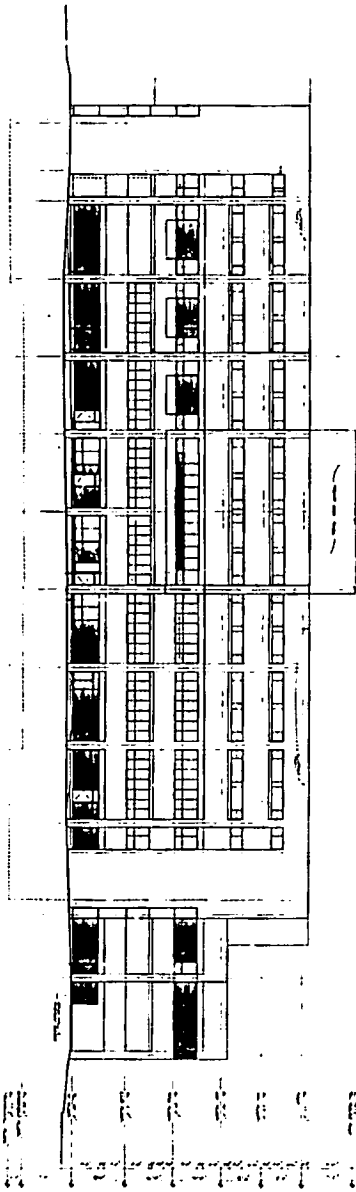
6-1-83 -  
6-15-83

# 81

<p>DATE</p>	<p>REVISION</p>	<p>BUILDING ELEVATIONS</p> <p><b>HDR</b> <small>Hatch, Douglas &amp; Richardson</small></p>	<p>SUTTER GENERAL HOSPITAL SUTTER COMMUNITY HOSPITALS SACRAMENTO, CALIFORNIA</p> <p><small>DRYFUS &amp; BLACKFORD ARCHITECTURAL GROUP SACRAMENTO, CALIFORNIA ARCHITECTS</small></p> <p><small>GENERAL PLANNING &amp; DEVELOPMENT BY CENTRAL CALIFORNIA ARCHITECTS</small></p>	<table border="1"> <tr> <td>DATE</td> <td>BY</td> <td>APPROVED</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	BY	APPROVED									
DATE	BY	APPROVED														

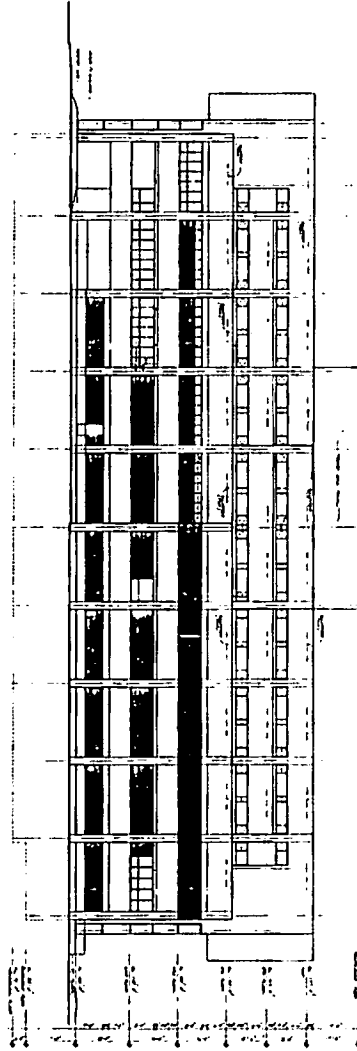
EAST ELEVATION

1/16" = 1' - 0"



NORTH ELEVATION

1/16" = 1' - 0"

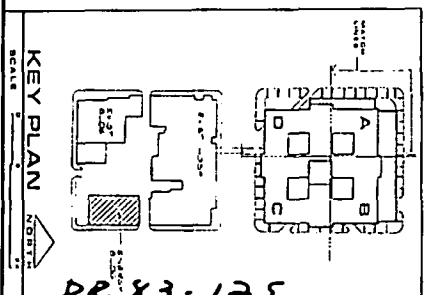
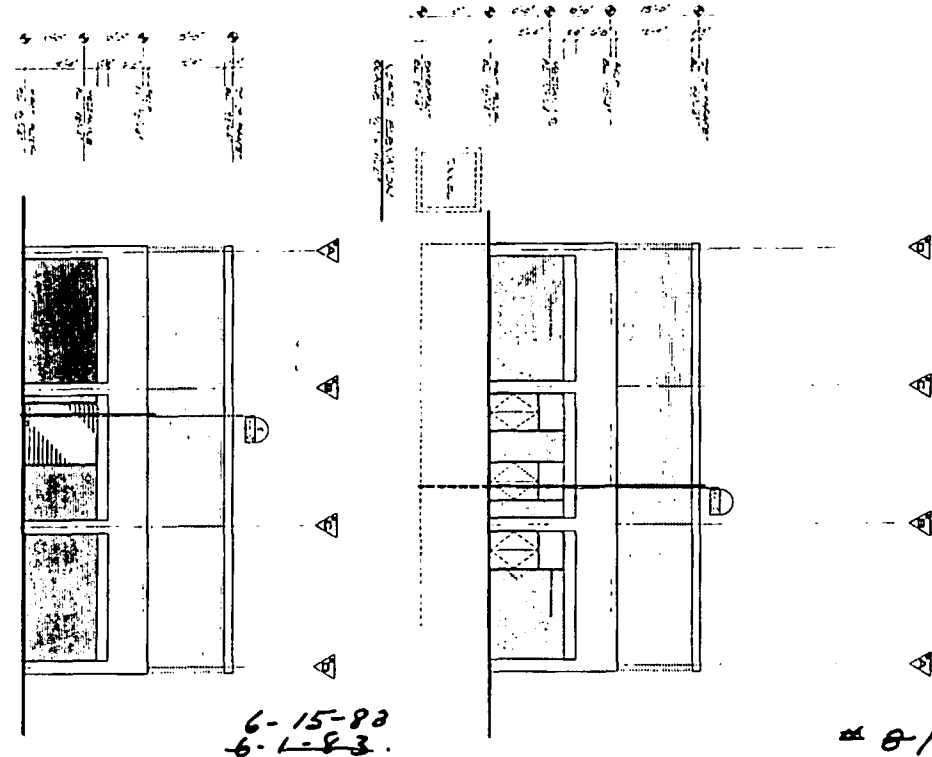
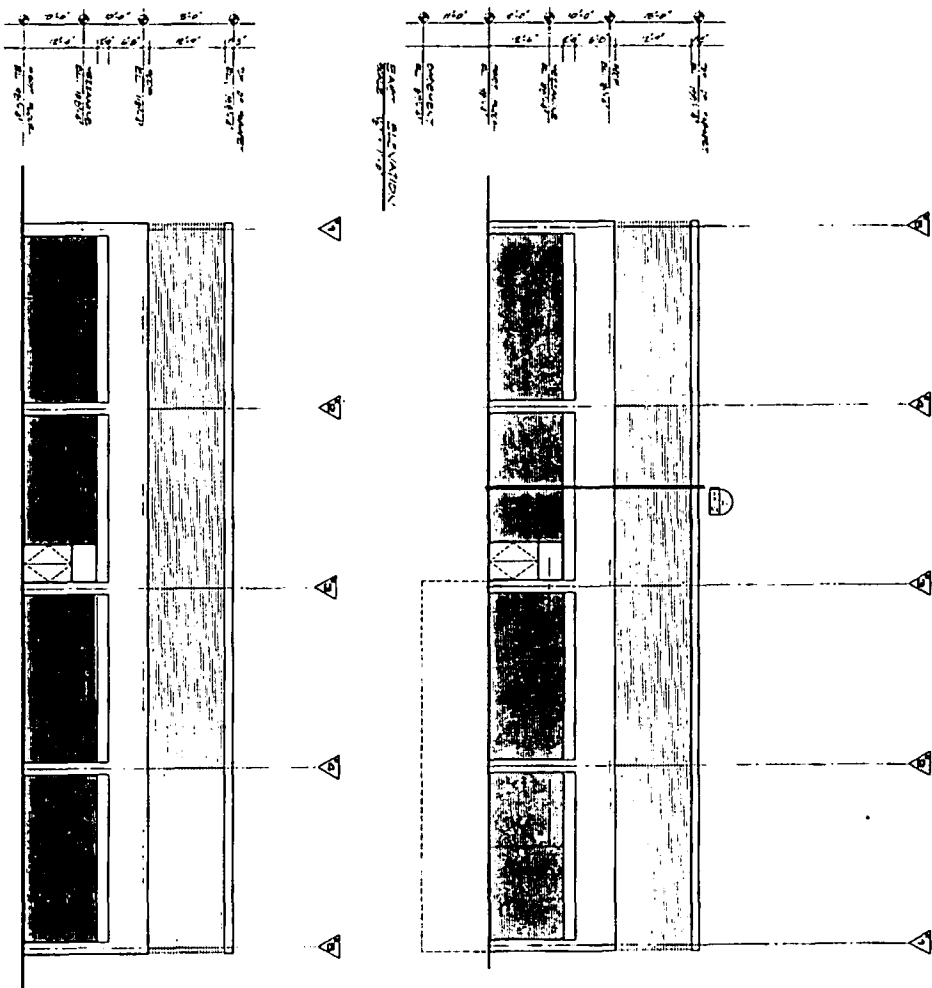


DR93-125

6-15-83  
-6-1-83

# 81

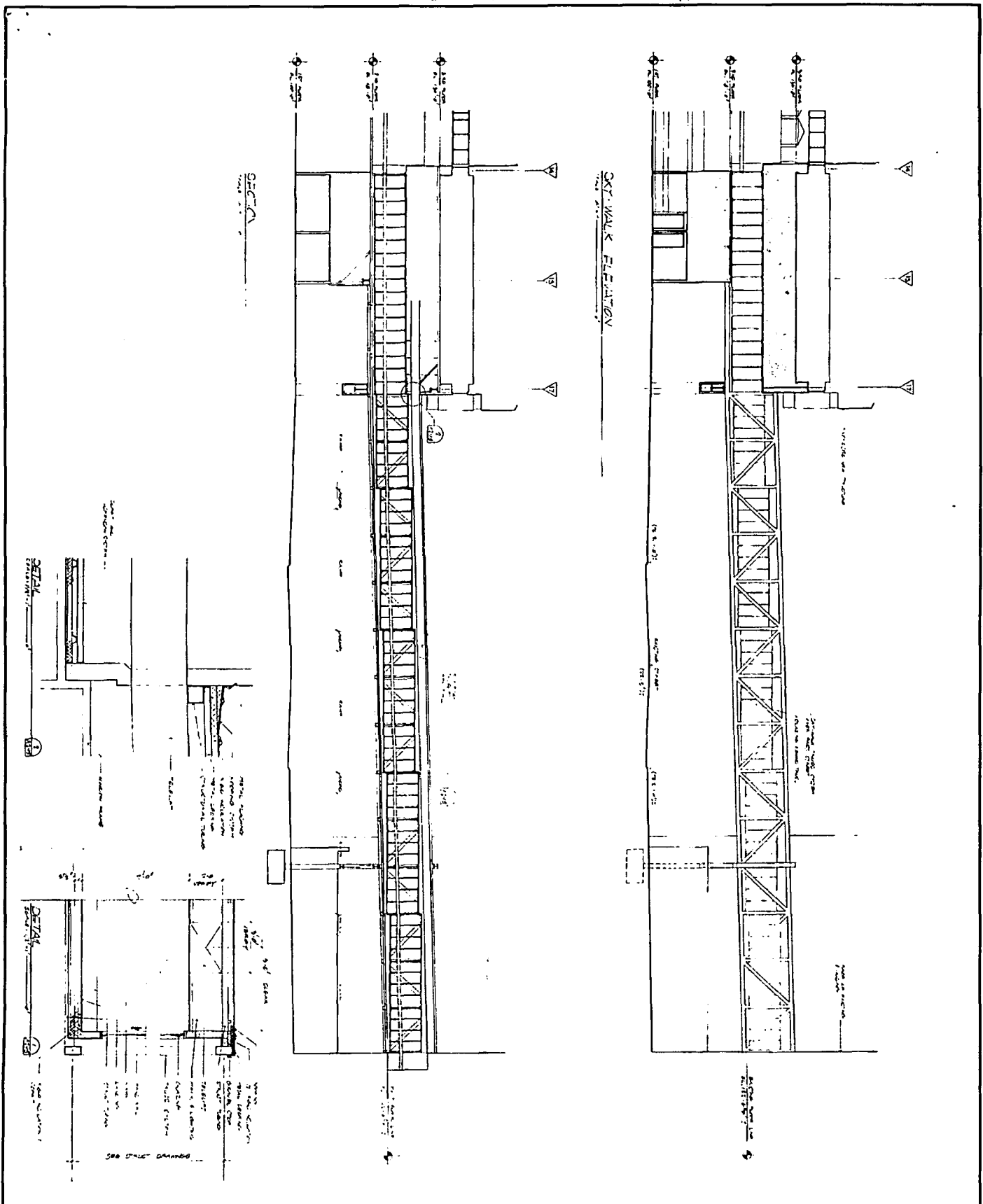
SHEET NO. DATE DRAWN BY CHECKED BY APPROVED BY	BUILDING ELEVATIONS	<b>SUTTER GENERAL HOSPITAL</b> SUTTER COMMUNITY HOSPITALS SACRAMENTO, CALIFORNIA	DATE DESCRIPTION BY APPROVED
	<b>HDR</b> Hemminger, Durham & Richardson	DR. FRANK E. BLACKBURN ARCHITECTURAL GROUP ARCHITECTS SACRAMENTO, CALIFORNIA	DR. BRUCE W. ANDERSON & DEVELOPMENT CONSULTANTS SACRAMENTO, CALIFORNIA



6-15-83  
6-1-83

# 81

<p>AS-11</p>	<p><b>ENERGY CENTER ELEVATIONS</b></p> <p><b>HDR</b> <small>Headquarters, Design &amp; Construction</small></p>	<p><b>SUTTER GENERAL HOSPITAL</b>  <b>SUTTER COMMUNITY HOSPITALS</b>  <b>SACRAMENTO, CALIFORNIA</b></p>	<p>DATE: _____</p> <p>DESCRIPTION: _____</p> <p>BY: _____</p> <p>APPROVED: _____</p>
--------------	---	---	--



DR 83-125

6-15-83  
-6-1-83-

# 81

A2-15	SKYWAY ELEVATIONS AND DETAILS	SUTTER GENERAL HOSPITAL SUTTER COMMUNITY HOSPITALS SACRAMENTO, CALIFORNIA	
	<b>HDR</b> Harryson, Durwin & Richardson	ARCHITECTS & ENGINEERS 1000 J STREET SACRAMENTO, CALIFORNIA 95811	CIVIL ENGINEERS & ARCHITECTS 1000 J STREET SACRAMENTO, CALIFORNIA 95811



CITY OF SACRAMENTO

P-9600

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

34

JUL 1 2 56 PM '83

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

July 1, 1983

MEMORANDUM

TO: Lorraine Magana, City Clerk  
FROM: Connie Petersen  
SUBJECT: Request to Set Public Hearing

2.

DR83-125, P-9600  
22

Comments of the Design Review Board for new Sutter General Hospital. (D4)(APN: 007-173-1,3,4; 007-114-03)  
Loc: Blocks bounded by 28th, 29th and K Streets and Capitol Avenue

PLEASE SCHEDULE THIS ITEM FOR THE JULY 19, 1983 COUNCIL MEETING UNDER HEARINGS.

cp

OK  
JM

RECEIVED  
CITY CLERK'S OFFICE  
SACRAMENTO

# SACRAMENTO CITY PLANNING DEPARTMENT

Application Information Application taken by/date: \_\_\_\_\_

Project Location 28th & L, p. 2600 L, J - Capitol bet. 29th & 30th Streets **P N<sup>o</sup> 9600**

Assessor Parcel No. 007-114-03; 007-117-01; 007-165-18; 007-173-01/04

Owners Sutter Community Hospitals Phone No. 446-6667

Address 2020 I Street, Suite D, Sacramento CA 95814

Applicant Mark Parrington Phone No. 446-6667

Address 2020 I Street, Suite D, Sacramento CA 95814

Signature \_\_\_\_\_ C.P.C. Mtg. Date 12-2-82

**REQUESTED ENTITLEMENTS**

- Environ. Determination EIR
- General Plan Amend \_\_\_\_\_

- Community Plan Amend \_\_\_\_\_

- Rezone** current Fort Sutter Shopping Center site from General Commercial C-2 to Hospital, H.
- VARIANCES:** reducing required 10' setback to 0'; providing required parking off-site; providing 7 ~~XXXXXX~~ emergency room parking spaces in the 29th Street setback area; waiving 4' planter area in front of emergency room parking.

- Special Permit** to construct new 6 story, 424,469+ sq. ft. hospital; renovate existing Sutter General Hosp. for use to provide primarily non-patient care support services; construct major project in Central City; ~~variances~~ and provide parking in the Transportation Corridor TC zone for three blocks.
- Plan Review** \_\_\_\_\_

- RUD Rezone:** Current site of Park Sutter Convalescent Hospital from Residential-Office R-0 to Hospital, H.

- Other Rezone:** existing Sutter General site from General Commercial C-2 to Hospital, H.

**ACTION ON ENTITLEMENTS**

Commission date	Council date	Filing Fees
_____	_____	\$ _____
_____	_____	\$ _____
_____	Res. _____	\$ _____
_____	Res. _____	\$ _____
_____	Ord. _____	\$ _____
_____	Res. _____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____

FEE TOTAL \$ \_\_\_\_\_

Sent to Applicant: \_\_\_\_\_ Date \_\_\_\_\_ By: \_\_\_\_\_ Sec. to Planning Commission

RECEIPT NO. \_\_\_\_\_ By/date \_\_\_\_\_

**Key to Entitlement Actions**

- R - Ratified
- Cd - Continued
- A - Approved
- AC - Approved W/conditions
- AA - Approved W/amended conditions
- D - Denied
- RD - Recommend Denial
- RA - Recommend Approval
- RAC - Recommend Approval W/conditions
- RMC - Recommend Approval W/amended conditions
- IAF - Intent to Approve based on Findings of Fact
- AFF - Approved based on Findings of Fact
- RPC - Return to Planning Commission
- CSR - Condition Indicated on attached Staff Report

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

**P N<sup>o</sup> 9600**



MEETING DATE: 6-15-83

DR/PB NO.: DR 83-125

MOTION TO: RECC. REVISION #2

SKY WALK " #3

MONTE DOMMONAS LINK

MEMBERS	MOTION BY	2ND	YES	<del>YES</del>	ABSTAIN	ABSENT
CAMACHO			✓	✓		
LAGOMARSINO	✓		✓	✓		
MALINOWSKI			✓	✓		
McCABE					✓ ✓	
McLEAN			✓	✓		
RAKELA		✓	✓	✓		
ZANOLIO			✓	✓		
COLE					✓ ✓	

MOTION CARRIED: \_\_\_\_\_

MOTION FAILED: \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5426

LORRAINE MAGANA  
CITY CLERK

SUTTER COMMUNITY HOSPITALS  
2020 "I" Street, Suite #D  
Sacramento, CA 95814

July 7, 1983

On July 1, 1983, the following matter was filed with my office to set a hearing date before the City Council:

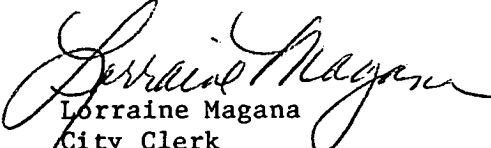
Comments of the Design Review Board for new Sutter General Hospital. Loc: Blocks bounded by 28th, 29th and K Streets, and Capitol Avenue. (D4) (APN: 007-173-1,3,4; 007-114-03) (DR83-125) (P-9600).

This hearing has been set for July 19, 1983, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.

Sincerely,

  
Lorraine Magana  
City Clerk

LM/sml

cc: (22) (P-9600)  
Mark Parrington



**Sutter Community Hospitals**

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO

June 23, 1983 JUN 27 8 30 AM '83

Mr. Dick Hastings  
City Planning Department  
City of Sacramento  
927 Tenth Street  
Sacramento, CA 95814

Dear Dick:

Thank you for your recent advice and assistance with the Sutter General Hospital Project. As we discussed the hospital is in the process of redesigning the skywalk connecting the two buildings and the energy center in an effort to incorporate the comments of the Design Review/Preservation Board.

The hospital is requesting to return to the Board at its July 6th meeting to present the new designs for comment and recommendation to the City Council. The hospital would then request that the Board's recommendations be forwarded to the City Council for consideration by the Council at its July 19th meeting.

Thank you for your assistance in this matter.

Sincerely,

Mark Parrington  
Director  
Corporate Planning

MP:tr

cc: Clif Carstens  
Lorraine Magana ✓  
Sabina Gilbert

1923-1983 — Sacramento and Sutter — A 60 Year Partnership in Health

- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 

- Sutter Community Hospitals  
2020 I Street, Suite D  
Sacramento, CA 95814
- Sutter General Hospital  
2820 L Street  
Sacramento, CA 95816
- Sutter Memorial Hospital  
52nd and F Streets  
Sacramento, CA 95819
- Sutter Community Counseling Center  
3225 S Street  
Sacramento, CA 95819
- Sutter Renal Dialysis Center  
52nd and F Streets  
Sacramento, CA 95816
- Neuroscience Center  
of Northern California  
2820 L Street  
Sacramento, CA 95816
- The Perinatal Center  
52nd and F Streets  
Sacramento, CA 95819
- Sutter Community Cancer Center  
52nd and F Streets  
Sacramento, CA 95819
- The Northern California  
Heart Institute  
52nd and F Streets  
Sacramento, CA 95819
- Sutter Hospitals' Auxiliary  
52nd and F Streets  
Sacramento, CA 95819
- Medical Research Foundation  
Sutter Hospitals  
52nd and F Streets  
Sacramento, CA 95819
- Central Billing Office  
3230 Folsom Blvd.  
Sacramento, CA 95816
- Biomedical Engineering Center  
4471 D Street  
Sacramento, CA 95819
- Sutter/WNA Hospice Care  
52nd and F Streets  
Sacramento, CA 95819

July 20, 1983

Sutter Community Hospitals  
2020 I Street, Suite D  
Sacramento, CA 95814

Dear Gentlemen:

On July 19, 1983, the Sacramento City Council took the following action(s) for property, blocks bounded by 28th, 29th and K Street, and Capitol Avenue:

Hospital and Skywalk designs with conditions approved; applicant instructed to redesign Energy Building and come back to Council.

Sincerely,

Lorraine Magana  
City Clerk

LM/mm/35  
Enclosure

cc: Planning Department  
Mark Parrington