

CITY PLANNING COMMISSION

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

APPLICANT	Separovich/Domich, 865 Howe Ave., Ste 300, Sacramento, CA 95825		
OWNER	Fort Sutter Medical Venture, 865 Howe Ave. Ste. 300, Sacramento, CA 95825		
PLANS BY	E.M. Kado, 1819 16th Street, Sacramento, CA 95814		
FILING DATE	8-8-86	ENVIR. DET.	8-13-86
REPORT BY	FG:tc		
ASSESSOR'S-PCL. NO.	007-113-23		

APPLICATION: A. Negative Declaration
B. Special Permit Modification to allow a medical diagnostic facility

LOCATION: 2801 K Street

PROPOSAL: The applicant is requesting the necessary entitlements to establish a medical diagnostic facility.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/office
1980 Central City Community
Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Offices

Surrounding Land Use and Zoning:

North: Restaurant, gas station; C-2
South: Sutter Hospital; H
East: Business 80; TC
West: Office; C-2

Parking Required: 418 spaces
Parking Provided: 421 spaces
Property Dimensions: 160' x 240'
Property Area: 0.88+ acres
Square Footage of Building: 14,990 gross first floor total (8,798 sq. ft. this proposal)
Height of Building: 69+ ft.
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Materials: Brick, synthetic plaster, tinted glass

BACKGROUND INFORMATION: On December 1, 1983, the Planning Commission approved the necessary entitlements to allow a five-story medical/retail building (83,500+ square feet of floor space and 119,000+ square feet of parking area). (P83-211)

PROJECT EVALUATION: Staff has the following comments:

A. The subject site is zoned General Commercial (C-2) and is developed with a medical/retail building. The site is designated for commercial uses in both the General Plan and the 1980 Central City Plan. Surrounding uses are mixed commercial.

- B. The original application permitted 14,990 (gross) square feet of floor area on the first floor which would be devoted to retail uses. The applicant is now proposing to establish a medical diagnostic facility (Imaging Center) on the first floor. The main feature of the Center would be the Magnetic Resonance Imaging System (MRI). It is necessary to locate the MRI on the first floor for the following reasons:
1. The MRI magnet weighs approximately nine tons while the magnetic steel shield which is located on all sides, floor and ceiling of the room weighs approximately 64 tons. The existing building was not designed to accommodate such a weight above the first floor.
 2. Maintaining and replacing MRI equipment is less troublesome with first floor accessibility.
 3. Patient access is easier on the first floor.
- C. From the best data available the MRI will produce an electro magnetic field which poses no health damages to the general population. The applicant's plans indicate "gauss lines" in relation to the building (a gauss is a unit of measure of magnetic flux density or magnetic pull, eg., the earth's magnetic pull is 1/2 to 1 gauss). The Food and Drug Administration has determined that the five gauss line is the point at which warning signs should be placed to warn persons with pacemakers, neurostimulators,, etc., that they are approaching higher magnetic fields. The five gauss line is contained entirely within the MRI control area and does not penetrate the second floor or exterior of the building.
- The MRI machine uses cryogen which is a mixture of liquid helium and liquid nitrogen. These liquids will be stored in appropriate containment vessels until they are needed to refill the magnet. An exhaust system will be installed to vent the gases outside the building and although both the gases are not inert, they will simply dissipate into the atmosphere and would prove to be harmless in their pure form.
- D. The MRI Center would be open from 7:30 a.m. to 6 p.m. with a projected staff of 17 administrative and nonphysician technicians and two to three radiologists. Approximately 85-100 patients would use the facility each day. The conversion of the first floor from retail to medical use will not create a parking problem since 418 parking spaces are required and 421 parking spaces have been provided.
- E. Staff, after reviewing this proposal, would recommend that the special permit be modified to allow the MRI Center to occupy the first floor of the subject building. Given the proximity of the medical offices in the same building, the nearly completed Sutter Hospital across the street and the massive weight of the MRI equipment, this site appears to be most appropriate for a medical related use. In addition, the applicant is proposing to construct a retail commercial development to the east of the site which the applicant has indicated in this application will be development exclusively with retail uses.
- F. The proposal was reviewed by the Traffic and Engineering Divisions. No comments were received.

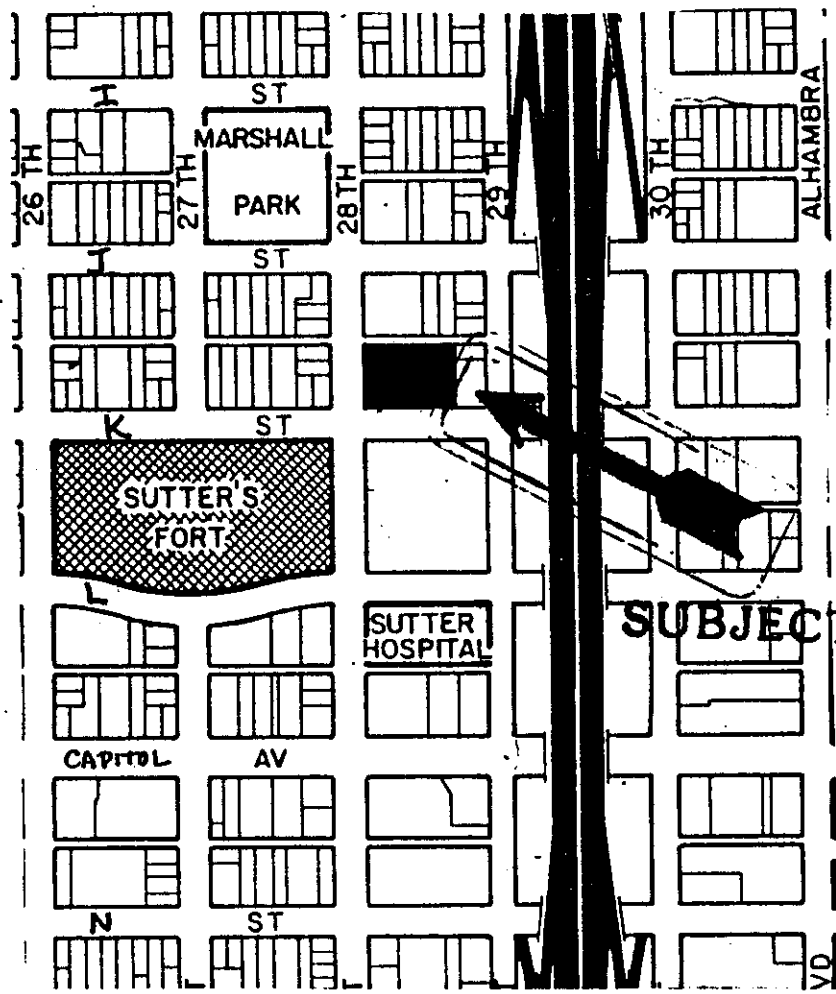
ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have an impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following actions:

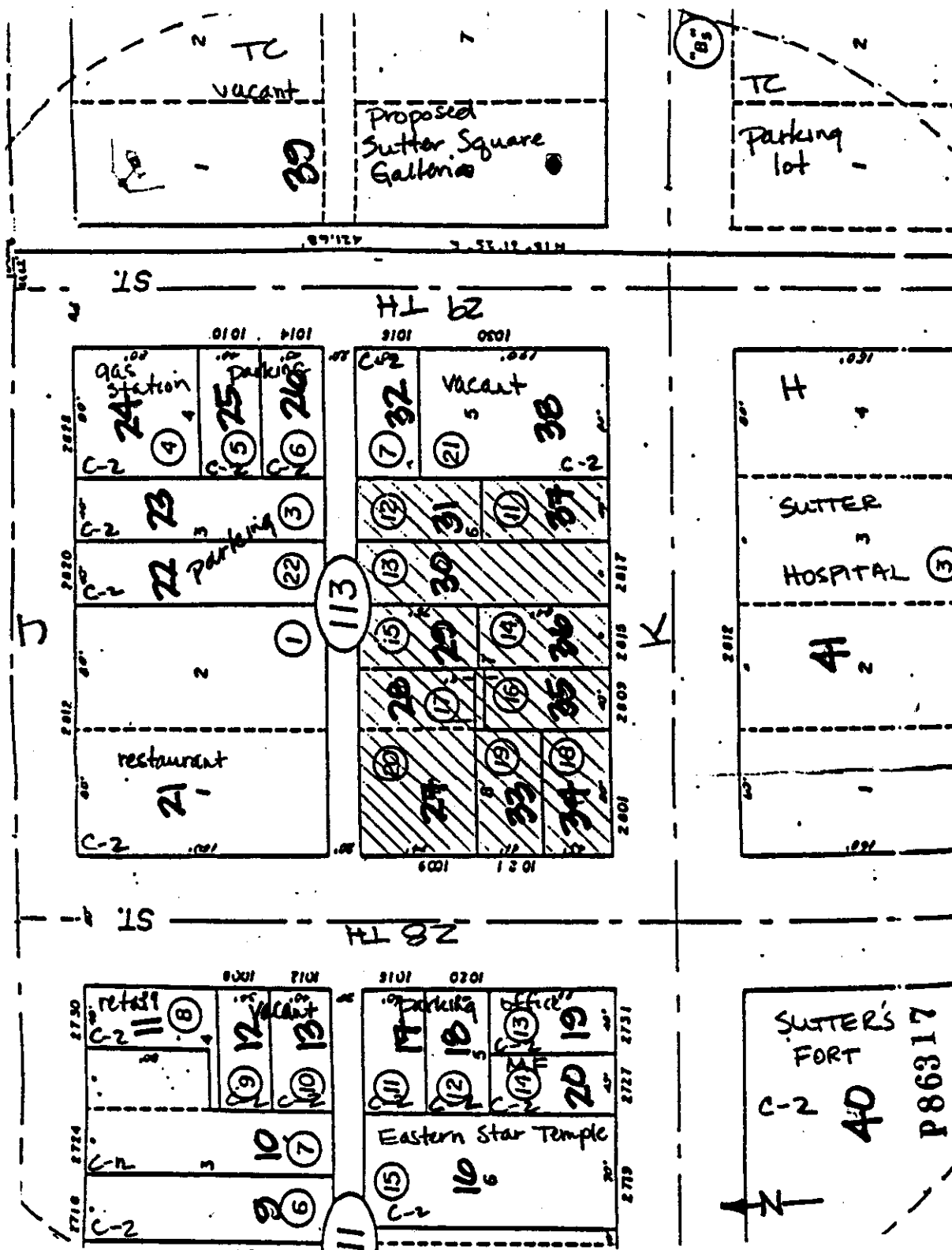
- A. Ratify the Negative Declaration;
- B. Approve the Special Permit Modification based on findings of fact which follow;

Findings of Fact:

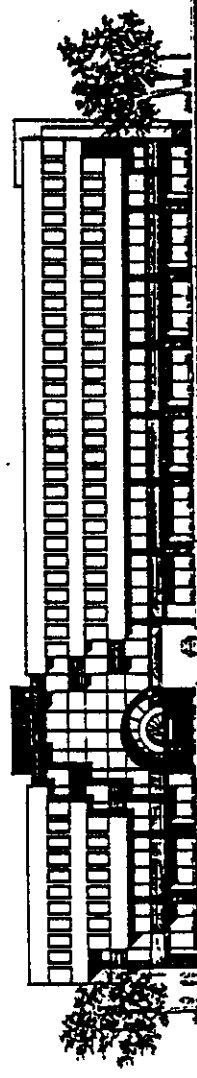
1. The project is based upon sound principles of land use in that the proposed medical diagnostic facility is compatible with the surrounding commercial and medical uses.
2. The project will not be detrimental to the public health, safety or welfare nor create a nuisance in that, adequate on-site parking is provided.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for general commercial by the 1980 Central City Plan and the proposed medical diagnostic facility use conforms with the plan designation.



VICINITY MAP



LAND USE & ZONING MAP

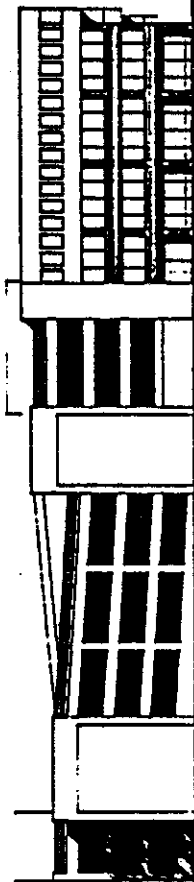


SOUTH ELEVATION
1/8" = 1'-0"

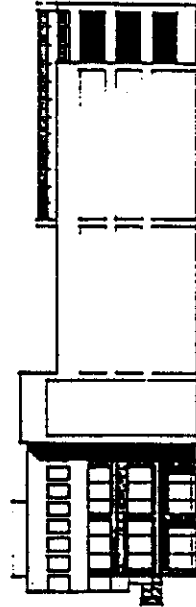
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NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



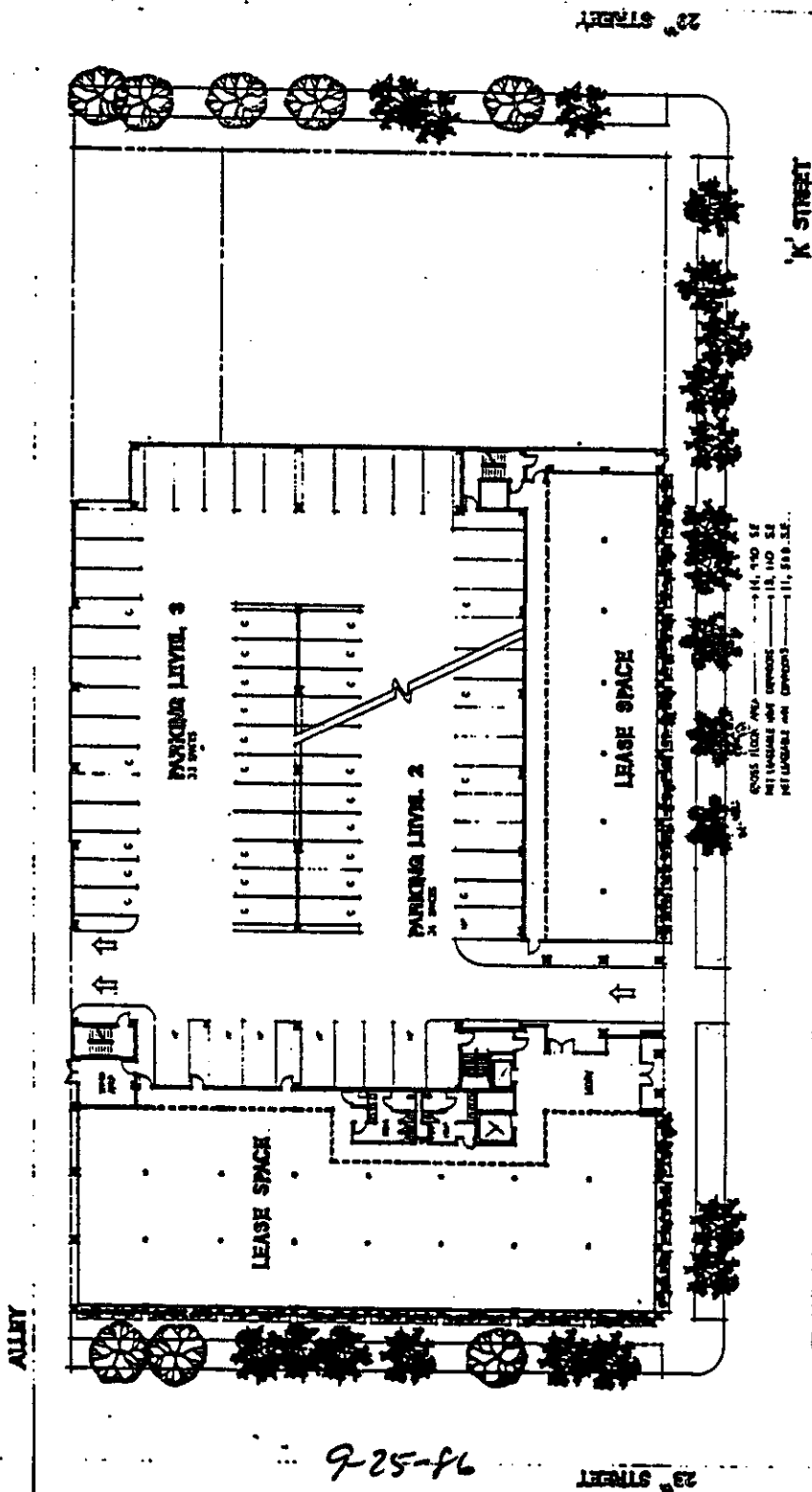
WEST ELEVATION
1/8" = 1'-0"



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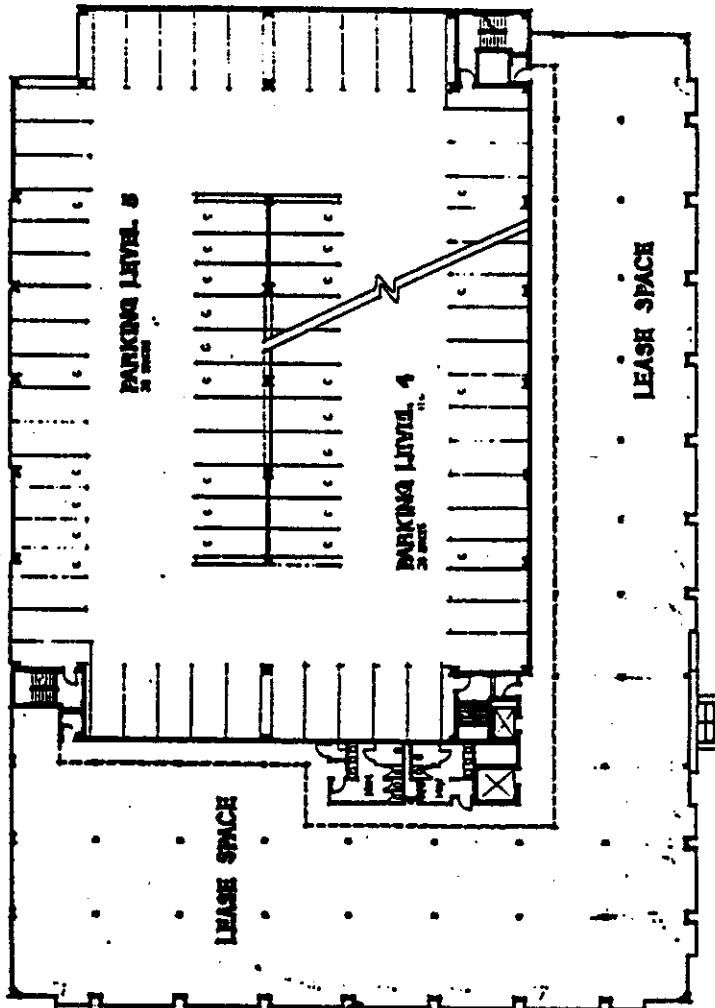
'K' STREET

23rd STREET



FIRST FLOOR PLAN
 1/8" = 1'-0"





GROSS FLOOR AREA 17,726 SF
 NET LEASABLE AREA 11,811 SF
 NET LEASABLE PER SQUARE FOOT 0.66

SECOND FLOOR PLAN
 1/16" = 1'-0"



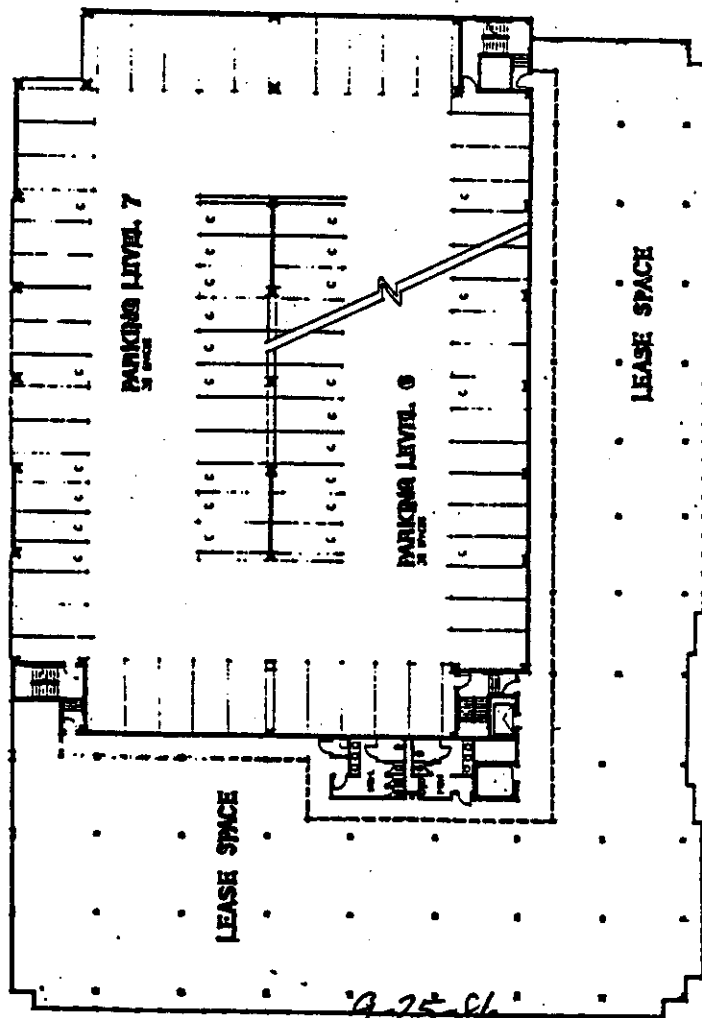
K 1213
 ARCHITECTURAL FLOOR PLAN

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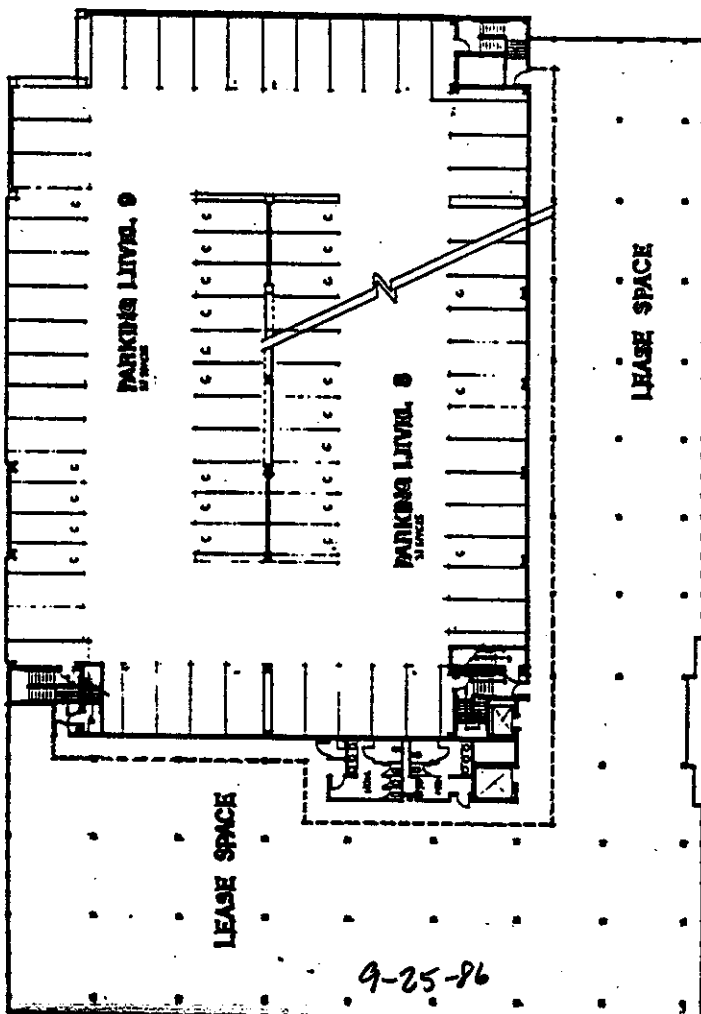
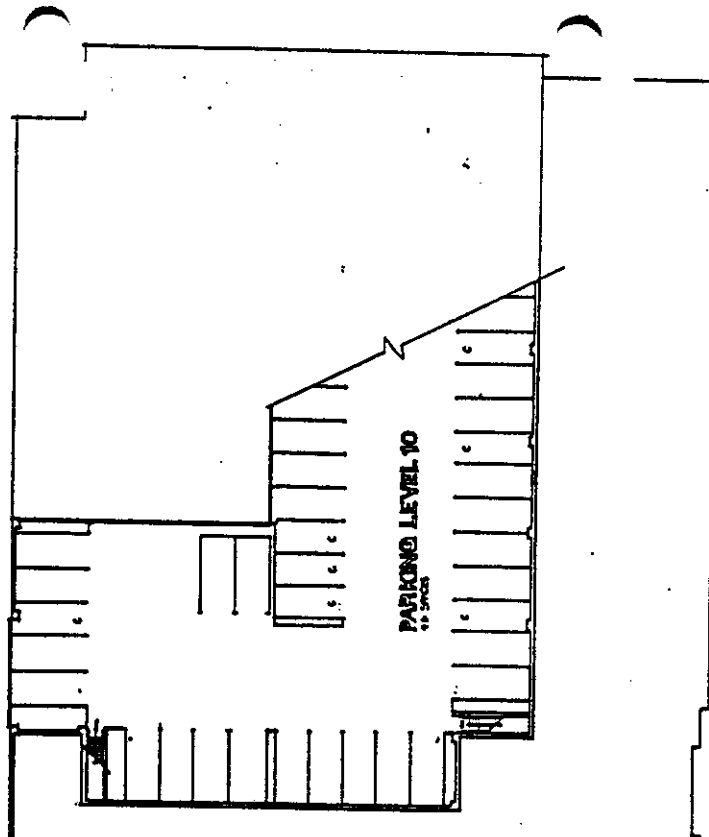


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GROSS FLOOR AREA → 18,646 SF
 NET LEASABLE AREA → 17,256 SF
 NET LEASABLE W/IN CORRIDOR → 15,616 SF



THIRD FLOOR PLAN
 1/8" = 1'-0"



GROSS FLOOR AREA ————— 111,516 SF
 NET LEASABLE FLOOR AREA ——— 71,343 SF
 NET UNLEASABLE FLOOR AREA ——— 40,173 SF



FOURTH FLOOR PLAN
 1/16" = 1'-0"

P135
 5100 LEXINGTON AVENUE

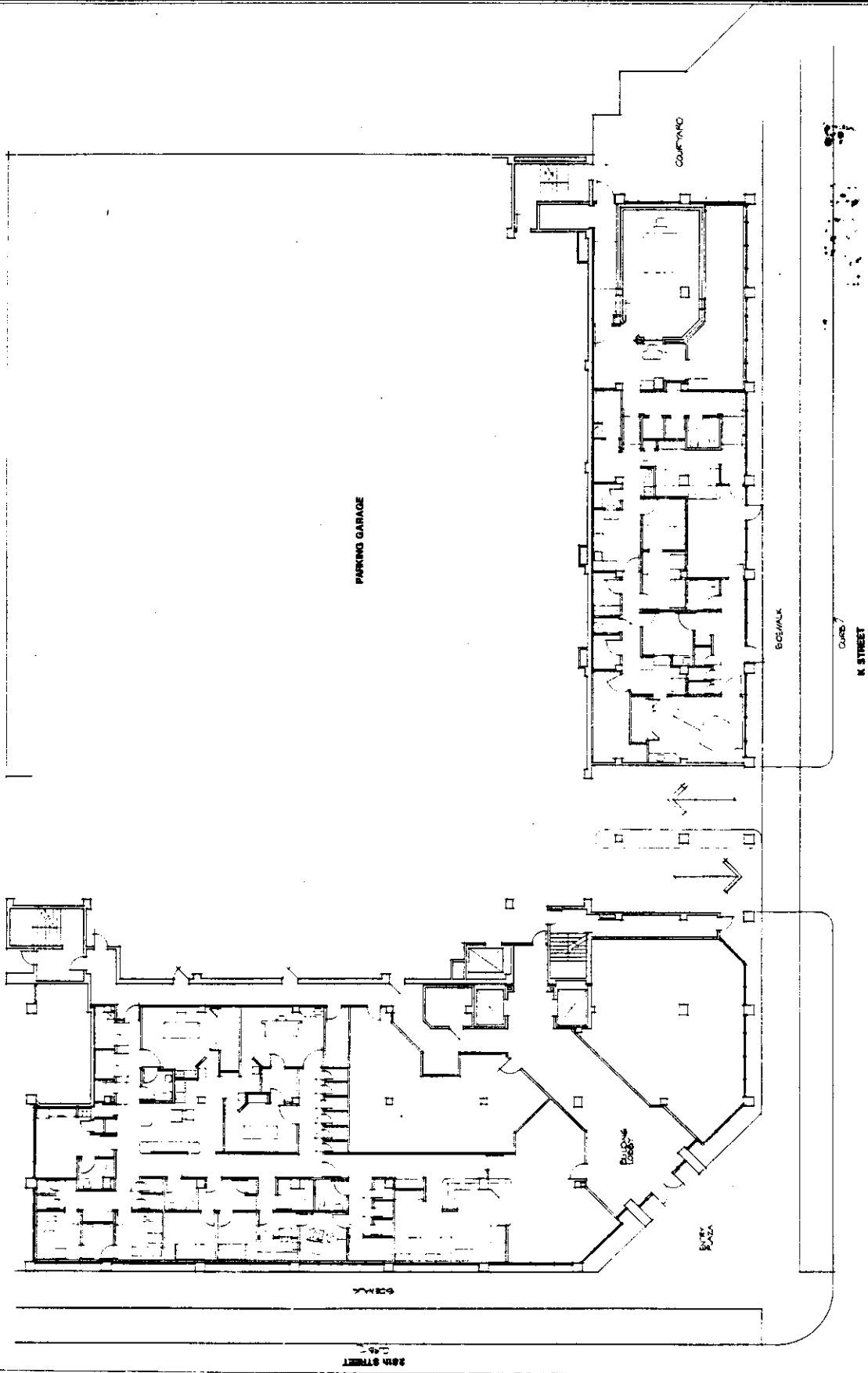
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FORT SUTTER IMAGING CENTER
Fort Sutter Medical Complex
Sacramento, California

Boulder Associates, Inc.
Architects
1000 North 17th Street
Sacramento, CA 95811
Phone: (916) 441-1111
Fax: (916) 441-1112

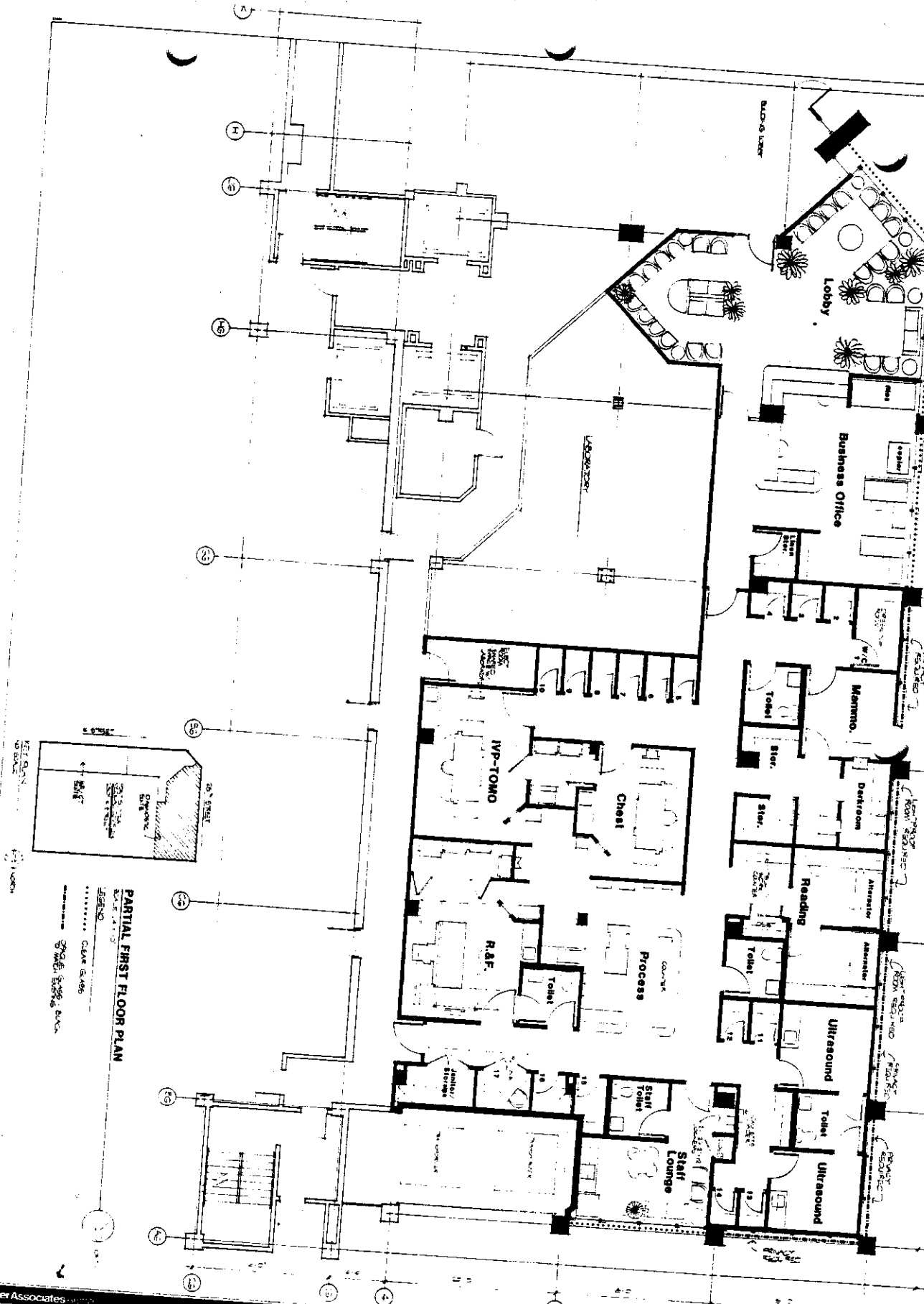


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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PARTIAL FIRST FLOOR PLAN

LEGEND
 - - - - - CLEAR GLASS
 - - - - - STAIRS
 - - - - - ELEVATOR

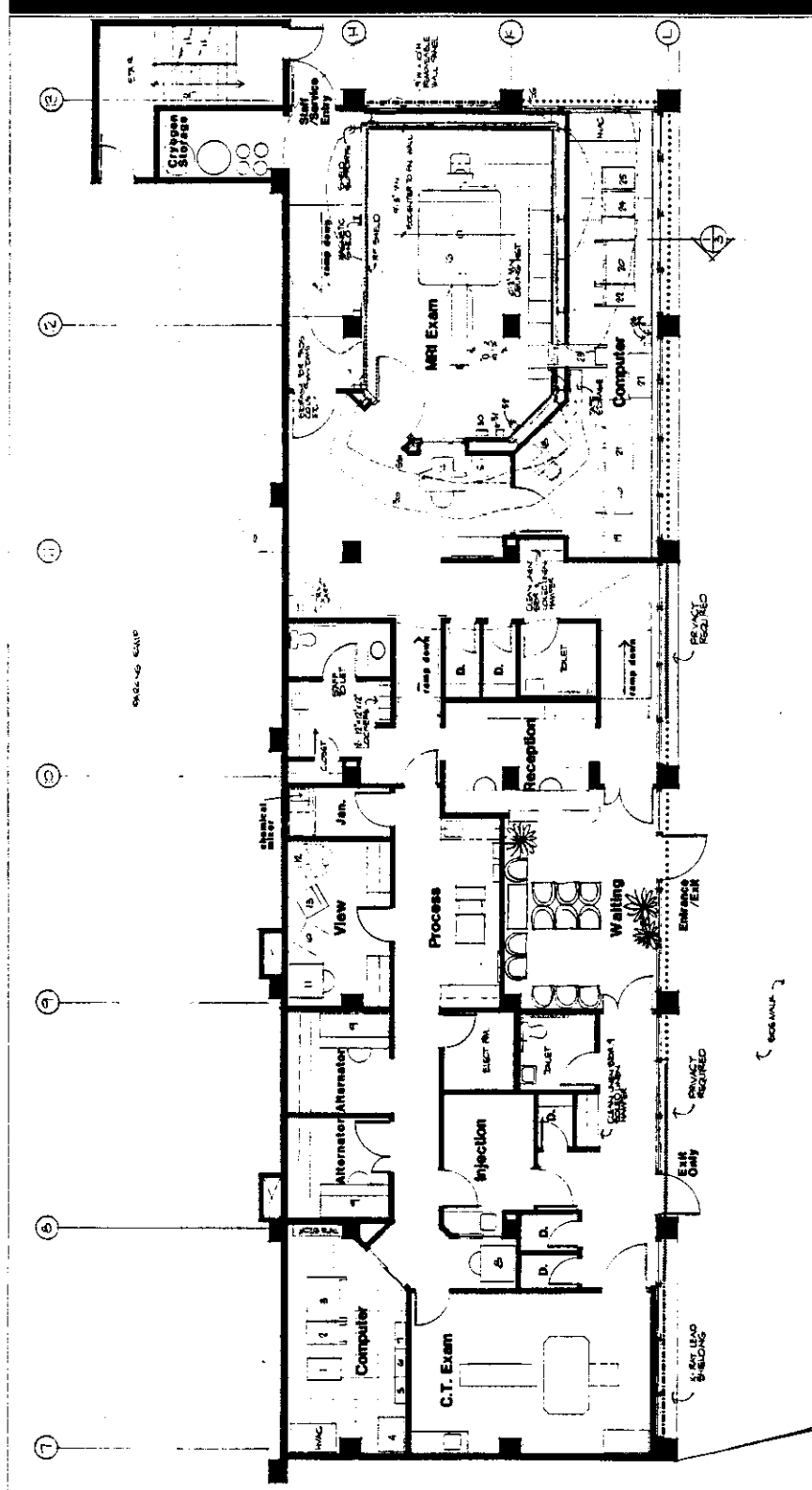
Boulder Associates

FORT SUTTER IMAGING CENTER
 SACRAMENTO, CALIFORNIA

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PARTIAL FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

LEGEND

- CLEAR GLASS
- 3/4" WIDE GLASS BLOCK
- 2" WIDE BRICK TAG
- 2" WIDE BRICK TAG
- CLEAR GLASS - 18" HIGH
- CLEAR GLASS - 60" HIGH

KEY PLAN
 NO SCALE

KEY

- 1. MRI EXAM
- 2. MRI CONTROL ROOM
- 3. MRI STORAGE
- 4. MRI STORAGE
- 5. MRI STORAGE
- 6. MRI STORAGE
- 7. MRI STORAGE
- 8. MRI STORAGE
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