



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

SPECIAL PERMIT MODIFICATION
(P92-145)

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

APPLICATION: Special Permit Modification to construct a 600± square foot garage/workshop on a deep lot developed with two single family homes.

APPLICANT: Chuck Sellers, 3940 60th Street, Sacramento, CA 95820

Owner: Leopoldo & Julita Batoon, 5764 Wallace Ave., Sacramento, CA 95824

LOCATION: 5759 Wallace Ave.
(Council District 6)

Background Information: On January 9, 1991, the Planning Director approved a request to construct an additional dwelling unit with an attached two car garage on a deep lot measuring 60.9' X 357.7' in the Standard Single Family (R-1) zone (P90-364).

Applicants Request: The applicant is requesting to construct a third garage at the rear of the second unit. The existing garage in the front of the property is used for storage and additional space is needed to park additional family vehicles.

Staff Evaluation: The applicant proposes to construct a detached garage/workshop on the site at the rear of the existing second unit, more than 150 feet from the public right-of-way. The garage/workshop is proposed to be skewed and will meet the six foot distance between dwelling unit and accessory structure. Staff has no objections to the proposed placement of the garage. Staff has spoken to the applicant and explained that the placement of the garage may prevent further development of the lot. If the remaining back portion of the lot were to be developed the garage/workshop would need to be removed in order to provide access to the rear of the lot.

The plans indicate a front and rear garage door. No paving is provided at the rear of this structure for the drive through garage. Staff would recommend that a driveway or parking pad be provided at the rear of the garage if a rear garage door is

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provided. The garage will be constructed of stucco and wood siding with a composition shingle roof. The garage will be compatible with the existing unit.

Staff recommends that the three foot planter area along the driveway (south property line) be extended to the east along the proposed driveway addition. Due to the length and expanse of concrete, staff also recommends a minimum of three trees be planted along the driveway; between the existing houses, in front of the second unit and at the end of the driveway (Exhibit C) in order to provide some shading of the pavement.

Agency Comments: The Fire Department has reviewed the plans. The applicant will be required to provide fire sprinklers per N.F.P.A. 13D.

Recommendation: Staff recommends the Planning Director approve the special permit modification subject to the following conditions and based upon findings of fact in the original staff report.

Conditions:

1. The three foot planter area between the driveway and the south property line shall be extended to the east along the proposed driveway addition.
2. The applicant shall plant a minimum of three trees to shade the driveway.
3. The applicant shall be required to provide fire sprinklers per N.F.P.A. 13 D.
4. The garage door(s) shall be a metal overhead sectional.
5. The structure shall not be used as a dwelling unit.
6. If a rear garage door is provided a driveway or parking pad shall be provided at the rear of the structure.

Report Prepared By:

Jeanne Corcoran
Jeanne Corcoran, Assistant Planner

7/29/92
Date

Recommendation Approved By:

Gary Stonehouse
Gary Stonehouse, Planning Director

7-30-92
Date



DEPARTMENT OF
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CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
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95814-2998

June 17, 1992

BUILDING INSPECTIONS
916-449-5716

SPECIAL PERMIT MODIFICATION
(P92-131)

PLANNING
916-449-5604

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

LOCATION: 2801 "L" Street

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

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

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

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

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

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

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

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

Condition:

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

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

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

Report Prepared By:

Mike Dale
Mike Dale, Assistant Planner

6-17-92
Date

Recommendation Approved By:

Gary Stonehouse
Gary Stonehouse, Planning Director

6-17-92
Date

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EXHIBIT A
Existing Gross Square Feet

EXISTING GROSS SQUARE FEET

SUTTER GENERAL HOSPITAL
2801 L STREET
SACRAMENTO, CA 95816

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

This square footage does not include:

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

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PROPOSED EXPANSIONS
In Square Feet

SUTTER GENERAL HOSPITAL

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

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

.0363 = 3.63% increase

PROJECT SCHEDULE

SUTTER GENERAL HOSPITAL
PROPOSED EXPANSIONS

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