

CITY PLANNING COMMISSION

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

APPLICANT George French - P.O. Box 2858, Sacramento, CA 95819
OWNER Mercy Hospital of Sacramento - 4001 J Street, Sacramento, CA 95819
PLANS BY Daniel, Mann, Johnson & Mendenhall - 3250 Wilshire Blvd, Los Angeles 90010
FILING DATE 10-10-86 ENVIR. DET. 11-9-86 REPORT BY EG:sg
ASSESSOR'S PCL. NO. 008-034-46,48,49,50; 008-041-19

APPLICATION: A. Negative Declaration

B. Special Permit to construct a 110,622+ square foot parking garage

LOCATION: 3939 & 4001 J Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct parking garages for Mercy Hospital.

PROJECT INFORMATION:

1974 General Plan Designation: Public
1963 East Sacramento Community
Plan Designation: Public Service Facility
Existing Zoning of Site: H
Existing Land Use of Site: Hospital

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: School, parking garage, residential; R-0, R-1	Front:	25'	25'+
South: Church, residential, office; C-1, OB, R-4, R-1	Side(Int):	5'	25'+
East: Residential; R-1	Side(St):	12-1/2'	25'+
West: Residential, commercial; C-1, R-4, R-1	Rear:	15'	15'+

Parking Required: 1,181 spaces
Parking Provided: 1,293 spaces
Property Dimensions: Irregular
Property Area: 5.98+ acres
Square Footage of Building: 110,622 square feet
Height of Building: 12 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Brick, concrete, steel

BACKGROUND INFORMATION: On July 26, 1984 the Planning Commission approved phase 3 of the Mercy Hospital Master Plan (P84-246). On June 2, 1983 the Planning Commission approved a special permit to revise the phasing of the Mercy Hospital Master Plan. The City Council approved a zone change from residential-office (R-0) to Hospital (H) (P83-195). On November 21, 1977 the Planning Commission approved a master plan for Mercy Hospital Replacement Project (P-7620).

APPLC. NO. P86-409 MEETING DATE December 18, 1986 ITEM NO 14

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is zoned Hospital (H) and is designated for public service facility in both the General Plan and the 1963 East Sacramento Community Plan. A hospital is developed on the site. Surrounding land uses include residential, multiple family residential, church, offices, and a school.
- B. The applicant is proposing to construct two multi-level parking garages. The garages would contain 379 parking spaces and 110,622+ square feet of floor area. Each garage will have two levels of parking (one below grade and one above). On-site parking requirements call for 1,181 spaces while 1,293 spaces will be provided once the garages are completed. The garages will be constructed of brick, concrete and steel. The design of the garages will be compatible with the existing hospital buildings and will, to a limited degree, screen the existing buildings. The garages are consistent with the parking management plan approved previously by the Commission.
- C. The project has been reviewed by Traffic Engineering, Public Works, Fire and the East Sacramento Improvement Association. The following comment was received:

Traffic

1. Provide 7-1/2 foot minimum for width of compact parking stalls.
2. Driveway on 39th Street to be one-way or widened to 24 foot minimum for two-way.
3. Prior to building permit, submit a Transportation Management Plan designed to achieve a 15% reduction in P.M. peak hour employee commute traffic. The plan applies to the hospital as a whole.

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

RECOMMENDATION: Staff recommends the following action:

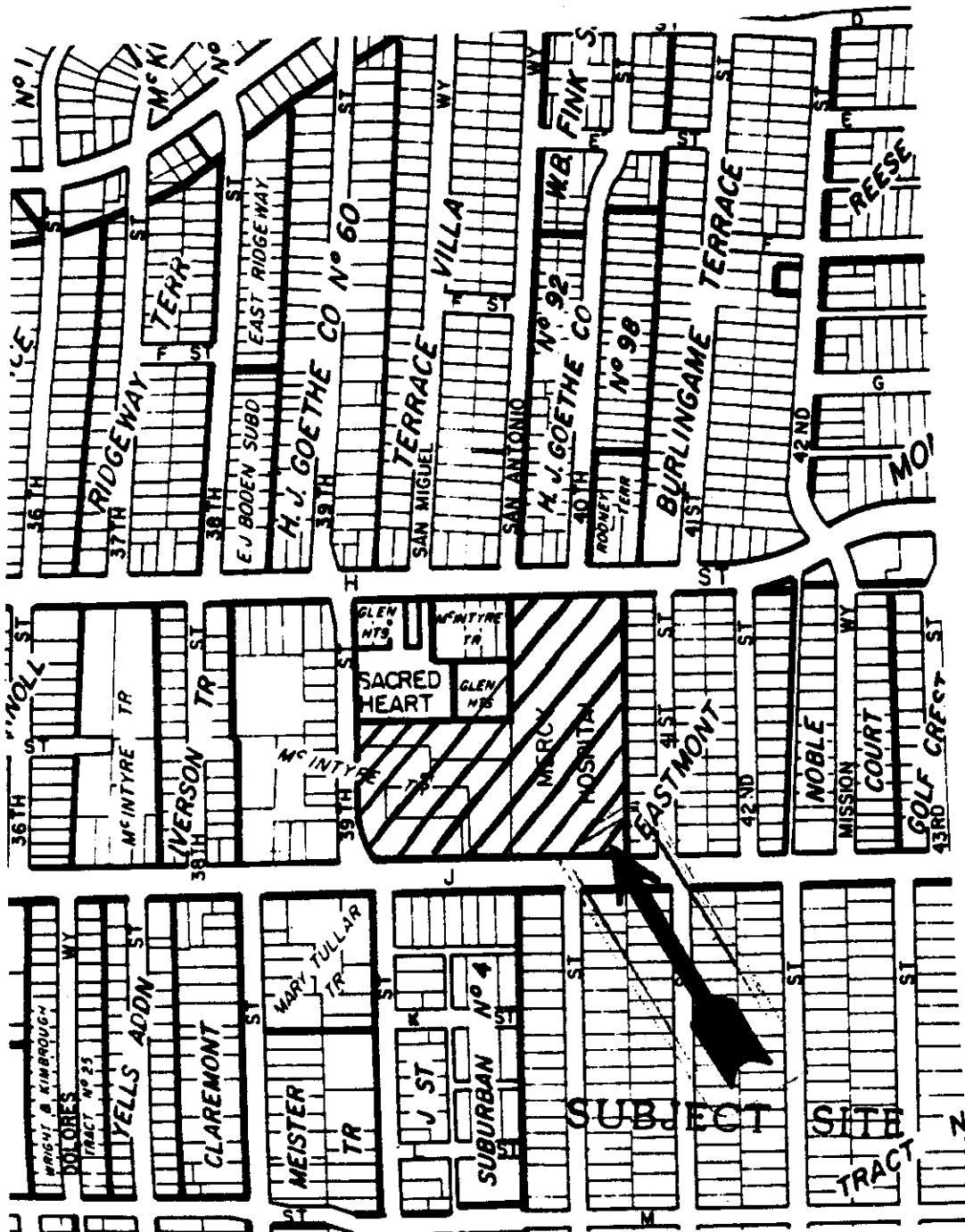
- A. Ratify the negative declaration; and
- B. Approve the special permit, subject to conditions and based upon findings of fact which follow.

Conditions

1. Prior to issuance of building permits, the applicant shall submit a Transportation Management Plan for review and approval of the City Traffic Engineer.
2. All driveways shall be approved by the City Traffic Engineer.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the parking garages will be compatible with the adjacent land uses which include residential, commercial, offices and a school, and
 - b. the project is located on a major street.
2. The project, as conditioned, will not be detrimental to public health, safety or welfare nor result in the creation of a nuisance in that adequate setbacks and landscaping will be provided.
3. The project is consistent with the City Discretionary Interim Land Use Policy in that the site is designated for public service facility by the 1974 General Plan and the proposed parking garage conforms with the plan designation, subject to securing a special permit.

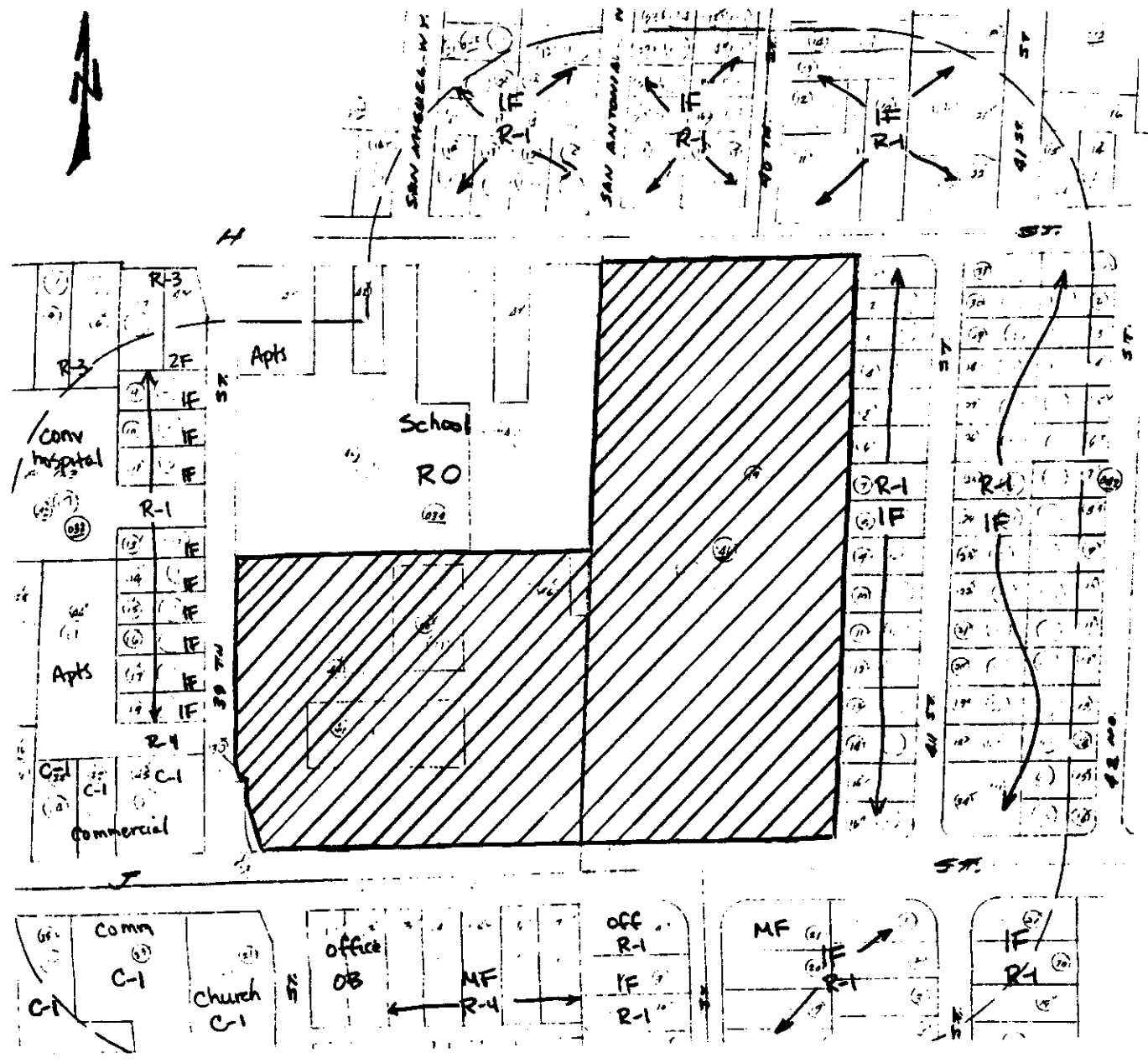


VICINITY MAP

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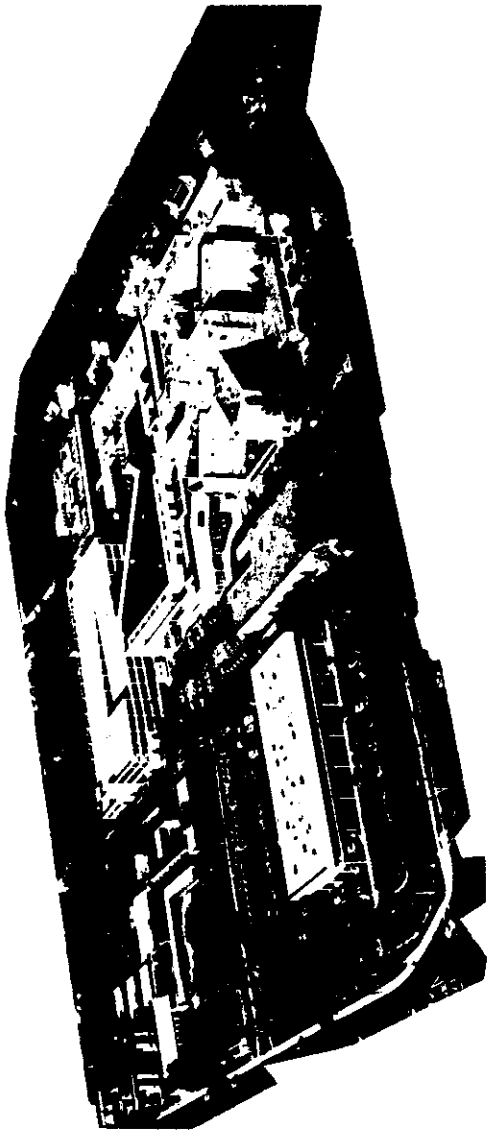


LAND USE & ZONING MAP

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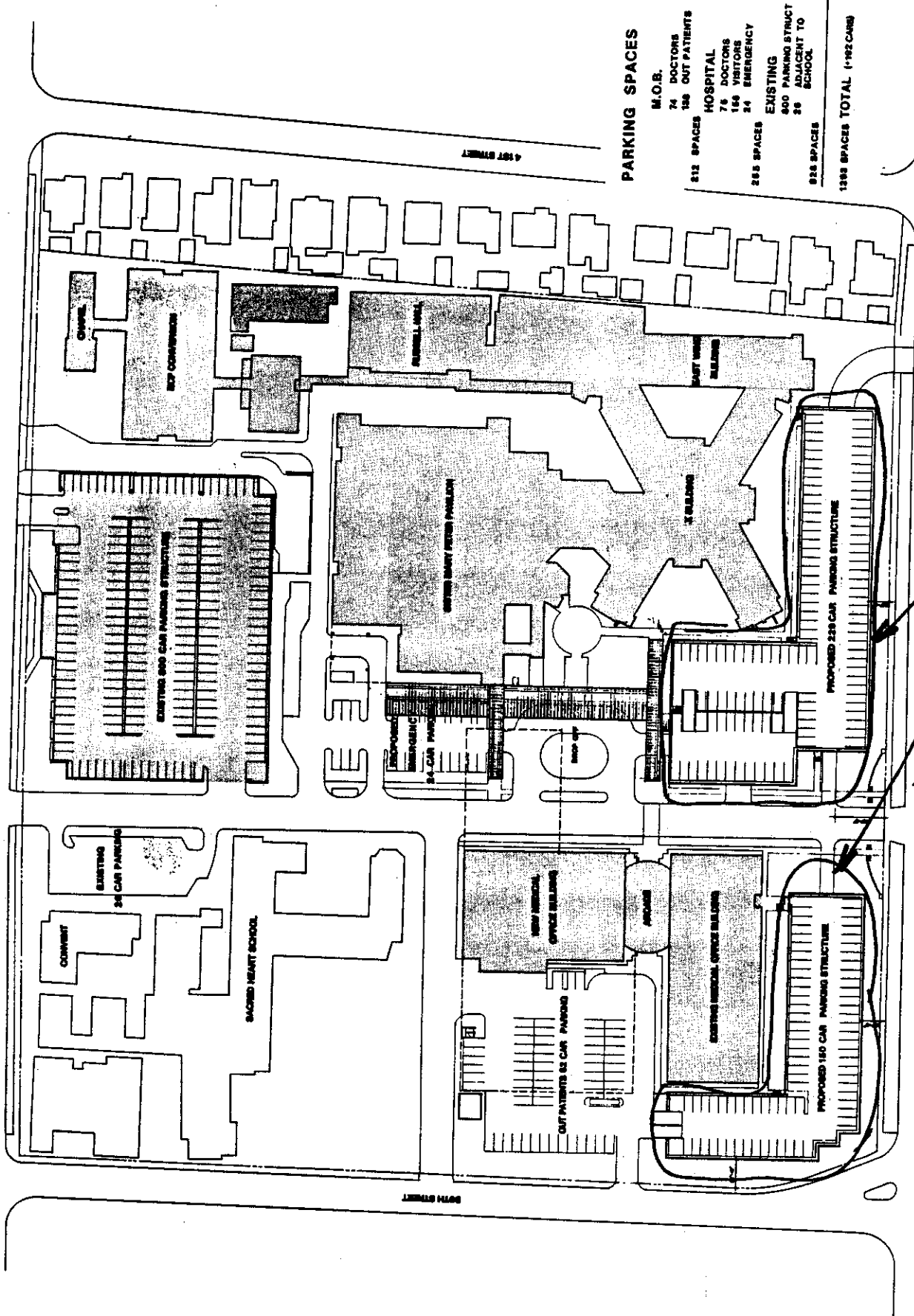


EXISTING CAMPUS - AERIAL VIEW
MERCY HOSPITAL OF SACRAMENTO

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PARKING SPACES

M.O.B.	74
DOCTORS	150
OUT PATIENTS	
HOSPITAL	
76 DOCTORS	
150 VISITORS	
24 EMERGENCY	
265 SPACES	
EXISTING	
800 PARKING STRUCT	
26 ADJACENT TO	
SCHOOL	
926 SPACES	
1398 SPACES TOTAL (1-192 CARS)	



Proposed garages

**SITE PLAN
MERCY HOSPITAL OF SACRAMENTO**

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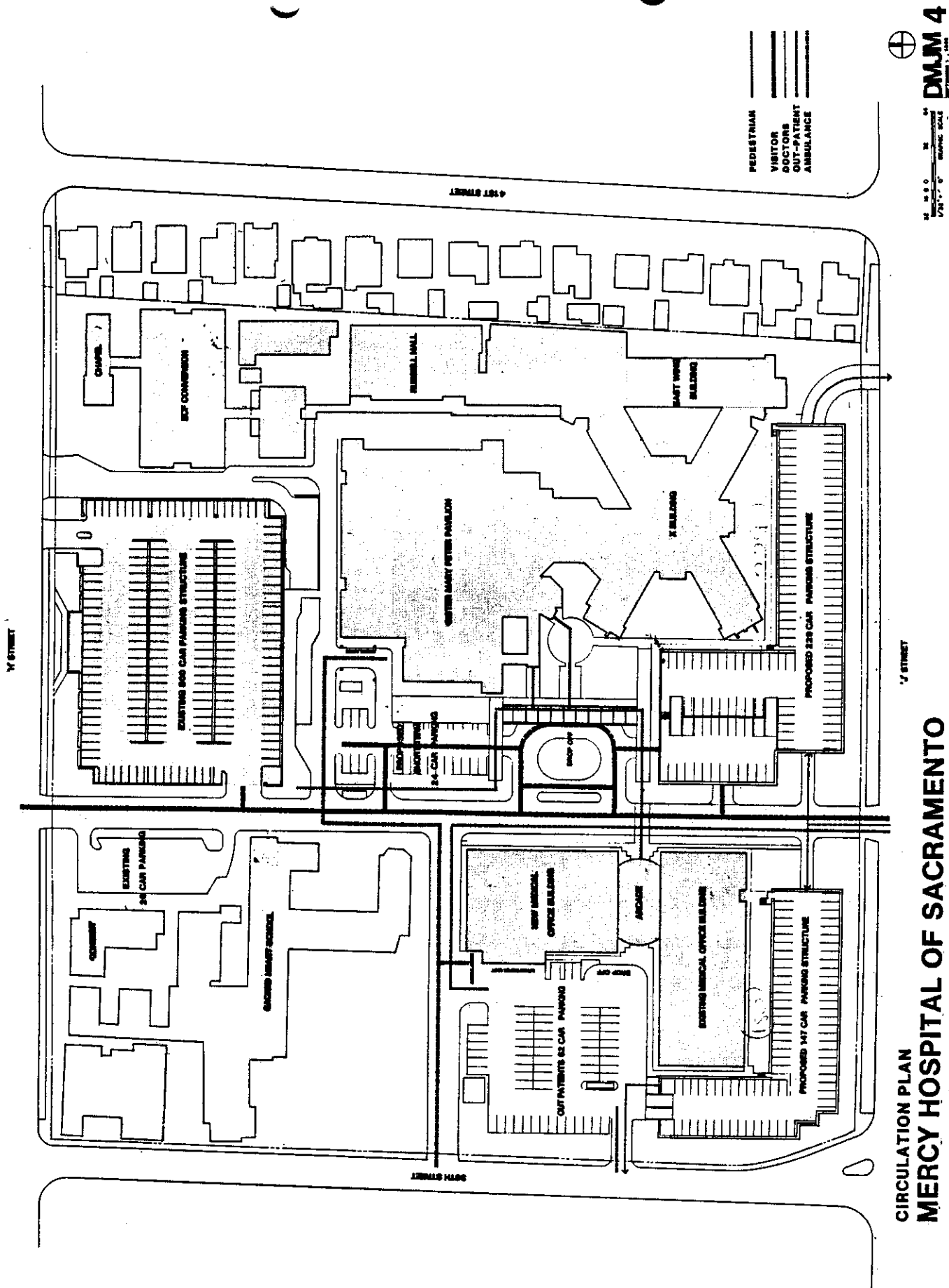
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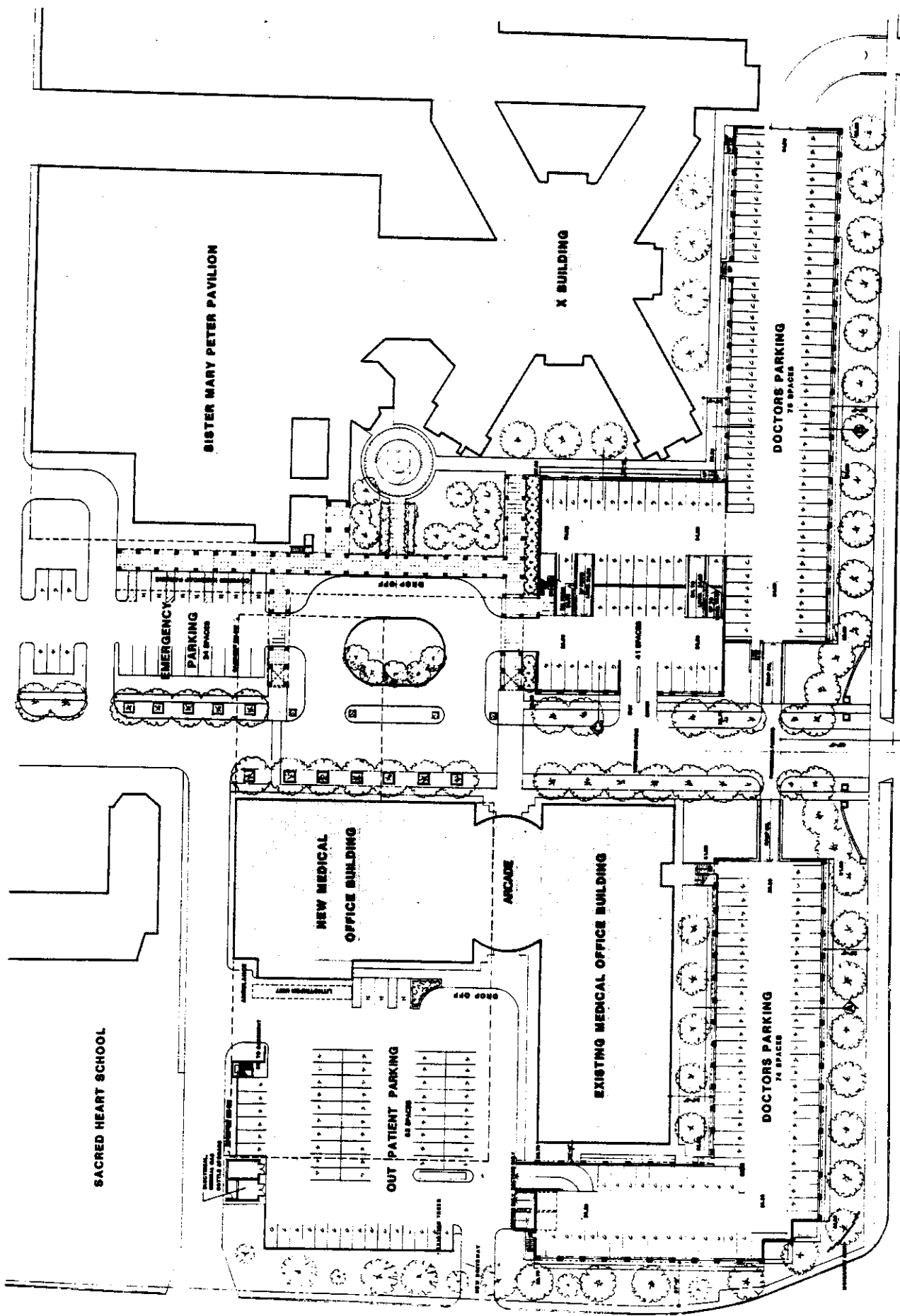
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CIRCULATION PLAN
MERCY HOSPITAL OF SACRAMENTO

DMJM 4



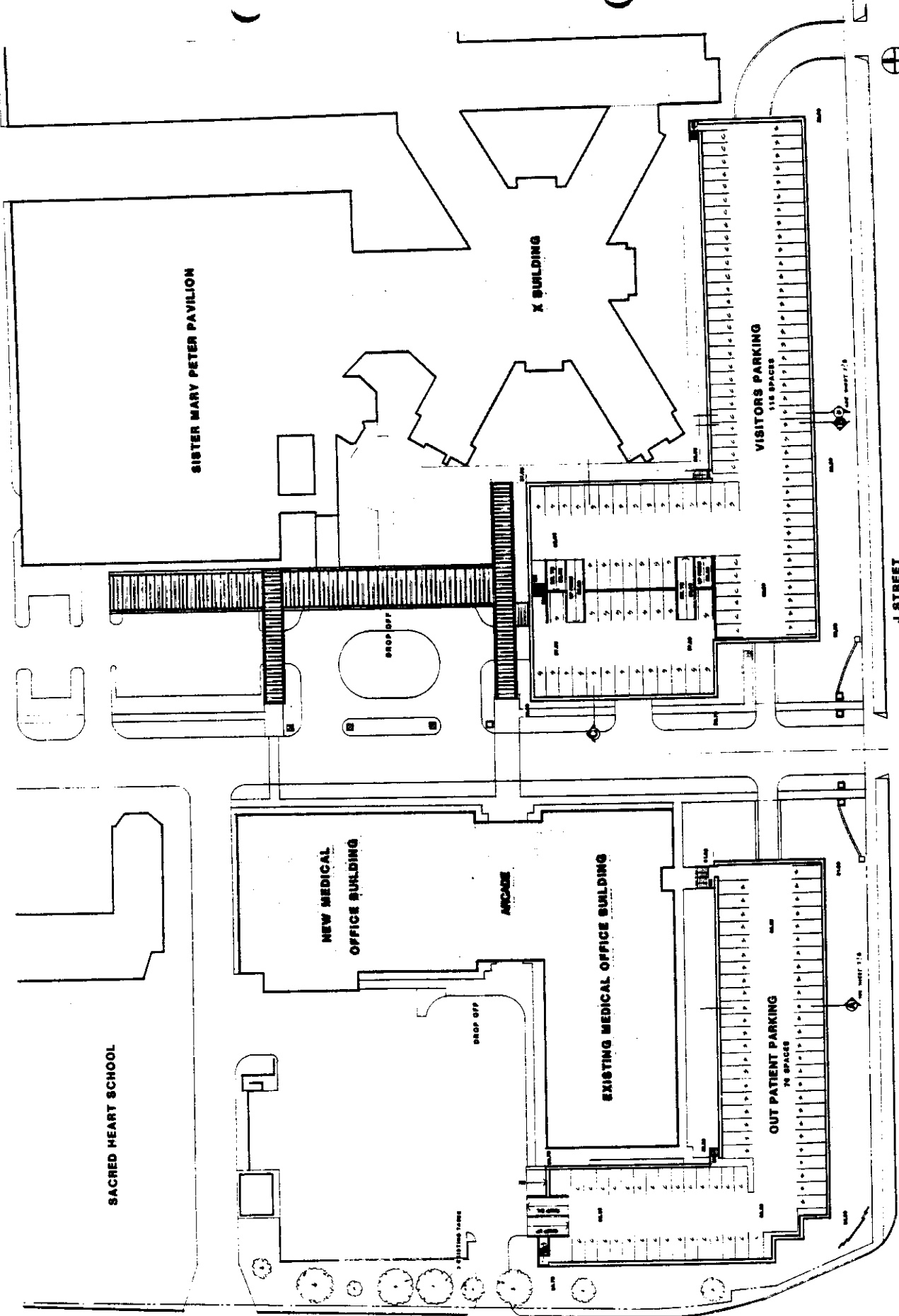
**GROUND LEVEL / LANDSCAPING PLAN
MERCY HOSPITAL OF SACRAMENTO**



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PLAN 6



SACRED HEART SCHOOL

SISTER MARY PETER PAVILION

NEW MEDICAL OFFICE BUILDING

X BUILDING

EXISTING MEDICAL OFFICE BUILDING

VISITORS PARKING
116 SPACES

OUT PATIENT PARKING
74 SPACES

J STREET

39 TH STREET

UPPER LEVEL
MERCY HOSPITAL OF SACRAMENTO

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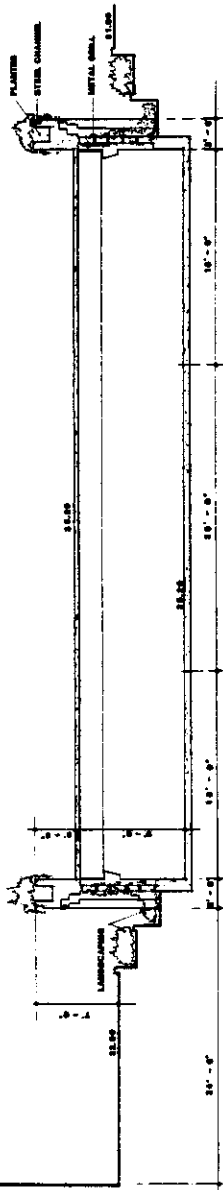
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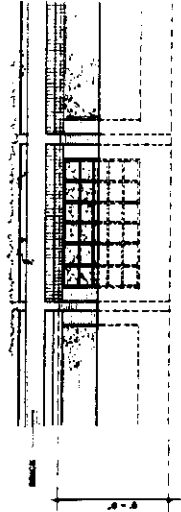
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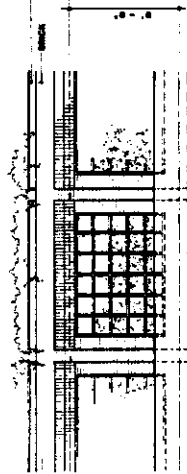
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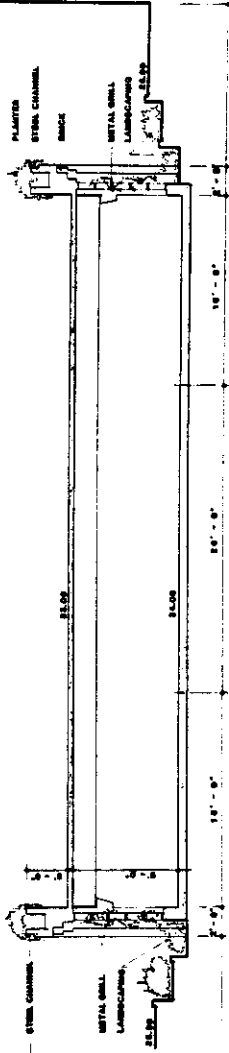
SECTION AT 'A'



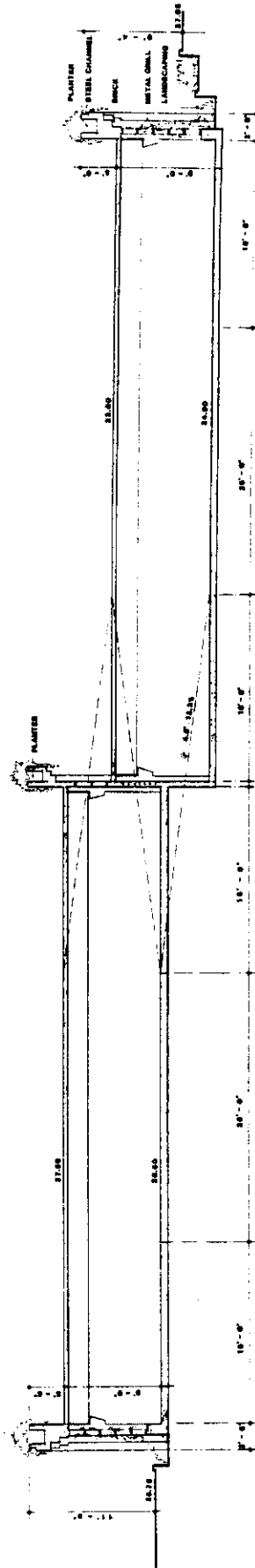
PART ELEVATION



PART ELEVATION



SECTION AT 'B'

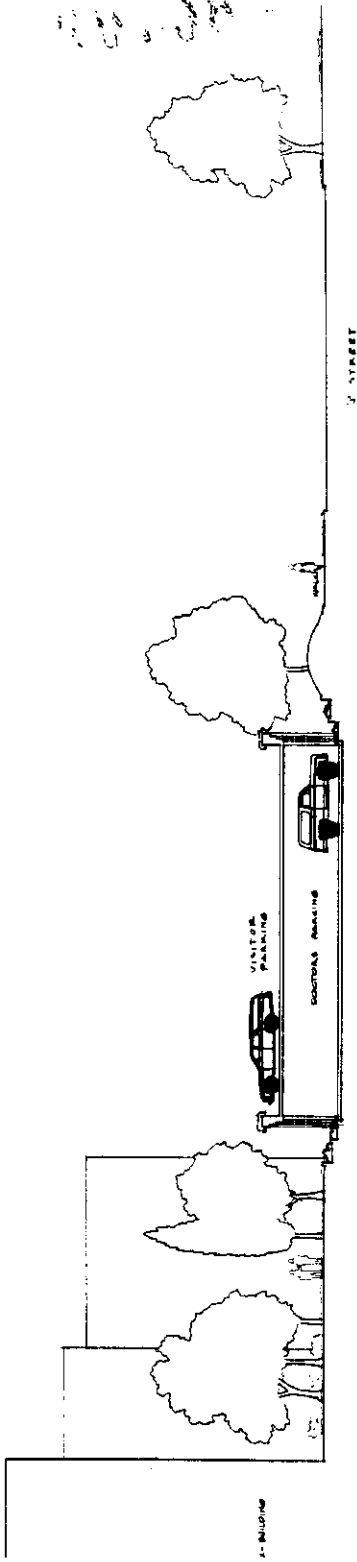


SECTION AT 'C'

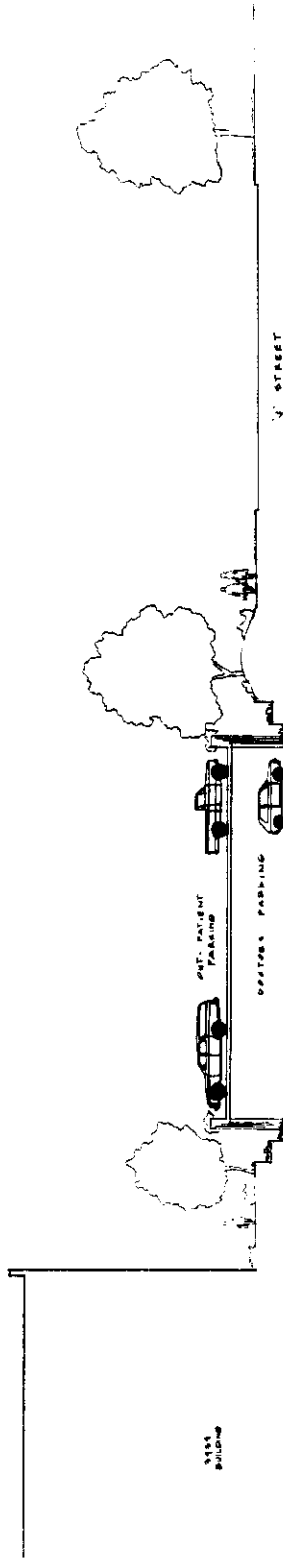
SECTIONS
MERCY HOSPITAL OF SACRAMENTO



DMJM 7
 DRAWING MADE BY
 CONTRACT NO. 11-100



SECTION B



SECTION A

**SECTIONS
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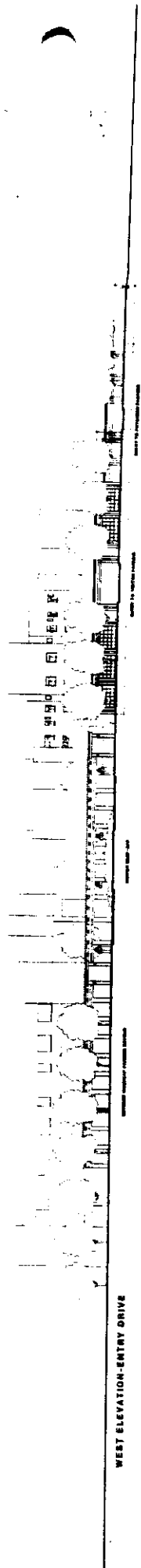
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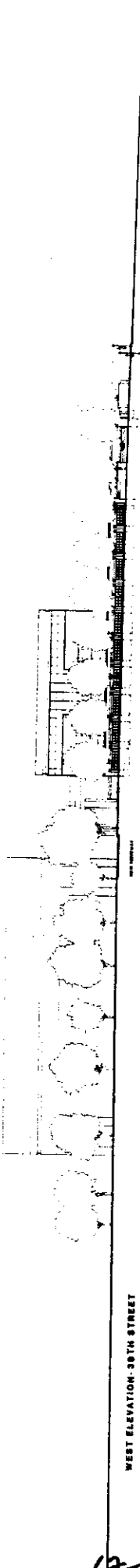
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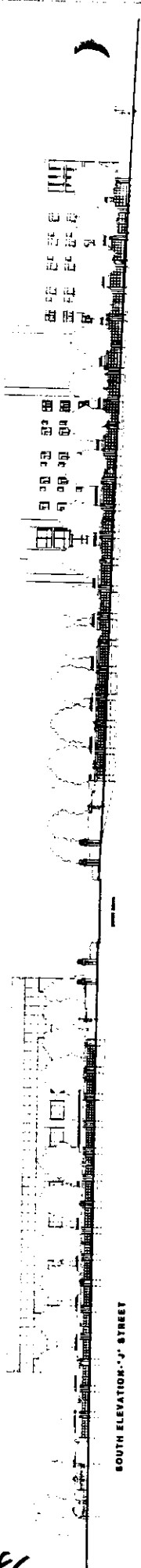
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WEST ELEVATION-ENTRY DRIVE



WEST ELEVATION-30TH STREET



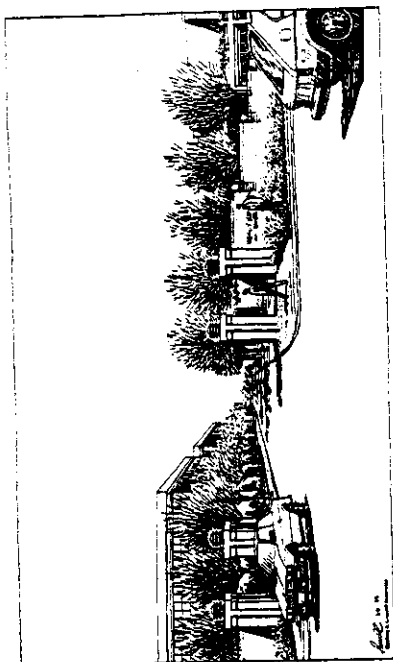
SOUTH ELEVATION-J STREET

MERCY HOSPITAL OF SACRAMENTO

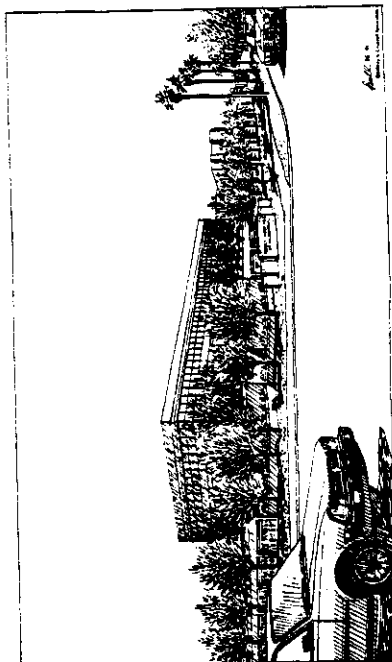
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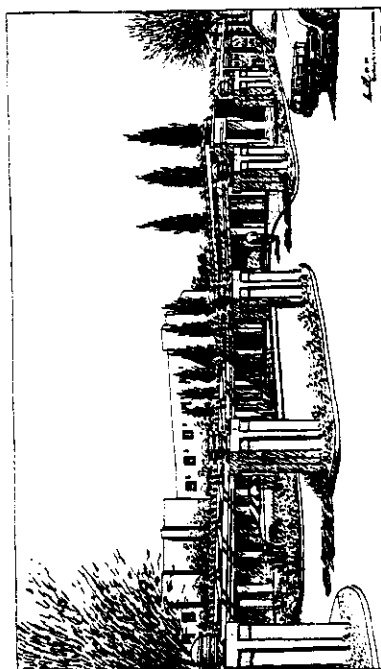
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'J' STREET ENTRY



VIEW FROM CORNER OF 'J' STREET
AND 39TH STREET



VIEW OF DROP OFF FROM ENTRY DRIVE

P86-409

12-18-86

Flom 14

JAMES L. FERRY, JR.

3504 51ST AVENUE • (916) 428-0442
SACRAMENTO, CALIFORNIA 95823

CPC #15
12-18-86

RECEIVED
DEC 17 1986
Planning and Development

DECEMBER 16, 1986

FRED GOODRICH
CITY OF SACRAMENTO
DEPT. OF PLANNING & DEVELOPMENT
1231 EYE STREET - ROOM 102
SACRAMENTO, CA 95814

RE: P86-409 - HEARING 12-18-86
PARKING GARAGE - 40TH & J MERCY HOSPITAL

DEAR PLANNING COMMISSION:

I AM VERY OPPOSED TO P86-409, REFERENCED ABOVE, FOR THE FOLLOWING REASONS:

- 1) OURS IS BASICALLY A RESIDENTIAL NEIGHBORHOOD, WITH SOME LIGHT COMMERCIAL. THE PROPOSED STRUCTURE IS A VERY BASIC CHANGE TO THE CHARACTER OF THE NEIGHBORHOOD, ONE I DEFINITELY FEEL IS NOT AN IMPROVEMENT. MERCY HOSPITAL APPEARS TO BE MOVING ITS HISTORICAL J STREET ENTRANCE TO ITS INTERIOR AND SURROUNDING ITSELF, 'FORT-LIKE' IN PARKING STRUCTURES, TURNING INWARD AND REJECTING THE NEIGHBORHOOD. MY EXPERIENCE WITH THE HOSPITAL AND THE SISTERS HAS BEEN THAT THEY ARE GOOD NEIGHBORS, BUT FAST BECOMING LIKE THE NEIGHBORS THAT ARE RAISING RABBITS AND CAN'T BUILD CAGES FAST ENOUGH TO HOUSE THEM ALL.
- 2) THE 'SCALE' MODEL OF THE IMPROVEMENTS APPEAR TO ME TO MOST DEFINITELY NOT BE TO SCALE, AND, IN FACT, MISLEADING AS TO THE PROJECT'S IMPACT ON MY HOME. THE MODEL GIVES THE IMPRESSION OF PARK-LIKE SPACIOUSNESS. A QUICK DRIVE BY WILL SHOW JUST HOW CLOSE WE LIVE TOGETHER.
- 3) I DIDN'T HEAR OF THE PROJECT UNTIL A NEIGHBOR STOPPED BY LAST WEEKEND, AND SO HAVE NOT HAD TIME TO STUDY THE PROJECTED PROJECT IN DETAIL. FROM WHAT I HAVE OBSERVED, MY PERSONAL OBJECTIONS ARE TWO-FOLD..
 - A) THE LACK OF SCREENING BETWEEN MY HOME AND THE HOSPITAL'S PROPOSED PARKING GARAGE. BY SCREENING, I MEAN VISUAL, NOISE, AND CAR EXHAUST. JAY STREET IS OFTEN VERY CONGESTED AND CARS WILL BE BACKED UP TRYING TO EXIT ON TO JAY STREET. THIS SITUATION EXISTS NOW, WITH ONLY THE SMALL PARKING LOT THERE IS THERE NOW.

DECEMBER 16, 1986

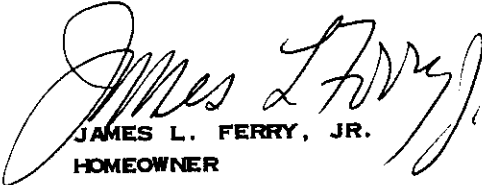
3) CONTINUED...

B) I HAVE A DIFFICULT TIME EXITING MY GARAGE (ON TO JAY STREET) NOW. IT WILL BE MUCH MORE DIFFICULT WITH THE LARGER PROPOSED LOT. THE OBVIOUS SOLUTION (BESIDES NOT BUILDING THE STRUCTURE) WOULD BE TO HAVE THE TRAFFIC EXIT AT THE SIGNAL LIGHT ON JAY STREET. THEN, EVERY FEW MINUTES, THE CARS WOULD HAVE UNOBSTRUCTED EXCESS. AS IT IS NOW, THE SIGNAL OFTEN IMPEDES THE EXITING OF CARS IN BOTH STOP AND GO POSITIONS. THIS REQUIRES THEM TO IDLE AND EXHAUST WHILE WAITING THEIR CHANGE.

IN CONCLUSION - I AM OPPOSED TO THE PROJECT. IF THIS PROJECT IS UNSTOPPABLE (EG. THE RABBITS ARE ALREADY THERE AND THE ONLY ARGUMENT IS WHERE TO PUT THE CAGES), I INSIST THE STRUCTURE BE SCREENED FROM SIGHT, NOISE AND EXHAUST. I URGE STRONG CONSIDERATION BE GIVEN TO MOVING THE PARKING LOT EXIT TO THE SIGNAL LIGHT WHERE IT BELONGS.

THANK YOU FOR LISTENING TO MY PLEA.

SINCERELY,



JAMES L. FERRY, JR.

HOMEOWNER

972 41ST STREET
SACRAMENTO, CA 95819

JLF/RT