

City Planning Commission  
Sacramento, California

Members in Session:

Subject: Special Permit Time Extension (P86-257)

PROPOSAL: The applicant is requesting a one-year time extension for a special permit to construct a 63,545 sq. ft. medical office building.

LOCATION: 6600 Bruceville Road

APN: 117-0170-074

PROPERTY AREA: 28.4+ acres

EXISTING ZONING: H-R (Hospital-Review)

BACKGROUND INFORMATION: On July 24, 1986 the Planning Commission approved the necessary entitlements for Kaiser Foundation Health Plan, Inc. to develop a 63,545 square foot medical building and expansion of the existing parking lot by 455 spaces. A special permit is required for a major medical care facility in the H zone. The approved special permit was good for a period of two years and is scheduled to expire on July 24, 1988.

APPLICANT'S REQUEST: The applicant is requesting that the Planning Commission extend for a period of one year, the special permit that was approved on July 24, 1986 (see Exhibit A). The project is part of an overall phasing program by Kaiser Hospital. The applicant has indicated that the phasing has taken longer than originally anticipated that this portion of the program was unable to get started with construction.

STAFF EVALUATION: Staff has reviewed the staff report for the proposed project that was approved on July 24, 1986. Staff finds that the previous report will still apply to the proposal and should be included as part of this Special Permit extension approval (see Exhibit B).

STAFF RECOMMENDATION: Staff recommends the Commission approve a one year time extension of the special permit to construct a 63,545 square foot medical office building subject to conditions and based upon findings of fact in the attached original staff report.

Respectfully Submitted,

  
Will Weitman  
Senior Planner

PW:WW:pe



JONES & STOKES ASSOCIATES, INC. / 1725 - 23rd STREET, SUITE 100 / SACRAMENTO, CA 95816

916/444-5638

FAX 916/444-0308

June 9, 1988

City of Sacramento  
Department of Planning and Development  
1231 I Street, Suite 200  
Sacramento, CA 95814

TO WHOM IT MAY CONCERN:

As the authorized agent of Kaiser Foundation Health Plan, Inc., Jones & Stokes Associates hereby requests a one-year extension of Special Permit P86-257.

This permit was approved by the planning commission on July 24, 1986 for construction of a 63,545-square-foot medical office building at 6600 Bruceville Road. This facility was identified in the original application as Medical Office Building No. 2 and as Phase III of the Kaiser Medical Center.

As required for consideration of this application, Jones & Stokes Associates has submitted the following:

- o one set of site, elevation, and floor plans;
- o a 300-foot radius map, showing parcels in the vicinity of the site;
- o a current property ownership list for notification purposes;
- o payment of the \$140 application fee; and
- o a letter of agency authorized by Kaiser Foundation Health Plan, Inc.

Please contact me if you have any questions or require additional information from the applicant concerning this request. Thank you for your assistance.

Sincerely,

Ira Saletan  
Project Manager

IS:jl

Enclosures

P86-257

7/28/88

item 20

# CITY PLANNING COMMISSION

**EXHIBIT B**

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

APPLICANT	Jones & Stokes Associates, Inc. - 2321 P Street, Sacramento, CA 95816		
OWNER	Kaiser Foundation Hospitals - P.O. Box 12916, Oakland, CA 94604		
PLANS BY	Owner's Architectural/Engineering Service Dept.		
FILING DATE	6-20-86	ENVIR. DET.	6-26-86
ASSESSOR'S-PCL. NO.	por. 117-170-72		REPORT BY: FG:sg

**APPLICATION:** A. Negative Declaration  
 B. Special Permit to construct Phase III of Kaiser Medical Center (south area)

**LOCATION:** 6600 Bruceville Road

**PROPOSAL:** The applicant is requesting the necessary entitlement to construct a 63,545 square foot medical building addition to Kaiser Hospital (south area).

**PROJECT INFORMATION:**

1974 General Plan Designation: Commercial & Offices  
 Proposed 1986 South Sacramento Community Plan Designation: Office  
 Existing Zoning of Site: H-R  
 Existing Land Use of Site: Hospital

<b>Surrounding Land Use and Zoning:</b>	<b>Setbacks:</b>	<b>Required</b>	<b>Provided</b>
North: Commercial; C-2	Front:	25'	200'
South: Residential; R-2, R-3	Side(Int):	5'	400'
East: Vacant, freeway; C-2, C-4-R			
West: Vacant, commercial, residential; R-3, C-2			

Parking Required: 1,255 spaces  
 Parking Provided: 1,349 spaces } Total facility  
 Property Dimensions: Irregular  
 Property Area: 40+ acres  
 Square Footage of Building: 63,545± sq. ft.  
 Height of Building: 41' (3-stories)  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing  
 Exterior Building Materials: }  
 Roof Material: } To match existing facility (brick)

**BACKGROUND INFORMATION:** On October 26, 1982 the City Council approved the necessary entitlements for the Kaiser Foundation Hospital to construct a major medical center on 32+ acres. The original application anticipated construction of the center in three phases (P82-150). On January 26, 1984 the Planning Commission approved the necessary entitlements to expand the hospital and parking facility (P83-373).

**PROJECT EVALUATION:** Staff has the following comments regarding this project:

A. The subject site is a 40+ acre lot which is developed with a hospital facility and is zoned Hospital-Review (H-R). The site is designated for

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commercial/office uses in the 1974 General Plan and office uses in the proposed 1986 South Sacramento Community Plan. Surrounding uses include commercial businesses and multiple family residential.

- B. The applicant is proposing to construct a three-story, 63,000± square foot medical office building and a 455 space parking lot addition to the existing hospital facility. The office building would be constructed with exterior materials which are similar to the existing facility (brick). The new offices would be open from 9 a.m. to 5 p.m. with 192 employees working the eight hour shift. The following table is a summary comparison of the planned and actual project phases (note - Phases 1 and 2 were constructed as a single phase).

Planned and Actual Project Phasing  
(Cumulative Development Totals)

Item	Planned Phase 2	Actual Phase 2	Planned Phase 3	Proposed Phase 3
Number of hospital beds	176	176	200	176
Number of medical offices	90	90	150	154
Hospital floor space	161,200	161,200	202,000	161,200
Medical office floor space	73,500	73,500	133,500	134,000
Hospital parking spaces	327 <sup>a</sup>	331	400	368
Medical office parking spaces	563 <sup>a</sup>	563	900 <sup>b</sup>	981
Total parking spaces	890	894	1,300 <sup>b</sup>	1,349

<sup>a</sup> from 1/84 document (P83-373)

<sup>b</sup> corrected from erroneous numbers in 8/82 and 1/84 documents; requirement is six spaces per medical office

The applicant is expanding the existing parking lot by 455 spaces for a total of 1,349 spaces on-site. The Zoning Ordinance requires a minimum of 1,255 spaces for all uses. An excess of 94 parking spaces has been provided which should prove to be sufficient to satisfy the needs of hospital patrons and employees.

The proposed development is in substantial compliance with the schematic master plan (Exhibit A) and conditions of the original special permit approvals.

- C. The project has been reviewed by Traffic, Fire, Public Works, Building Inspections and the Valley Hi Community Association. The following comment was received:

Traffic

1. Provide bicycle parking facilities.
2. Project subject to Transportation Management Plan.

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

RECOMMENDATION: Staff recommends the following action:

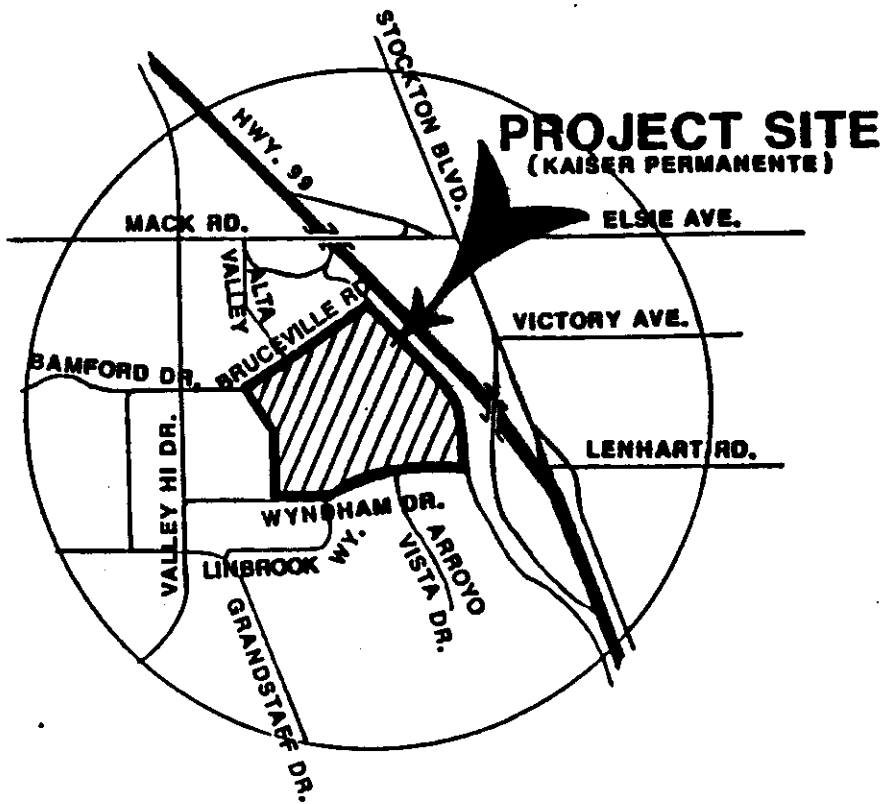
- A. Ratify the negative declaration;
- B. Approve the special permit, subject to conditions and based on findings of fact which follow.

Conditions

1. The special permit shall be approved for Phase 3 only. Phase 3 shall consist of a maximum 63,545± square foot medical office building and the expansion of the existing parking lot by 455 spaces.
2. The exterior materials and finish of the proposed building shall be similar to the existing hospital facility (i.e. brick).
3. Bicycle storage lockers (15) shall be provided. At least 50% of the bicycle parking facilities shall be Class I. Applicant shall indicate bicycle parking facilities on site plan.
4. Applicant shall prepare and submit a Transportation Management Plan to the Traffic Engineering Division for review and approval prior to issuance of building permits.

Findings of Fact

1. The proposal, as conditioned, is based upon sound principles of land use in that the medical office use is consistent with the hospital schematic master plan.
2. The proposal, as conditioned, will not be detrimental to the public health, safety or welfare nor will it result in the creation of a nuisance in that adequate parking and setbacks are provided.
3. The proposal is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for office uses by the 1986 South Sacramento Community Plan and the proposed medical offices conform with the plan designation.



**VICINITY MAP**

P86-257

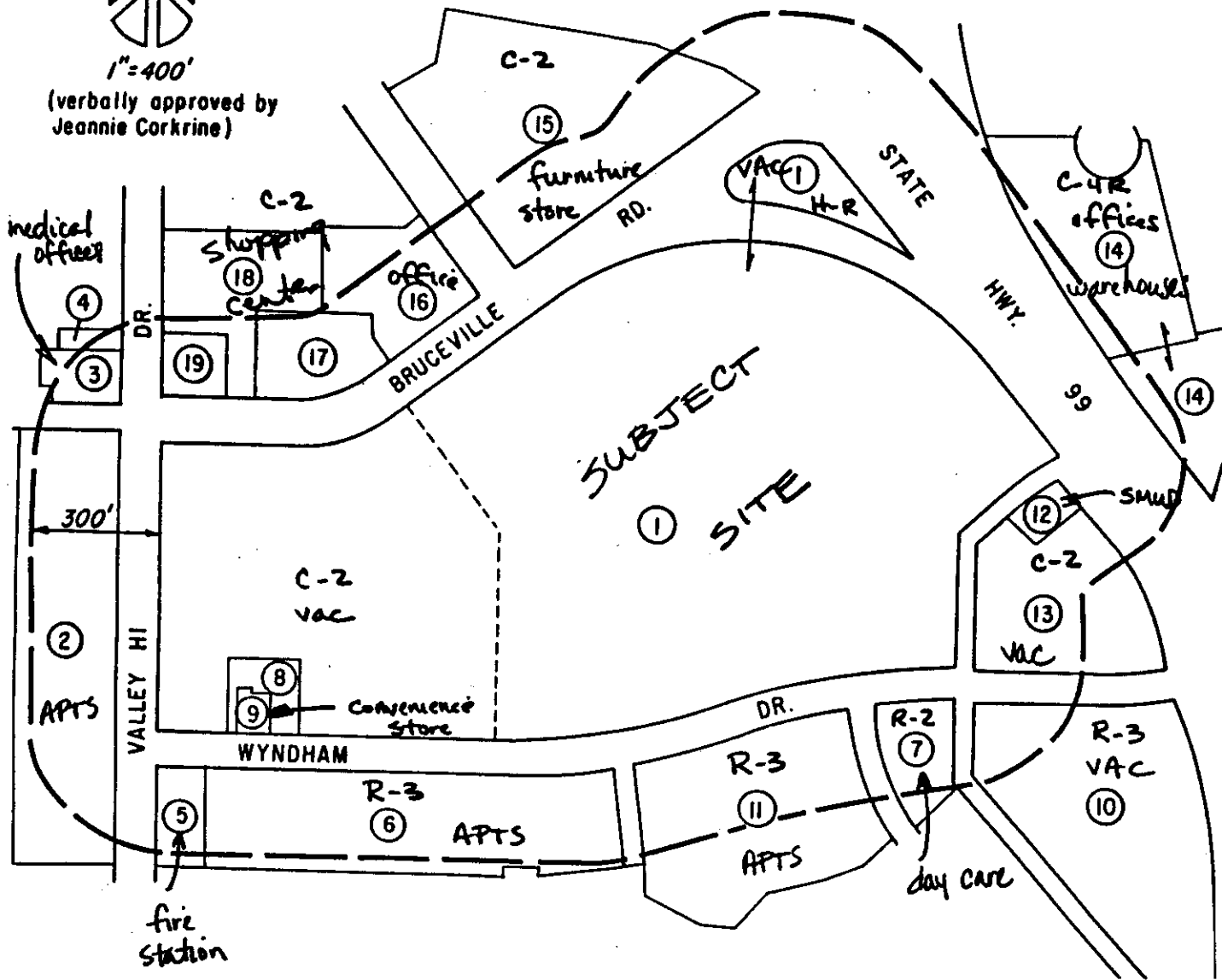
7-24-86

Item 15 20



1"=400'

(verbally approved by Jeannie Corkrine)



# LAND USE & ZONING MAP





# EXISTING SITE PLAN

SCALE: 1"=50'-0"



## CLINIC PARKING

	REQUIRED (1)	EXISTING (2)
STAFF	370	342
VISITORS	370	221
TOTAL	840	563

### NOTES

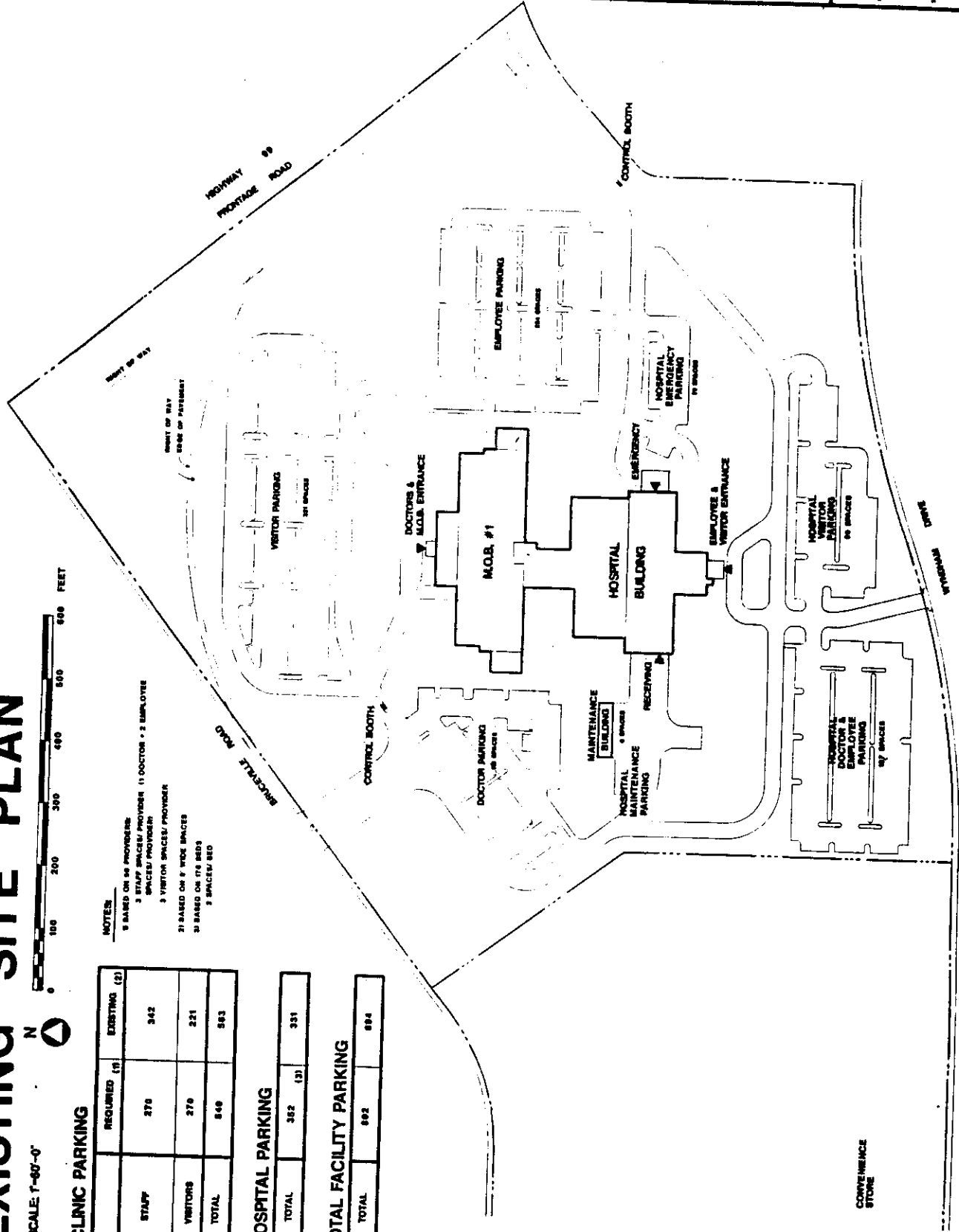
- 1 BASED ON 40 PROVIDERS
- 2 STAFF SPACES/ PROVIDER 11 DOCTOR + 2 EMPLOYEE SPACES/ PROVIDER
- 3 VISITOR SPACES/ PROVIDER
- 21 BASED ON 4 WIDE SPACES
- 22 BASED ON 176 BEDS
- 23 SPACES/ BED

## HOSPITAL PARKING

TOTAL	382	(3)	331
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## TOTAL FACILITY PARKING

TOTAL	892		894
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**KAISER PERMANEN**  
Kaiser Foundation Hospital  
Architectural / Engineering  
Services Division  
Post Office Box 1218  
Oakland, California 94680

**MEDICAL OFFICE BUILDING NO. 2**

**SOUTH SACRAMENTO MEDICAL CENTER**  
SACRAMENTO, CALIFORNIA

**LISKE, LONAKIS, BEAUMONT, & ENGBERG**

**ARCHITECTS, ENGINEERS, & PLANNERS**

401 WATT AVENUE  
SACRAMENTO, CALIFORNIA 95804

**SOUTH SACRAMENTO MEDICAL CENTER**  
**MEDICAL OFFICE BUILDING NO. 2**

Drawn By	Checked By	Scale

WALTON 04 84

P86-251

28-88  
7-29-86

Item 2

P 86957

# PROPOSED SITE PLAN

SCALE: 1"=60'-0"



## CLINIC PARKING

	REQUIRED (1)	PROPOSED (2)
STAFF	482	616
VISITORS	482	483
TOTAL	964	981

## HOSPITAL PARKING

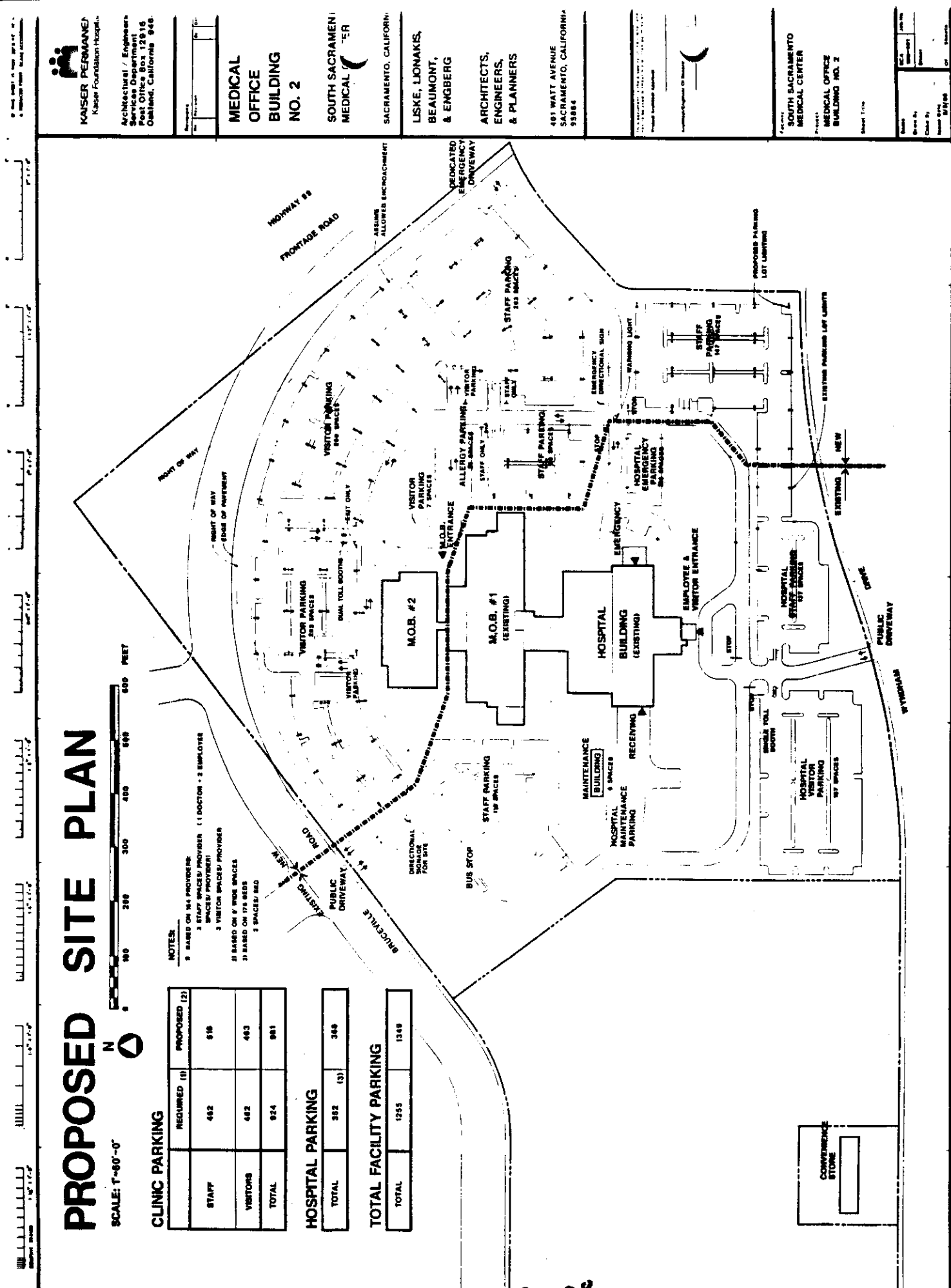
TOTAL	382 (3)	388
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## TOTAL FACILITY PARKING

TOTAL	1255	1349
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### NOTES

- 1 BASED ON 84 PROVIDERS
- 2 STAFF SPACES/ PROVIDER (1 DOCTOR + 2 EMPLOYEE SPACES/ PROVIDER)
- 3 VISITOR SPACES/ PROVIDER
- 4 BASED ON 8' WIDE SPACES
- 5 BASED ON 7'5" BEES
- 6 SPACES/ MED



**MEDICAL OFFICE BUILDING NO. 2**

**SOUTH SACRAMENTO MEDICAL CENTER**

SACRAMENTO, CALIFORNIA

LSXK, LIONAKIS, BEAUMONT, & ENGBERG

ARCHITECTS, ENGINEERS, & PLANNERS

401 WATT AVENUE SACRAMENTO, CALIFORNIA 95864

**SOUTH SACRAMENTO MEDICAL CENTER**

**MEDICAL OFFICE BUILDING NO. 2**

P 86257

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7-24-86

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