

P93-106 - METHODIST HOSPITAL EXPANSION

- REQUEST:
- A. Environmental Determination
 - B. Special Permit Modification to construct a 58,000 square-foot perinatal unit radiological and diagnostic expansion of the Methodist Hospital on 10.7± developed acres in the Hospital (H[PUD]) zone.
 - C. Special Permit to allow a temporary parking lot consisting of 215 spaces.

LOCATION: 7500 Timberlake Way, Timberlake Way and Bruceville Road
117-0181-036
South Sacramento
Council District 8

APPLICANT:	Brian Wiese Architects, A.I.A., Brian Wiese (927-7575) 10 Fullerton Court, Suite 210, Sacramento, CA 95825
OWNER:	Methodist Hospital of Sacramento 7500 Timberlake Way, Sacramento, CA 95823
PLANS BY:	Brian Wiese Architects, A.I.A.
APPLICATION FILED:	June 30, 1993
STAFF CONTACT:	Cindy Gnos, 264-7636

SUMMARY/RECOMMENDATION: The applicant proposes to construct a two story perinatal and radiological/diagnostic facility consisting of approximately 58,000 square feet and a temporary 215 space parking lot on the 10.7± acre Methodist Hospital campus. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. **Staff recommends approval of the project.** This recommendation is based on its consistency with the policies in the General Plan and South Sacramento Community Plan.

PROJECT INFORMATION:

General Plan Designation:	Public/Quasi-Public - Misc.
Community Plan Designation:	Hospital
Existing Land Use of Site:	Methodist Hospital
Existing Zoning of Site:	H(PUD)

Surrounding Land Use and Zoning:

North:	Medical Office; H(PUD)
South:	Parking Lot; H(PUD)
East:	Medical Office; OF-R
West:	Vacant and Residential; R-1A

Property Dimensions:	Irregular
Property Area:	10.7± gross acres
Square Footage of Proposed Building:	58,000 square feet
Height of Building:	2 stories
Exterior Building Materials:	Brick and Plaster
Roof Material:	Built-Up
Temporary Parking Provided:	215 spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit (Site)	Building Division
Building Permit	OSHPD

BACKGROUND INFORMATION: On January 12, 1965, the Planning Commission approved the development of Methodist Hospital (P2127) with a zoning designation of Hospital (H) and under the provisions of Section 8 of the Zoning Ordinance (Planned Unit Development). On April 12, 1984, the Planning Commission approved an expansion of the Methodist Hospital Planned Unit Development (P84-095) and a Special Permit to construct a 51 bed psychiatric center. On January 23, 1991, the Planning Commission approved a Special Permit to develop a 34,000 square foot perinatal unit on the site. The applicant is now requesting a Special Permit Modification which increases the square footage of the previously approved perinatal unit to 58,000 square feet, and expanding the use from perinatal only to perinatal, radiological and diagnostic departments. The application also includes the provision of 215 parking spaces temporarily to replace parking displaced during construction.

STAFF EVALUATION: Staff has the following comments:**A. Policy Considerations**

The proposed perinatal unit, radiological and diagnostic facility is consistent with the Public/Quasi-Public designation of the General Plan and the Hospital designation in the South Sacramento Community Plan. The facility is also consistent with the goal of the General Plan to support a balanced system of quality medical facilities. The proposed construction is also consistent with the Schematic Plan for the Methodist Hospital Planned Unit Development.

B. Site Plan Design/Zoning Requirements**1. Building Location**

The proposed perinatal/radiological/diagnostic facility is attached to the north side of the existing single story and four story hospital buildings (Site Plan - Exhibit C-1). Primary access is from Timberlake Way, and incorporates the existing main entrance to the Methodist Hospital. Staff has no objection to the proposed location of the perinatal facility.

2. Parking/Circulation

The parking requirements for hospital facilities are described in the Methodist Hospital PUD Guidelines. The guidelines require three spaces for each bed. The guidelines, however, also allow parking to be determined by actual parking demand. This site currently contains the 146-bed main hospital with a nursing tower, an emergency room and a chapel. The applicant proposes to add a 22 bed perinatal facility to the site. The total required parking by the PUD Guidelines at a ratio of three spaces per bed is 504 spaces. The proposed site plan indicates 361 parking spaces provided. The current Zoning Ordinance requirement for parking is one parking space per bed (168 spaces). The Methodist Hospital, however, bases its parking demand on the number of employees in addition to the number of beds. Methodist Hospital indicates that its parking studies show one parking space per two employees and one space for visitors per three beds is adequate to serve hospital facilities. Methodist Hospital indicates the total number of staff on any one shift is 511. The parking demand, according to Methodist Hospital is 255 spaces for employees and 56 for visitors (311 spaces). The site plan indicates 369 parking spaces provided. Staff finds that the parking proposed is adequate to serve the Methodist Hospital facility based on the applicant's parking demand analysis, as well as the fact that several of the doctors and technicians have offices elsewhere on the Methodist Hospital campus and may not need parking at the hospital. The site is also served by a major bus route.

The applicant's proposal also includes the provision of a 215 space temporary parking lot for the three \pm year construction period. The lot is located south of the existing hospital building, in an existing landscaped area. The location of the temporary parking will be developed into medical facilities in the future under a separate Special Permit. The 215 spaces will replace parking spaces which are being lost due to the construction of the perinatal facility. The paving is proposed to meet standard requirements, however, 50 percent shading is not being met. Staff has no objection to the temporary parking lots, including no landscaping within the parking area. All standards will need to be met as the temporary parking lot is converted to its permanent use.

C. Building Design

The proposed perinatal/radiological/diagnostic facility consists of 58,000 square feet in two stories. The proposed building materials (Exhibits C-5 and C-6) consist of brick and plaster with a flat roof. Staff has reviewed the design and found it to be compatible with the existing buildings within the Methodist Hospital Planned Unit Development.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

B. Public/Neighborhood/Business Association Comments

The project was routed to the North Laguna Creek Neighborhood Association and the South Sacramento Chamber of Commerce. No comments have been received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Public Works

Comments from the Public Works Department were concerning coordination with the County Sanitation District, complying with the City's Cross Connection Control Policy, and reviewing the grading and drainage plans. The comments have been incorporated into conditions of approval.

2. Building/Fire Departments

The Building and Fire Department had no comments regarding the proposed development plans.

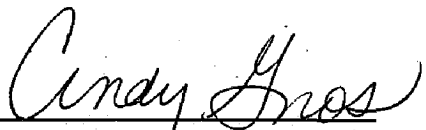
PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny all the project entitlements. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Adopt the attached Resolution approving the Special Permit Modification to construct a 58,000 square foot perinatal unit radiological and diagnostic expansion of the Methodist Hospital.
- C. Adopt the attached Resolution approving the Special Permit to allow a temporary parking lot consisting of 215 spaces.

Report Prepared By,

Report Reviewed By,


Cindy Gnos Associate Planner


Barbara L. Wendt, Senior Planner

Attachments

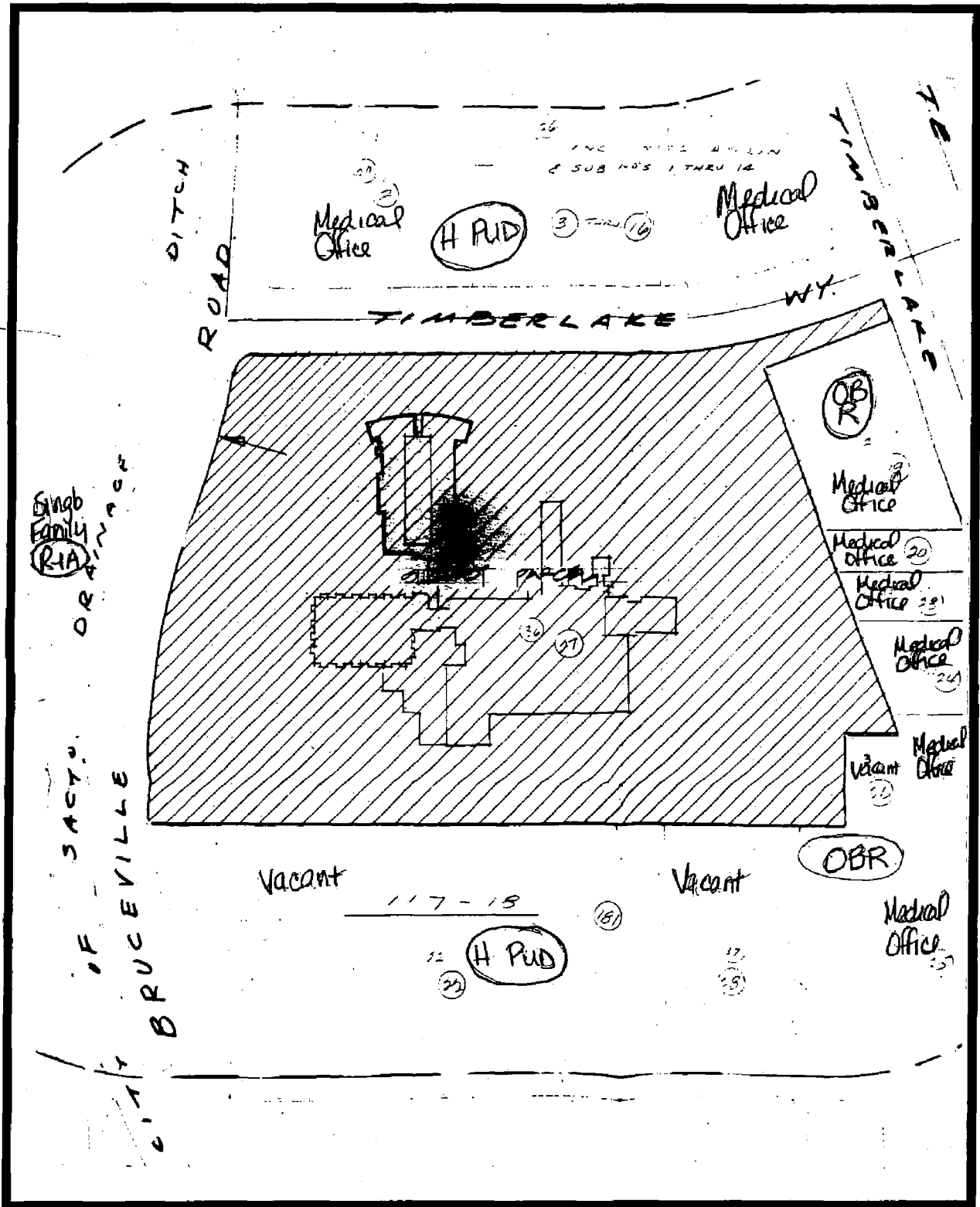
Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution Approving Special Permit Modification
Exhibit C-1	Site Plan
Exhibit C-2	First Floor Plan
Exhibit C-3	Second Floor Plan
Exhibit C-4	Building Elevations
Exhibit C-5	Building Elevations
Exhibit C-6	Axonometric
Attachment D	Resolution Approving Special Permit
Exhibit D-1	Temporary Parking Lot Site Plan

ATTACHMENT B

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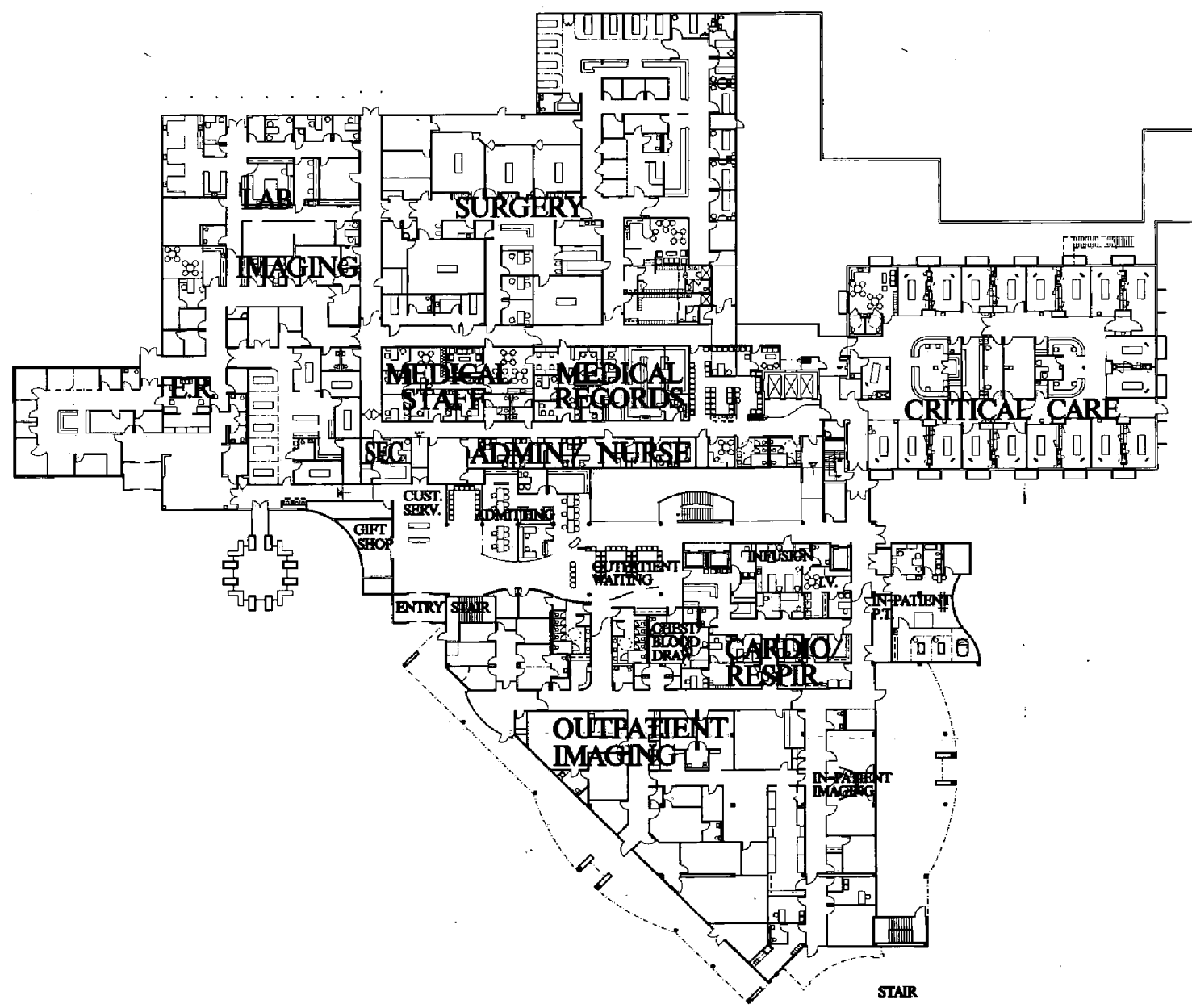


LAND USE AND ZONING MAP

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December 9, 1993

EXHIBIT C-2



FLOOR PLAN
FIRST FLOOR PLAN

JOHN F. OTTO, INC
BRIAN WIESE ARCHITECTS
NACHT & LEWIS ARCHITECTS

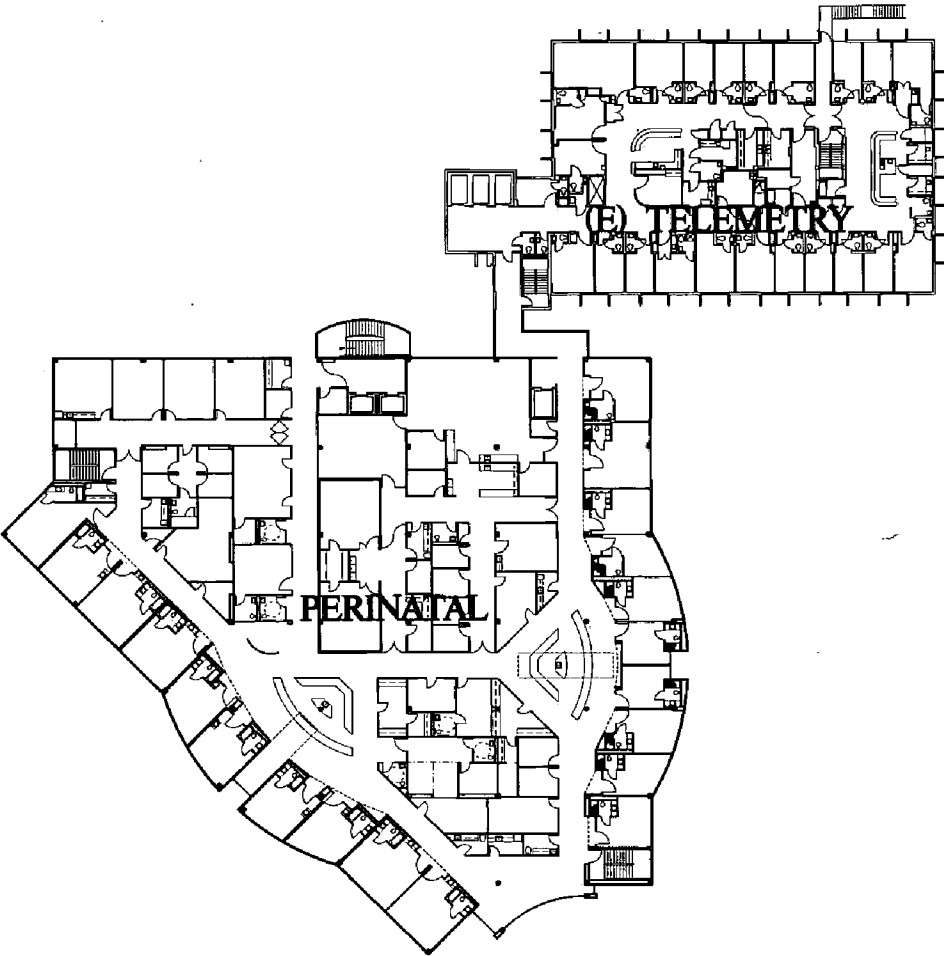
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1/16" = 1'-0"
JUNE 15, 1993

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EXHIBIT C-3
December 9, 1993



FLOOR PLAN
SECOND FLOOR PLAN

JOHN F. OTTO, INC
BRIAN WIESE ARCHITECTS
NACHT & LEWIS ARCHITECTS

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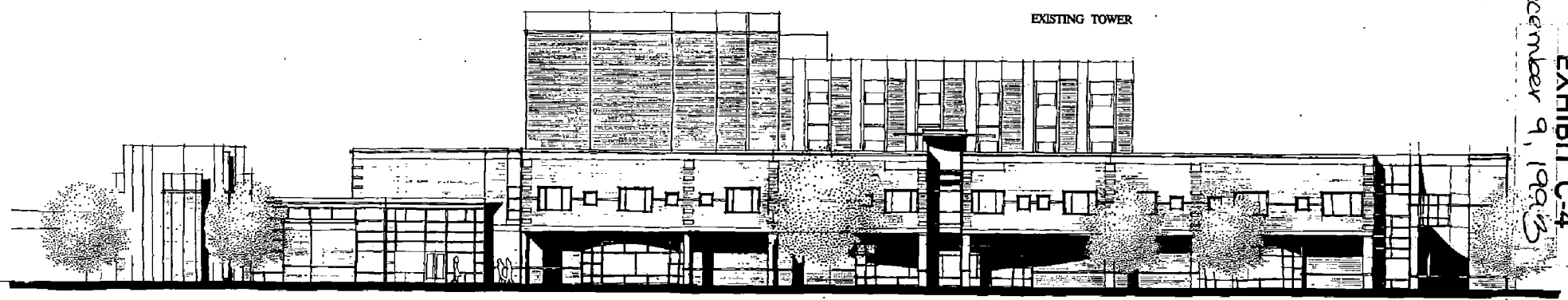
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JUNE 15, 1993

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EXHIBIT C-4



EXISTING CHAPEL

NEW ENTRY

NEW BUILDING

EXISTING TOWER

1/8" = 1'-0"
 JUNE 15, 1993

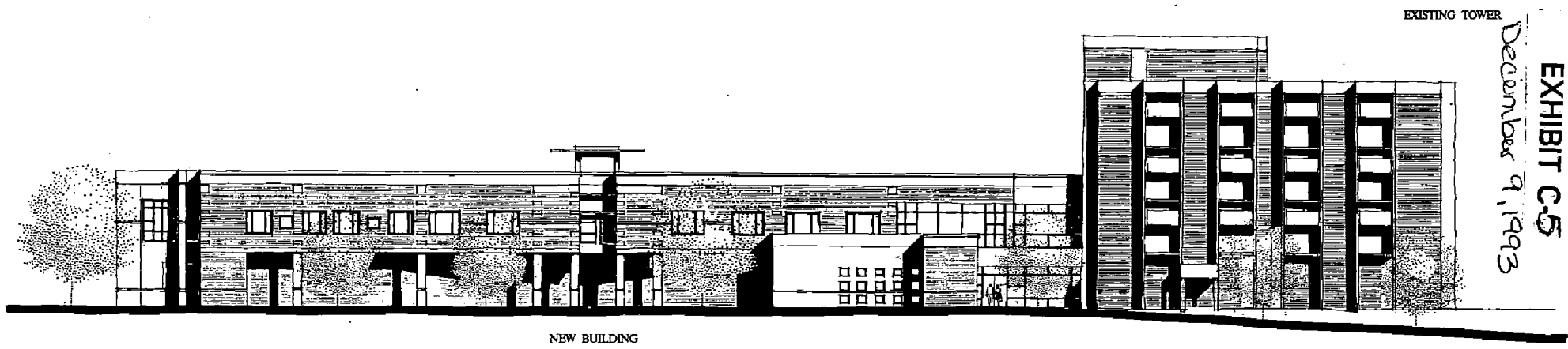
✚ METHODIST HOSPITAL EXPANSION ✚

BUILDING ELEVATIONS

JOHN F. OTTO, INC
 BRIAN WIESE ARCHITECTS
 NACHT & LEWIS ARCHITECTS

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EXISTING TOWER

NEW BUILDING

EXHIBIT C-5
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1/8" = 1'-0"
JUNE 15, 1993

METHODIST HOSPITAL EXPANSION

BUILDING ELEVATIONS

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BRIAN WIESE ARCHITECTS
NACHT & LEWIS ARCHITECTS

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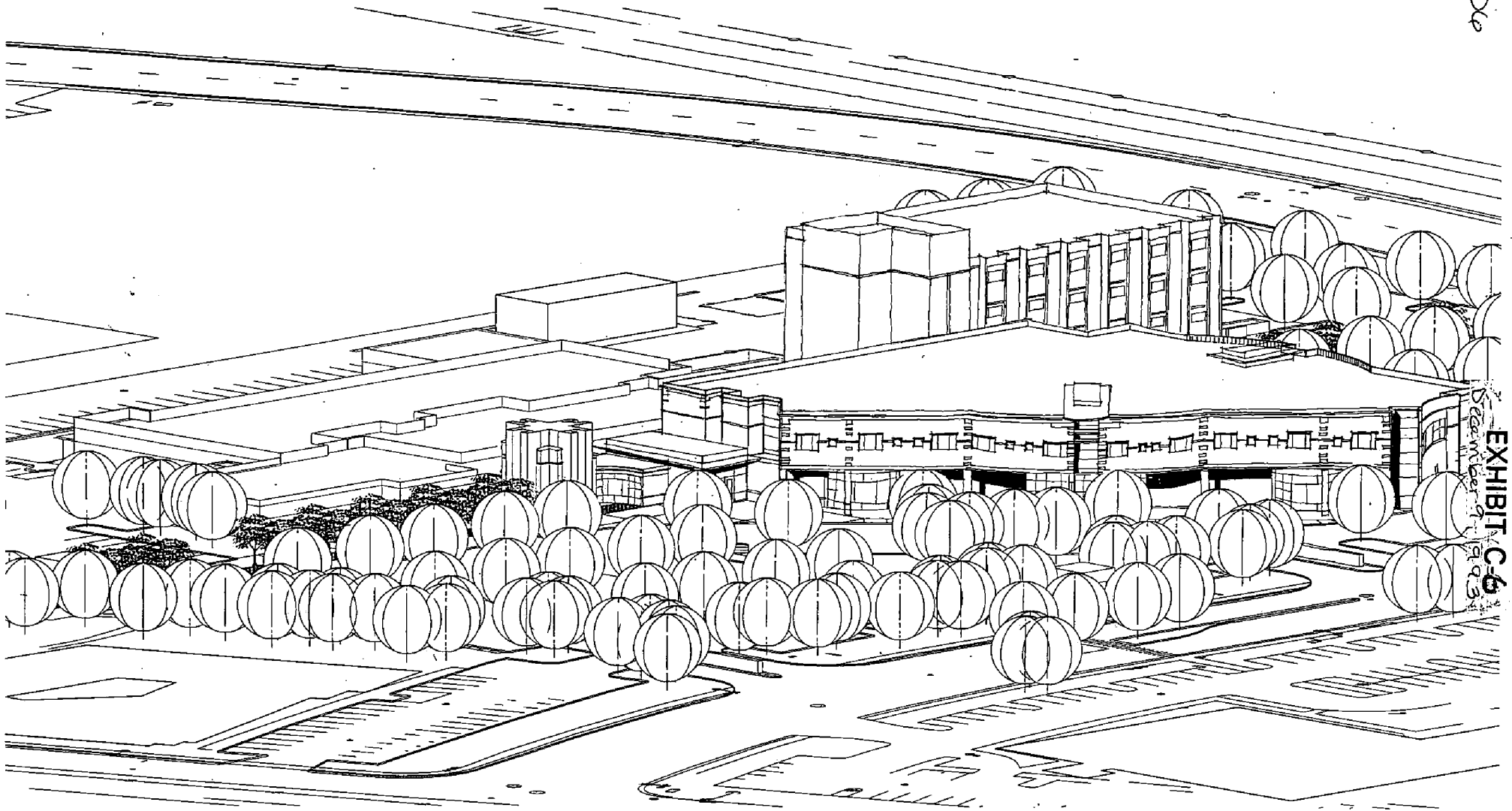


EXHIBIT C-6
December 7, 1993

AXONOMETRIC

SCALE: 1/16" = 1'-0"

JOHN F. OTTO, INC
BRIAN WIESE ARCHITECTS
NACHT & LEWIS ARCHITECTS



MAY 3, 1993

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