

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	R. A. Costa, P.O. Box 12916, Oakland, CA 94612		
OWNER	Kaiser Foundation Health Plan Inc., P.O. Box 12916, Oakland, CA 94612		
PLANS BY	Kaiser Foundation Facilities Planning Department		
FILING DATE	6/29/84	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	Ex. 15311	EIR	ASSESSOR'S PCL. NO. 117-170-59

APPLICATION: Special Permit for on-site hospital identification and directional signage (Sign Ordinance, Sec. 3.63-d)

LOCATION: 6601 Wyndham Drive and 7900 Bruceville Road

PROPOSAL: The applicant is requesting the necessary entitlement for directional and identification signage for the Kaiser Permanente Medical Center.

PROJECT INFORMATION:

1974 General Plan Designation:	Hospital
1968 Valley Hi Community Plan Designation:	Hospital
Existing Zoning of Site:	H-R
Existing Land Use of Site:	Kaiser Hospital (under construction)

Surrounding Land Use and Zoning:

North:	Commercial; C-2
South:	Residential; R-3, R-2
East:	Commercial and Freeway; C-2, C-4
West:	Residential; R-3
	Vacant Commercial; C-2

Property Area: 32+ acres

Type of Signs:

4 illuminated monument signs with 2 sign panels:
Height: 7.5 feet
Area: 30 sq. ft.

6 illuminated monument signs with 1 sign panel:
Height: 5 feet
Area: 15 sq. ft.

19 illuminated directional signs:
Height 4 feet
Area 4 sq. ft.

Sign Colors: Blue background with white letters (Emergency Sign-Red background).

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

- A. The subject site is a 32+ acre parcel located in the Hospital-Review (H-R) zone. The 176 bed Kaiser Permanente Medical Center is currently under construction on the site. The applicant is now submitting a sign program for review and approval as required by previous special permit approval for the hospital (P82-159), As the signage exceeds 16 square feet in the hospital zone, and four of the monument signs exceed six feet in height, the applicant is also requesting a special permit.
- B. Staff has no objection to the proposed 29 detached signs in that the signs will provide needed directional information to visitors and patients of the hospital. (Signs proposed for northern portion of site are indicated on Exhibits A-C. Signs proposed for southern portion are indicated on Exhibits D-H.) The proposed locations for the signs are adequately set back from the street and will not interfere with the vision of motorists and pedestrians. As the proposed signs are preliminary in nature, final plans are subject to staff review and approval prior to issuance of sign permits.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State CEQA Guidelines (Sec. 15311).

STAFF RECOMMENDATION: Staff recommends approval of the special permit request, subject to the following condition and based upon Findings of Fact which follow:

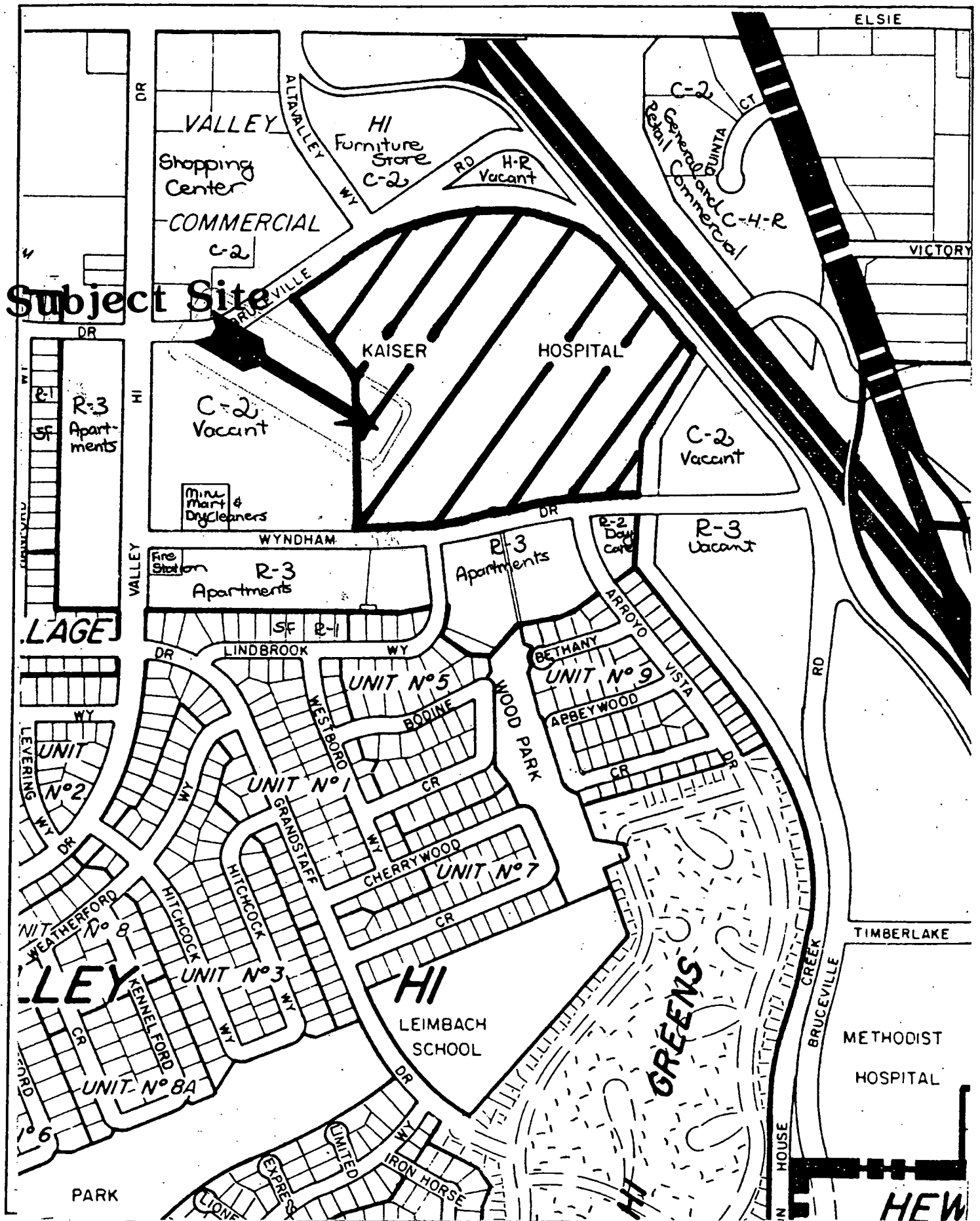
Condition

Final sign plans are subject to Planning staff review and approval prior to issuance of sign permits.

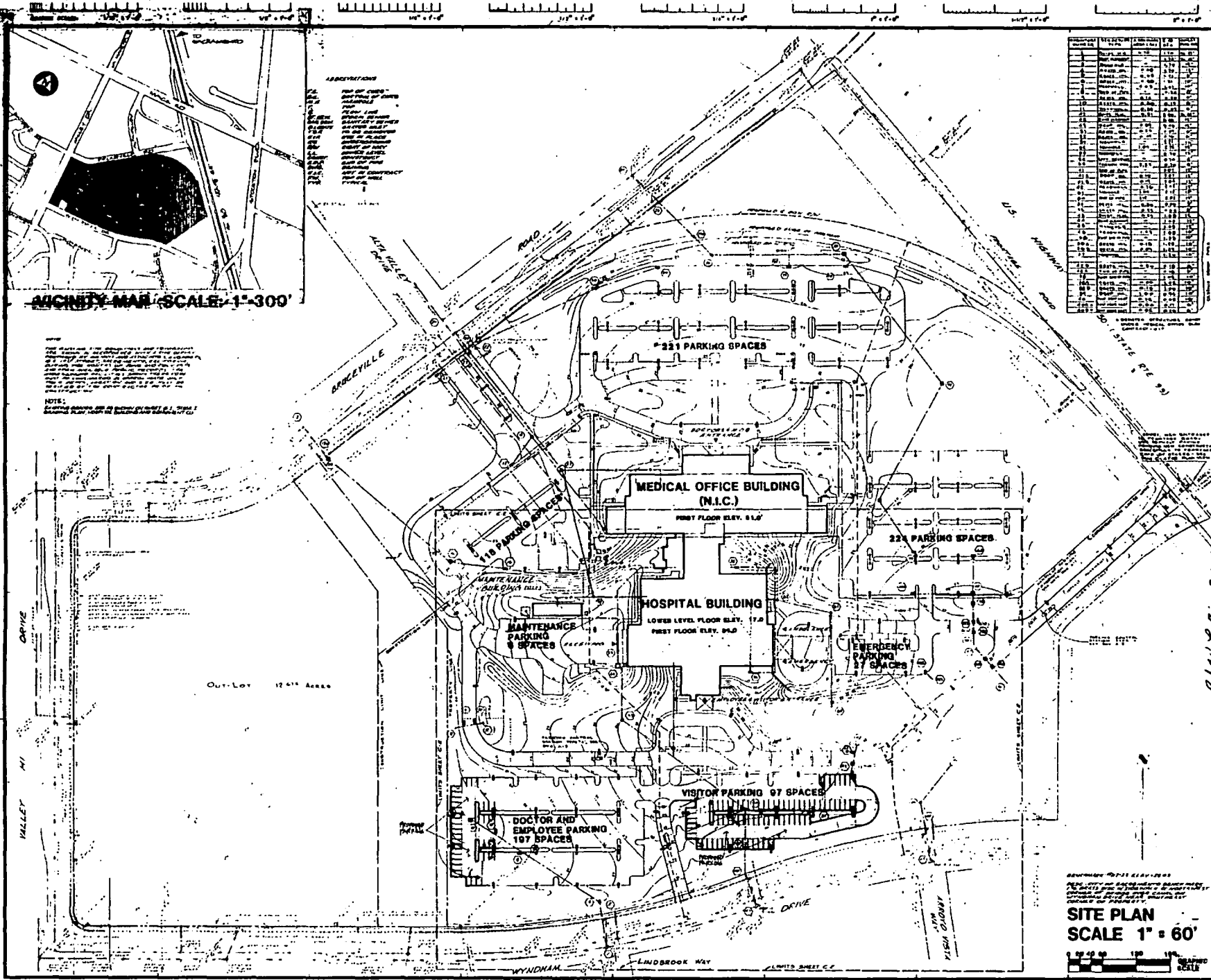
Findings of Fact:

1. The special permit, as conditioned, is based upon sound principles of land use, in that:
 - a. the proposed signs are compatible with the design of the hospital under construction;
 - b. the signs will provide needed directional information.

2. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance, in that the proposed signage has adequate setbacks from the adjacent streets to maintain clear visibility of vehicular and pedestrian traffic.
3. The special permit request is consistent with the 1974 General Plan and 1968 Valley Hi Community Plan which designate the site for hospital use.



VICINITY - LAND USE - ZONING



Item	Description	Quantity	Unit	Value	Total
1	Site Preparation	1	Sq Ft	12,000,000	12,000,000
2	Medical Office Building	1	Sq Ft	15,000,000	15,000,000
3	Hospital Building	1	Sq Ft	25,000,000	25,000,000
4	Maintenance Building	1	Sq Ft	5,000,000	5,000,000
5	Emergency Building	1	Sq Ft	3,000,000	3,000,000
6	Parking	1	Spaces	500,000	500,000
7	Site Work	1	Sq Ft	2,000,000	2,000,000
8	Site Work	1	Sq Ft	2,000,000	2,000,000
9	Site Work	1	Sq Ft	2,000,000	2,000,000
10	Site Work	1	Sq Ft	2,000,000	2,000,000
11	Site Work	1	Sq Ft	2,000,000	2,000,000
12	Site Work	1	Sq Ft	2,000,000	2,000,000
13	Site Work	1	Sq Ft	2,000,000	2,000,000
14	Site Work	1	Sq Ft	2,000,000	2,000,000
15	Site Work	1	Sq Ft	2,000,000	2,000,000
16	Site Work	1	Sq Ft	2,000,000	2,000,000
17	Site Work	1	Sq Ft	2,000,000	2,000,000
18	Site Work	1	Sq Ft	2,000,000	2,000,000
19	Site Work	1	Sq Ft	2,000,000	2,000,000
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23	Site Work	1	Sq Ft	2,000,000	2,000,000
24	Site Work	1	Sq Ft	2,000,000	2,000,000
25	Site Work	1	Sq Ft	2,000,000	2,000,000
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33	Site Work	1	Sq Ft	2,000,000	2,000,000
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41	Site Work	1	Sq Ft	2,000,000	2,000,000
42	Site Work	1	Sq Ft	2,000,000	2,000,000
43	Site Work	1	Sq Ft	2,000,000	2,000,000
44	Site Work	1	Sq Ft	2,000,000	2,000,000
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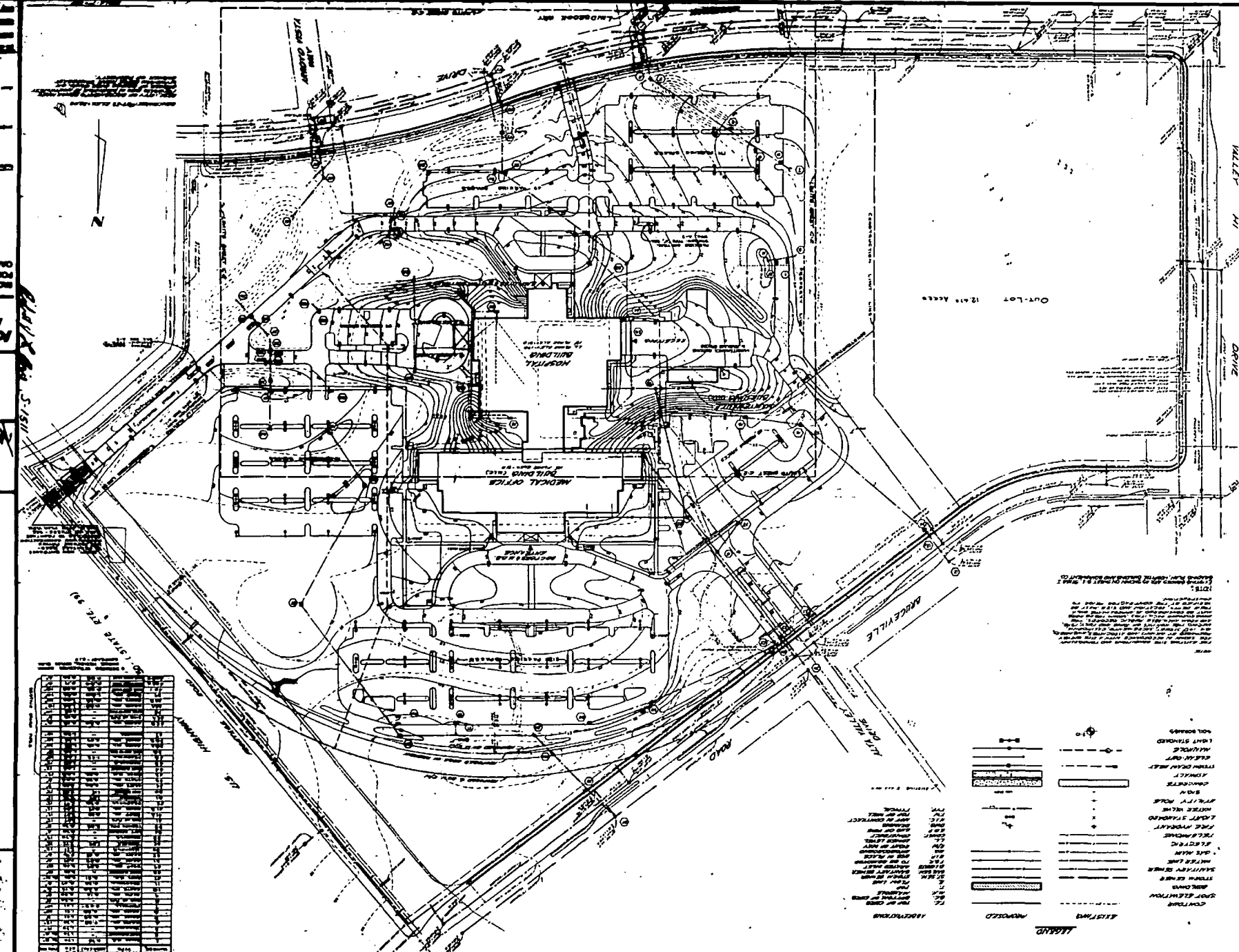
NEIGHBORHOOD MAP SCALE 1" = 300'

NOTES:
 1. SEE GENERAL NOTES ON ALL SHEETS OF THIS SET.
 2. SEE SPECIFICATIONS FOR CONSTRUCTION DETAILS.

R/S/S/B/S 5-1571

KAISER FOUNDATION HOSPITALS
 FACILITIES PLANNING DEPARTMENT
 POST OFFICE BOX 12916
 OAKLAND, CALIFORNIA 94604

SITE PLAN SCALE 1" = 60'



KAISER FOUNDATION HOSPITALS
KAISER FOUNDATION HOSPITALS
 1001 MARKET STREET
 OAKLAND, CALIFORNIA 94604

South Sacramento Medical Center
 A New Hospital Building for
 South Sacramento Medical Center
 Sacramento, California
 Architects: Lawrence L. Long, Designer
 Harry A. Verone, Assistant

Completed By
 Hospital Building & Renovation Company

LEGEND

[Symbol]	EXISTING
[Symbol]	PROPOSED

[Symbol]	SPOT ELEVATION
[Symbol]	CONTOUR
[Symbol]	GRAVEL DRIVE
[Symbol]	ASPH DRIVE
[Symbol]	PAVED DRIVE
[Symbol]	PAVED SIDEWALK
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PROPOSED DRIVE

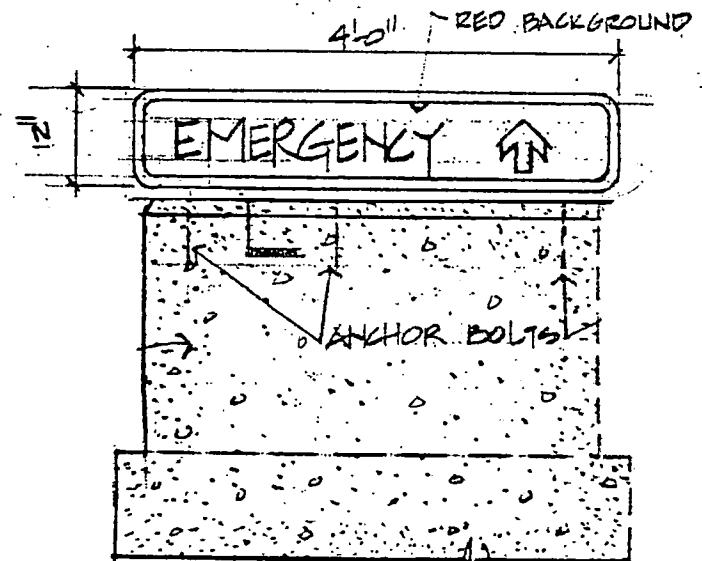
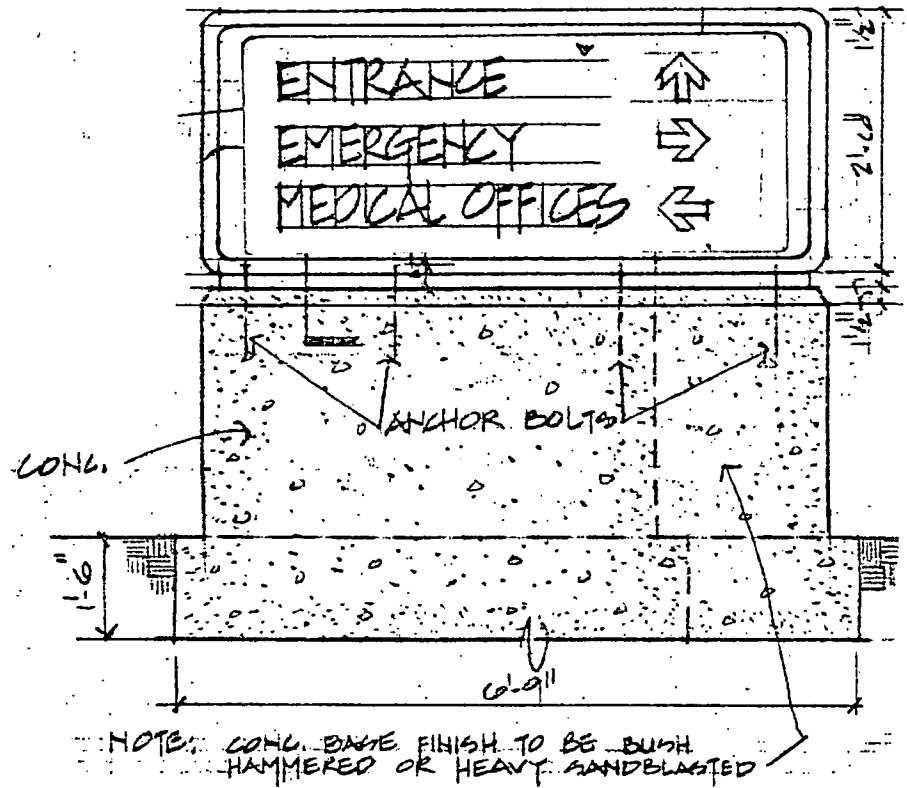
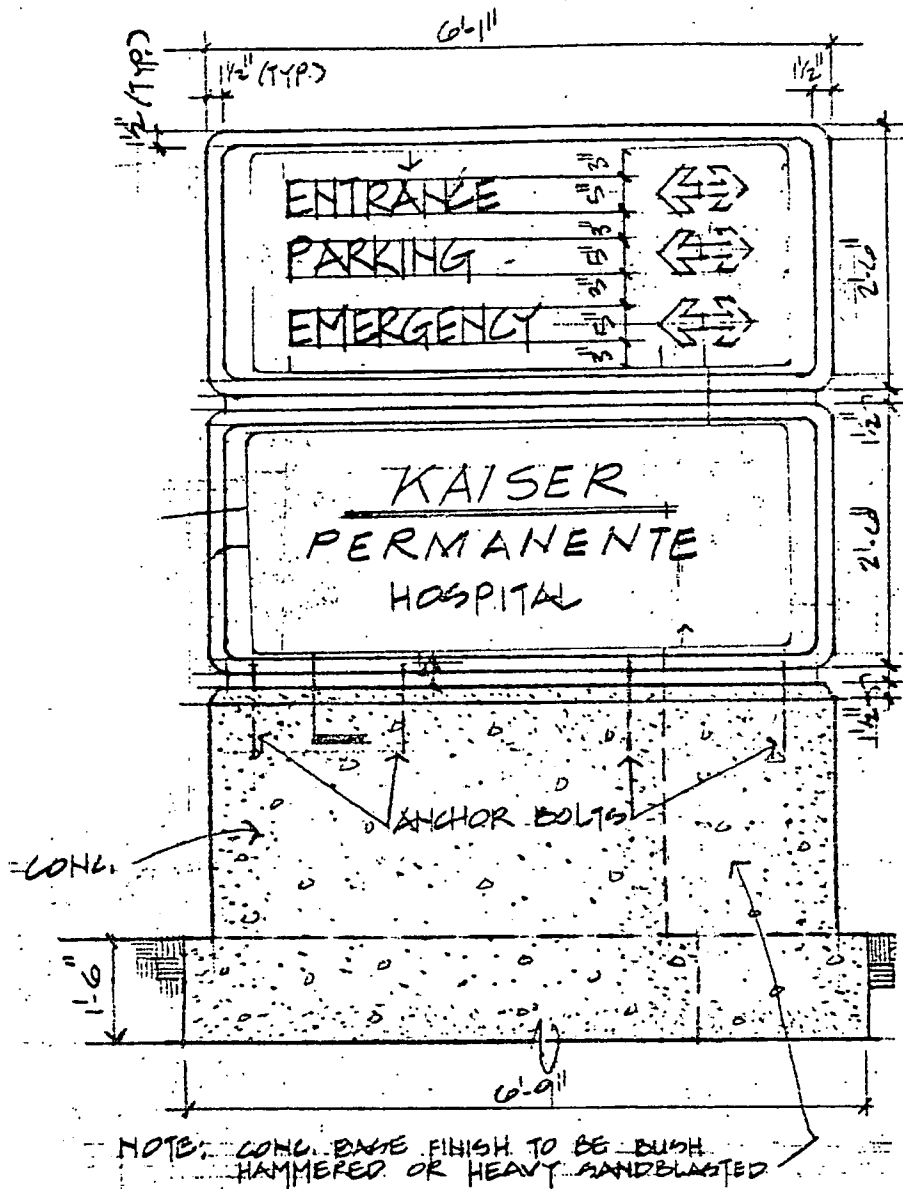
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1	DRIVE 1	150'	12'	1800
2	DRIVE 2	200'	12'	2400
3	DRIVE 3	250'	12'	3000
4	DRIVE 4	300'	12'	3600
5	DRIVE 5	350'	12'	4200
6	DRIVE 6	400'	12'	4800
7	DRIVE 7	450'	12'	5400
8	DRIVE 8	500'	12'	6000
9	DRIVE 9	550'	12'	6600
10	DRIVE 10	600'	12'	7200
11	DRIVE 11	650'	12'	7800
12	DRIVE 12	700'	12'	8400
13	DRIVE 13	750'	12'	9000
14	DRIVE 14	800'	12'	9600
15	DRIVE 15	850'	12'	10200
16	DRIVE 16	900'	12'	10800
17	DRIVE 17	950'	12'	11400
18	DRIVE 18	1000'	12'	12000
19	DRIVE 19	1050'	12'	12600
20	DRIVE 20	1100'	12'	13200
21	DRIVE 21	1150'	12'	13800
22	DRIVE 22	1200'	12'	14400
23	DRIVE 23	1250'	12'	15000
24	DRIVE 24	1300'	12'	15600
25	DRIVE 25	1350'	12'	16200
26	DRIVE 26	1400'	12'	16800
27	DRIVE 27	1450'	12'	17400
28	DRIVE 28	1500'	12'	18000
29	DRIVE 29	1550'	12'	18600
30	DRIVE 30	1600'	12'	19200
31	DRIVE 31	1650'	12'	19800
32	DRIVE 32	1700'	12'	20400
33	DRIVE 33	1750'	12'	21000
34	DRIVE 34	1800'	12'	21600
35	DRIVE 35	1850'	12'	22200
36	DRIVE 36	1900'	12'	22800
37	DRIVE 37	1950'	12'	23400
38	DRIVE 38	2000'	12'	24000
39	DRIVE 39	2050'	12'	24600
40	DRIVE 40	2100'	12'	25200
41	DRIVE 41	2150'	12'	25800
42	DRIVE 42	2200'	12'	26400
43	DRIVE 43	2250'	12'	27000
44	DRIVE 44	2300'	12'	27600
45	DRIVE 45	2350'	12'	28200
46	DRIVE 46	2400'	12'	28800
47	DRIVE 47	2450'	12'	29400
48	DRIVE 48	2500'	12'	30000
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51	DRIVE 51	2650'	12'	31800
52	DRIVE 52	2700'	12'	32400
53	DRIVE 53	2750'	12'	33000
54	DRIVE 54	2800'	12'	33600
55	DRIVE 55	2850'	12'	34200
56	DRIVE 56	2900'	12'	34800
57	DRIVE 57	2950'	12'	35400
58	DRIVE 58	3000'	12'	36000
59	DRIVE 59	3050'	12'	36600
60	DRIVE 60	3100'	12'	37200
61	DRIVE 61	3150'	12'	37800
62	DRIVE 62	3200'	12'	38400
63	DRIVE 63	3250'	12'	39000
64	DRIVE 64	3300'	12'	39600
65	DRIVE 65	3350'	12'	40200
66	DRIVE 66	3400'	12'	40800
67	DRIVE 67	3450'	12'	41400
68	DRIVE 68	3500'	12'	42000
69	DRIVE 69	3550'	12'	42600
70	DRIVE 70	3600'	12'	43200



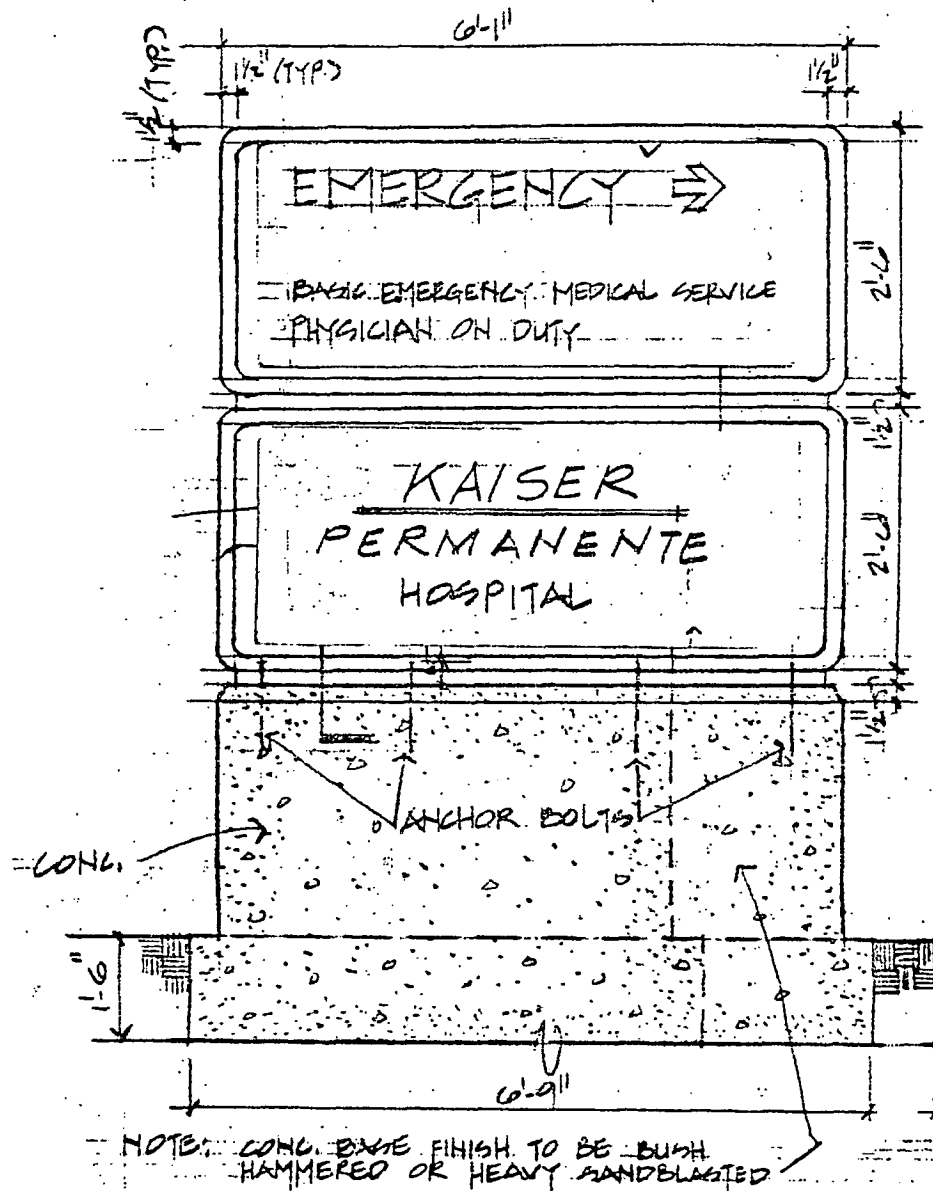
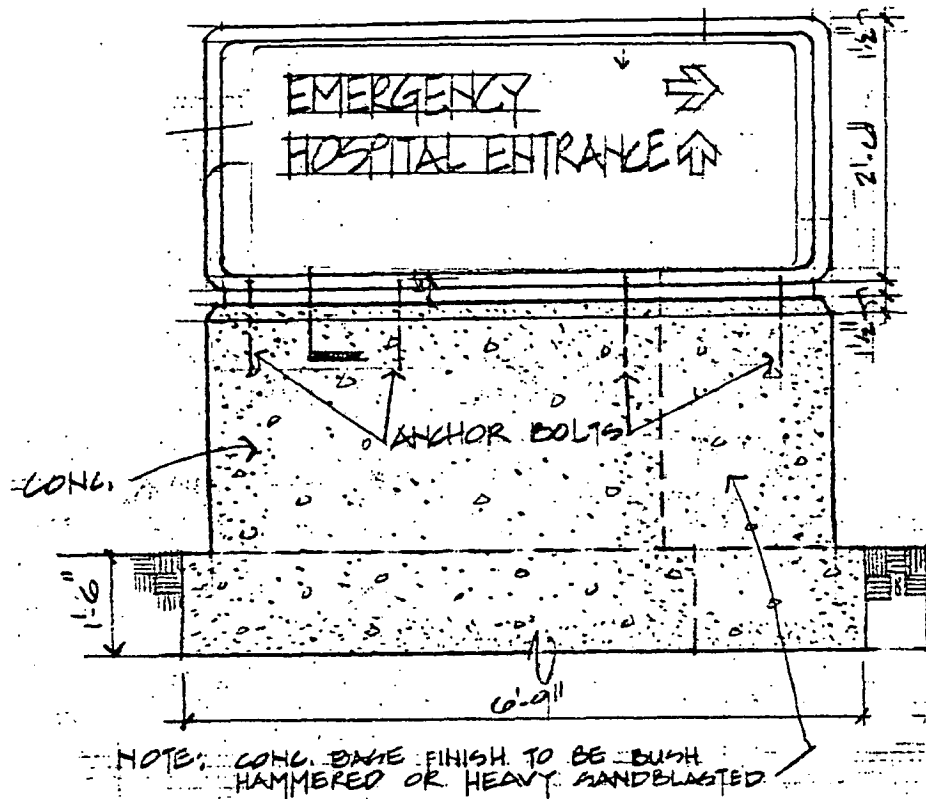
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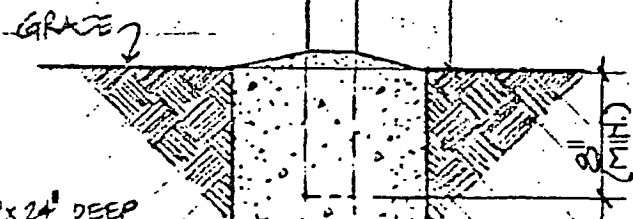
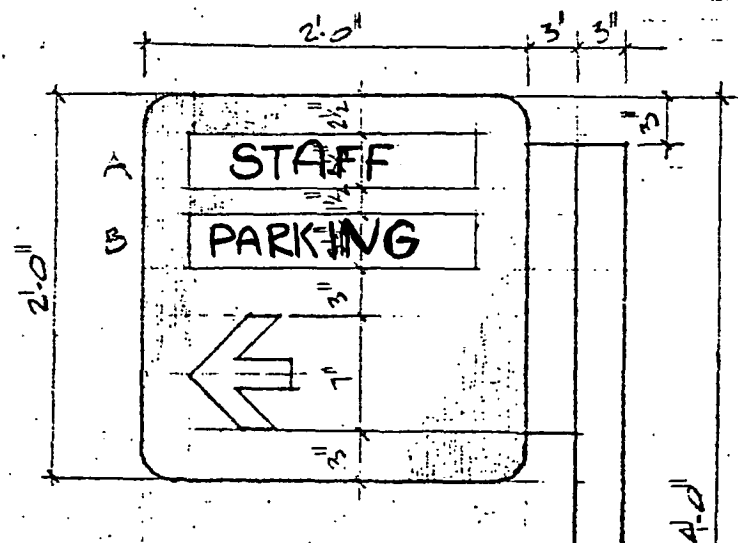
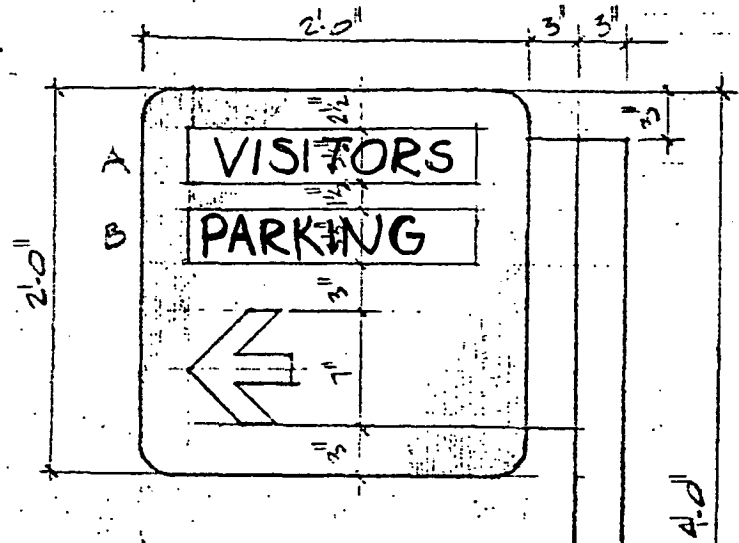
Sign 2 & 10



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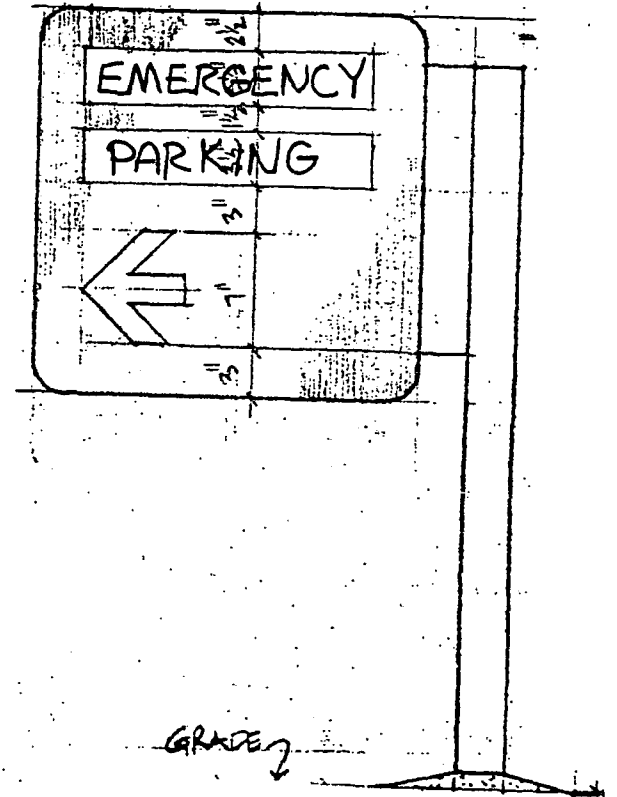
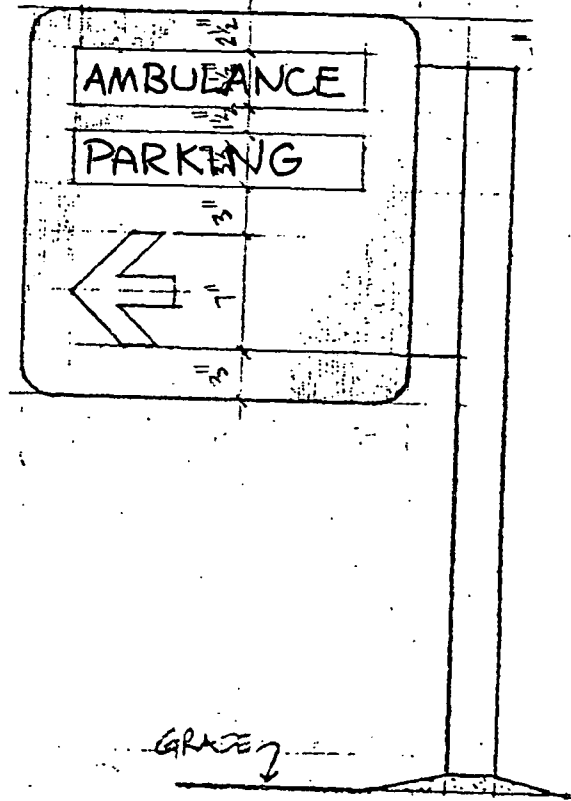
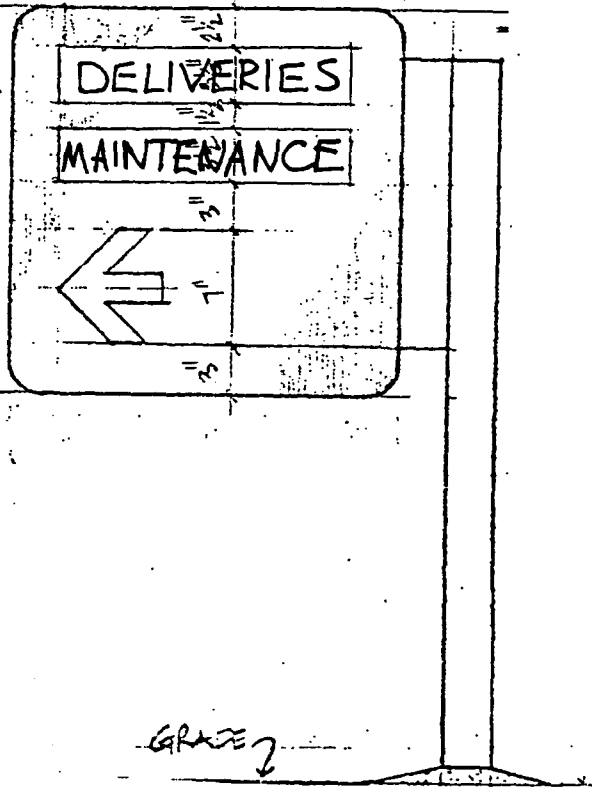


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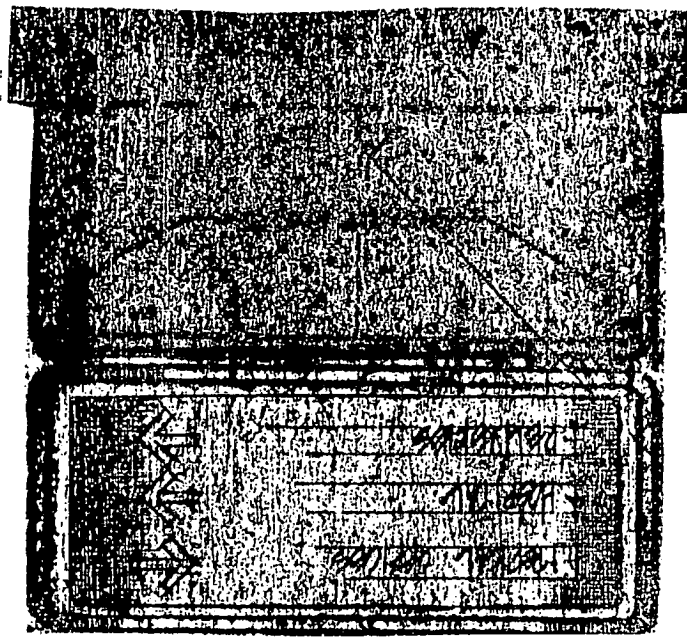
12" x 24" DEEP
CONC. FOOTING

NOTE: SEE CONSTRUCTION DTS.
SA & TB THIS SHEET.
LETTERING TO BE WHITE
BACKGROUND TO BE BLUE

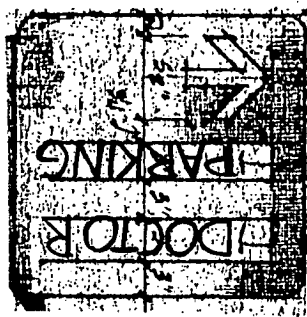


001211

12



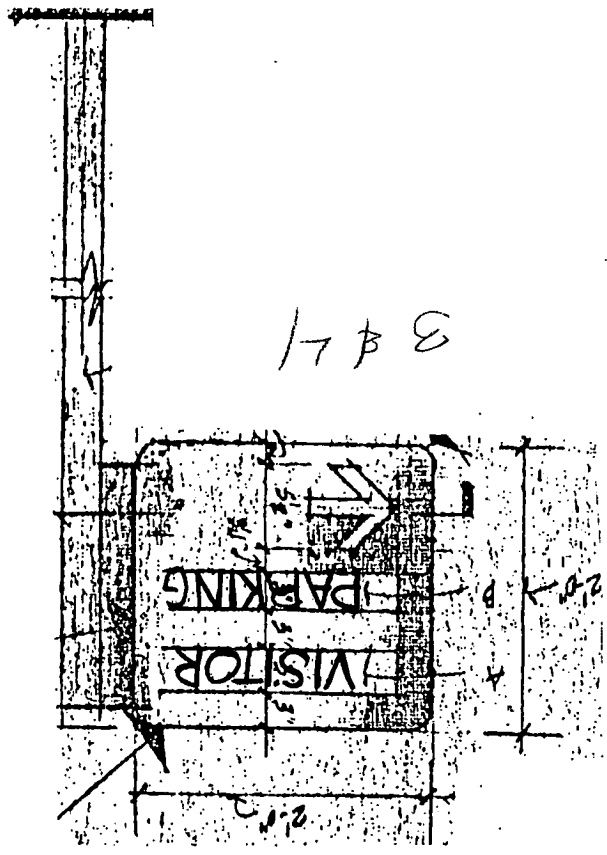
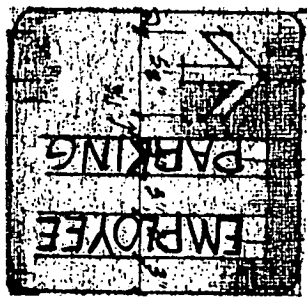
11



6



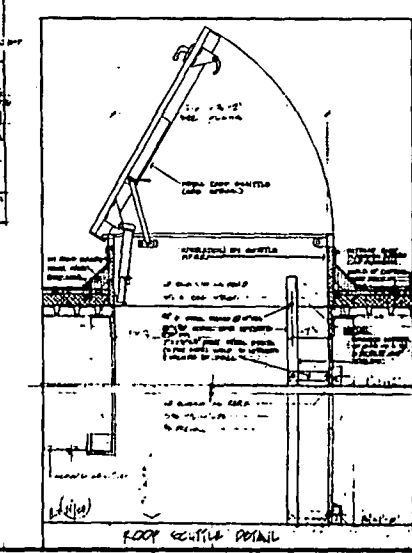
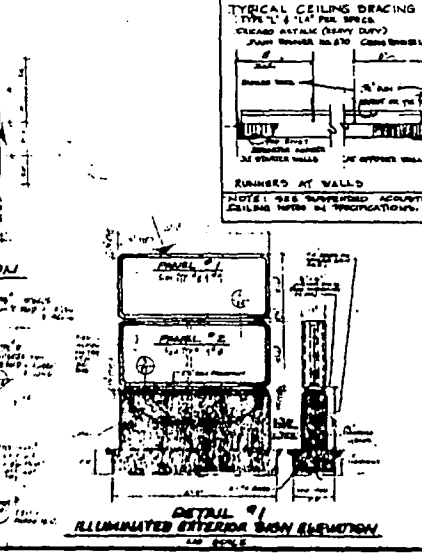
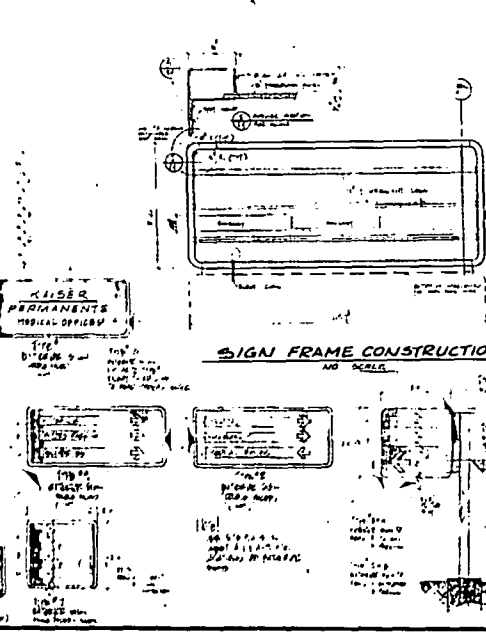
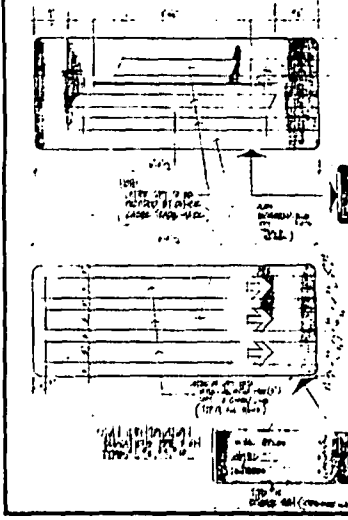
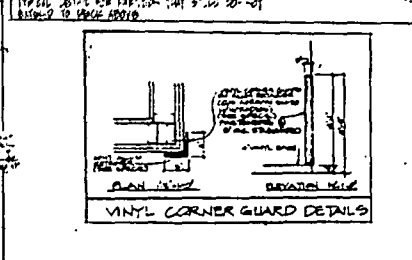
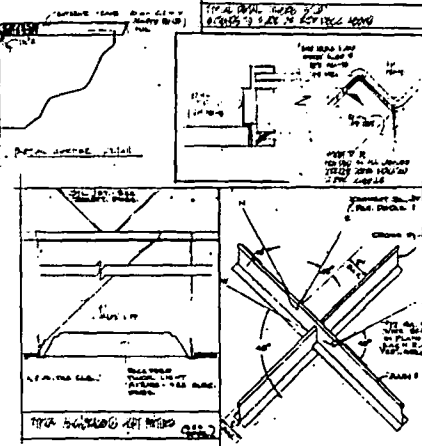
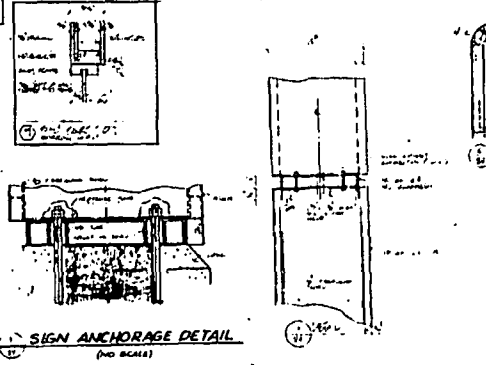
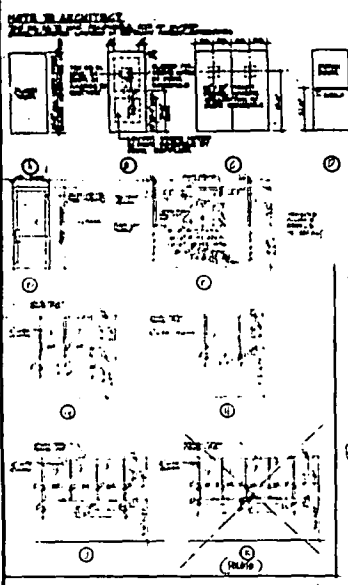
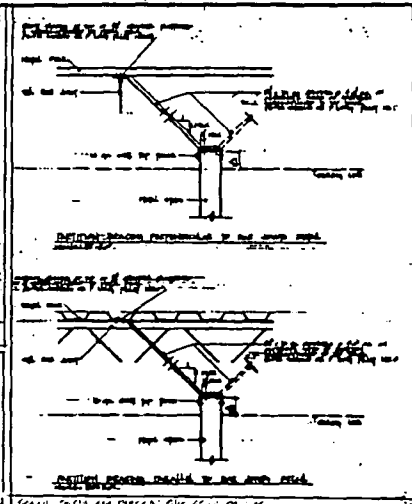
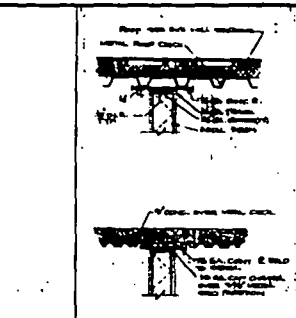
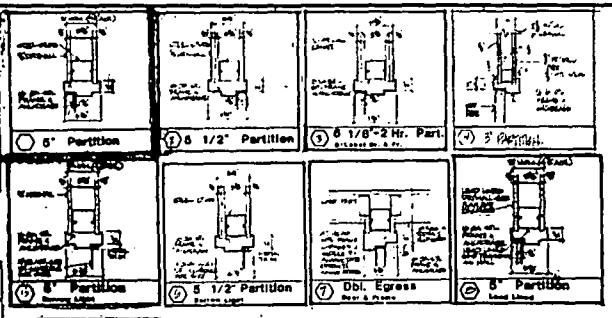
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3 # 11

Door & Borrowed Light Types

1. 24" x 36" x 1/2" GLASS DOOR
2. 24" x 36" x 1/2" GLASS DOOR WITH TRANSOM
3. 24" x 36" x 1/2" GLASS DOOR WITH TRANSOM & SILL
4. 24" x 36" x 1/2" GLASS DOOR WITH TRANSOM & SILL & CASE
5. 24" x 36" x 1/2" GLASS DOOR WITH TRANSOM & SILL & CASE & SILL



Kaiser Foundation Hospitals

A New Medical Office Building for
South Sacramento Medical Center
Sacramento, California

Construction By
Hospital Building & Equipment Company

Frederick S. Scott, Architect
Harry J. Van Wageningen, Architect

6-7697
6-8190

A24

FACILITIES PLANNING DEPARTMENT
POST OFFICE BOX 12916
OAKLAND, CALIFORNIA 94604