

CITY PLANNING COMMISSION

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

APPLICANT	A & T Development, Inc. - 1860 Howe Avenue, Suite 300, Sacramento, CA 95825		
OWNER	A & T Development, Inc. - 1860 Howe Avenue, Suite 300, Sacramento, CA 95825		
PLANS BY	_____		
FILING DATE	12-21-84	50 DAY CPC ACTION DATE	REPORT BY: GM:hw
NEGATIVE DEC	1-14-85	EIR	ASSESSOR'S PCL. NO. 240-024-15

- APPLICATION:
- A. Negative Declaration
 - B. Rezone 12.5+ vacant acres from Residential-Office (R-O) to Hospital (H) zone
 - C. Special Permit to establish a major medical care facility consisting of a 140 bed psychiatric hospital

LOCATION: East side of Auburn Boulevard, north of Winding Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop Phase one of a 140 bed psychiatric hospital on a 12.5 acre site on a 12.5 acre site.

PROJECT INFORMATION:

1974 General Plan Designation:	Major - Open space & commercial/office
County Land Use Designation:	Arcade Creek - Natural stream
Existing Zoning of Site:	R-O & F
Existing Land Use of Site:	Abandoned park

Surrounding Land Use and Zoning:

North:	Commercial & Residential; R-1
South:	Multiple Family & Single Family, County; RD-5
East:	Office, County (G.C.)
West:	Del Paso Park, City

Parking Required:	265	002213
Parking Provided:	221	
Property Dimensions:	Irregular	
Property Area:	12.5+ acres	
Square Footage of Building(s):	Phase I: 66,198.9 sq. ft., Phase II: 25,918.5 sq.ft.=Total 92,117.4 sq. ft.	
Height of Structure(s):	35 feet	
Significant Features of Site:	Property is bisected by Arcade Creek and contains 125 trees of various sizes. Also a significant portion of the site is located within the floodway (floodway fringe areas of Arcade Creek).	

BACKGROUND INFORMATION: The subject property was originally a part of the Del Paso Park system located to the west of Auburn Boulevard. However, the State of California acquired this site in order to construct proposed Freeway Route 143.

285

referring physician who must be credentialed by the Medical Staff Credentialing Committee. There will be a Medical Director who will ensure that these individuals are reputable, high quality providers of care and that their patients are appropriate for the type of services offered by the proposed hospital. CPC has successfully run similar hospitals in environments very much like the proposed site in Northeast Sacramento, adjacent to residential areas for sixteen (16) years with very few problems.

The facility will be staffed twenty-four (24) hours a day, will be of such high standard to obtain the maximum three (3) year accreditation by the Joint Commission or Accreditation of Hospitals (JCAH), as all CPC hospitals do. These standards propose staffing ratios which will be met and often times surpassed by CPC hospitals further ensuring supervision of patients twenty-four (24) hours a day, seven (7) days a week.

Individuals who are not residents of the hospital will not be able to walk into the hospital without proper cause and identification just as hospital residents will not be able to just walk out of the hospital without proper cause and so on.

The building configurations are safe, therapeutic and provides for housing, dining, recreational, and occupational therapies and associated office uses. Hospital residents will not have occasion or need to leave the grounds without written authorization and direct supervision of hospital staff.

The hospital will not be a long term care facility, or even remotely resemble an institutionalized state or county hospital setting. The hospital will serve adult and adolescent patients. The adult average length of stay (ALOS) will be 14-21 days, the adolescent ALOS will be 30-45 days. During the patients stay they will be in organized groups, individual therapy sessions, group therapy sessions, the adolescents will attend school instructed by an accredited special education teacher, family therapy sessions, and many other structured, therapeutic sessions.

The orientation of the hospital is re-entry into the work place, homes, school system, or social environment for which the patient came, not long term isolation.

Individuals utilizing the services at CPC North Sacramento Hospital will not propose a threat to others in the hospital, nor the surrounding environment. Individuals suffering from depression, acute anxiety, marital strife, eating disorders, and other related conditions might be considered examples of some of the types of patients at the hospital.

Psychotropic medication may be prescribed under the strict supervision of physician and administered by trained nursing personnel to aid the patient in their treatment and recovery. This will be therapeutic doses not in excess of the patients needs. Adolescents acting out in the home or school environment may be referred to the hospital to participate in the young adult programs.

These individuals who may be disoriented and confused for a variety of reasons will be provided a secure, safe environment in which to regain their composure and work toward stabilization and re-entry into their community.

In regard to the rezoning request, it should be noted that only the portion of the subject property that is developable (4+ acres) will be rezoned to "H", Hospital Zone. (See Exhibit F)

2. Floodway and Floodway Fringe Constraints:

The subject site consists of approximately 12+ acres which have been historically used as a park site. The site is bisected by Arcade Creek and therefore approximately 8+ acres, which are located within the Floodway and Floodway Fringe overlay zones, are essential undevelopable.

The applicant proposes to site the building structures and parking area above the 100 year flood plain as delineated by the Federal Insurance Rate Maps with some minor alterations. In order to accommodate portions of the proposed buildings, some areas within the 100 year flood plain will be raised above the floodway with fill.

002216

The applicant has commissioned a Water Surface Profile Study prepared by a licensed engineer which assesses the potential flooding impacts on adjacent properties based upon development of the subject site. This study provides a detailed analysis of how the proposed project affects the 100 year water surface elevation.

The Water Resources Division of County Public Works has reviewed this study and has determined that the encroachment into the flood plain will not have any substantial effect upon the increase in water surface during the high water flooding season (refer to Exhibit F - letter from County Public Works).

It should be noted that the proposed site development plan conforms essentially to the site plan for the 115,000 sq. foot office building previously approved by the Commission on April 12, 1984 (P82-074).

3. Existing Trees

The project site is a park-like setting with a substantial number of mature trees, open grass areas and Arcade Creek. The applicant indicates removal of 42 of the 125 on-site trees and paving over a substantial amount of vegetated area.

The applicant proposes to retain most of the health native oak trees with the exception of a cluster of four oak trees located near the main entry drive. Several other non-oral trees appear to be located near the curb line of parking areas and drives which could be saved by minor adjustments to the site plan.

002218

- designate 20 parking spaces for carpool/vanpool parking within a preferential location;
- designate a transportation coordinator upon occupancy of the building;
- develop shower and locker facilities for bicycle commuters, and;
- develop the on-site portion of the parkway trail system as identified in the County Parkway Trail System.

The applicant proposes a total of 221 off-street parking spaces upon total buildout of Phases I and II. However, the Zoning Ordinance requires a total of 265 spaces, based on a ratio of one space per hospital bed and one space per every 200 gross square feet of medical office space.

The applicant has indicated that the proposed psychiatric hospital and physicians' offices, related to the practice of psychiatric care, generate less parking demand than a general medical hospital.

The applicant is requesting special permit approval for only Phase I, which requires a total of 195 vehicle parking spaces pursuant to the Zoning Code. Staff recommends that the applicant develop enough parking to satisfy the zoning code requirements and monitor the actual parking demand, based upon the Phase I development and adjust the parking requirement accordingly when the applicant later applies for the Phase II special permit.

5. Building Design

The applicant proposes a total of four buildings consisting of two, 2-story hospital wings, a 3-story administrative office, including private medical office lease space, and a one-story support building providing dining and recreational facilities.

The applicant has submitted two preliminary design alternatives to City staff during the application review process. The staff requested that the applicant continue to modify the architectural design of the buildings to reflect a design more sensitive to the unique characteristics of the site.

The applicant has agreed to continue efforts to improve the overall architectural quality, including site planning to save as many trees as possible. Staff recommends the following general design guidelines be incorporated in the redesign:

- a. Overall, the design should minimize the institutional look and design the complex compatible with the park-like environment;

285

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- d. Utility and sanitary facilities shall be elevated at least one foot above the 100 year floodplain water surface elevation, or buried at least 30 inches below grade using water tight construction. Inspection and maintenance accesses shall be flood proofed and located outside the 100 year floodway, to the satisfaction of the City Engineer.
- e. The building plans will be adjusted to save the 50 healthy trees so identified on the applicants tree plotting map. Of the 42 healthy trees proposed for removal, the applicant should relocate those trees to another portion of the site, if feasible. For every substantial healthy tree to be removed (as identified by the City Arborist), the applicant will replant a 24 inch box tree. *The applicant shall plant a minimum of 60, 24 inch box six specimen trees. (staff amended)*
- f. The applicant shall protect and retain those trees indicated by the City Arborist on the site plan as significant by insuring that the following be complied with to the satisfaction of the City Planning Director and City Arborist prior to the issuance of a building permit:
- Temporary six foot high chain-link fences shall be placed around the drip line of the trees in areas of construction to prevent soil compaction resulting from stacked construction materials, parked equipment, and vehicles. These fences shall remain in place until landscaping commences.
 - Grading, trenching, cutting and/or filling within the drip line of the trees designated for preservation shall not occur.
 - Roadways and building foundations shall not extend into the trees' drip line.
 - Irrigation systems within the trees' drip line shall be prohibited.
 - Pruning or cutting of trees, except for cleaning of dead wood, shall be prohibited.
- g. The applicant shall adhere to County and City development standards for "natural streams" and/or "floodways".
- h. The applicant shall install a fully actuated four-legged signalized intersection at Auburn Boulevard and the main access for the project (opposite the I-880 off-ramp) prior to issuance of the occupancy permit.
- i. The applicant shall install standard street improvements along Auburn Boulevard.
- j. The applicant shall implement a Transportation System Management Program directed at increasing ridesharing, use of public transit, and bicycle ridership.

- b. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that adequate provisions have been incorporated to insure retention of the existing floodway and floodplain areas;
- c. The special permit, as conditioned, is consistent with County Natural Streams Plan and with the conservation element goal of the General Plan to:

"Protect and manage the diverse and valuable natural land, water and air resources of the region (and City) for the use and enjoyment of present and future generations."

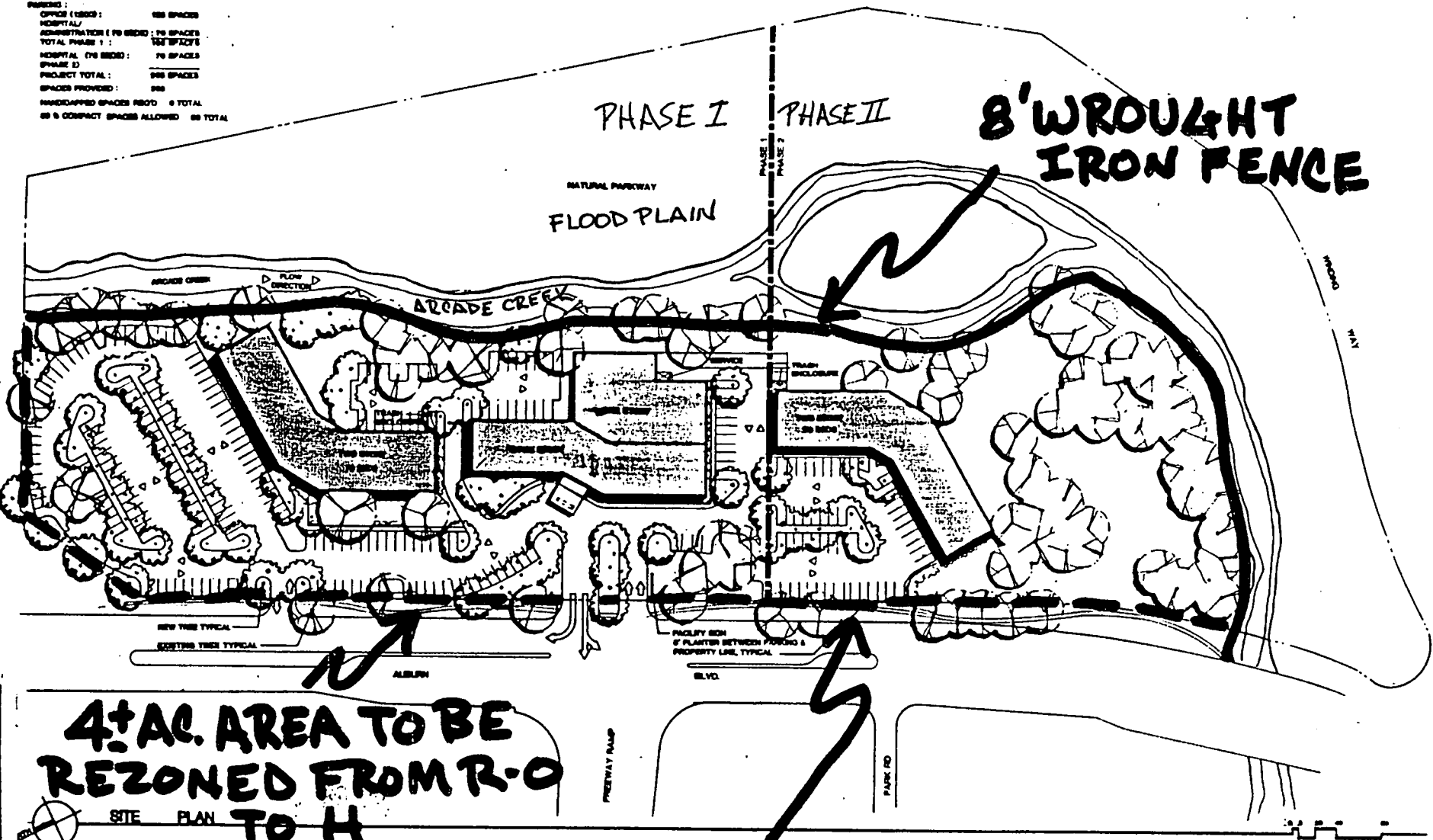
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— 6' HIGH FENCE
 — 8' HIGH FENCE

002240

SITE REELINE
 GROSS AREA: 12.48 ACRES
 GROSS BUILDING AREA: (APPROX.)
 PHASE I OFFICE: 82,000 SQ. FT.
 HOSPITAL: 42,000 SQ. FT.
 TOTAL PHASE I: 124,000 SQ. FT.
 PHASE II HOSPITAL: 82,000 SQ. FT.
 PROJECT TOTAL: 206,000 SQ. FT.

SPACES:
 OFFICE (1,000): 82 SPACES
 HOSPITAL/ADMINISTRATION (70 BEDS): 70 SPACES
 TOTAL PHASE I: 152 SPACES
 HOSPITAL (70 BEDS): 70 SPACES
 PHASE II: 82 SPACES
 PROJECT TOTAL: 222 SPACES
 SPACES PROVIDED: 222
 HANDICAPPED SPACES REQ'D: 0 TOTAL
 80% COMPACT SPACES ALLOWED: 80 TOTAL



8' WROUGHT IRON FENCE

4+ AC. AREA TO BE REZONED FROM R-O TO H

6' WROUGHT IRON FENCE WITH BRICK COLUMNS.

EXHIBIT 1

CPC HOSPITAL
 PROFESSIONAL OFFICES

FORRAN WILLIAMS ARCHITECTS.

- k. The applicant shall dedicate an easement to the appropriate County *City Community Services* Department for a pedestrian-bicycle path and horse trail, as designated in the County Parkway Trail System, and according to County standards. *(staff amended)*

STAFF RECOMMENDATION: The staff recommends the following:

- A. Ratification of the Negative Declaration with mitigation measures;
- B. Approval of the rezoning from R-0 to H zone;
- C. Approval of the special permit for Phase *I and II*, subject to conditions and based upon the Findings of Fact which follow: *(staff amended)*

Conditions - Special Permit

- 1. The applicant shall submit a revised detailed site plan and architectural building plans incorporating staff comments referenced in items 3, 4 and 5 of Project Evaluation Section to the Planning Staff for review and approval prior to issuance of building permit.
- 2. The applicant shall submit a Transportation Management Plan to the Planning Director for review and approval prior to issuance of building permit which includes those measures indicated in item 4-e of the Project Evaluation Section.
- 3. The applicant shall provide a minimum 195 off street parking spaces in the Phase 1 development. The actual parking demand and success of the TMP measures shall be monitored periodically by City Staff, in cooperation with the applicant to determine the parking requirement and additional TMP measures necessary for the Phase II development.
- 4. The applicant shall comply with the mitigation measures identified by the Environmental Coordinator as described in item 6 in the Project Evaluation Section.

002221

Findings of Fact -Special Permit

- a. The special permit, as conditioned, is based upon sound principles of land use, in that: 1) the proposed psychiatric care facility is located on a major commercial street with good access to the surrounding regions. The proposed use will not adversely affect the surrounding community in that there is only one other psychiatric and related care facility within a one mile radius of the subject site, therefore, the surrounding neighborhood is not burdened with an over concentration of residential and non-residential care facilities; 2) it retains many of the natural features of the site and yet provides for an office development which will be compatible in design and materials with the surrounding area;

002219

- b. Variation in building heights either between buildings or within buildings;
 - c. Massing and volume should be broken up to provide movement on all facades;
 - d. Stepping back of floor levels to provide usable balcony space;
 - e. Change in roof line to allow for projecting roof overhangs;
 - f. Mix of surface materials to provide texture and soften appearance, such as exposed timber columns or beams, selective areas of dryvit, continued use of masonry material as proposed, light-tinted or clear glass windows, judicious use of color and color accents;
 - g. If brick is used, provide a change in surface plane and greater architectural detailing, such as projecting cornices, dentil course in place of soldier course, etc.;
 - h. Use of trellises when appropriate;
 - i. Elimination of ribbon windows or surface breakup achieved through use of porch or trellis columns placed in front of windows;
 - j. Incorporate interior courtyards within buildings to retain as many on-site mature trees as possible;
 - k. Landscaping should use major (variety of tree sizes) and minor (variety of shrubs) elements integrated with the architecture design of buildings.
6. ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and posted a conditional Negative Declaration, based upon compliance with the following mitigation measures:
- a. No alteration, fill, or construction will be allowed within, or adjacent to the 100 year floodway except when the project will correct conditions which are hazardous to the public health and safety as determined by the City Engineer, or where fill is proposed for a minor swale or depression which is not a designated tributary and which lacks trees, shrubs, rock outcroppings, or other distinctive features as determined by the City Engineer and Planning Director.
 - b. The applicant shall submit detailed grading plan, landscaping plan, hydrological data for the review and approval of the City Engineer and Planning Director prior to the issuance of a building permit.
 - c. Standard drainage improvements shall be required.

Staff recommends that the applicant revise the site plan to save the four Oaks near the main entry drive and several of the other trees as indicated in Exhibit B.

The site plan shall also be revised to indicate a 25-foot landscape setback along Auburn Boulevard rather than 20 feet as shown in order to provide adequate screening of the parking area and enhance the park-like setting of the subject site.

4. Traffic and Parking

002217

The proposed project was reviewed by the Office of Traffic Engineering, as well as additional comments received from County Public Works and Regional Transit. The project, which contains a total of 92,117 square feet, is also considered a major project as defined by the Trip Reduction Ordinance, and consequently must prepare a Transportation Management Plan which reduces vehicle trips by 15 percent.

The proposed hospital and related medical office space is anticipated to generate 2,341 car trips per working day. Given the site's location relative to the I-80 on and off ramp, and Auburn Boulevard, this level of traffic represents a significant traffic impact.

The City Traffic Engineer and Environmental Coordinator require the following measures to reduce the traffic impacts to an acceptable level:

- a. Install a fully actuated four-legged signalized intersection at Auburn Boulevard and the main access for the project (opposite the I-80 off ramp);
- b. Install a second driveway access into the project subject to the approval of the City Traffic Engineer;
- c. The applicant shall dedicate Auburn Boulevard to a 55' right-of-way and improve Auburn Boulevard to a 548-foot halfsection and Winding Way to 42 foot halfsection. The improvements adjacent to Auburn Boulevard shall include a meandering sidewalk to eliminate potential conflicts with the existing trees. Improvements shall be subject to review and approval of County Public Works Departments. (staff amended)
- d. Install standard street improvements along Auburn Boulevard;
- e. Implement a Transportation Management Plan directed at increasing ridesharing, use of public transit and bicycle ridership, thus reducing the concentration of auto traffic activity during the peak traffic hours.

Mandatory measures shall include:

- a bus shelter north of the existing Arcade Creek Bridge on the easterly side of Auburn Boulevard;

The individuals utilizing CPC North Sacramento Hospital will not be criminals, violent, or pose a threat to others in the hospital or the surrounding area, must be admitted by their attending or referring physician, and must be appropriate for the services of the hospital.

PROJECT EVALUATION: The major issues regarding this project relate to the proposed land use, impacts on the floodway and existing trees, parking, traffic and building design.

1. Land Use

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The applicant proposes to develop a 140 bed psychiatric hospital and related facilities in two phases. The Special Permit request is to build Phase One of the Master plan which consists of a 70 bed hospital wing and two buildings containing 40,280+ sq. foot building housing administrative, medical offices and support facilities.

The subject site is located along Auburn Boulevard which is developed primarily with commercial uses. Surrounding land uses include a new office complex to the east; a mix of commercial buildings, terminus of Auburn Boulevard exit ramp from I-80, and a portion of Del Paso Park to the west; Winding Way and a mix of office and residential uses to the west; vacant land, a new apartment complex and single family residences across Arcade Creek to the south.

The closest residential uses to the project site are located approximately 300 to 600 feet to the south, southeast, and southwest and are physically separated by the broad flood plane of Arcade Creek. The proposed buildings will also be screened from the residential uses on the other side of Arcade Creek by a band of mature trees, thereby minimizing any visual impacts the project may have on the neighboring residential properties.

With respect to the proposed psychiatric care use, the City Council on June 9, 1982, adopted a resolution (M-612) which established policies regarding locational criteria for residential and non-residential care facilities. The major site criteria pertinent to the proposed use relates to the "concentration" issue. This criteria specifies that the proposed facility should not be sited within a residential neighborhood which already contains a number of non-residential or residential care facilities.

City staff conducted a survey of psychiatric and related care facilities within a one mile radius of the project site. Within the one mile radius, the only residential or non-residential care facility which provides psychiatric and related care is the American River Hospital located at 4747 Engle Road, approximately one mile to the southeast of the subject site. The source documents for the survey were the 1984 Community Services Directory for Sacramento County and the 1984 Department of Social Services Community Care Facilities Information System Directory Report.

This freeway route has been eliminated, and the State therefore has optioned the property to private individuals. The City, County and park district for this area inquired into the possibility of purchasing the property from the State, however, there was a lack of sufficient funds for the purchase. The site was subsequently sold to private development interests.

A chronology of City Council and Commission actions relative to the subject site are summarized below:

<u>Date</u>	<u>Action</u>
January 18, 1983	City Council approved an amendment to the General Plan and rezoned a portion (4+) acres of the site to Residential Office (P82-074)
April 12, 1984	Commission approved a Special Permit to develop an 115,000 sq. ft. office building subject to conditions in the R-O zone. (P82-074)

Current Proposal: The subject site has been acquired by Community Psychiatric Centers, Inc. (C.P.C.), and organization which provides medical services related to psychiatric care, alcohol and drug rehabilitation and dialysis treatment.

The applicant proposes to develop the site in two phases as follows (refer to Exhibit A):

Site Plan

Phase I

Three buildings:	<u>Sq. Ft.</u>
- 3 story administrative & general lease office space	30,000
- 1 story support building containing dining, kitchen, recreation facilities	10,280
- 2 story hospital wing housing 70 beds	<u>25,918</u>
Subtotal	66,198 sq. ft.

Phase II

One building:	
- 2 story hospital wing housing 70 beds	<u>25,918</u>
Total	92,117 sq. ft.

Total Parking Provided: 221 spaces

Description of Operations (as submitted by the applicant):

A Community Psychiatric Center (C.P.C.) Hospital is considered to be a private hospital and not a long term state or county institution. The type of clientele served by CPC is non-criminal, non-violent, and all patients must be appropriate for the facility. All patients are admitted by the attending or

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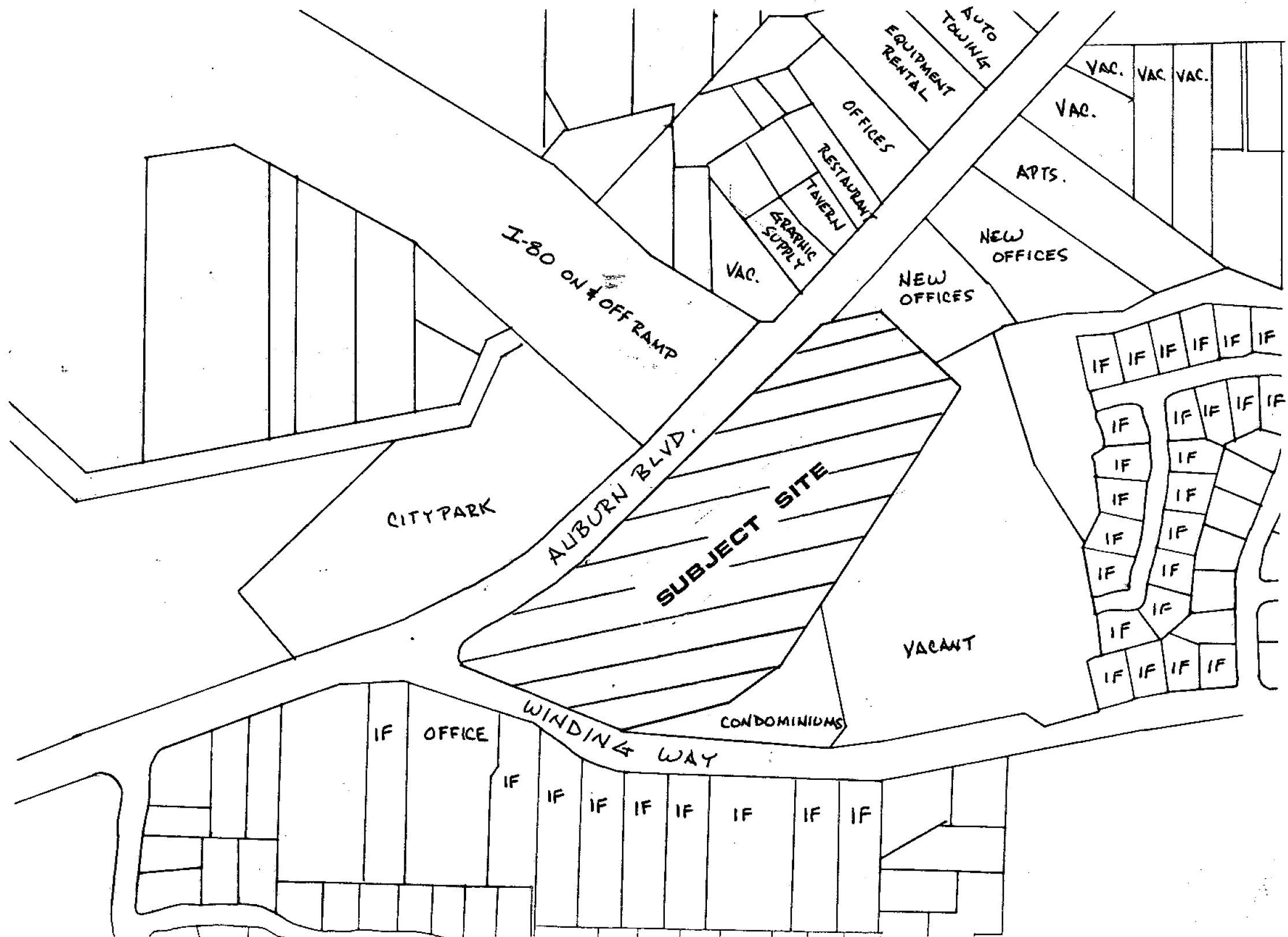
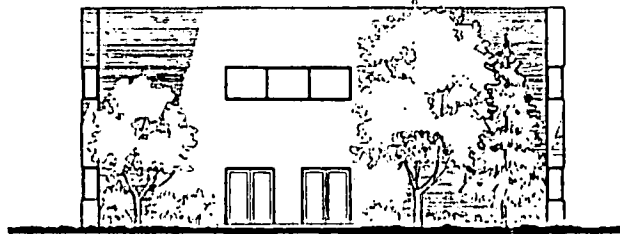
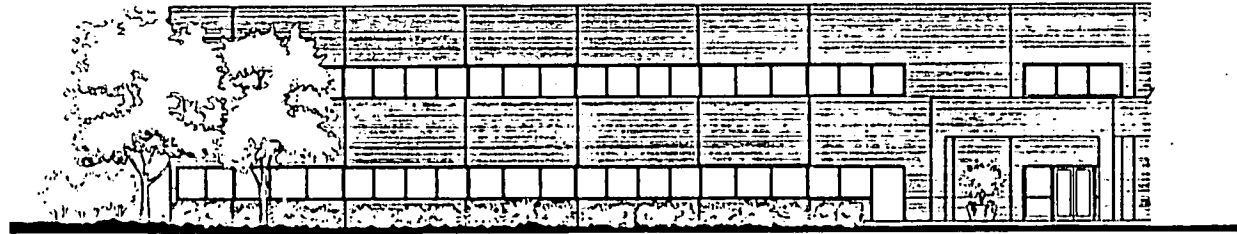


EXHIBIT E

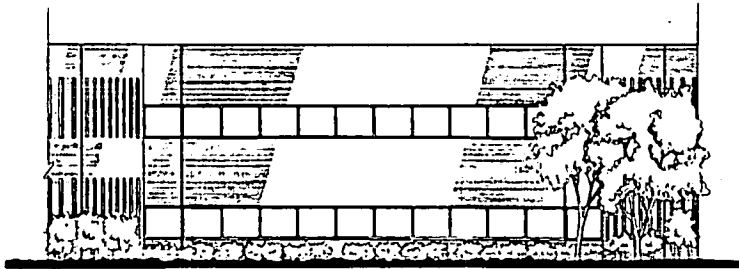


ELEVATION 2
ELEVATION 2 - WILKIN

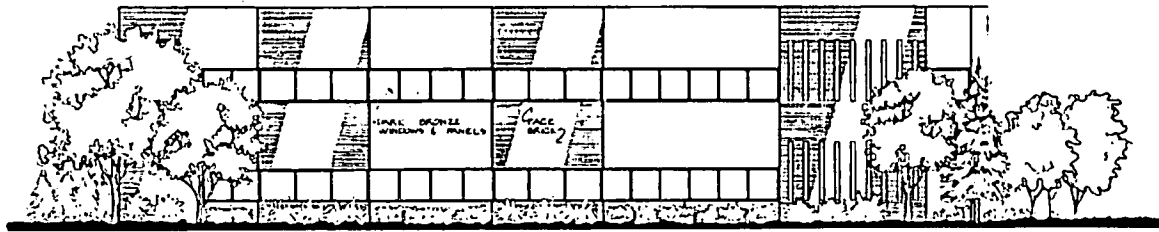


ELEVATION 1
ELEVATION 1 - WILKIN

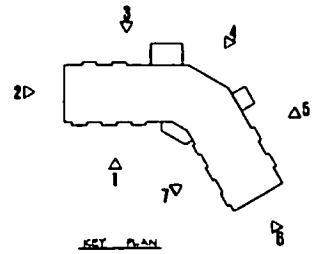
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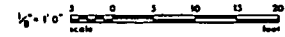
ELEVATION 4



ELEVATION 5
ELEVATION 5 - WILKIN



KEY PLAN

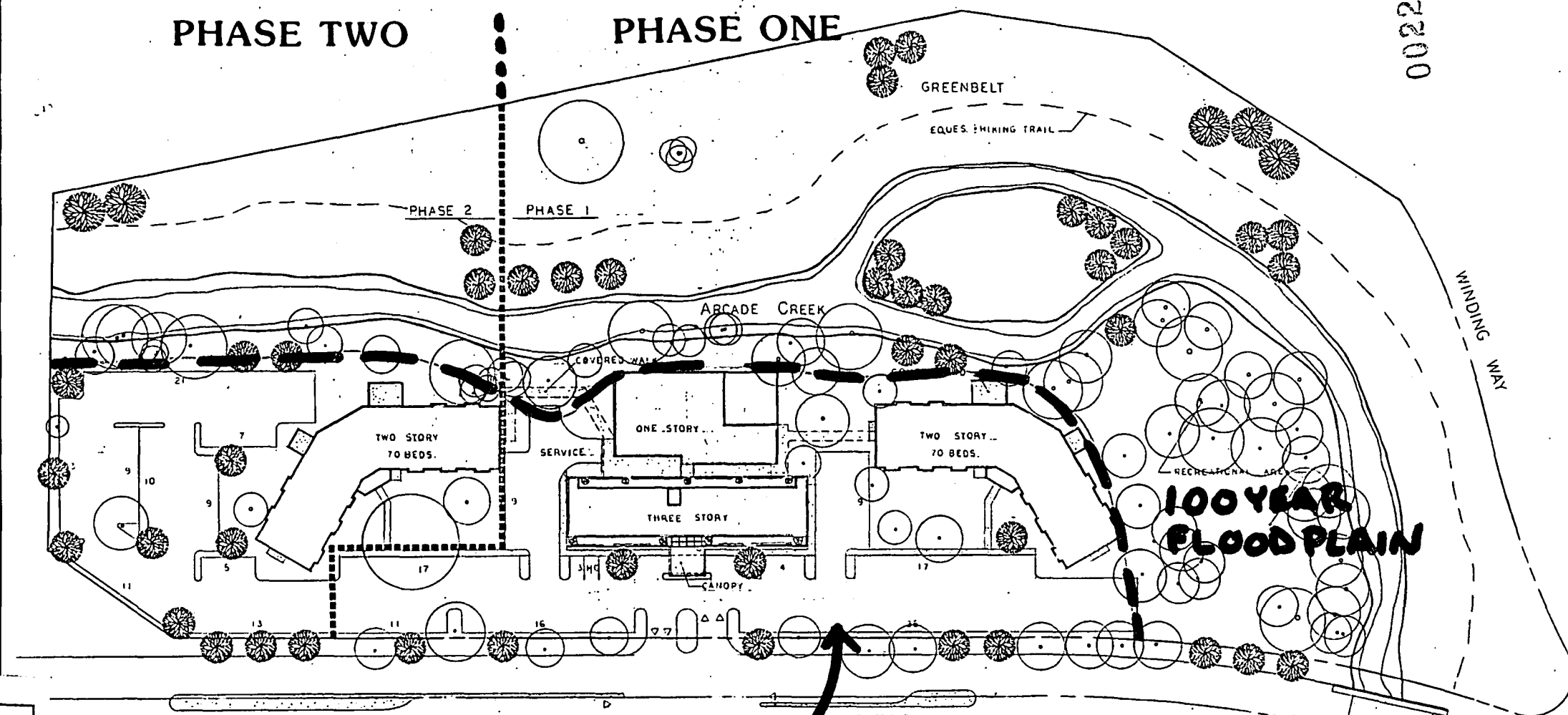


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CHECKED	
PROJECT SACRAMENTO HOSPITAL & PROFESSIONAL OFFICE SACRAMENTO, CA	
SHEET TITLE ELEVATIONS	
DESIGNER MERRILL A. JONES & ASSOCIATES OF CALIFORNIA, INC. 2240 EAST FOLYEM STREET SANTA ANA, CALIFORNIA 92705	
SHEET NO. 9	
ARCHITECT'S FIRM LOGO	

PHASE TWO

PHASE ONE

002234



REZONE FROM R TO H

ANALYSIS

TOTAL AREA	1246 ACS.
PHASE 1	66,198.9
PHASE 2	25,918.5
TOTAL	92,117.4
PARKING	221
TOTAL BEDS	140

SITE PLAN
SCALE 1" = 40'



EXHIBIT A

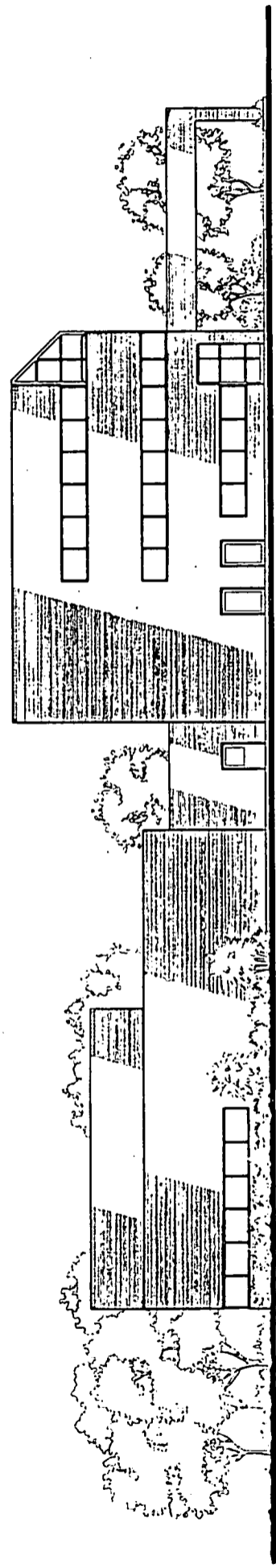
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DATE	12-20-84
DRAWN	MD
CHECKED	
REVISIONS	
PROJECT	C.P.C. HOSPITAL - PROFESSIONAL OFFICES
PROJECT ARCHITECTS	MERRILL A. JONES & ASSOCIATES, INC.
PROJECT ENGINEER	SCRAMS MTO, CA.
SHEET TITLE	SITE PLAN
SHEET NO.	9
DATE	12-20-84
DRAWN BY	MD
CHECKED BY	



MERRILL A. JONES & ASSOCIATES
 20 CALIFORNIA, INC.
 250 EAST COLEMAN STREET
 SANTA ANA, CALIFORNIA 92705
 714-933-0000

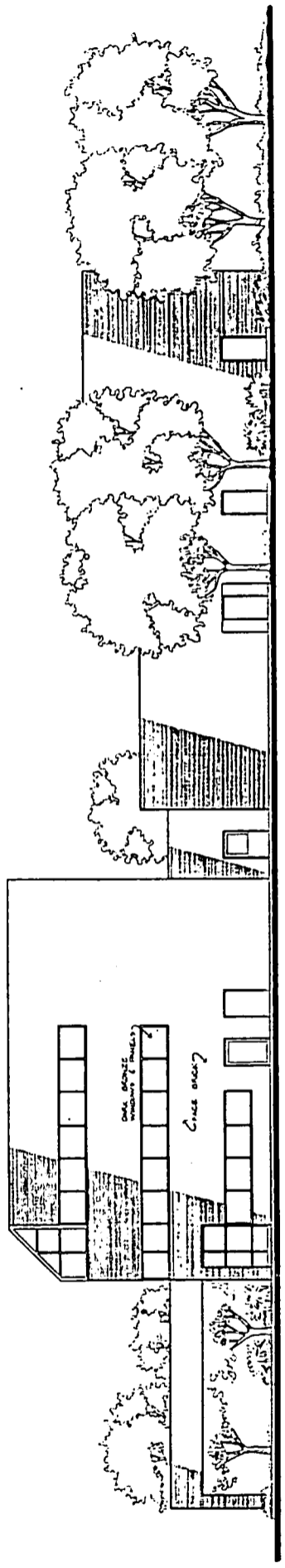
PROJECT
 CFC HOSPITAL & PROFESSIONAL OFFICE
 SACRAMENTO, CA.

DATE	10.18
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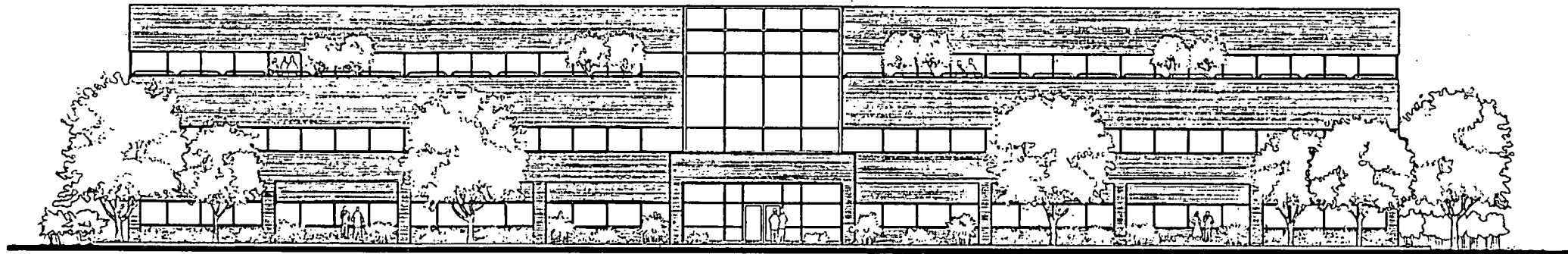
NORTH ELEVATION

002243

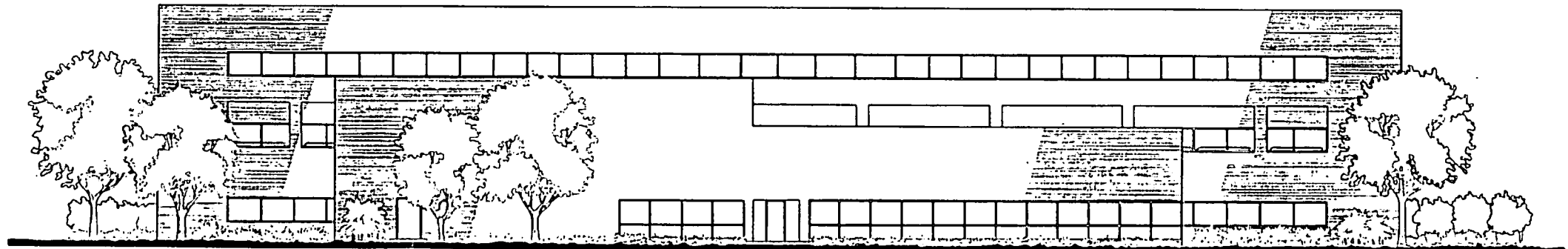


SOUTH ELEVATION

EXHIBIT C




WEST ELEVATION



EAST ELEVATION

002247

SCALE 1/8" = 1'-0"	DRAWN JES	CHECKED CMT/CO
SEAL		
REVISIONS		
PROJECT CPC HOSPITAL, PROFESSIONAL OFFICE SACRAMENTO, CA.		
DESIGNED BY MERRILL A. JONES & ASSOCIATES 205 CALIFORNIA, INC. SANTA ANA, CALIFORNIA 92705 (714) 833-0886		SHEET TITLE ELEVATIONS
		
SHEET 7		
DATE 1-24-80		
DRAW NO 1504-CA		

