

CITY PLANNING COMMISSION

1231 "I" STREET, ROOM 200 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	R. A. Costa, c/o Kaiser Foundation Health Plan, P.O. Bx. 12916, Oakland, CA		
OWNER	Kaiser Foundation, P.O. Box 12916, Oakland, CA		
PLANS BY	R. A. Costa, c/o Kaiser Foundation Health Plan, P.O. Bx. 12916, Oakland, CA		
FILING DATE	2-7-85	50 DAY CPC ACTION DATE	REPORT BY: SC/FG:bw
NEGATIVE DEC	Ex. 15311	EIR	ASSESSOR'S PCL NO. 117-170-59

APPLICATION: Special Permit for a 50-foot high tower on a 65 foot high hospital structure (Sec. 3-C-(13)).

LOCATION: 6601 Wyndham Drive

PROPOSAL: The applicant is requesting the necessary entitlement to place a 50-foot tower with microwave equipment on an existing 65 foot hospital building.

PROJECT INFORMATION:

1974 General Plan Designation:	Major public/quasi public facility
1968 Valley Hi Community Plan Designation:	Hospital
Existing Zoning of Site:	H-R
Existing Land Use of Site:	Hospital

Surrounding Land Use and Zoning:

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

Property Dimensions:	Irregular
Property Area:	28± acres
Square Footage of Tower:	25 sq. ft. at base
Dish Size:	10 foot diameter for 1 dish 2 dishes @ 8 foot diameter

BACKGROUND INFORMATION: On October 26, 1982 the City Council approved the necessary entitlements for Kaiser Foundation to construct a major medical facility on the subject site (P82-150). In January of 1984 the Commission approved a special permit to modify the original plan by adding 64 more beds to the facility (P83-373).

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is a 28± acre parcel which is developed with a major medical facility (Kaiser) and which is designated for major public/quasi-public facility and hospital on the General Plan and the 1968 Valley Hi Community Plan, respectively. The site is surrounded by commercial and residential uses.
- B. The applicant is requesting a special permit to construct a 50-foot high microwave tower atop the Kaiser-South Sacramento Medical Center. The purpose of the tower is to enable Kaiser to establish its own private telecommunications system. The microwave system operates using super high frequency signals and requires a clear 'line-of-sight' for the system to operate.

APPLC. NO. P85-077

MEETING DATE June 27, 1985

CPC ITEM NO. 2

The optimum operating distance between the microwave repeater station is 25 to 30 miles. Since the station is located approximately 47.5 miles from the next repeater station and will be affected by air turbulence during the summer, the tower height and distance between the receiving dishes on the tower must be increased in order to obtain a usable signal.

The tower will be constructed with two dishes. To insure that the lower dish has 'line-of-sight' visibility, a height of 15 feet above the roof is required. The two dishes must be separated at least 30 feet, therefore, the upper dish must be 45 feet above the roof. Normal construction methods would add five more feet to the tower height for a total of 50 feet.

- C. The tower would be constructed of structural tubular pipe which would be treated to match the present building color or could be allowed to weather (rust). Three dishes would be located on the tower. One dish would be 10 feet in diameter while the other two would be eight feet in diameter.
- D. The project was reviewed by Building, Electrical Engineer and the Valley Hi Community Association. The following comments were received.

Building

Permit required.

Valley Hi Community Association

Unless the dishes have to be placed in a particular fashion to be used, the VHCA would like to see them placed in a less conspicuous manner.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA, Section 15311).

RECOMMENDATION: Staff recommends the following action be taken:

- A. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow.

Conditions

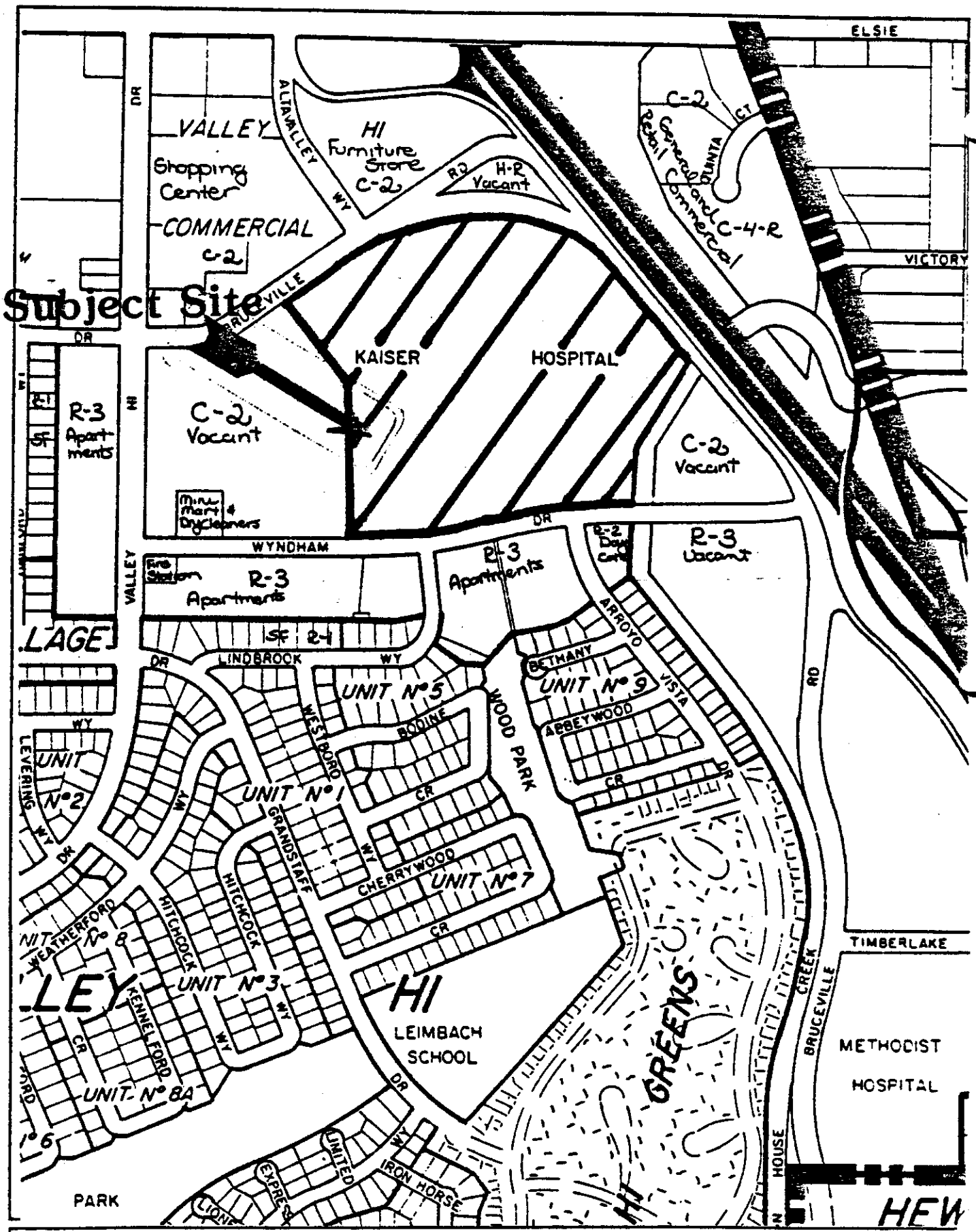
1. The applicant shall obtain a building permit for the construction of the tower.
2. The tower shall not be painted in any manner. The tower shall be allowed to weather (rust).
3. Any change of design or location of the tower shall be submitted to the Planning Director for review and approval.

Findings of Fact

1. The Special Permit, as conditioned, is based upon sound principles of land use, in that:

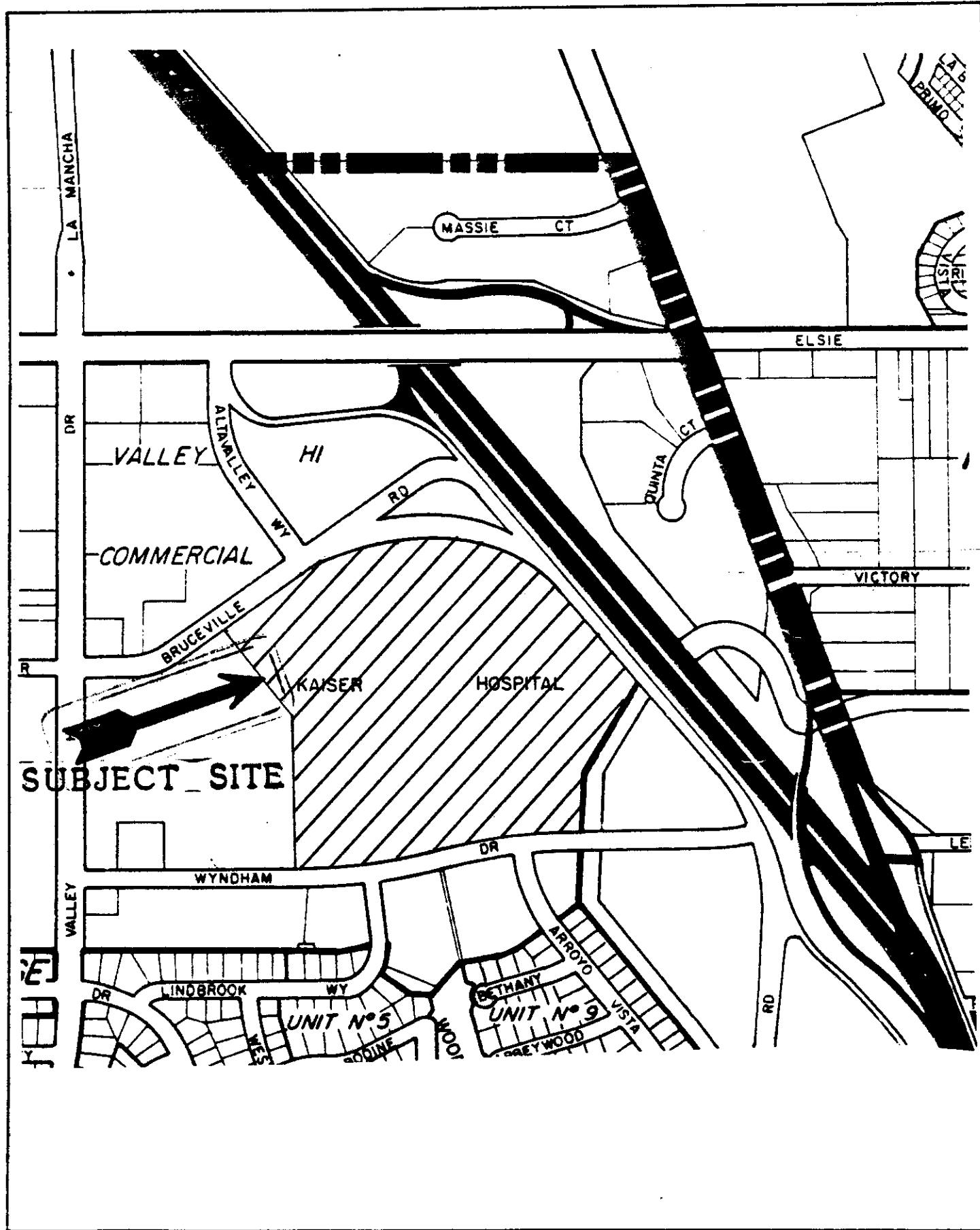
the proposed tower is compatible with the design and color of the existing hospital.

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 tower will be constructed of a material which will not produce light or glare and will blend in with the hospital design.
3. The special permit request is consistent with the 1974 General Plan and the 1968 Valley Hi Community Plan which designate the site for hospital use.



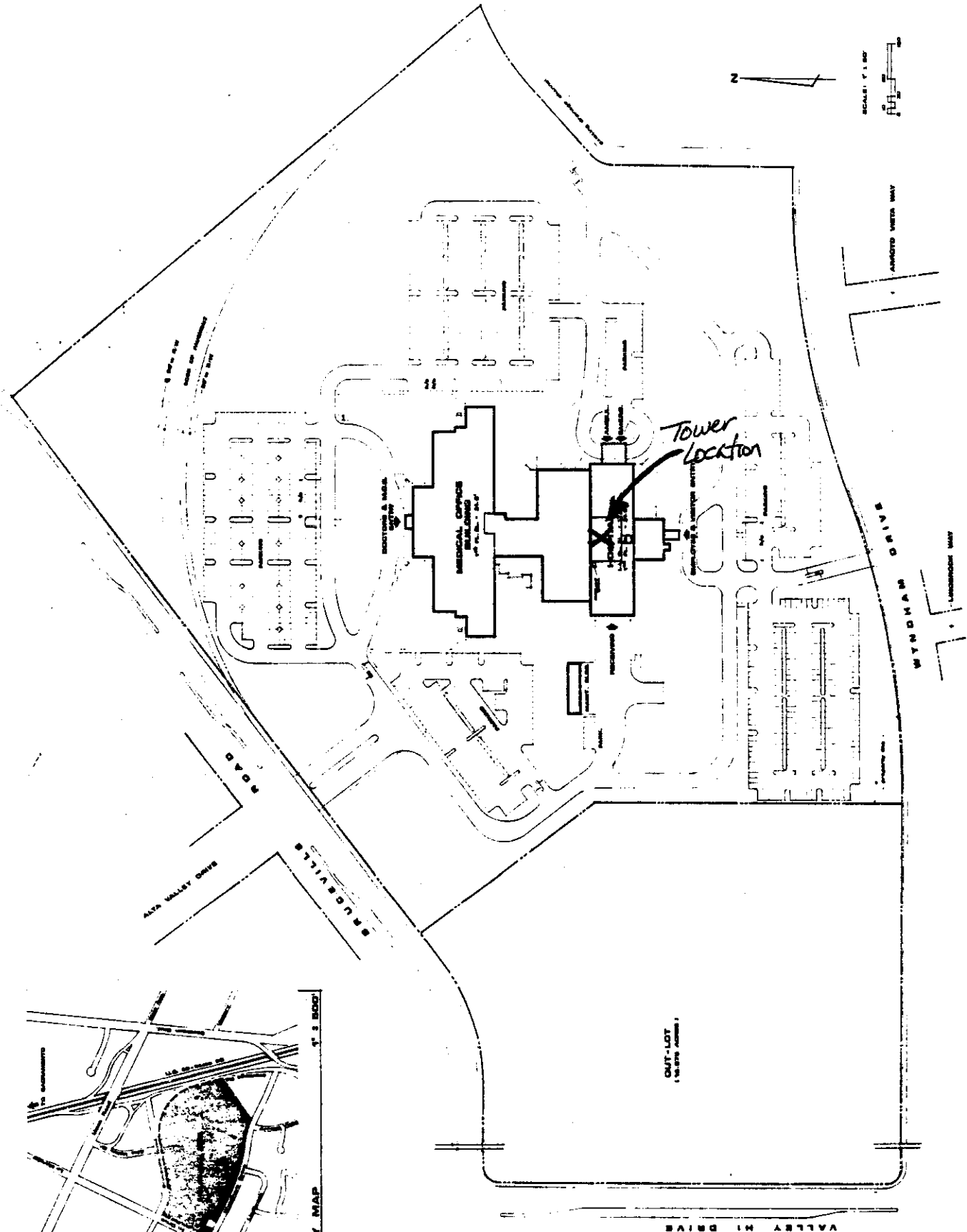
Subject Site

VICINITY - LAND USE - ZONING



VICINITY - LAND USE - ZONING

EXHIBIT A
SITE PLAN



Hospital Building & Equipment Cost

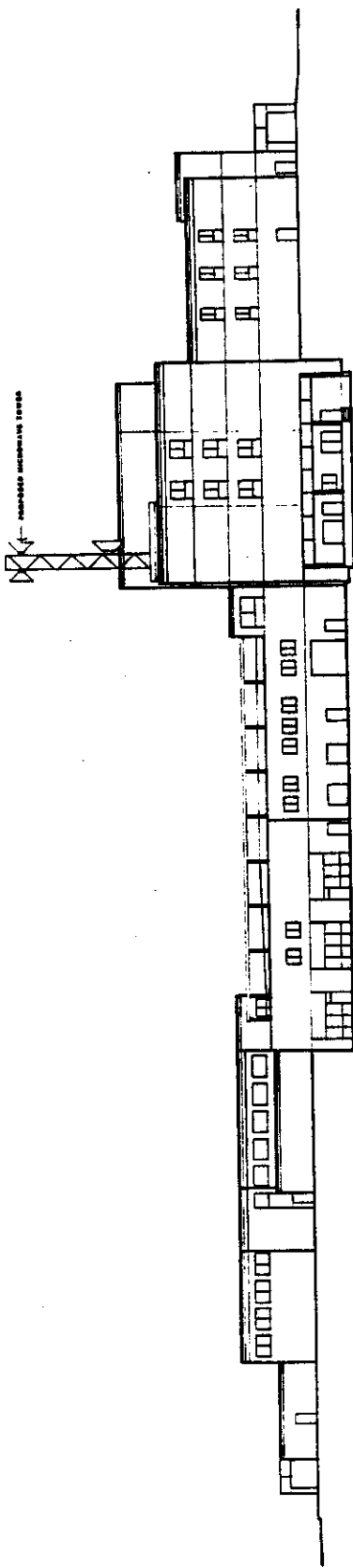
SITE PLAN (PHASE I & II)

EXHIBIT B ELEVATIONS

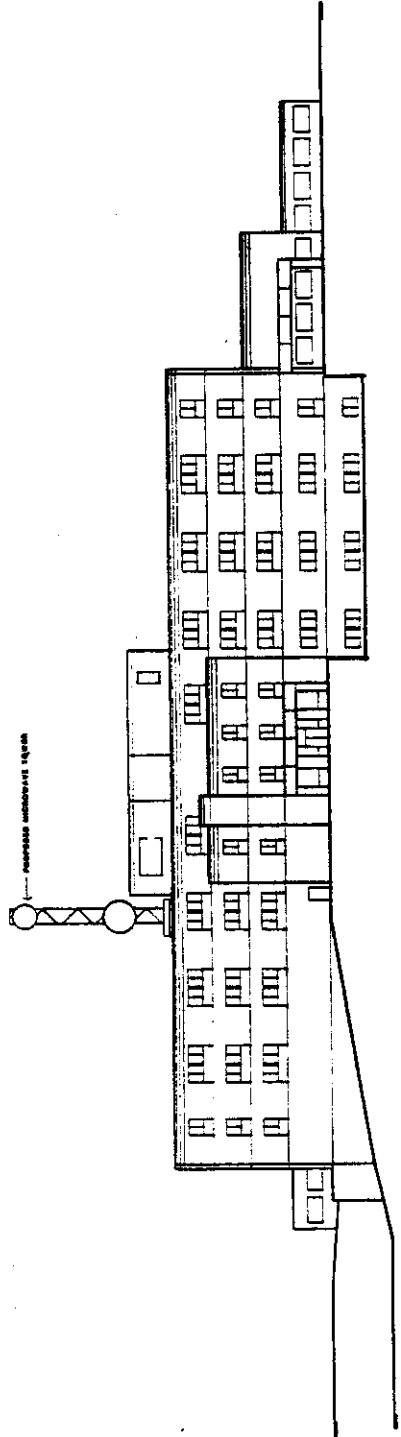
A New Hospital Building for
South Sacramento Medical Center
Sacramento, California

Thornton & La Brea, Engineers
and a team consisting of Peter A. ...
Frederick S. Scott, Architect
Harry J. Varney, Architect

Constructed By
Hospital Building & Equipment Company
A Division of ...



WEST ELEVATION

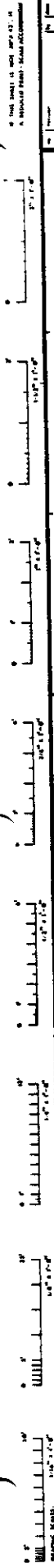


SOUTH ELEVATION


P85-077

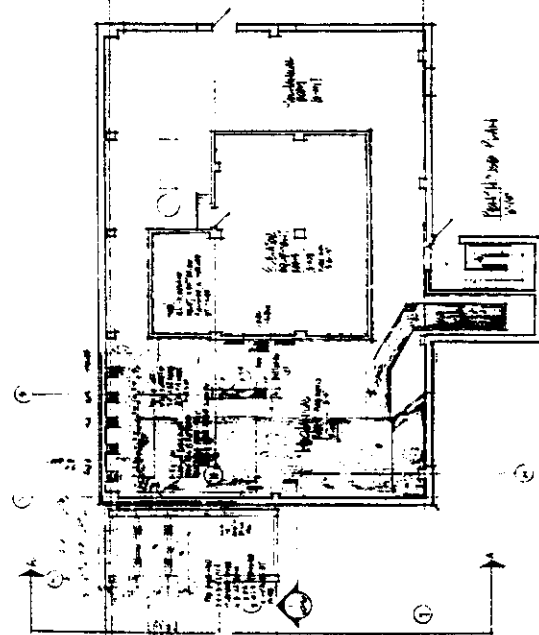
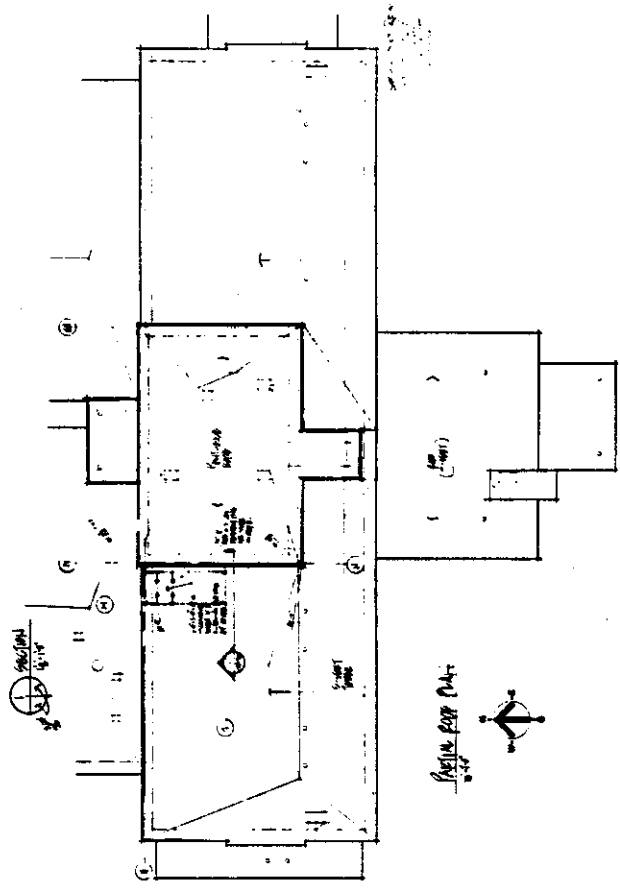
6-27-85

Item 2



Vertical scale markings on the left side of the page, including a graphic scale and numerical values.

	<p>Construction By Hospital Building & Equipment Company</p>	<p>1000 1000 1000</p>	<p>KAISER FOUNDATION HOSPITALS FACILITIES PLANNING DEPARTMENT POST OFFICE BOX 12916 OAKLAND, CALIFORNIA 94604</p>
<p>South Sacramento Medical Center Sacramento, California</p>	<p>Thompson & La Riviere, Engineers Frederick S. Scott, Architect Henry J. Verweg, Architect</p>	<p>Cont. 2 Cont. 1</p>	<p>A New Hospital Building for South Sacramento Medical Center Sacramento, California</p>



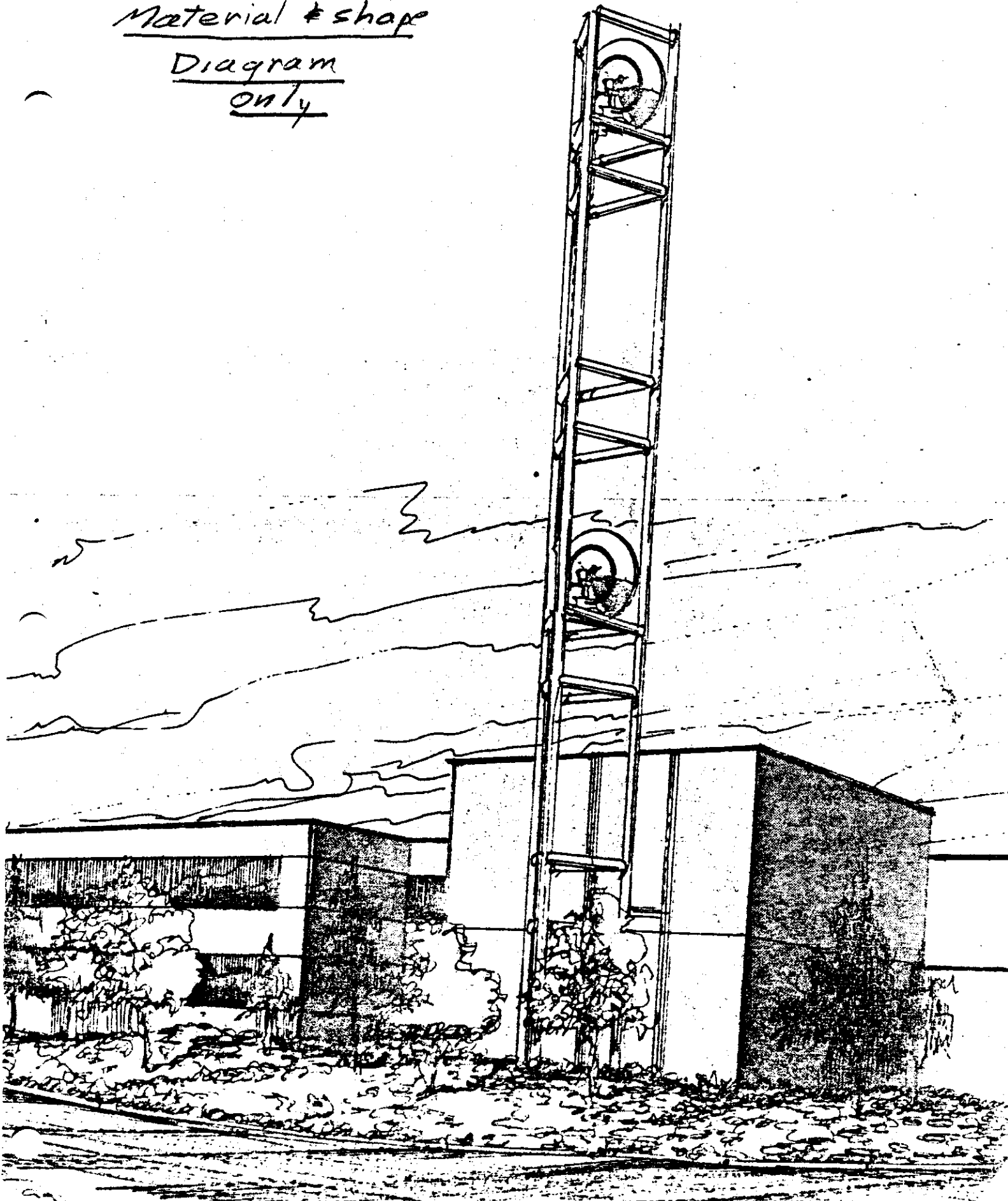
P05-077

6-27-85

Item 2

Material & shape

Diagram
only



P85-077

6-27-65

Item 2