

CITY PLANNING COMMISSION

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

APPLICANT JONES & STOKES ASSOCIATION, 1725 23rd Street, Sac., CA 95816
OWNER KAISER FOUNDATION HEALTH PLAN, P. O. BOX 12916, Oakland California 94604
PLANS BY J. Arthur Gemel Architect, 2245 Park Towne Circle, Sac., CA 95825
FILING DATE 11/10/88 ENVIR. DET. Neg. Dec. REPORT BY PW:vf
ASSESSOR'S PCL. NO. 117-0170-074

APPLICATION: A. Negative Declaration
B. Special Permit to allow a 4,500 square foot interim urgent care facility at the Kaiser Medical facility on 27.93+ developed acres in the Hospital-Review (H-R) zone.

LOCATION: 6600 Bruceville Road

PROPOSAL: The applicant is requesting the necessary entitlements to construct a one-story, 4,500 square foot interim urgent care facility.

PROJECT INFORMATION:

General Plan Designation: Public/Quasi Public Misc.
1986 South Sacramento Community
Plan Designation: Hospital
Existing Zoning of Site: H-R
Existing Land Use of Site: Kaiser Medical Facility

Surrounding Land Use and Zoning:

North: Commercial; C-2
South: Residential; R-2, R-3
East : Commercial, Hwy 99; C-4-R, OB PUD
West : Commercial, Residential; C-2, R-3

Parking Required: 22 spaces
Parking Provided: Approximately 1,500 spaces in the ultimate overall Kaiser facility
Property Dimensions: Irregular
Property Area: 27.93+ acres for entire Kaiser facility
Square Footage of Building: 4,500 sq. ft.
Height of Building: 20 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Cement plaster, aluminum tinted glass
Roof Material: 4-ply
Exterior Building Colors: Earthtone to be compatible with existing brick

BACKGROUND INFORMATION: Kaiser Foundation Health Plan, Inc. is currently proposing expansion of Kaiser's South Sacramento Medical Facility. The expansion will take place in three phases. The first phase, which is the subject of this application, is a 4,500

square foot interim urgent care facility. The second phase is construction of a 77,000 square foot medical office building (MOB2). The third phase is a 40,000 square foot psychiatric hospital. Each project will require separate special permit approval.

Cumulatively, these proposals and existing onsite development conform in scale to the site development plans analyzed in two prior initial studies and Negative Declarations (P82-150, P83-343). The 1982 and 1983 studies were based on 335,000 square feet of building space and 1,150 parking spaces. Build out of the projects currently proposed would result in a total of 351,700 square feet and approximately 1,500 parking spaces. A detailed traffic study is under preparation and will be completed prior to the evaluation of phases two and three.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is within the 28+ acre South Kaiser Medical Facility property and is zoned Hospital Review (H-R). The General Plan designates the site for Public/Quasi-Public-Miscellaneous uses and the 1986 South Sacramento Community Plan indicates Hospital use. Surrounding land use includes commercial uses zoned C-2 to the north, apartments zoned R-3 to the south, State Highway 99 to the east, and apartments and commercial zoned R-3 and C-2 to the west.

B. Project Proposal

The applicant (Kaiser) requests a Special Permit to temporarily expand its south Sacramento medical center by using portable units to provide outpatient urgent care services until the proposed medical office building #2 is constructed on the subject site. The one-story, 4,500 square foot interim urgent care facility will be located east of the front entrance to the existing hospital building and south of the hospital emergency parking lot. Access to this facility will be provided by existing parking and new walkways (see site plan). The facility will include six doctors' offices and 13 examination rooms. The temporary facility will be removed when the construction of medical office building #2 (MOB2) is completed in 1991 or 1992.

C. Staff Analysis

Staff has no objections to the applicant's request. This project is a temporary facility which will be removed when the MOB #2 is completed. The MOB #2 proposal as well as the proposed psychiatric hospital is currently undergoing environmental review for potential traffic impacts. The subject interim urgent care facility should not have adverse impacts to the adjacent area both in terms of traffic and land use compatibility. Staff does recommend the structure be painted a color that is compatible with the existing brick structures. The temporary building must be removed by January 1, 1992 or the applicant must request an extension under a special permit modification.

D. Agency Review

The proposed project was reviewed by the City's Traffic Engineering, Engineering, Building and Police Divisions as well as Regional Transit. No comments were received.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment and has filed a Negative Declaration.

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

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit to develop an interim urgent care facility with conditions and based upon findings of fact which follow:

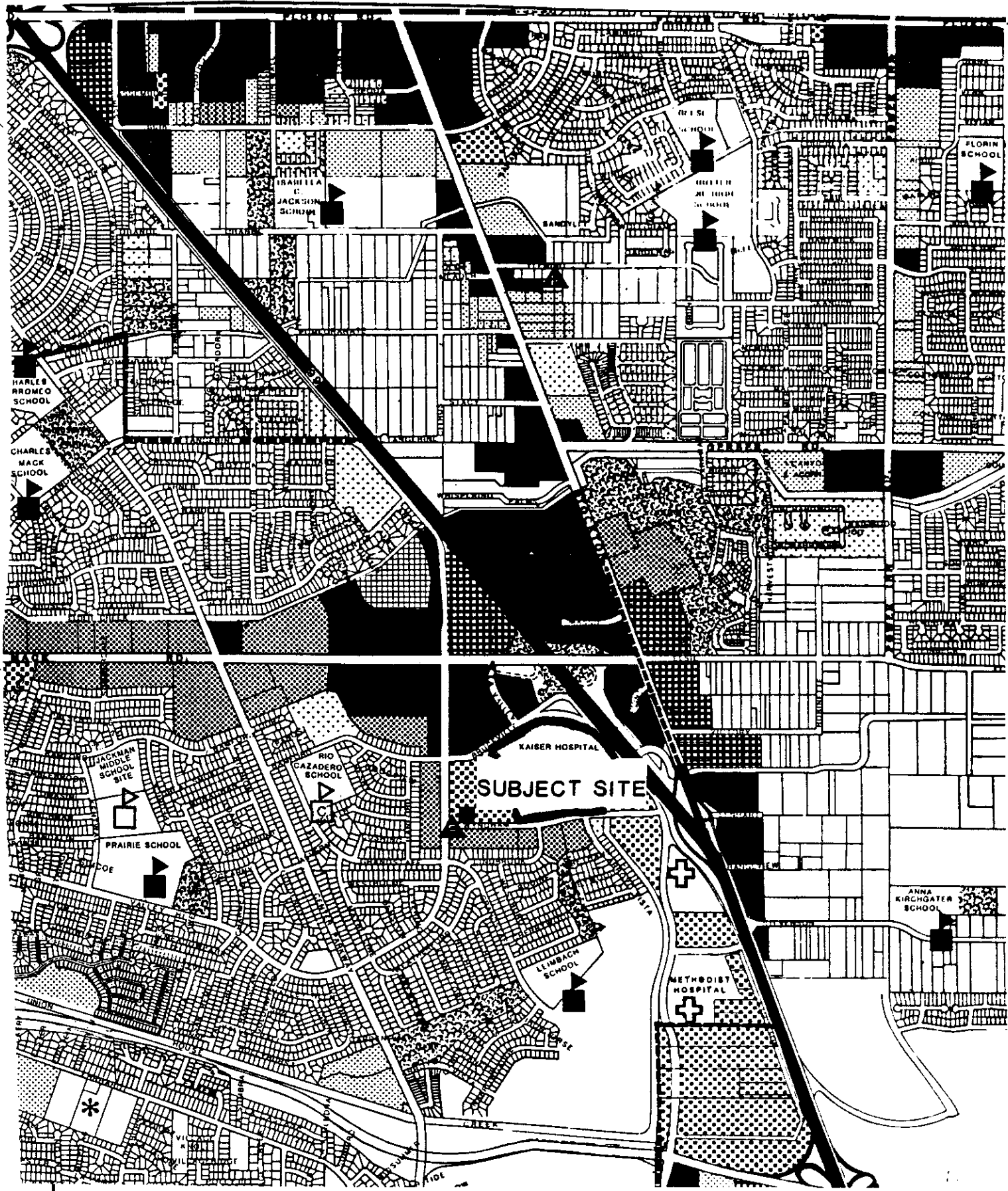
Conditions

- 1. The temporary building shall be painted a color that is compatible with the existing brick structures.
- 2. The applicant shall remove the temporary building by January 1, 1992, or request an extension through a special permit modification.

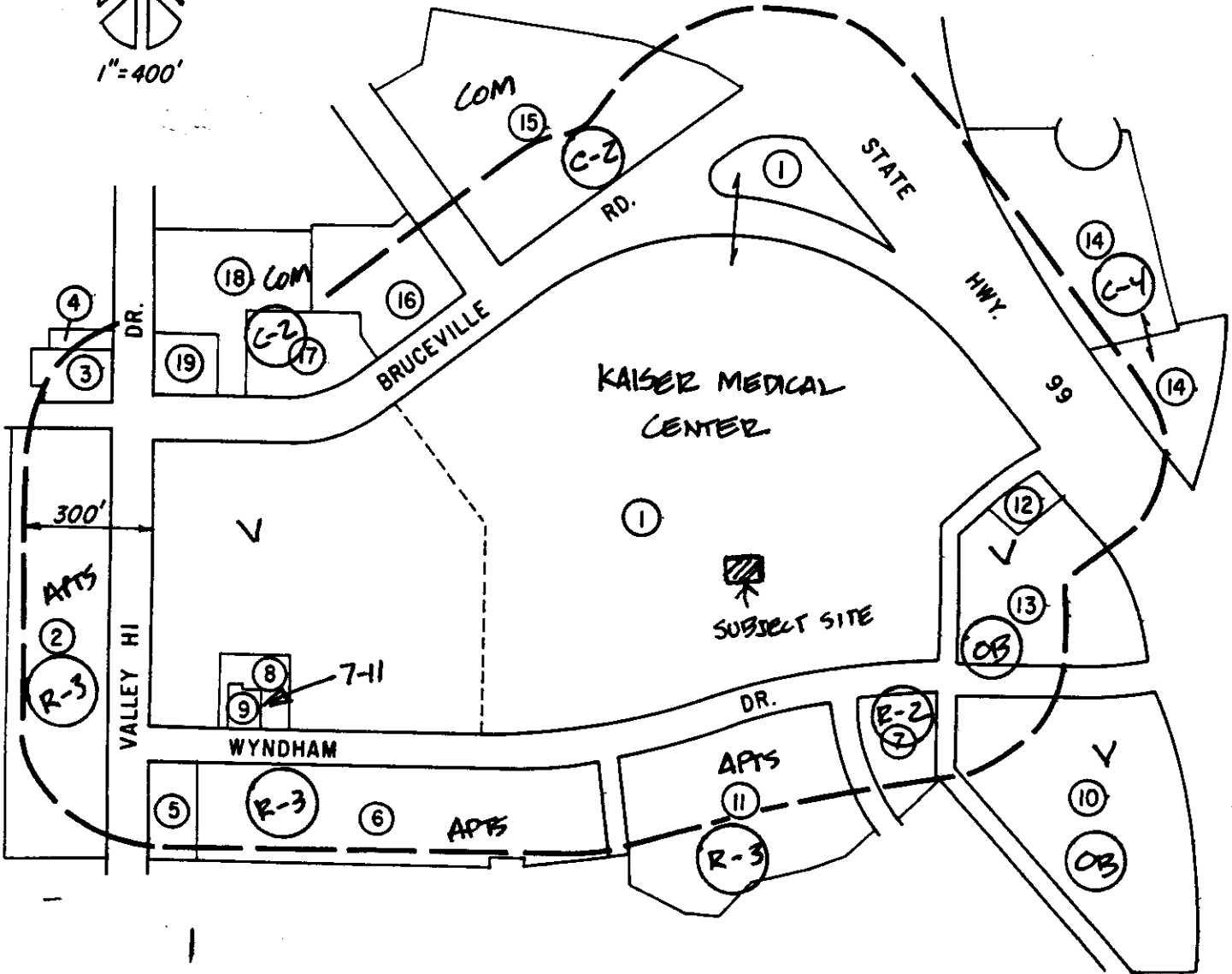
Findings of Fact

- 1. The proposed project is based upon sound principles of land use in that:
 - a. the proposed medical use is located within the existing South Kaiser Medical Facility;
 - b. the proposed medical use is compatible with the existing adjacent commercial and multi-family uses.
- 2. The proposed project will not be detrimental to the public health, safety or welfare nor to the neighboring properties in the vicinity in that:
 - a. adequate on-site parking and landscaping will be provided;
 - b. the proposed medical use will not increase traffic volumes significantly.
 - c. the proposed medical use is temporary and will be removed by January 1, 1992.

3. The proposed project is consistent with the 1986 South Sacramento Community Plan in that the Plan designates the site for hospital uses and the proposed medical building conforms to the plan designation.



VICINITY MAP

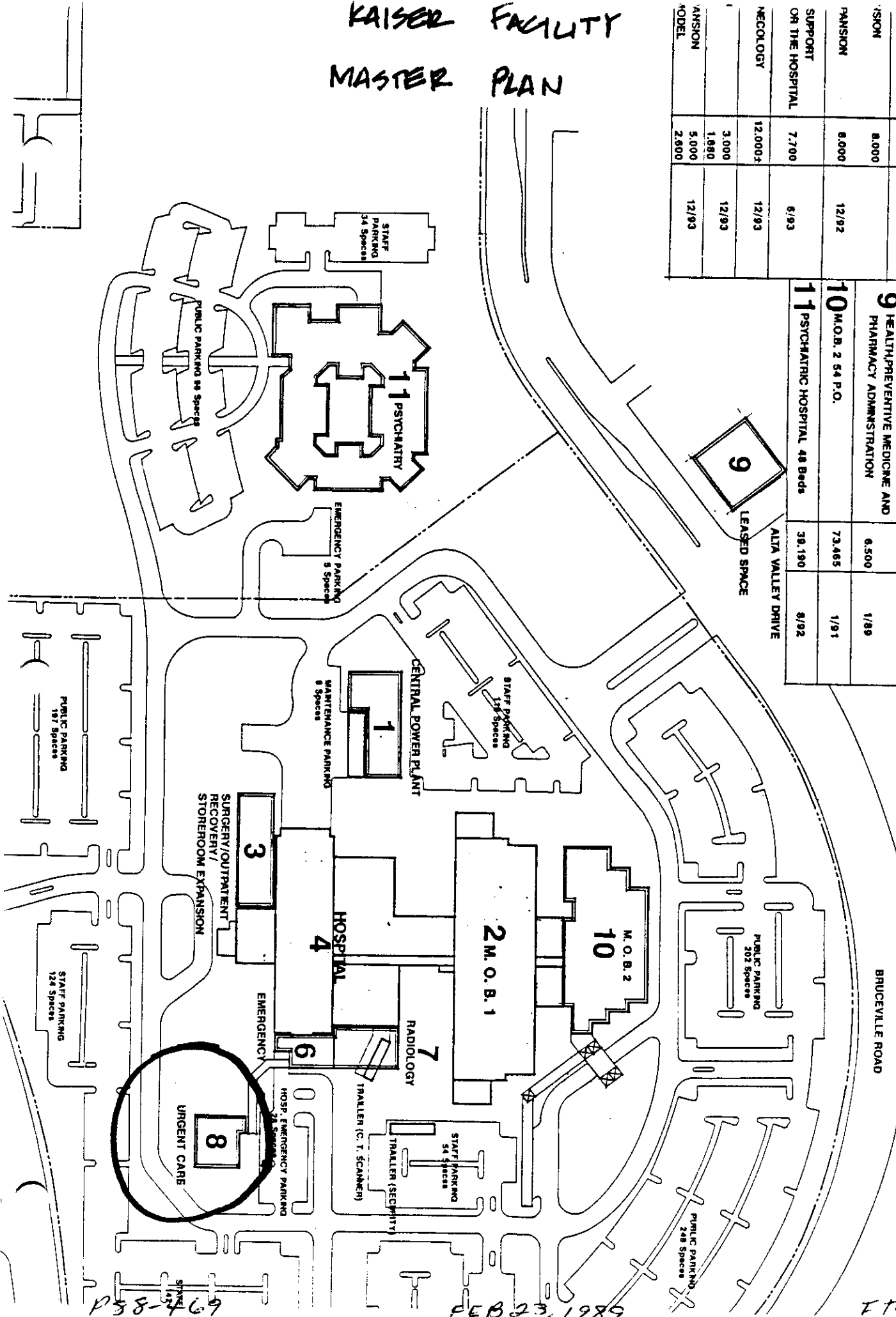


LAND USE & ZONING MAP

KAISER FACILITY MASTER PLAN

PROJECT PRESENTLY IN DESIGN OR CONSTRUCTION	SOFT. COMPLETION DATE	PROJECT	SOFT. COMPLETION DATE
1 PLANT/	5,000	8 MODULAR BUILDING: URGENT CARE AND OPTOMETRY	4,635
2	13,000	9 TEMPORARY LEASED SPACE: MENTAL HEALTH, PREVENTIVE MEDICINE AND PHARMACY ADMINISTRATION	6,500
3	8,000	10 M.O.B. 2 54 P.O.	73,465
4	8,000	11 PSYCHIATRIC HOSPITAL 48 Beds	39,190
5 SUPPORT	7,700		8/92
6 ON THE HOSPITAL	12,000+		
7 RADIOLOGY	3,000		
8	1,860		
9	5,000		
10	2,800		

PROJECT PRESENTLY IN DESIGN OR CONSTRUCTION	SOFT. COMPLETION DATE	PARKING COUNT
8 MODULAR BUILDING: URGENT CARE AND OPTOMETRY	4,635	EXISTING 1351 PROPOSED 1486
9 TEMPORARY LEASED SPACE: MENTAL HEALTH, PREVENTIVE MEDICINE AND PHARMACY ADMINISTRATION	6,500	
10 M.O.B. 2 54 P.O.	73,465	
11 PSYCHIATRIC HOSPITAL 48 Beds	39,190	

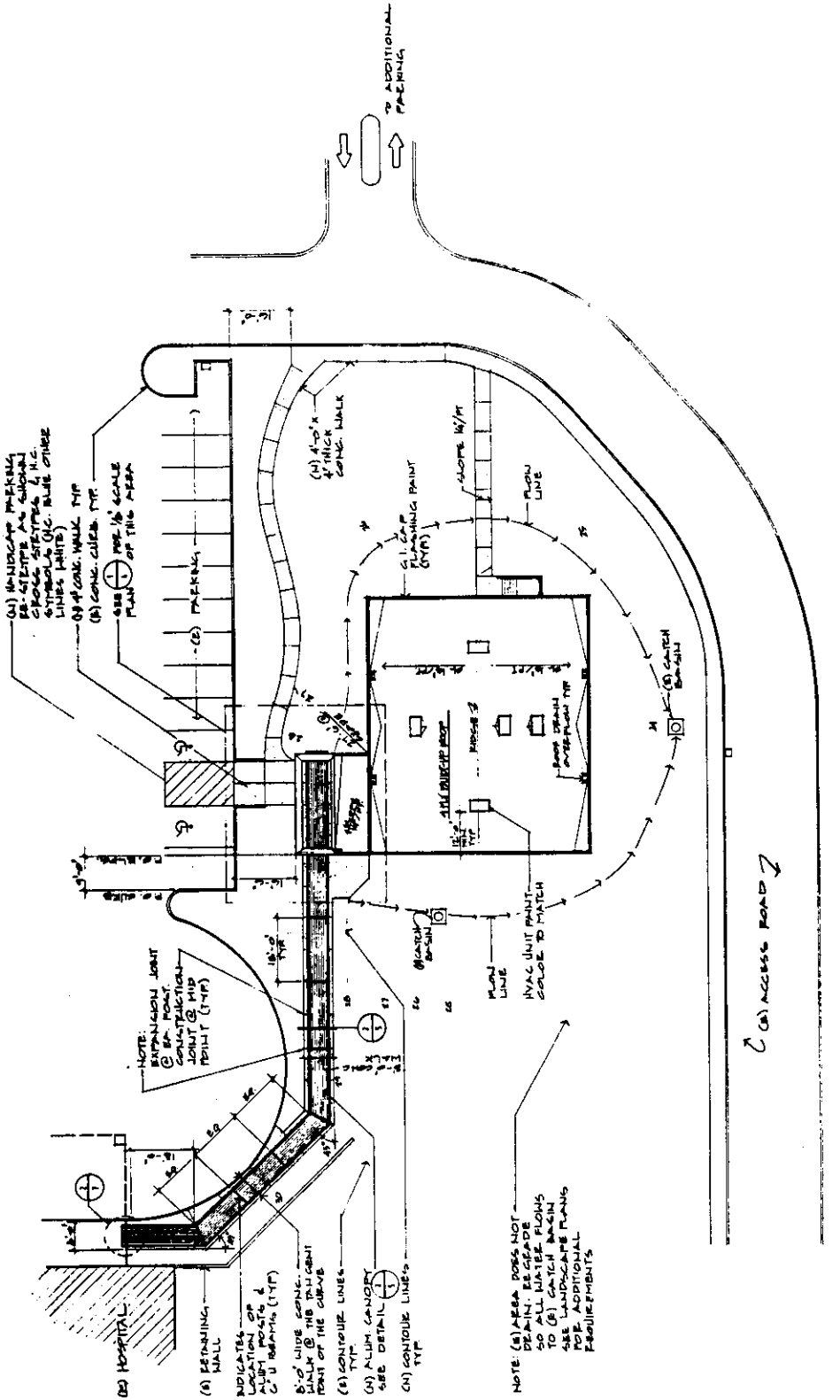


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SITE PLAN



(A) MANICURE PARKING RE-SITE AS SHOWN ABOVE. STREETS & N.C. SYMBOLS (O.C. BLUE ONIZE LINES WHITE)
 (B) CONC. ALER. TYP
 SEE 1/8" SCALE PLAN OF THIS AREA

NOTE:
 EXPANSION JOINT @ BR. POINT CONSTRUCTION JOINT @ MID JOINT (TYP)

- (A) RETAINING WALL
- (B) HOSPITAL
- (C) LINE CONC. 18" X 24" @ THIS JOINT POINT OF THE CURVE
- (D) CONTOUR LINES SEE DETAIL (TYP)
- (E) ALUM. CANOPY
- (F) CONTOUR LINES TYP

NOTE: (A) AREA DOES NOT BEAR. REGRADE SO (A) IS NOT A MAIN USE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS.

SITE PLAN / ROOF PLAN

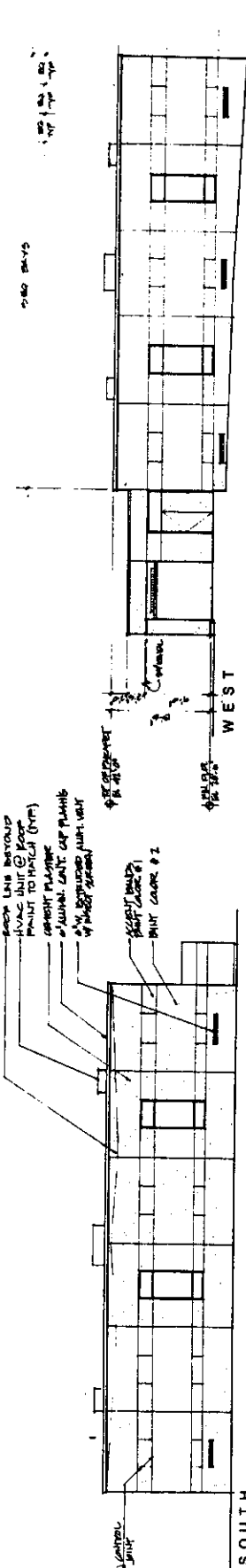
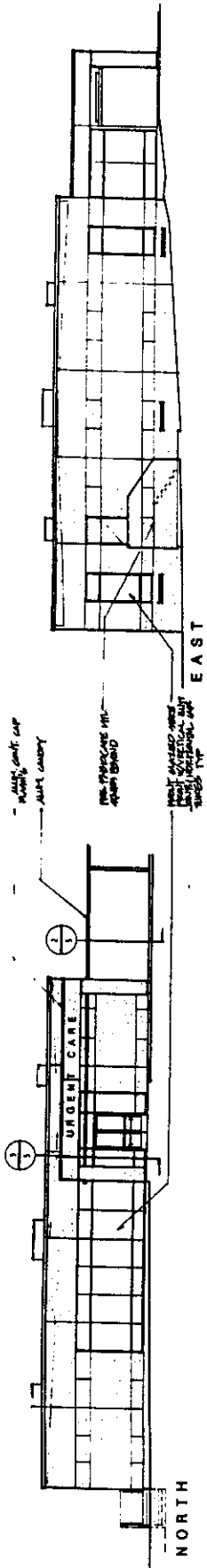
SCALE: 1/8" = 1'-0"

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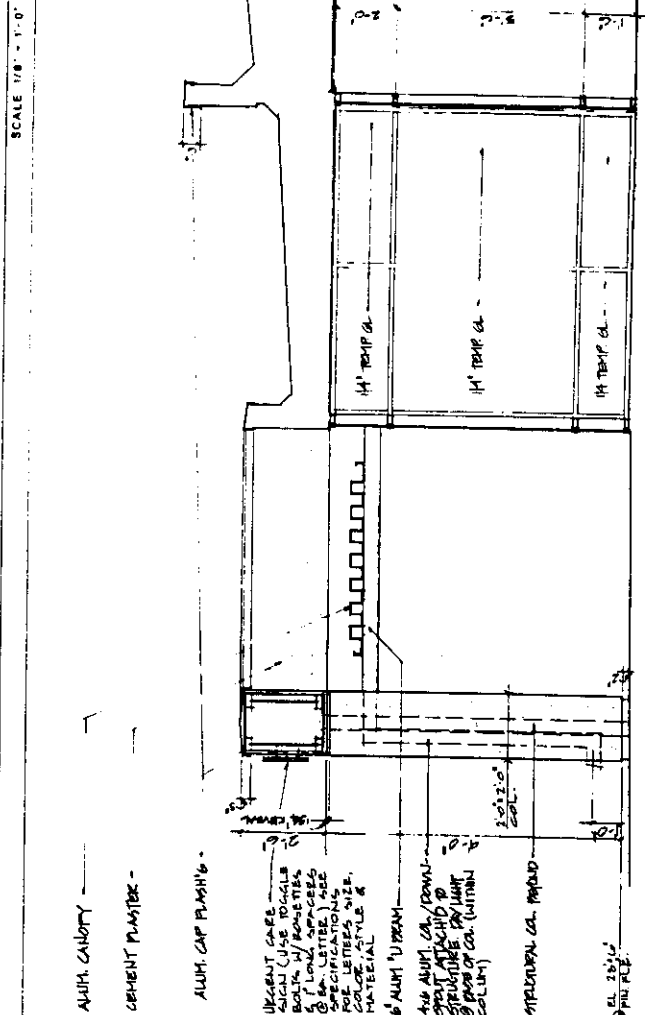
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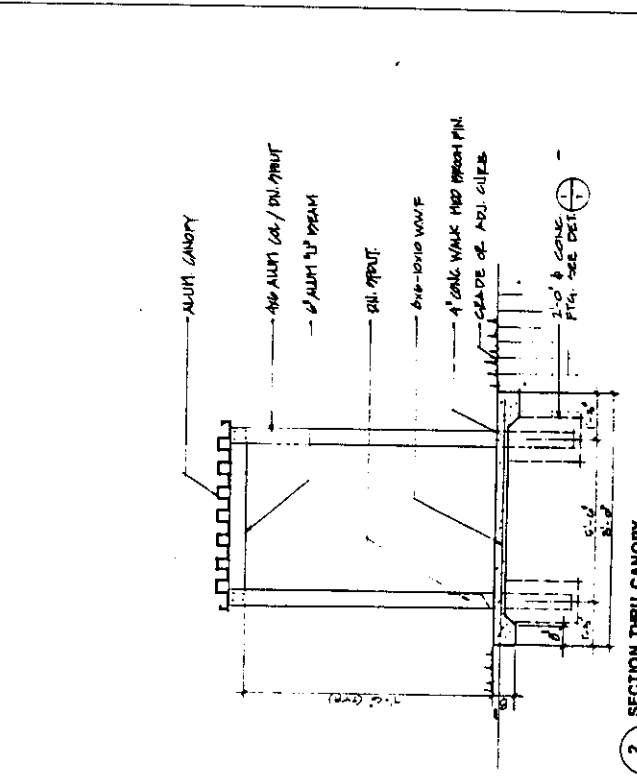
ELEVATIONS



1 EXTERIOR ELEVATIONS



3 SECTION THRU ENTRY VESTIBULE



2 SECTION THRU CANOPY

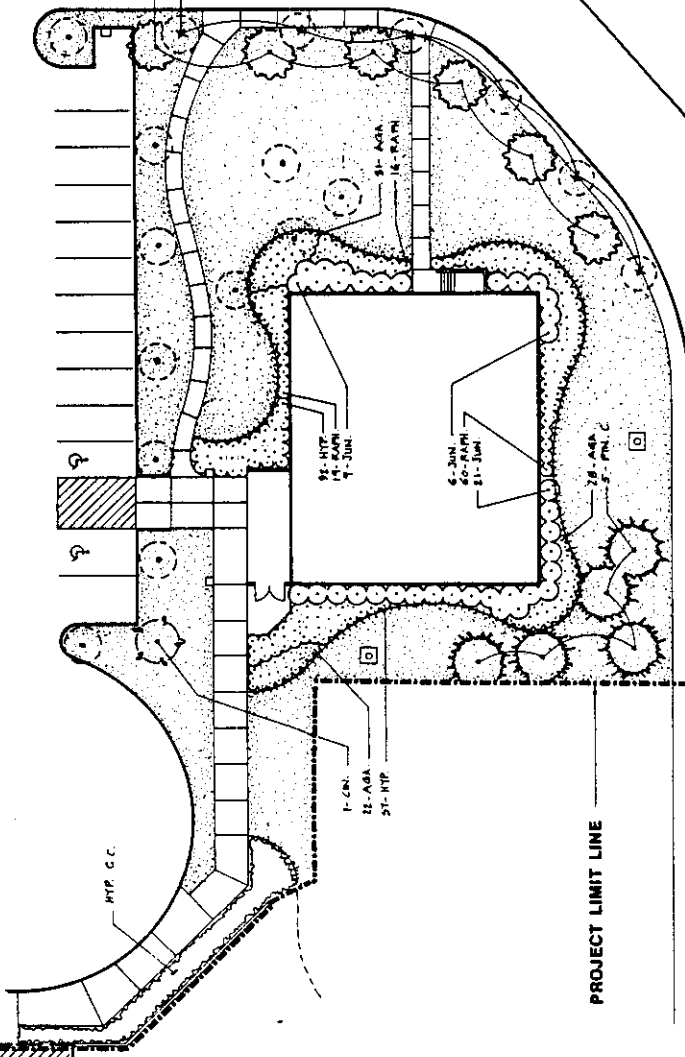
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6- NEW LOCATIONS FOR EXISTING OAK TREES
 6- EXISTING OAK TREES TO BE RELOCATED



LANDSCAPE LEGEND

- NEW TREES - SEE DETAIL, SHEET L-3
- NEW LOCATION FOR TREE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE RELOCATED
- SHRUB - SEE DETAIL SHEET L-3
- REDWOOD HEADER BOUND - SEE DETAIL, SHEET L-3
- INDICATES QUANTITY
- INDICATES KEY
- GROUND COVER - SEE DETAIL SHEET L-3
- LAWN - HYDROSEEDING

KEY

- 15 S.C.
- 15 S.C.
- 61 S.C.
- 69 S.C.
- 36 S.C.
- 95 S.C.

PLANT MATERIAL LIST

SIZE	QUANTITY	SYMBOL	RECOMMENDATION AND COMMENTS
15 S.C.	1	CIR.	STANDARD LAMARCA... CROWN TREE
15 S.C.	1	PER. C.	PINE CANARIENSIS... CANYON ISLAND PINE
61 S.C.	61	AGA.	AGAVE
69 S.C.	69	HYP.	HYDRANGEA
36 S.C.	36	JUN.	JUNIPERUS
95 S.C.	95	0AK.	QUERCUS

FROM PLATS P.C.C. HYP.C.C. HYPERION CALYCEUM... CREPINE ST. JOURNALITY

LANDSCAPE MATERIALS

- GENERAL INFORMATION/REQUIREMENTS:
- CONTRACTOR SHALL VERIFY THE PROPOSED IMPROVEMENTS SHOWN ON THE DRAWINGS ARE SUPPORTED BY A BASIS SHEET, ARCHITECTURAL AND/OR CIVIL ENGINEERING DRAWINGS AND OTHER DATA AS MADE AVAILABLE TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
 - NO PLANTING SHALL BE PERMITTED UNTIL THE SOIL TESTING SYSTEM HAS BEEN COMPLETED AND APPROVED BY THE LANDSCAPE ARCHITECT.
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 - THE CONTRACTOR SHALL PROVIDE A DETAILED LIST OF ALL MATERIALS TO BE USED IN THE LANDSCAPE PLAN.
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