

CITY PLANNING COMMISSION

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

APPLICANT Sutter Center for Psychiatry, 1111 Howe Ave. #600, Sacramento, CA 95825
OWNER Sutter/BMC Joint Venture, 1111 Howe Ave. #600, Sacramento, CA 95825
PLANS BY Kaplan-McLaughlin-Diaz, 222 Vallejo Street, San Francisco, CA 94111
FILING DATE 6-8-88 **ENVIR. DET.** Neq. Dec. 7-14-88 **REPORT BY** JP/jq
ASSESSOR'S-PCL. NO. 079-0230-029

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to expand the existing 65 bed Sutter Center for Psychiatry Hospital by 37 beds (14,680+ square feet) located in the Hospital (H) zone

LOCATION: 7700 Folsom Boulevard

PROJECT INFORMATION:

General Plan Designation: Public/Quasi-Public-Miscellaneous

Existing Zoning of Site: Hospital (H)

Existing Land Use of Site: Psychiatric Hospital

Surrounding Land Use and Zoning:	Building Setbacks	Required	Provided
North: Offices; C-2 South: Railroad, light rail tracks; M-2S East: Single family residence, construction company; M-2S West: Auto repair, wholesale warehouses; M-2S	Front: Side (Int): Rear:	25 feet 10 feet 15 feet	105 feet 50 feet 87 feet

Parking Required: 102 (1 space per bed)
Parking Provided: 122
Property Dimensions: Irregular
Property Area: 5.2+ acres
Square Footage of Building:
 Existing: 37,570 square feet
 Proposed additions: 14,680 square feet
 TOTAL: 52,250 square feet
Height of Building: One-story (24+ feet)
Exterior Building Materials: Wood siding
Roof Material: Asphalt shingles

Project Evaluation: Staff has the following comments regarding this proposal:

A. Existing Land Use and Zoning

The subject site is a 5.2+ acre lot located on the south side of Folsom Boulevard and in the Hospital (H) zone. On October 9, 1986 the Planning Commission approved a Special Permit to construct a 65 bed psychiatric hospital on the subject site (P86-343). The hospital has been constructed and opened in Spring of this year. Land uses surrounding the hospital include: an office complex located in the General Commercial (C-2) zone to the north; the RT light rail tracks to the south; auto repair and wholesale warehouses in the Heavy Industrial (M-2S) zone to the west; and a single family residence and construction company in the M-2S zone to the east. The site is designated Public/Quasi-Public-Miscellaneous by the General Plan.

B. Application Proposal

The applicant is requesting a Special Permit to expand the existing psychiatric hospital facility. The hospital is proposed to be expanded in three areas: a 1,440+ square foot, 8-bed addition to the closed adult unit; a 1,440+ square foot addition for offices, lounge and treatment rooms; and a new 25-bed, 11,800+ square foot chemical dependency unit. In addition, while the approved Special Permit was for a 65-bed hospital, the facility is actually licensed for 60 beds. Total expansion is from a 65-bed, 37,570 square foot facility to a 102-bed, 52,250 psychiatric center. The purpose of the expansion is: to allow the center accommodate the increasing number of adult psychiatric patients; and to relocate Sutter General Hospital's chemical dependency program to the subject site where the environment is more conducive to the successful treatment of patients.

C. Site Plan and Building Design

The three areas of building expansion are the 11,800 square foot chemical dependency unit at the rear of the existing hospital; a 1,440 square foot addition to the north wing of the adult unit; and a 1,440 square foot addition to the west wing of the adult unit (Exhibits A-C). The proposed building materials, dark grey and green wood siding, and building architecture compliment the existing hospital structure (Exhibit D).

The site plan is also proposed to be redesigned to accommodate 22 additional parking spaces. The total number of spaces will be 122. This number exceeds the parking requirement of one space per patient bed for the hospital use. The circulation pattern for the site will remain the same.

The submitted landscape plans indicate that some of the existing trees and landscaping will be relocated to accommodate the proposed expansion to the building and additional parking. Landscape, shading and irrigation plans will be required to be submitted to the Building Division prior to issuance of building permits.

D. Staff Evaluation

The existing private psychiatric hospital provides 24-hour care and treatment for persons of all ages having behavioral disfunctions. The patients are non-violent, non-criminal and must be appropriate for the facility. All patients are admitted by the attending physician or a referring physician. Staff finds that the proposed expansion should not significantly change the characteristics of the facility or the neighborhood. There is adequate area on the subject site for the expansion. The number of hospital employees will increase from 90 to 125 (three work shifts) to provide for the needs of the additional patients. Total number of parking spaces on the subject site will also increase to meet the demands of additional patients and employees. Planning staff, therefore, recommends approval of the Special Permit request.

ENVIRONMENTAL DETERMINATION

The City's Environmental Coordinator has determined that the proposed project will not have an adverse effect on the environment and has filed a Negative Declaration.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

- A. Ratify the Negative Declaration; and
- B. Approve the Special Permit to expand the existing 65-bed Sutter Center for Psychiatry Hospital by 37 beds subject to conditions and based upon findings of fact which follow:

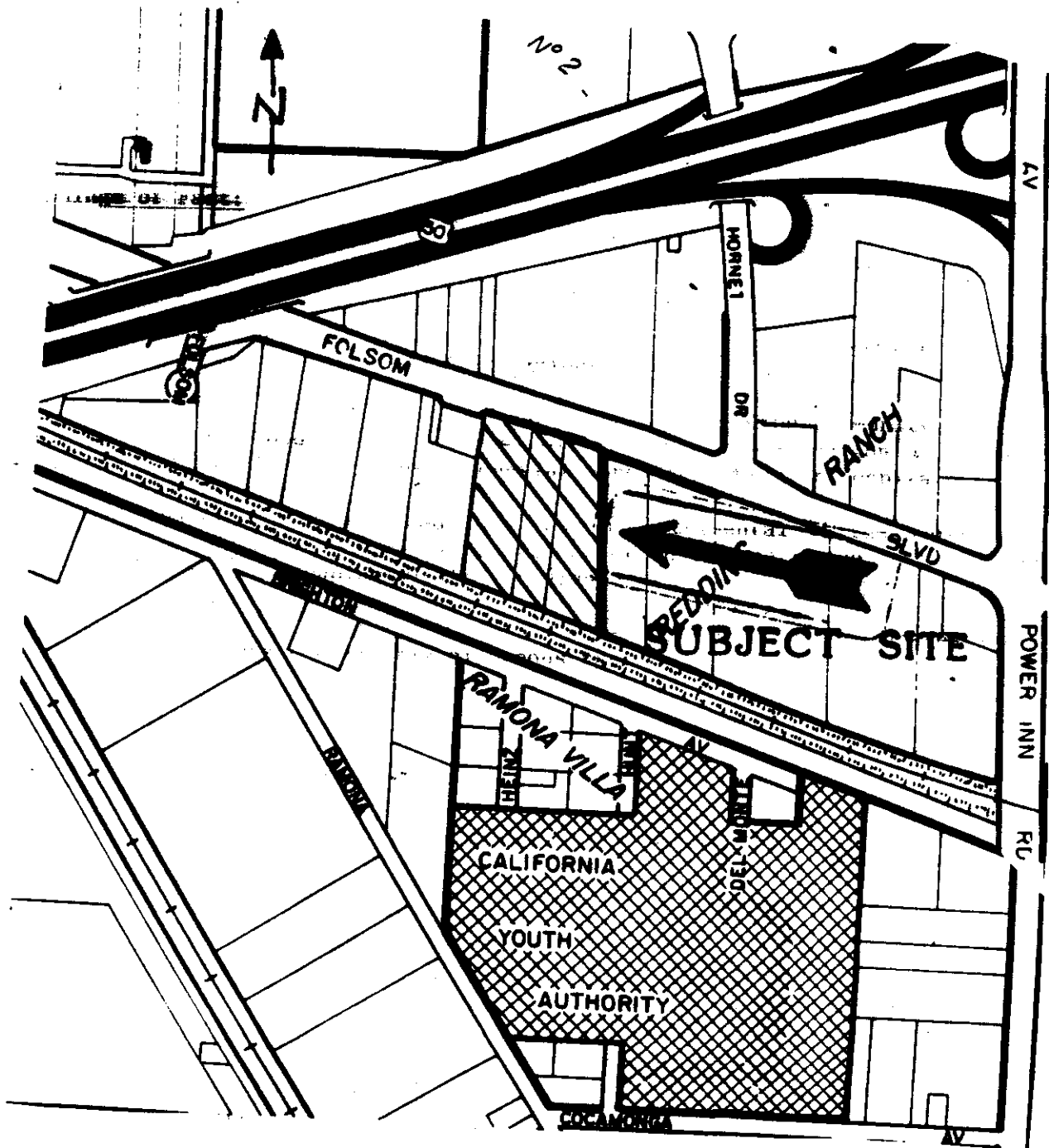
Conditions:

1. The maximum number of beds approved for the site under this Special Permit is 102 beds (52,250 square feet).

2. Revised landscape, shading and irrigation plans shall be submitted for Planning staff review and approval prior to issuance of building permits.
3. A minimum of 122 parking spaces shall be provided on the subject site.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. The psychiatric hospital is located on a major commercial street with good access to surrounding regions; and
 - b. The use does not adversely affect the surrounding community in that the neighborhood is not burdened with an over-concentration of residential care facilities, non-residential care facilities or hospitals.
2. The project, as conditioned, ~~will not be detrimental to the public health,~~ safety or welfare, nor result in the creation of a nuisance in that adequate parking and landscaping will be provided.
3. The project is consistent with the General Plan which designates the site for Public/Quasi-Public-Miscellaneous use.

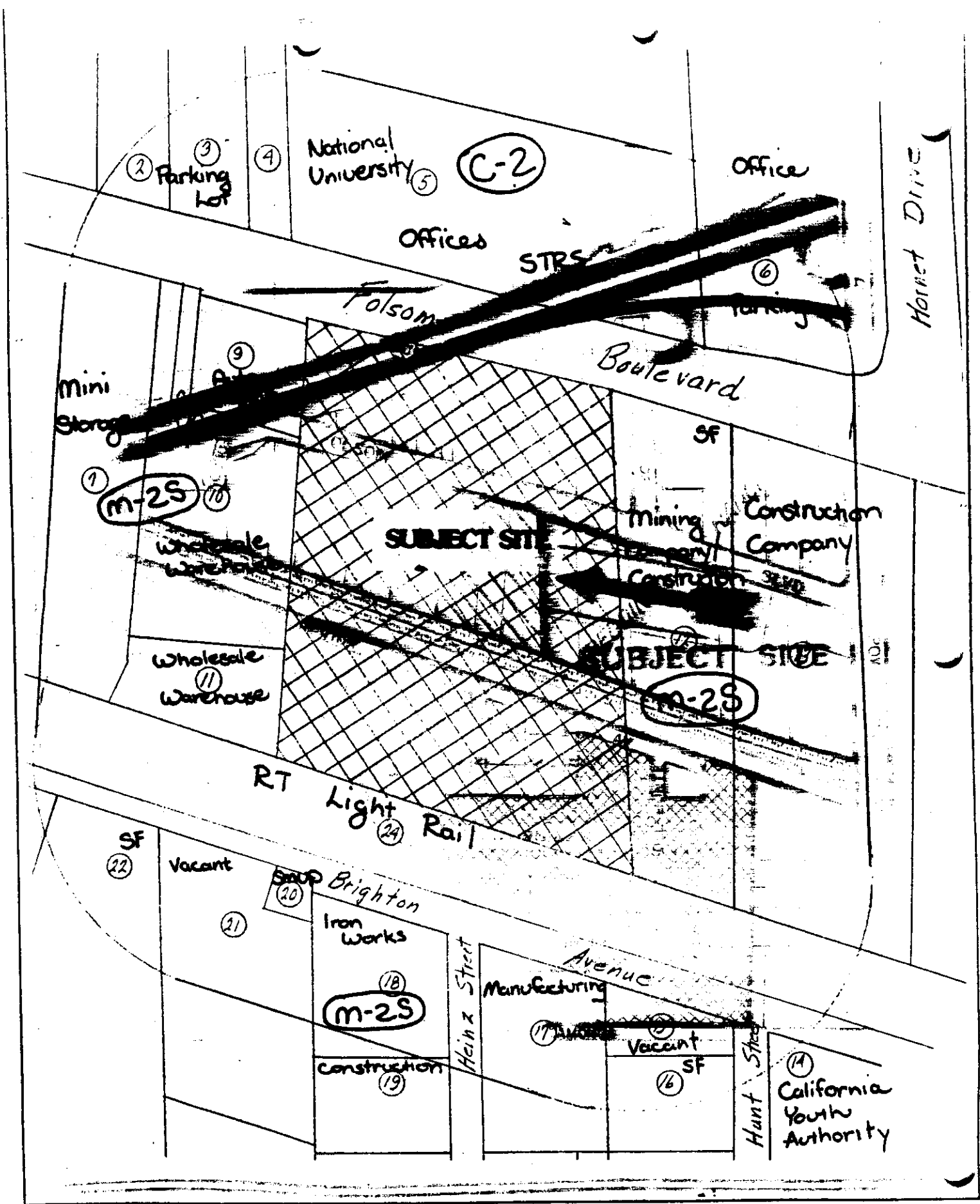


VICINITY MAP

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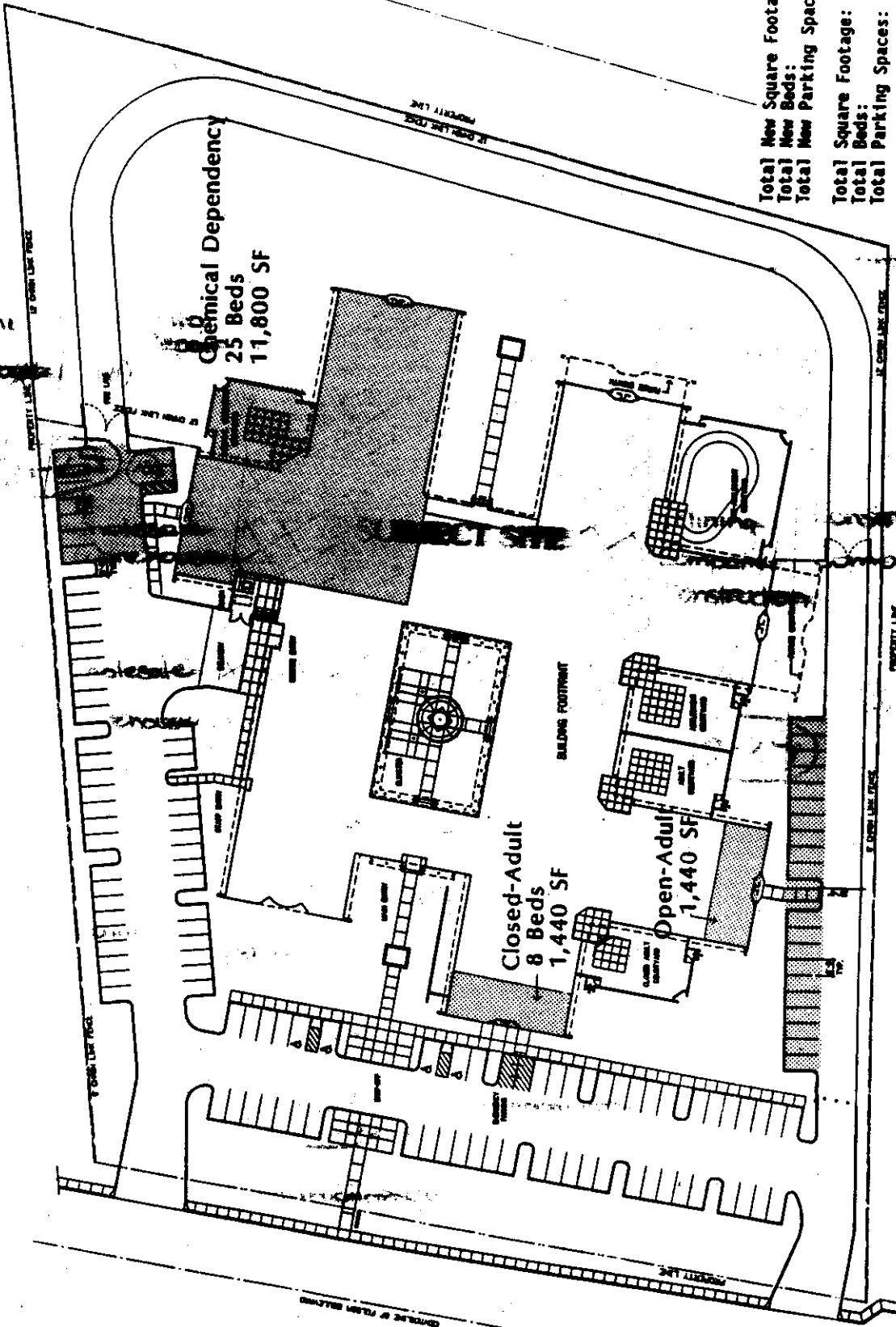
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LAND USE & ZONING MAP

EXHIBIT A



Total New Square Footage: 14,680
 Total New Beds: 33
 Total New Parking Space: 22
 Total Square Footage: 52,250
 Total Beds: 102
 Total Parking Spaces: 122



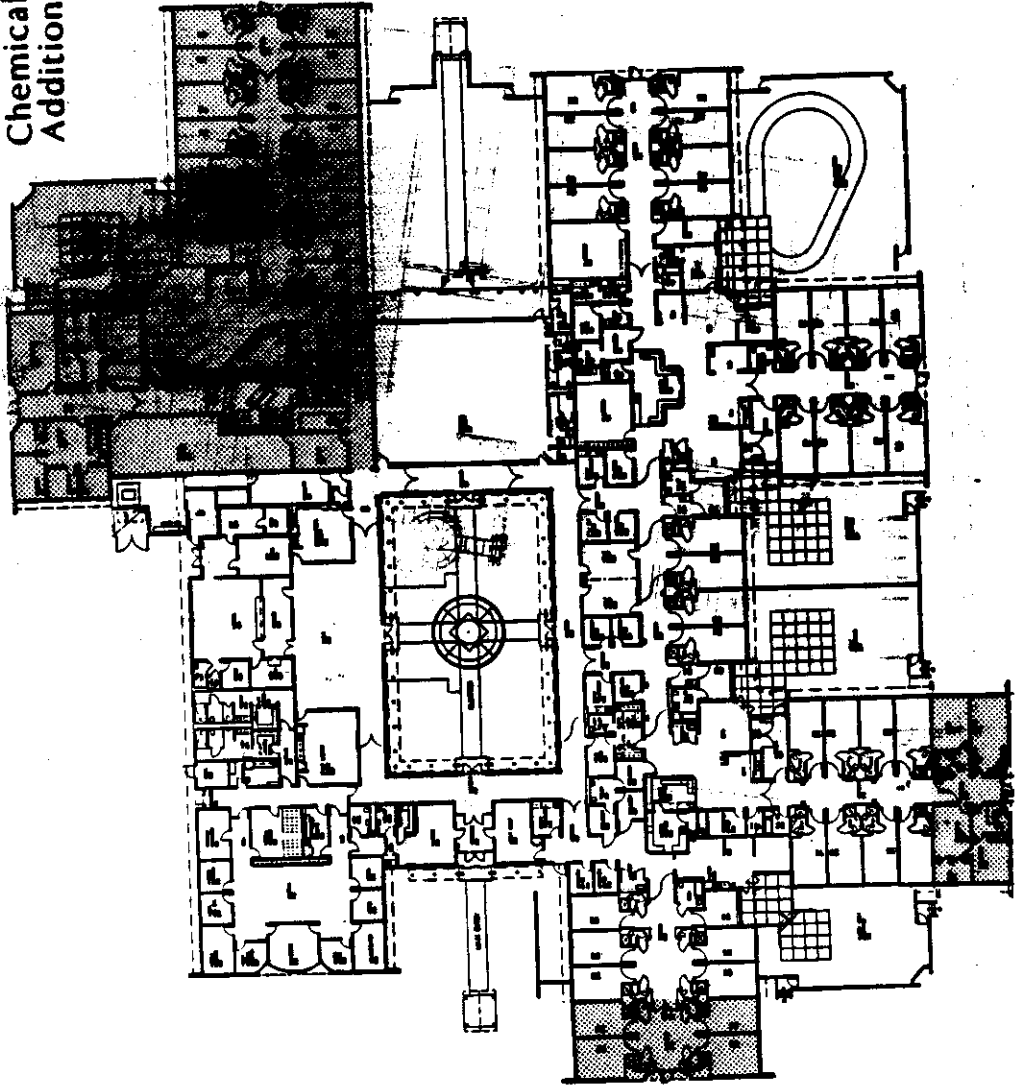
		SCALE: 1/200' = 1'-0" DATE: 4/27/88
PARTIAL SITE PLAN		NO. 1000
THE ENGINEERING INTERIMOR CONSULTING ENGINEERS 1515 CALIFORNIA STREET, SUITE 200 SAN FRANCISCO, CALIF. 94109		ARCHITECTURE PLANNING KAPLAN · McLAUGHLIN · DIAZ 123 WILCOX STREET · SAN FRANCISCO CA 94111 · 415-396-5141

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EXHIBIT B

Chemical Dependency
Addition



Open-Adult Unit
Addition

Closed-Adult Unit
Addition

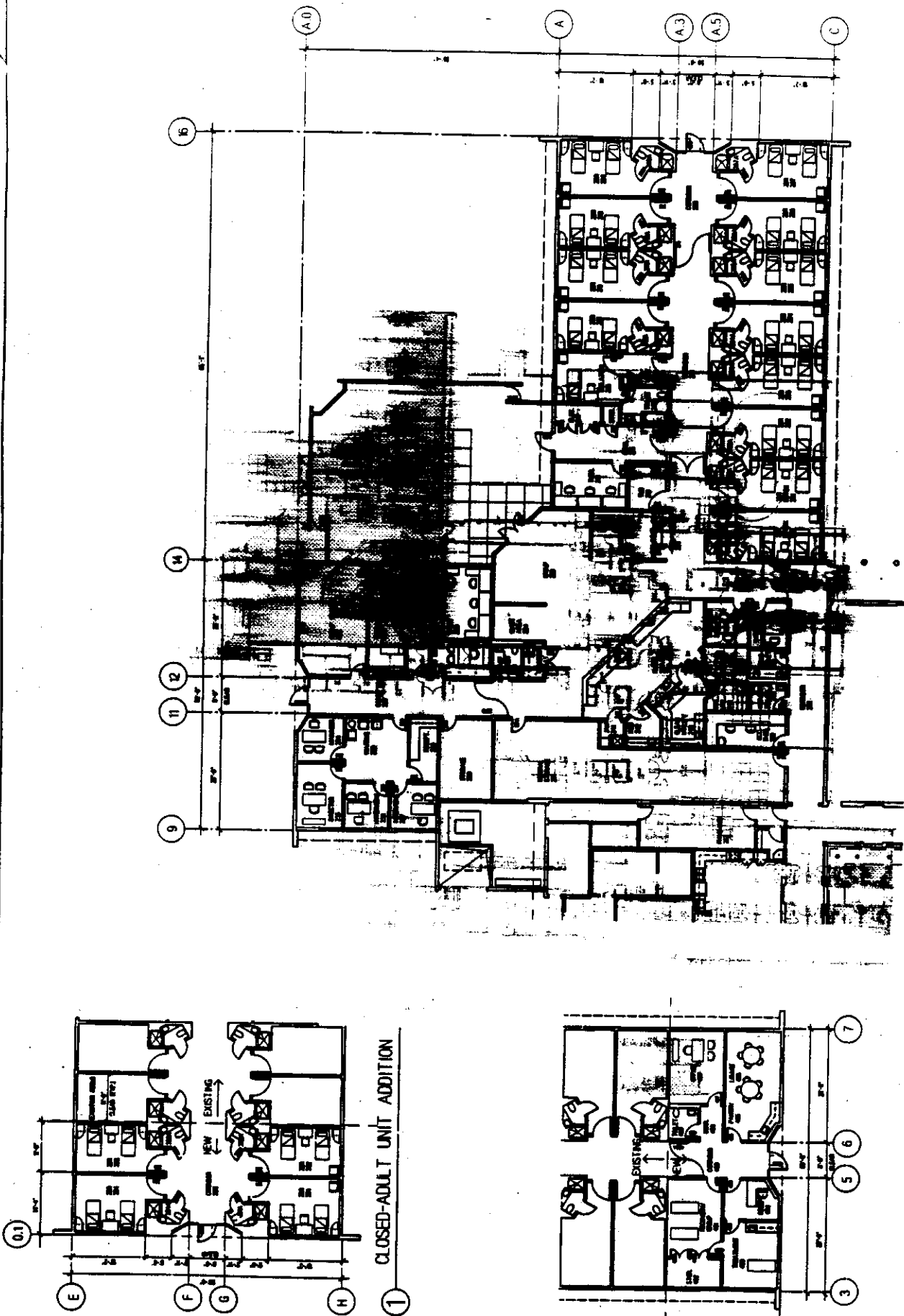
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7-28-88

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DATE 6/19/88	SCALE 1/16" = 1'-0" SHEET NO. OF	SHEET NO. OF OVERALL FLOOR PLAN	 <p>Sutter Center For Psychiatry</p>	THE SUTTER CENTER FOR PSYCHIATRY 1415 RUSSELL ST. SACRAMENTO, CA 95811	KAPLAN · McGLIN · DIAZ ARCHITECTS · PLANNING 231 WALLING STREET · SAN FRANCISCO CA 94111 · 415.778.5101
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EXHIBIT C



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3 CHEMICAL DEPENDENCY ADDITION

1 CLOSED-ADULT UNIT ADDITION

2 OPEN-ADULT UNIT ADDITION

DATE 4/25/88	
SCALE 1/8" = 1'-0"	PROJECT
SHEET TITLE FLOOR PLAN	
GENERAL CONTRACTOR THE ENGINEERING CENTER 4800-17th SAN FRANCISCO, CA 94114	
ARCHITECT KAPLAN · McLAUGHLIN · DIAZ ARCHITECTURE PLANNING 222 WALLING STREET SAN FRANCISCO CA 94111 415-398 5191	

OPEN-ADULT UNIT ADDITION

CLOSED-ADULT UNIT ADDITION

EXHIBIT D

CHEMICAL DEPENDENCY UNIT ADDITION

CHEMICAL DEPENDENCY UNIT ADDITION

① North Elevation

CLOSED-ADULT UNIT ADDITION

OPEN-ADULT UNIT ADDITION

② West Elevation

③ South Elevation

④ East Elevation

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DATE 4-25-88
SCALE 1/8" = 1'-0"
SHEET

REVISIONS
NO. DATE DESCRIPTION

EXTERIOR ELEVATIONS

Sutter Center
Folk Psychiatry

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