

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

| | | | |
|---------------|--|------------------------|--------------------------------|
| APPLICANT | R. A. Costa, V.P., Facilities Plan. & Const. P.O. Bx 12916, Oakland CA 94604 | | |
| OWNER | Kaiser Foundation Health Plan., Inc., P.O. Bx 12916, Oakland, CA 94604 | | |
| PLANS BY | _____ | | |
| FILING DATE | 11-9-83 | 50 DAY CPC ACTION DATE | REPORT BY: GM:bw |
| NEGATIVE DEC. | 1-16-84 | EIR | ASSESSOR'S PCL. NO. 117-170-59 |

APPLICATION: 1. Environmental Determination
2. Special Permit to add 64 beds and 66 parking spaces to hospital currently under construction on a 32± acre site in the Hospital (H) zone.

LOCATION: 6601 Wyndham Drive

PROPOSAL: The applicant is requesting the necessary entitlements to add 64 beds within two floors of an unfinished shell of the Kaiser Hospital currently under construction.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

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

Parking Required: 544 (1 space per patient bed & 1 space per 200 sq. ft. of gross floor area for office purposes)
Parking Provided: 890 (66 new spaces)
Property Area: 32± acres
Square Footage of Building: 235,000
Height of Structure: 54 feet; 4-story
Topography: Flat
Street Improvements/Utilities: To be provided
Exterior Building Colors: Dark red brick, dark bronzed glass windows
Exterior Building Materials: Brick tile, dark bronze glass

BACKGROUND INFORMATION: On October 26, 1982 the City Council approved the necessary entitlements for the Kaiser Foundation Hospital to construct a major medical center on 32± acre site in the Valley Hi Community Plan Area (P82-150). The original application anticipated construction of the center in three phases as indicated in the following table.

(see next page)

003294

TABLE I
PROJECT PHASING

| Items | Phase I | Phase 2 | Phase 3 |
|---------------------------------|---------|---------|---------|
| Number of Hospital Beds | 112 | 176 | 176-200 |
| Number of Health Care Providers | 40-60 | 90 | 150 |
| Gross Square Footage | 235,000 | 235,000 | 335,000 |
| Number of Parking Spaces | 764 | 890 | 1,150 |

Among the entitlements approved was a special permit to develop Phase I of the Master Plan. The Phase I development anticipated an expansion of the hospital facility by an additional 64 beds by designing the first phase construction with unfinished floor space on the third, fourth floors of the hospital building.

The hospital facility is under construction and Phase I development is nearing completion. The applicant has deemed that completion of Phase 2 is now feasible and is requesting special permit approval to finish the shelled-in space on the third and fourth floors of the hospital building to increase the number of hospital beds to 176.

STAFF EVALUATION: The staff has the following comments regarding this project:

1. Compliance with Master Plan: The proposed expansion of the medical facility is in substantial compliance with the schematic master plan (Exhibit A) and conditions of the original special permit approval (P82-150). The Phase I development plan anticipated the future addition of 64 hospital beds by incorporating unfinished shelled-in floor space on the third and fourth floors of the hospital building. The subject expansion will not increase the height, square footage, building envelope of the facility, nor alter the architectural design of the hospital.
2. Parking: The Zoning Ordinance requires a minimum of 544 parking spaces for the combined phases 1 and 2 proposal (1 space per bed and 1 space per 200 square feet of gross floor area used for office purposes). The Phase I project provided 765 spaces. The applicant proposes to expand the two parking lots adjacent to Wyndam Drive by adding 66 new spaces, bringing the total to 890 spaces. The location and addition of 66 new spaces is consistent with the Master Plan and should be sufficient to meet the parking demands of Phase 2. The sufficiency of the on-site parking and other traffic impacts will be evaluated when Phase 3 is applied for.

Staff notes that the site plan indicates backout maneuvering width of only 24 feet. The City requirement is a minimum maneuvering width of 26 feet. The applicant will be required to revise the parking plan to meet current code requirements.

3. This special permit approval is for Phase 2 only. Phase 2 shall consist of a maximum 176 bed, 161,500 gross square foot hospital and 73,500 gross square feet of offices with 890 off-street parking spaces. This data will provide a baseline for future traffic and parking studies to assess if additional measures are necessary to correct Phase I and 2 problems before approval of Phase 3.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, subject to conditions and based on Findings of Fact which follow:

Conditions

- a. The special permit shall be approved for Phase 2 only. Phase 2 shall consist of a maximum 176 bed, 161,500 gross square foot hospital and 73,500 gross square feet of offices and 890 off-street parking spaces;
- b. The applicant shall revise the site plan to indicate 26 foot wide backout maneuvering aisle;
- c. The applicant shall submit detailed landscape, shading, irrigation and revised site plan for review and approval by the Planning Director prior to issuance of building permit for the 64-bed addition to the hospital.

Findings of Fact

- a. The special permit, as conditioned, is based upon sound principles of land use in that the Phase 2 development is consistent with the overall master plan related to building height, size, design, location of parking, circulation and landscape setback areas;
- b. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare nor will it allow the creation of a nuisance in that adequate on-site parking and setbacks are provided;
- c. The project is consistent with the City General Plan and Valley Hi Community Plan which designate the site for hospital use.

003296



MASSIE CT

ELSIE

VALLEY

HI

COMMERCIAL

KAISER

HOSPITAL

SUBJECT SITE

VICTORY

FLE

LENHART

WYNDHAM

LLAGE

LINDBROOK WY

UNIT No 5

UNIT No 9

UNIT No 1

UNIT No 7

003299

TIMBERLAKE WY

UNITY MAP

1-26-84

WILEY

UNIT No 3

HI

ENS

CREEK

METHODIST

8

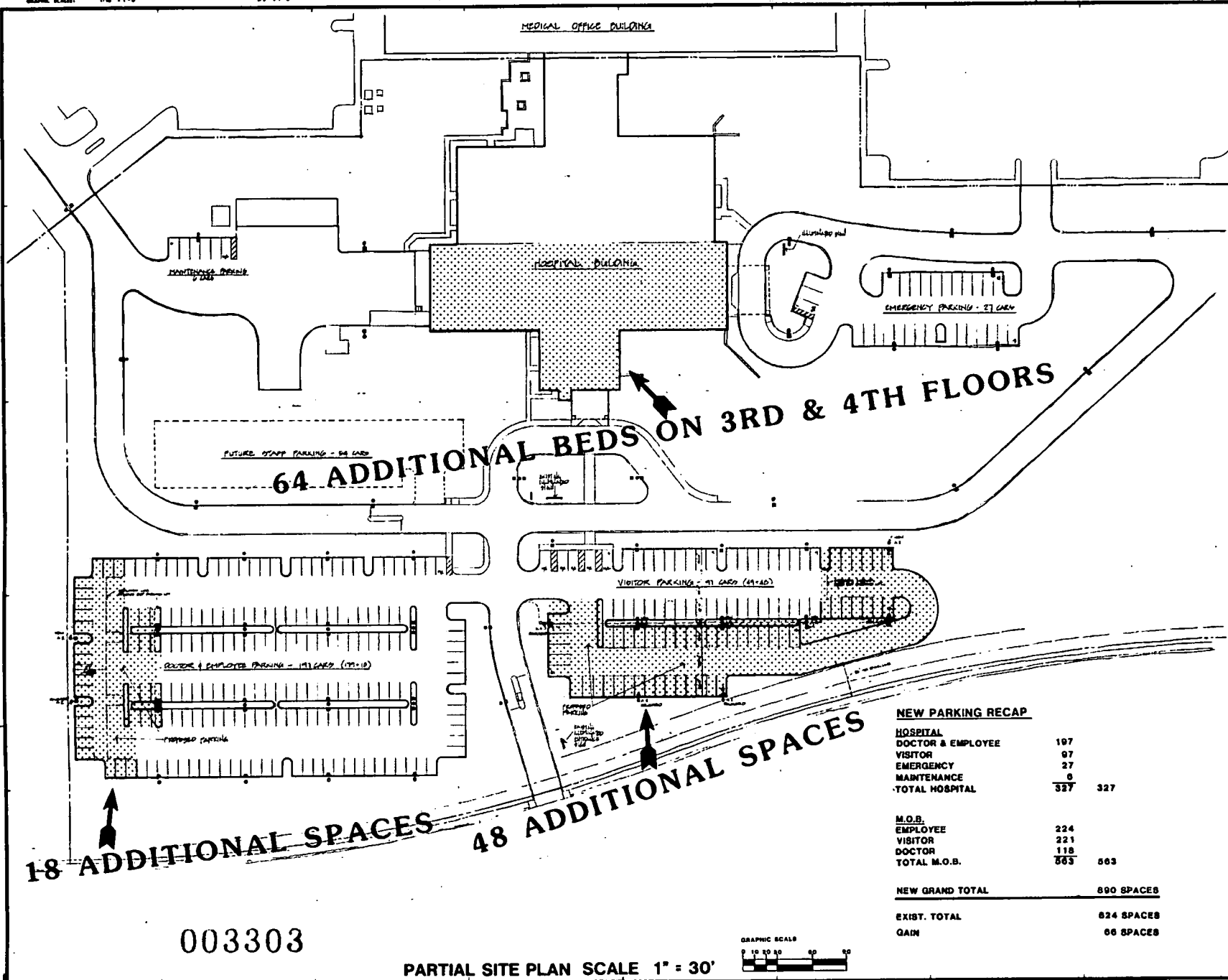
P83-373

1-26-84

No. 20

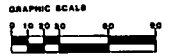


IF THIS SHEET IS NOT 10 1/2\"/>



003303

PARTIAL SITE PLAN SCALE 1" = 30'



NEW PARKING RECAP

| | | |
|-----------------------|------------|------------|
| HOSPITAL | | |
| DOCTOR & EMPLOYEE | 197 | |
| VISITOR | 97 | |
| EMERGENCY | 27 | |
| MAINTENANCE | 0 | |
| TOTAL HOSPITAL | 327 | 327 |

| | | |
|---------------------|------------|------------|
| M.O.B. | | |
| EMPLOYEE | 224 | |
| VISITOR | 221 | |
| DOCTOR | 118 | |
| TOTAL M.O.B. | 563 | 563 |

NEW GRAND TOTAL 690 SPACES

EXIST. TOTAL 824 SPACES

GAIN 66 SPACES

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



Completed By
Keppeler Building & Equipment Company
1400 17th Street, Sacramento, CA 95811

Thompson & La Brie, Engineers
Frederick S. Scott, Architect
Harry J. Vandeig, Architect
1710 Center Street, Sacramento, CA 95811

Sheet No.
5-2
Scale: 1/8" = 1'-0"

KAISER FOUNDATION HOSPITALS

FACILITIES PLANNING DEPARTMENT
POST OFFICE BOX 12916
OAKLAND, CALIFORNIA 94604

| | | |
|------|----|-------|
| DATE | BY | CHKD. |
| | | |

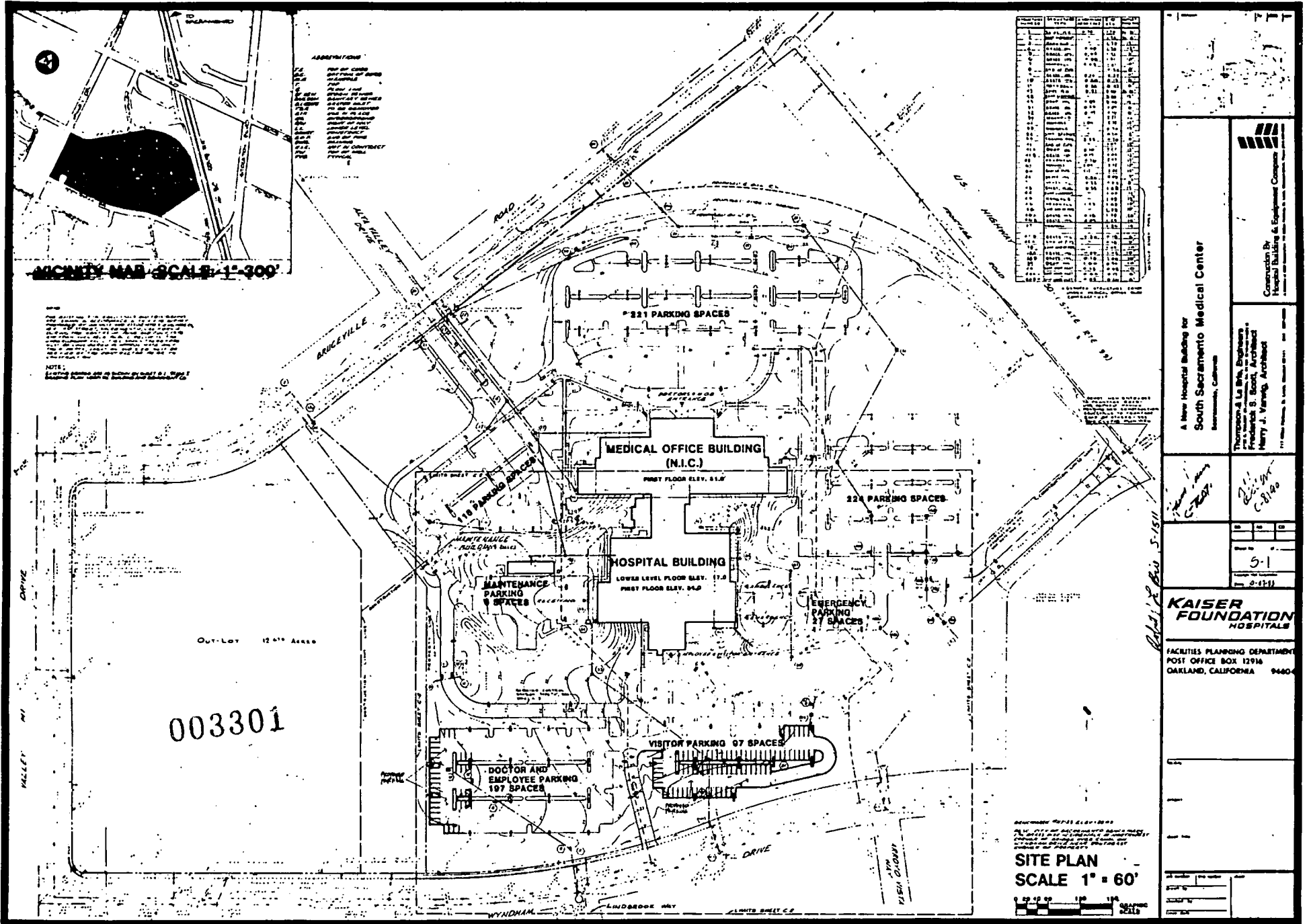
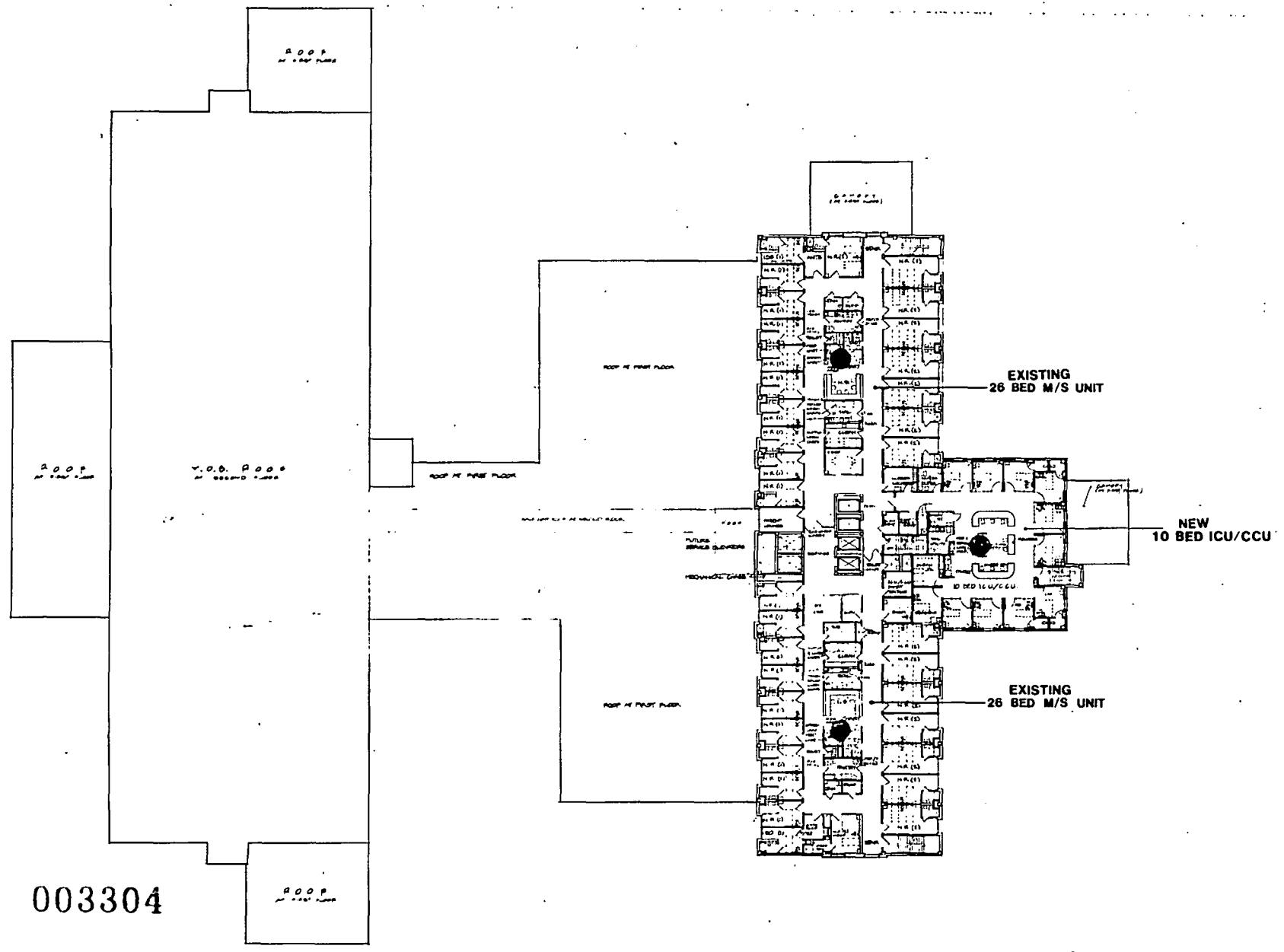


FIGURE 1.

P83-373


1-26-84

No. 20



003304

THIRD FLOOR PLAN

1/16" = 1'-0" 

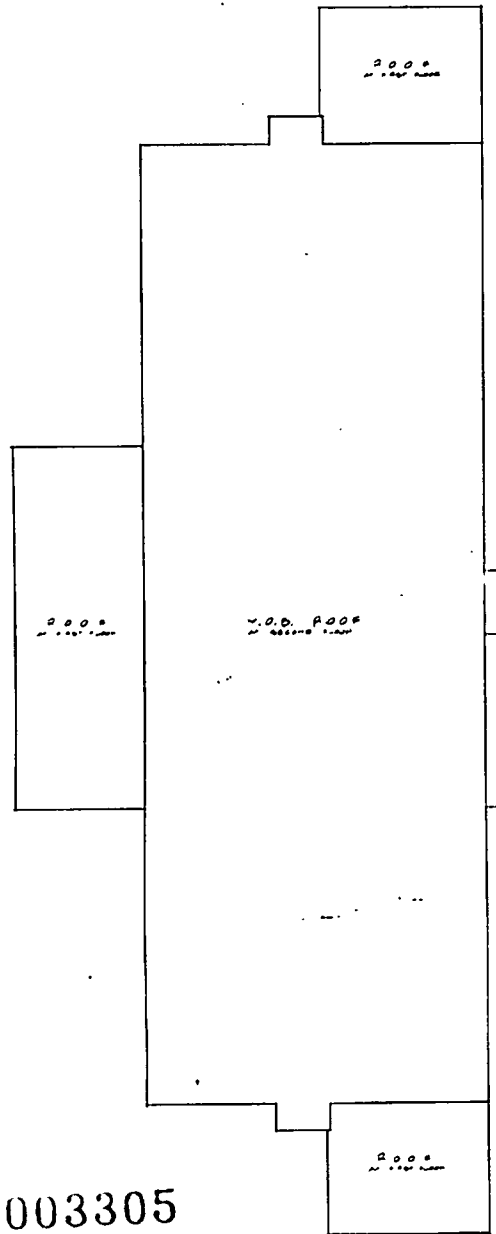
GH-10-71-83 SHEET NO. A-1 Hospital Building & Equipment Company

SOUTH SACRAMENTO KAIBER

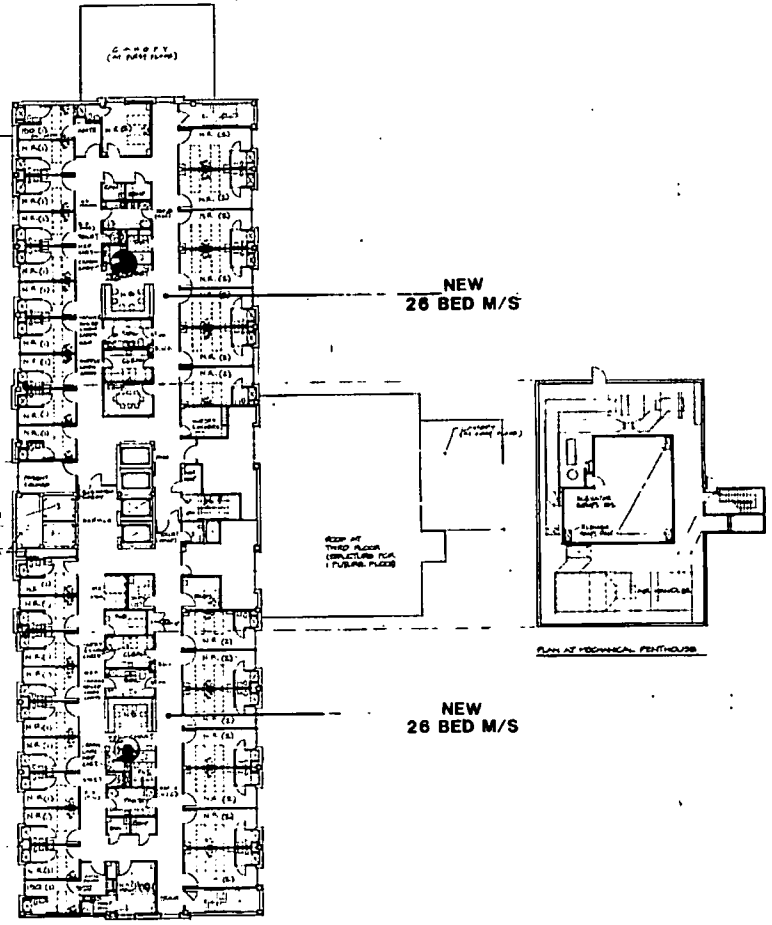
P.83-373

1-26-84


No. 20



003305



FOURTH FLOOR PLAN

1/16" = 1'-0" 

GA-2157-01-03 9-22-14 A-2 Hospital Building & Equipment Company

SOUTH SACRAMENTO KAIBER

PS-373

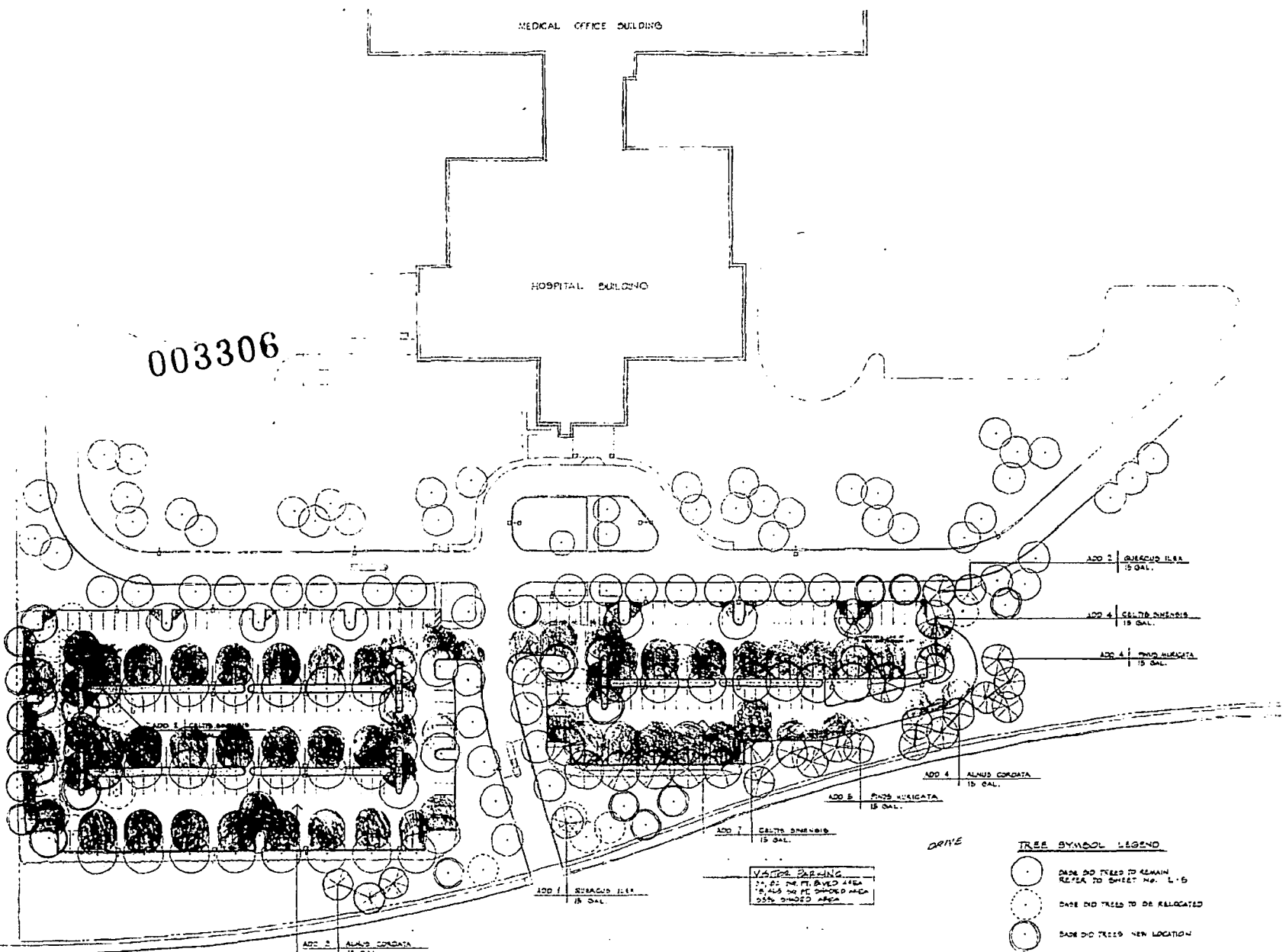
1-26-84

DE.PN

MEDICAL OFFICE BUILDING





HOSPITAL BUILDING

003306



DOCTOR & EMPLOYEE PARKING
 50,437 SQ. FT. PARKING AREA
 21,800 SQ. FT. SHADDED AREA
 51% SHADDED AREA

VISITOR PARKING
 11,222 SQ. FT. PARKING AREA
 6,450 SQ. FT. SHADDED AREA
 57% SHADDED AREA

- DRIVE
- TREE SYMBOL LEGEND
-  DATE DO TREES TO REMAIN (REFER TO SHEET NO. L-1)
 -  DATE DO TREES TO BE RELOCATED
 -  DATE DO TREES NEW LOCATION
 -  ADDITIONAL TREES

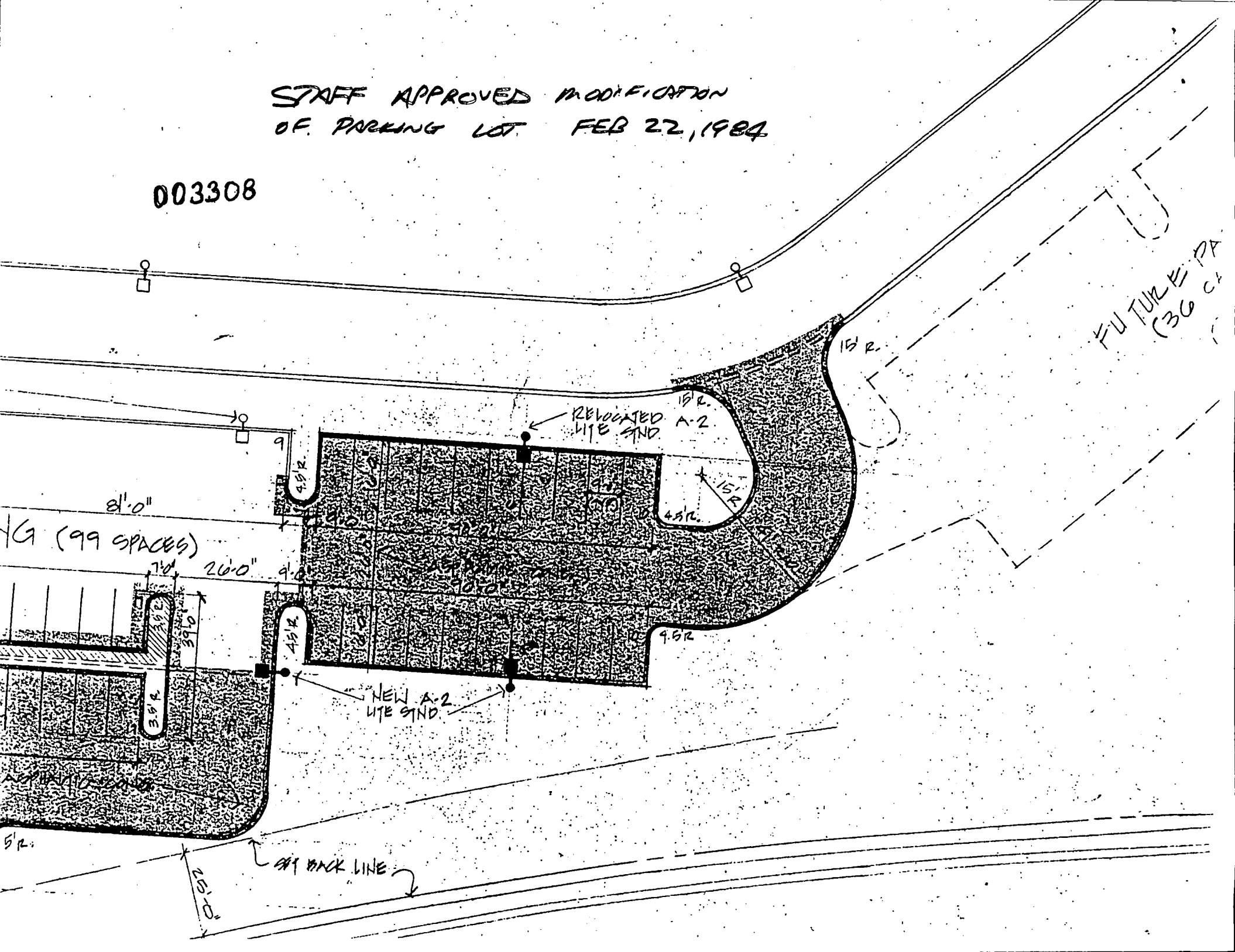
CONCEPTUAL TREE PLANTING FOR PARKING EXPANSION
 SCALE 1" = 50'-0"

SOUTH SACRAMENTO
 KAISER

| | |
|----------|-----------|
| DATE | 10-12-83 |
| BY | EL. ADLER |
| CHECKED | |
| APPROVED | |
| DATE | |
| BY | |
| CHECKED | |
| APPROVED | |
| DATE | |
| BY | |
| CHECKED | |
| APPROVED | |

STAFF APPROVED MODIFICATION
OF PARKING LOT FEB 22, 1984

003308



RELOCATED
LIFE SAND

15' R.
A-2

FUTURE PA
(36 CH)

8'-0"

HG (99 SPACES)

20'-0"

7'-0"

3'-9" R

4'-8" R

9'-0"

4'-8" R

4'-5" R

15' R

15' R

9'-6" R

NEW A-2
LIFE SAND

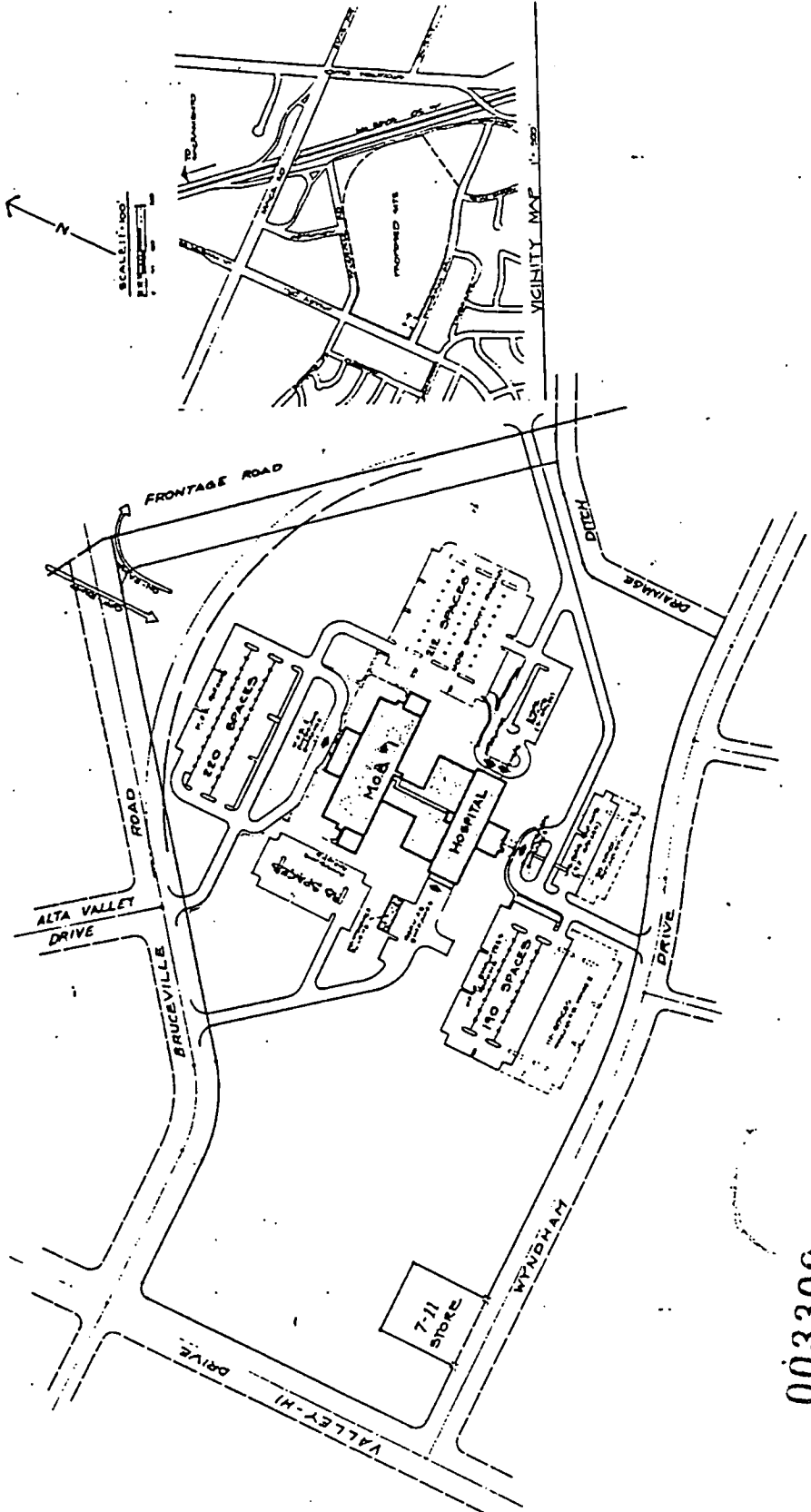
OFF BACK LINE

5'-0"

5' R

P 3-377

Hospital Building & Equipment Company



SITE PLAN (PHASE I & II)

003300

MASTERPLAN (PHASE I & II)

