

P99-010 - Kaiser South Sacramento Medical Center

- REQUEST:
- A. **Environmental Determination:** Prior Negative Declaration
  - B. **Special Permit** to construct a 37,400± building addition to the Kaiser Hospital Emergency and Imaging operations (includes 22 beds) at the Kaiser South Sacramento Medical Center site on 42± developed acres in the Hospital Review (H-R) zone.
  - C. **Special Permit Modification** to eliminate a 48 bed Psychiatric Hospital within a 43,000± square foot existing building at the Kaiser South Sacramento Medical Center and allow medical office use within the existing building.
  - D. **Plan Review** for a 37,400± square foot Emergency and Imaging operation building expansion.

LOCATION: 6600 Bruceville Road  
APN: 117-0170-074, 117-0170-075  
South Sacramento Community Plan Area  
Elk Grove School District  
Council District 8

APPLICANT:	Giles Popish, Kaiser Foundation Health Plan Inc., 688-6441 6600 Bruceville Road, Sacramento, CA 95823
OWNER:	Kaiser Foundation Health Plan, Inc. 1950 Franklin Street 12 <sup>th</sup> Floor, Oakland, CA 95612
PLANS BY:	Dreyfus & Blackford Architects, Mike Canevari 453-1234 3540 Folsom Blvd. Sacramento, CA 95816
APPLICATION FILED/ COMPLETED:	1/29/99
STAFF CONTACT:	Colleen Laubinger, (916) 264-5691

**SUMMARY:** The applicant is proposing a one-story, 37,400± square foot expansion of the existing Kaiser South Emergency Room and Imaging operations (including 22 beds), to accommodate the current

capacity shortages and allow space for growth of these departments for the next five to seven years. The project is located within the Kaiser South Sacramento Medical Center Master Plan and the Hospital Review (H-R) zone, requiring a Special Permit and Plan Review for new construction at the facility.

Also included in the current proposal is a change in use of the existing Psychiatric Hospital building from a 48-bed psychiatric hospital to a Medical Office building for outpatient adult psychiatric treatment. The 48-bed psychiatric hospital was closed and de-licensed in the fall of 1998. The building is now mostly vacant. The applicant proposes to relocate their outpatient psychiatric treatment operations from their existing Medical Office Building II and from leased office space located off-site to this existing 43,000± square foot building. This building was approved and constructed with a Special Permit as a 48-bed hospital; therefore, a Special Permit Modification is required to evaluate the change in use.

**RECOMMENDATION: Staff recommends approval of the project subject to compliance with the conditions of approval included in Attachment 1 (Notice of Decision and Findings of Fact).**

Staff's recommendation for approval of the project proposal is based upon the fact that the project is consistent with the Sacramento General Plan and South Sacramento Community Plan, for Public, Quasi-Public-Miscellaneous and General Public land use, respectively. In addition, the current request is still within and does not exceed the total square footage of building space approved with the Kaiser South Master Plan (Master Plan approved at 593,600 s.f. ; proposed project results in build out of 540,300 s.f.). Design and construction materials for the one-story expansion are also consistent and compatible with the existing buildings within the Kaiser South Sacramento Medical Center. There are no proposed exterior building changes for the existing 43,000± psychiatric hospital building.

**PROJECT INFORMATION:**

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

**Surrounding Land Use and Zoning:**

North:	Strip Centers; General Commercial C-2
South:	Multi-Family Apartments; R-2 & R-3
East:	Parking Lot, SR99, Offices; TC, OB, C-4R, C-2
West:	Multi-Family Apartments; R-3

Property Dimensions:	Irregular
Property Area:	42± developed acres (entire medical center)
Parking Provided:	1,747 (1,454 spaces on-site, 293 spaces off-site)
Parking Required:	1,652 (1 space per bed, 1:200 s.f. MOB)

Square Footage of ER/Imaging Expansion Building: 37,400± square feet  
 Height of Building: 1-story, 30 feet  
 Exterior Building Materials: Stucco and Brick  
 Roof Style/Materials: Flat (metal canopy)  
 Colors: Red Brick, Cone, Blue-Green

Square Footage of Psychiatric Hospital Building: 43,000± square feet (existing)  
 Height of Building: 26 feet  
 Exterior Building Materials: Brick and Plaster  
 Roof Style/Materials: Concrete Tile

Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing

**OTHER APPROVALS REQUIRED:** In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division
Sign Permit	Building Division

**BACKGROUND INFORMATION:** Since October, 1982, the following Planning Commission actions have occurred for the project site:

<u>P#</u>	<u>Date of Action</u>	<u>Description</u>
P82-150	10/26/82	Rezone, Plan Amendments, and Special Permits to develop a 112-bed hospital and medical offices
P83-373	01/26/84	Special Permit adding 64-beds to the hospital
P86-257	07/24/86	Special Permit for additional medical office space
P88-469	11/10/88	Special Permit for an interim urgent care facility
P88-475	07-13-89	Special Permit for a psychiatric hospital
P90-108	05/24/90	Special Permit for a permanent 10,500 s.f. urgent care facility and a 29,500 s.f. deletion to the hospital s.f.
P90-301	07/25/91	Special Permits for an outpatient surgery center and an addition to the existing surgical area; Master Plan for the entire Kaiser South Sacramento Medical Center

<u>P#</u>	<u>Date of Action</u>	<u>Description</u>
P92-042	03/02/92	Special Permit Modification to parking areas
P92-104	08/27/92	Special Permit for a 75,000 s.f., three-story medical office building
P94-006	06/23/94	Special Permits for a 111,900 s.f., five-story hospital addition and ER/Radiology expansion; Special Permit for a parking lot in the OB zone; Special Permit for a master sign program

The Special Permit approved in 1994 for a 111,900 square foot, five-story hospital addition (including the emergency room and radiology expansion) was never constructed and therefore expired in June, 1996. The current request is for a portion of this original request for the expansion of the emergency room and radiology/imaging operations. The current request does not include the 5-story hospital addition.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations - General and Community Land Use Plans

The Sacramento General Plan Update (SGPU) was adopted in 1988. The SGPU land use designation for the site is Public/Quasi-Public Miscellaneous land use. The SGPU identifies the Hospital (H) zone as a compatible zone within this land use designation. The expansion of the emergency room/imaging operations and medical office use on the site are consistent with this land use designation. The proposed project is also consistent with the specific goals and policies of the General Plan which include:

- Support of a balanced system of quality medical facilities; and
- Retention of hospitals in areas with the greatest need for provision of these services (SGPU Sect. 7-29).

The South Sacramento Community Plan (SSCP) was adopted in 1986. The SSCP land use designation for the site is General Public Facilities. The plan identifies hospitals within the uses for General Public Facilities. Therefore, the proposed project expansion is consistent with this land use designation.

B. Site Plan Design/Zoning Requirements

1. Setbacks/Landscaping

Setbacks in the Hospital (H) zone include a 25-foot front setback; a 15-foot (min.) to 25-foot (max.) rear setback; a 10-foot (min.) to 25-foot (max.) interior side setback; and a 25-

foot street side setback. The proposed emergency room/imaging operation structure is approximately 240 feet from Wyndham Way and approximately 560+ feet from Bruceville Road. No exterior modifications are proposed for the psychiatric hospital building. All setbacks are existing.

The proposed project does not involve any modifications to the existing landscape setback areas, fencing, or perimeter parking areas. The project includes reconfiguration of the existing drop-off and parking areas adjacent to the proposed building expansion. Some of the existing parking lot landscape trees are proposed for removal. Reconstructed parking lot areas will be required to meet the City's parking lot shading requirement (50% shading).

## 2. Parking

The City Zoning Ordinance requires one parking space per patient bed for hospital uses and one parking space per 200 square feet of space for medical office use. Based upon these requirements, the entire Kaiser South Medical Center (including the proposed project) requires 1,652 parking spaces. With the proposed project, the applicant is providing 1,747 parking spaces for the medical center (1,454 spaces on-site, 293 spaces in the previously approved off-site parking lot located on the adjacent parcel –Exhibit 1C). Therefore, the project provides adequate parking for the proposed and existing facilities.

## 3. Signage

The City of Sacramento Sign Ordinance provides that a Special Permit may be granted, for facilities which regularly provide emergency medical care, to permit signage in excess of that allowed by this ordinance.

On June 23, 1994, the City Planning Commission approved a Special Permit to allow a master sign program in excess of the standard sign requirements in the Hospital Review (H-R) zone for the Kaiser South Sacramento Medical Center. This approval included approximately 1,441 square feet of signage. The current request does not include additional signage. The applicant has indicated that existing emergency room signage (attached to drop-off canopy) will be relocated to the new expansion area. One of the signs which currently reads "emergency" will be changed to read "hospital". All applicable sign permits shall be obtained for new signage. Any new signage must be in compliance with the Kaiser master sign program.

## D. Building Design

The request for construction of a 37,400± building expansion consists of a one-story, 30-foot structure. This structure will connect to the east side of the existing hospital building. The existing drop-off canopy area will be demolished, allowing new drop-off and ambulance canopy construction with the addition. The building expansion design and elevations are consistent with

the existing hospital structure. Proposed construction materials include red brick, stucco, and blue-green canopies. These construction materials are consistent with the existing structures on site.

### PROJECT REVIEW PROCESS:

#### A. Environmental Determination

On July 13, 1989 the City Planning Commission ratified a Negative Declaration for the originally proposed 43,000 square foot, 48-bed psychiatric hospital (P88-475). On June 23, 1994, the City Planning Commission ratified a Negative Declaration for the originally proposed emergency room and imaging expansion, including development of an off-site parking lot (P94-006). Potentially significant environmental issues regarding impacts to Unionhouse Creek were discussed and mitigated in this document. Mitigation measures were included relating to construction of the off-site parking lot adjacent to Unionhouse Creek. This construction has been completed. The currently proposed project was analyzed in the previous environmental documents. The current project; however, does not include the construction of the off-site parking lot (previously constructed). Therefore, the prior mitigation relating to Unionhouse Creek is no longer applicable to this project. No new issues or new information are known that would trigger additional environmental analysis. Section 15162 of the Guidelines for Implementation of the California Environmental Quality Act Public Resources Code provides that an additional Negative Declaration (or Environmental Impact Report) need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. The proposed project is still within the scope and square footage of the previously evaluated projects for the Kaiser South Sacramento Master Plan. Therefore, no additional environmental document is required.

#### B. Public/Neighborhood/Business Association Comments

The current request was routed to the following neighborhood associations: Lori and John Fitzgerald, the Villagers Neighborhood Association, the Wood Park Neighborhood Association, the Neighbors of Valley Hi, the North Laguna Creek Neighborhood Association, the South Sacramento Chamber of Commerce, the South Sacramento Neighborhood Coalition, and the Sacramento County Alliance of Neighborhoods. As of the date of this report, we have received a response from the South Sacramento Chamber indicating their support for the proposal.

#### C. Summary of Agency Comments

The project has been routed to and reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Departments of Public Works and Utilities

The Department of Public Works responded that they had no comments. Comments received from the Department of Utilities related to compliance with the City's standards for infrastructure, drainage and water quality requirements. Conditions have been included in Attachment 1 (Notice of Decision and Findings of Fact) addressing these issues.

2. Departments of Police and Fire

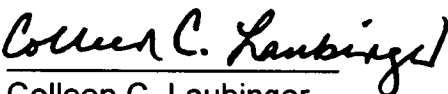
Comments were not received from the City's Police Department. Comments received from the City's Fire Department related to provision of adequate fire flow and height of the drop-off canopy. These issues are addressed through project conditions of approval included in Attachment 1.

**PROJECT APPROVAL PROCESS:** Of the entitlements below, Planning Commission has the authority to approve or deny A through D. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

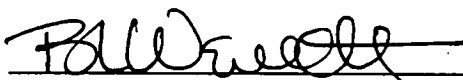
- A. Finds that a previous Environmental Document was prepared and ratified;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to construct a 37,400± building addition to the Kaiser Hospital Emergency and Imaging operations (includes 22 beds) at the Kaiser South Sacramento Medical Center site on 42± developed acres in the Hospital Review (H-R) zone;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit Modification to eliminate a 48 bed Psychiatric Hospital within a 43,000± square foot existing building at the Kaiser South Sacramento Medical Center and allow medical office use within the existing building; and
- D. Adopt the attached Notice of Decision and Findings of Fact approving the Plan Review for a 37,400± square foot Emergency and Imaging operation building expansion.

Report Prepared By,



Colleen C. Laubinger  
Associate Planner

Report Reviewed By,



Barbara L. Wendt  
Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Site Plan
Exhibit 1B	Elevations
Exhibit 1C	Parking Lot Plan
Attachment 2	Land Use & Zoning Map
Attachment 3	Vicinity Map



**ATTACHMENT 1  
NOTICE OF DECISION AND FINDINGS OF FACT FOR  
Kaiser South Sacramento Medical Center, LOCATED AT 6600 Bruceville Road SACRAMENTO,  
CALIFORNIA IN THE HOSPITAL REVIEW (H-R) ZONE. (P99-010)**

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At the regular meeting of April 8, 1999, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination - Found that prior Negative Declarations were prepared and ratified;**
- B. Approved the Special Permit to construct a 37,400± building addition to the Kaiser Hospital Emergency and Imaging operations (includes 22 beds) at the Kaiser South Sacramento Medical Center site on 42± developed acres in the Hospital Review (H-R) zone;**
- C. Approved the Special Permit Modification to eliminate a 48 bed Psychiatric Hospital within a 43,000± square foot existing building at the Kaiser South Sacramento Medical Center and allow medical office use within the existing building; and**
- D. Approved a Plan Review for a 37,400± square foot Emergency and Imaging operation building expansion .**

These actions were made based upon the following findings of fact and subject to the following conditions:

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**FINDINGS OF FACT**

- A. Prior Environmental Document Prepared: The City Planning Commission finds that previous Environmental Documents were prepared and ratified.**
- B. Special Permit to construct a 37,400± building addition to the Kaiser Hospital Emergency and Imaging operations (includes 22 beds): The Special Permit to construct a 37,400± building addition to the Kaiser Hospital Emergency and Imaging operations (includes 22 beds) at the Kaiser South Sacramento Medical Center site on 42± developed acres in the Hospital Review (H-R) zone is hereby approved subject to the following findings of fact and conditions of approval:**
  - 1. The project is based upon sound principles of land use in that the site is zoned for Hospital use and the current proposal is within the uses identified and designated in the center master plan;**
  - 2. The project, as conditioned, will not be detrimental to the public welfare or result in the**

creation of a public nuisance in that the proposal is for a hospital (consistent with the zoning of the site) and provides adequate parking for the users of the site.

3. The project is consistent with the General Plan and Community Plan land use designations for Public/Quasi-Public Misc. and General Public uses and does not propose uses which are incompatible with these designations.

C. Special Permit Modification to eliminate a 48 bed Psychiatric Hospital within a 43,000± square foot existing building and allow medical office use within the existing building: The Special Permit Modification to eliminate a 48 bed Psychiatric Hospital within a 43,000± square foot existing building at the Kaiser South Sacramento Medical Center and allow medical office use within the existing building is hereby approved subject to the following findings of fact and conditions of approval:

1. The project is based upon sound principles of land use in that the site is zoned for Hospital use and the proposal is only changing the operations from hospital bed use to medical office use within the previously approved building;
2. The project, as conditioned, will not be detrimental to the public welfare or result in the creation of a public nuisance in that the proposal is for a medical office use (consistent with the zoning of the site) and includes adequate parking for patient use; and
3. The project is proposing expansion of an existing hospital and medical office use which is consistent with the General Plan and Community Plan land use designations for the site of Public/Quasi-Public Misc. and General Public uses.

D. Plan Review for a 37,400± square foot Emergency and Imaging operation building expansion: The Plan Review for a 37,400± square foot Emergency and Imaging operation building expansion is hereby approved subject to the following findings of fact and conditions of approval:

1. The proposed development is consistent with the General Plan and Community Plan land use designations for the site;
2. Facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with City standards, and the proposed improvements are properly related to existing parking areas and streets;
3. The property involved is of adequate size and shape to accommodate the proposed use, required setbacks, and parking areas; and
4. Approval of the Plan Review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties in that the proposal is consistent with the existing medical center (design and materials) and is contained within the master

plan site.

### CONDITIONS OF APPROVAL

- B. The Special Permit to construct a 37,400± building addition to the Kaiser Hospital Emergency and Imaging operations (includes 22 beds) at the Kaiser South Sacramento Medical Center site on 42± developed acres in the Hospital Review (H-R) zone is hereby approved subject to the following conditions of approval:

#### Department of Utilities Conditions:

- B1. The proposed development is located within the Sacramento Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions.
- B2. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures manual).
- B3. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures.
- B4. The applicant must comply with the City of Sacramento's Grading, Erosion, and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

#### Department of Fire Conditions:

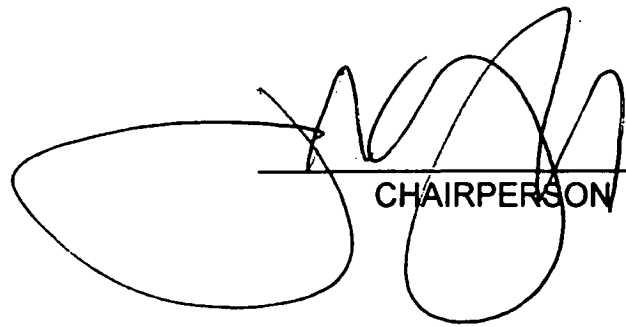
- B5. Develop adequate fire flow for development.
- B6. Drop-off canopy areas shall be a minimum of 13 feet 6 inches in height.

#### Department of Neighborhoods, Planning, and Development Services Conditions:

- B7. All parking areas (stalls, maneuvering areas, landscaping, etc.) shall be constructed to City standards.
- B8. Additional construction which exceeds the square footage of the previously approved

Master Plan shall not be approved without review and approval of a new Master Plan or Planned Unit Development.

- B9. All stop signs to be placed on-site should be accompanied by pavement markings.
  
- D. The Plan Review for a 37,400± square foot Emergency and Imaging operation building expansion is hereby approved subject to the following conditions of approval:
  - D1. Construction shall be consistent with the elevations submitted and shall consist of red brick, stucco, and canopies matching those of the existing structure.
  - D2. New signage shall be in conformance with the Kaiser Master Sign Program and shall obtain applicable sign permits.

  
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CHAIRPERSON

ATTEST:

Gary L. Sturhence  
SECRETARY TO CITY PLANNING COMMISSION  
4-8-99  
DATE (P99-010)

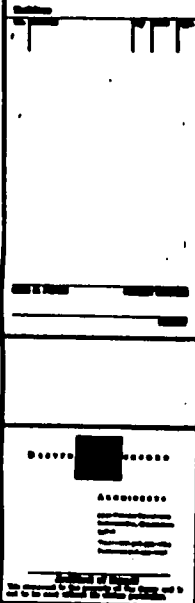
- Exhibit 1A Site Plan
- Exhibit 1B Elevations
- Exhibit 1C Parking Lot Plan

TEMPORARY



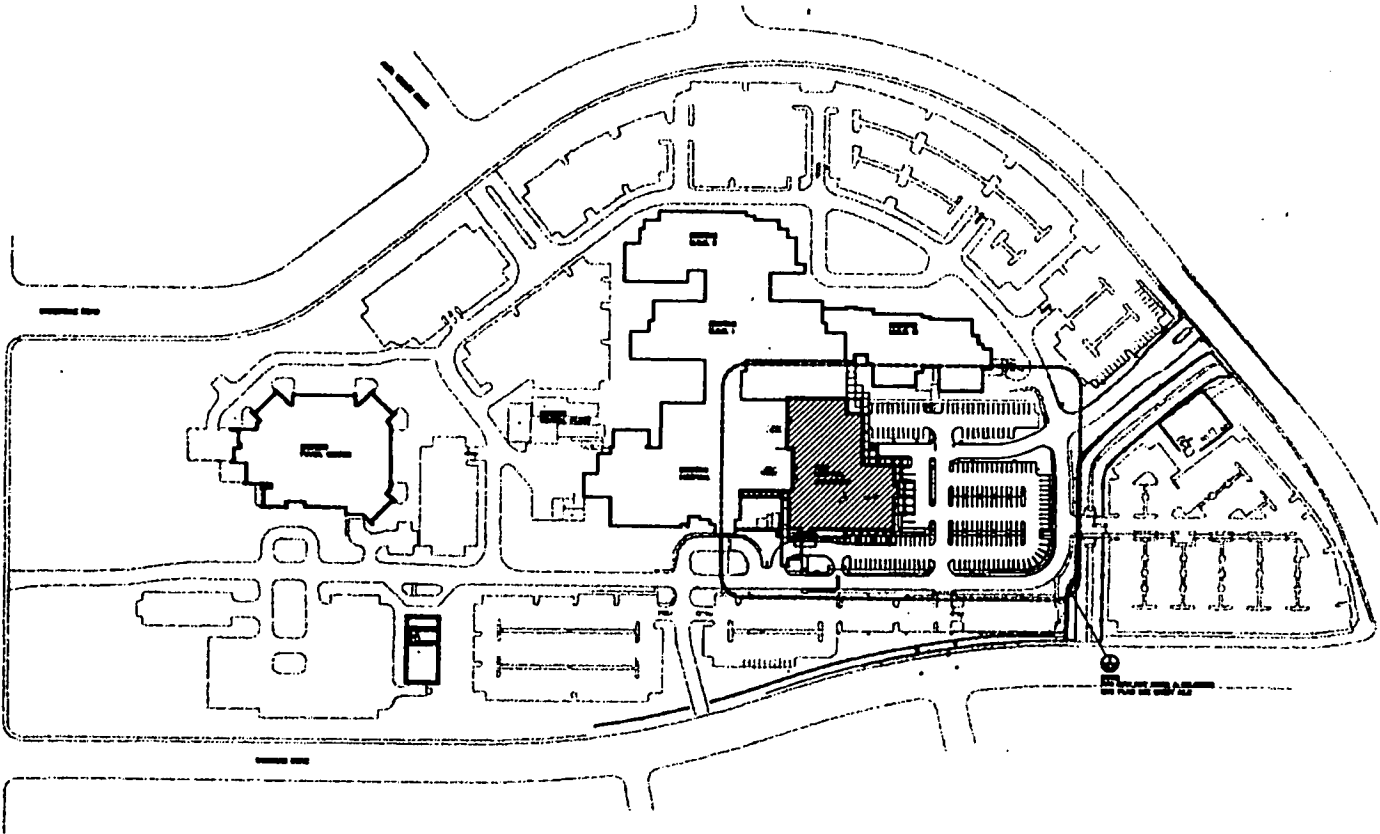
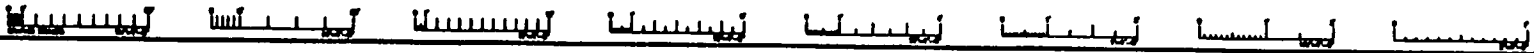
Facilities Development  
Post Office Box 12218  
Oakland, California 94601

EXHIBIT 1A



COMP NO.  
SOUTH SACRAMENTO  
MEDICAL CENTER  
ER/RADIOLOGY  
EXPANSION  
FACILITY DEVELOPMENT  
SITE PLAN  
DATE  
BY  
CHECKED BY  
DATE  
A11

1 OVERALL SITE PLAN



P99-010

April 8, 1999

P99-010

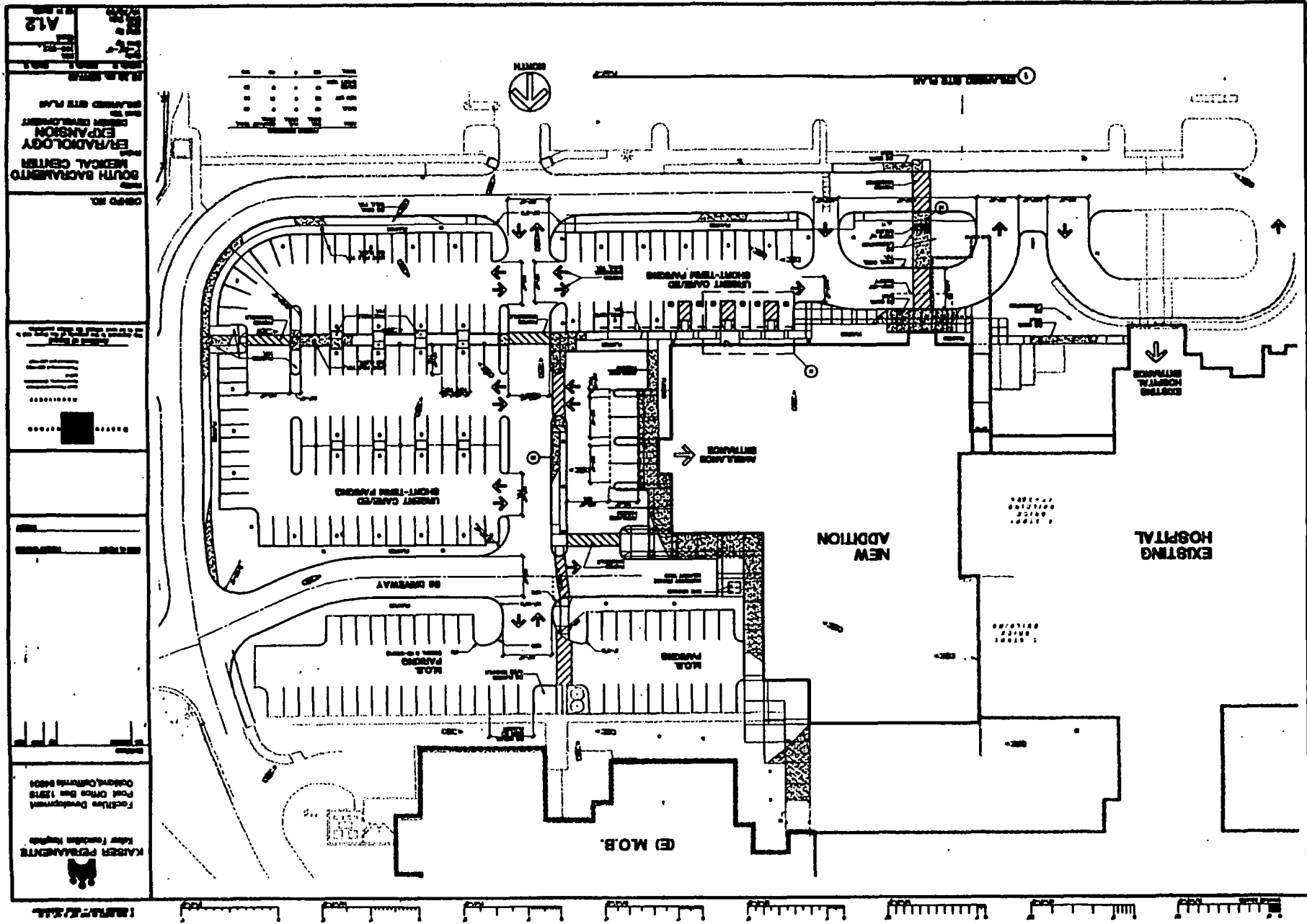
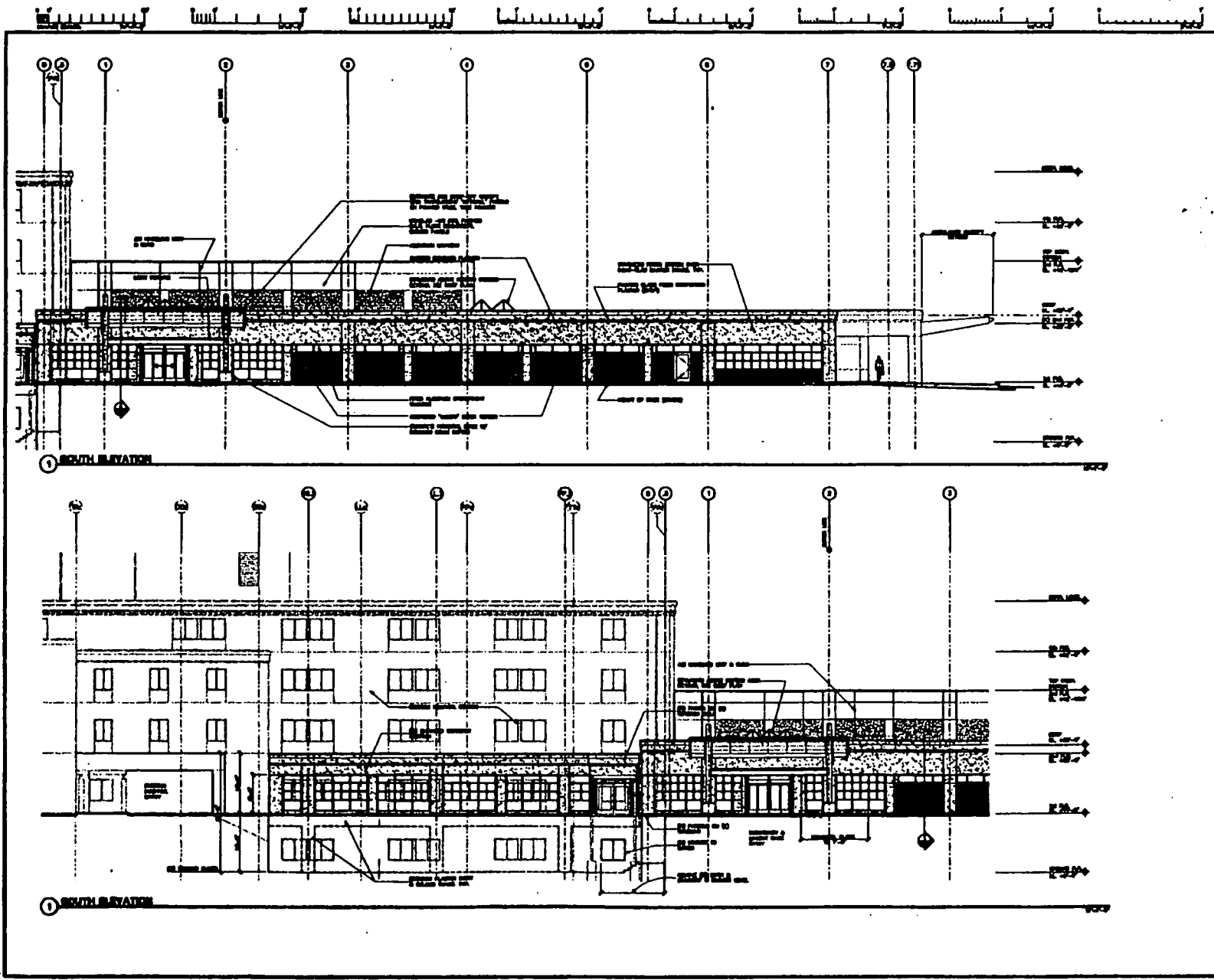


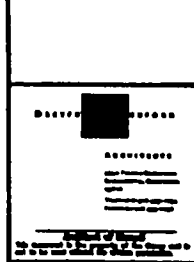
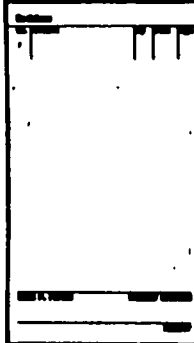
EXHIBIT 1B



125047-01-000

**KAISER PERMANENTE**  
Kaiser Foundation Hospitals

Facilities Development  
Post Office Box 12918  
Oakland, California 94604

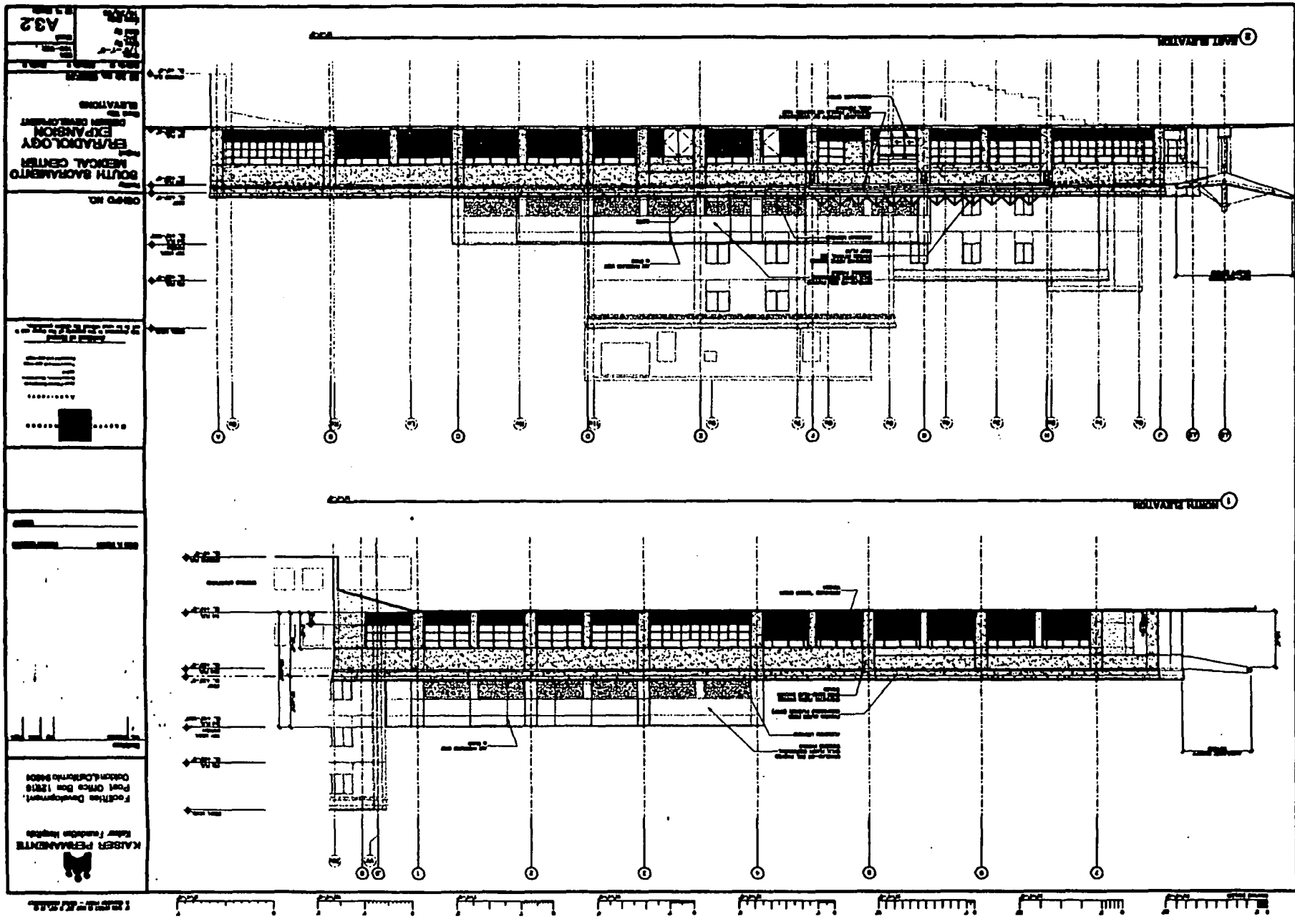


OSPO NO.  
SOUTH SACRAMENTO  
MEDICAL CENTER  
ER/RADIOLOGY  
EXPANSION  
DESIGN DEVELOPMENT  
SECTION  
ELEVATIONS

DATE: 4/8/99  
BY: [Signature]  
A3.3

April 8, 1999

P99-010





## EXHIBIT 1C

KAISER PERMANENTE  
SOUTH SACRAMENTO MEDICAL CENTER  
CAMPUS PARKING TABULATION

1/4/99

LOT #	USE	STD	Access	Van	total
<b>CURRENT PARKING</b>					
1	patient	98			98
2	patient	92	10		102
3	patient	96	22	2	120
4	patient	63	4	2	69
5	patient	98			98
6	patient	51			51
7	patient (ER)	23	2		25
7a	Staff ( evening/night)	54			54
7b	patient	25	2		27
8	staff (day)	293			293
9	Staff ( evening/night)	100	3		103
9a	Staff ( evening/night)	53			53
10	patient (hospital)	183	4		187
11	staff ( day)	65			65
11a	patient	5	2		7
12	staff (day)	112	5	2	119
13	not used				0
14	staff (day)	31			31
15	future (west side)				0
16	staff (day)	96	4		100
17	Physician	114	2		116
	Loading dock	8			8
Curent total		1660	60	6	1726
<b>CURRENT PHASE ( changes to existing lots)</b>					
6	patient				-3
7	patient (ER)		-2		-21
7a	Staff ( evening/night)				42
7b	patient		2		3
Current changes			0		21
<b>TOTAL PROVIDED</b>			60		1747

RECEIVED

JAN 29

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

P99-010

RECEIVED

JAN 29

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

# Kaiser Permanente South Sacramento Traffic Management Program

◆ Patient Parking:

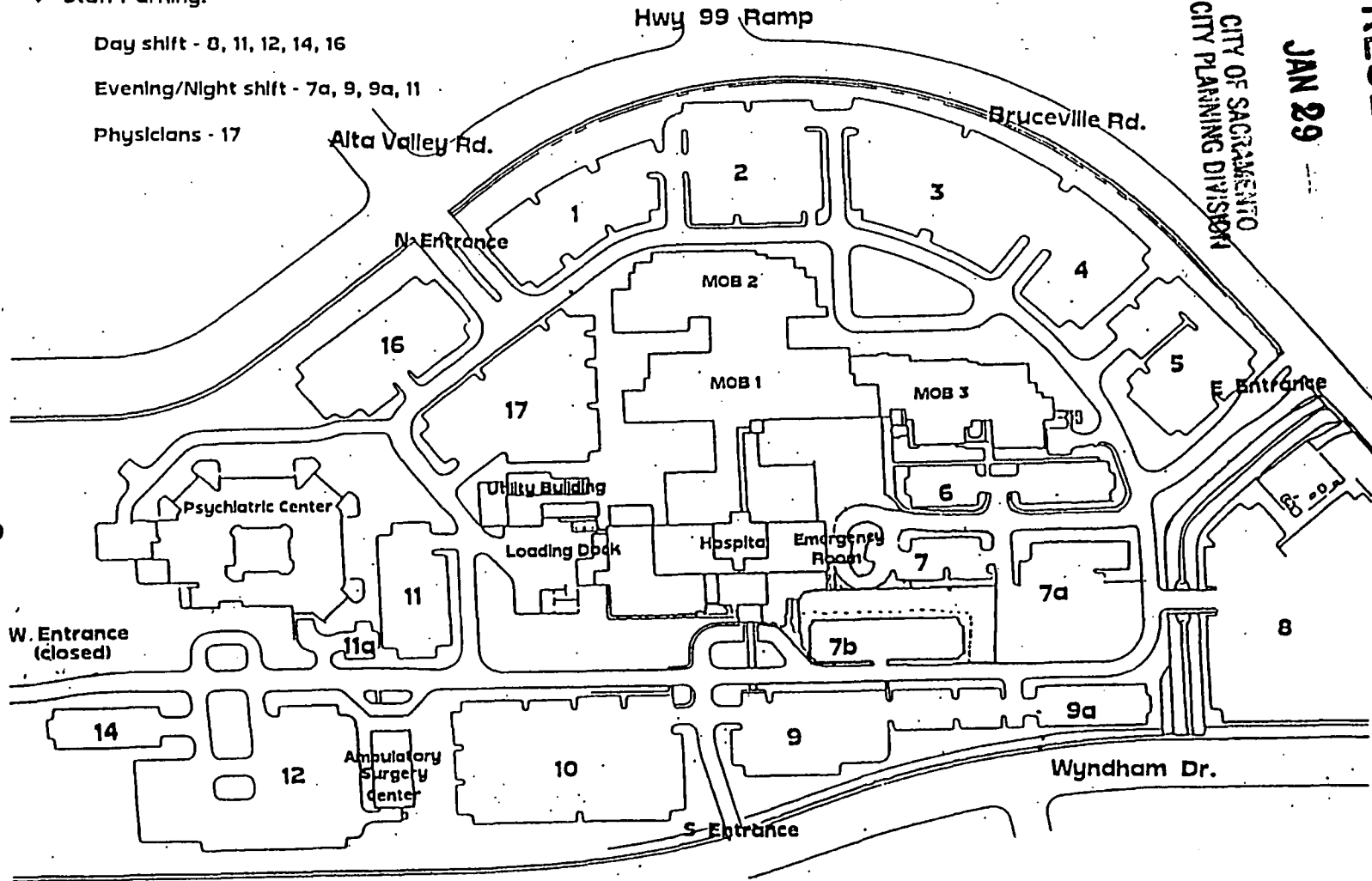
1, 2, 3, 4, 5, 6, 7, 7b, 11a, 10

◆ Staff Parking:

Day shift - 8, 11, 12, 14, 16

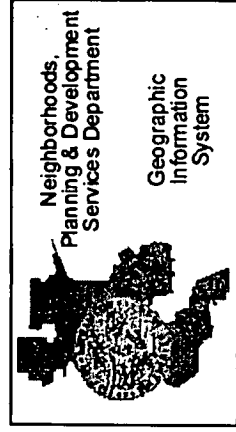
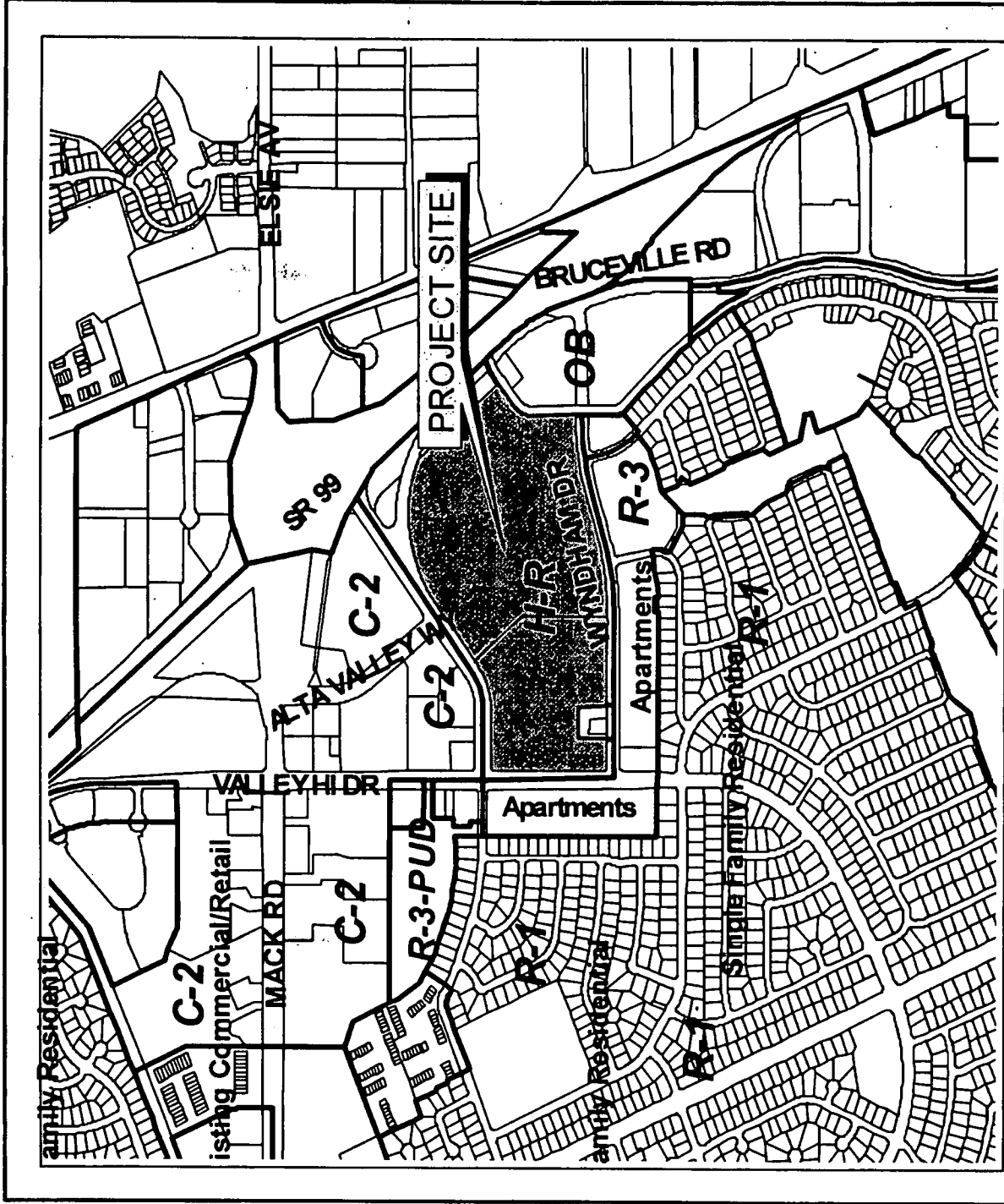
Evening/Night shift - 7a, 9, 9a, 11

Physicians - 17



P 99 - 010

ATTACHMENT 2


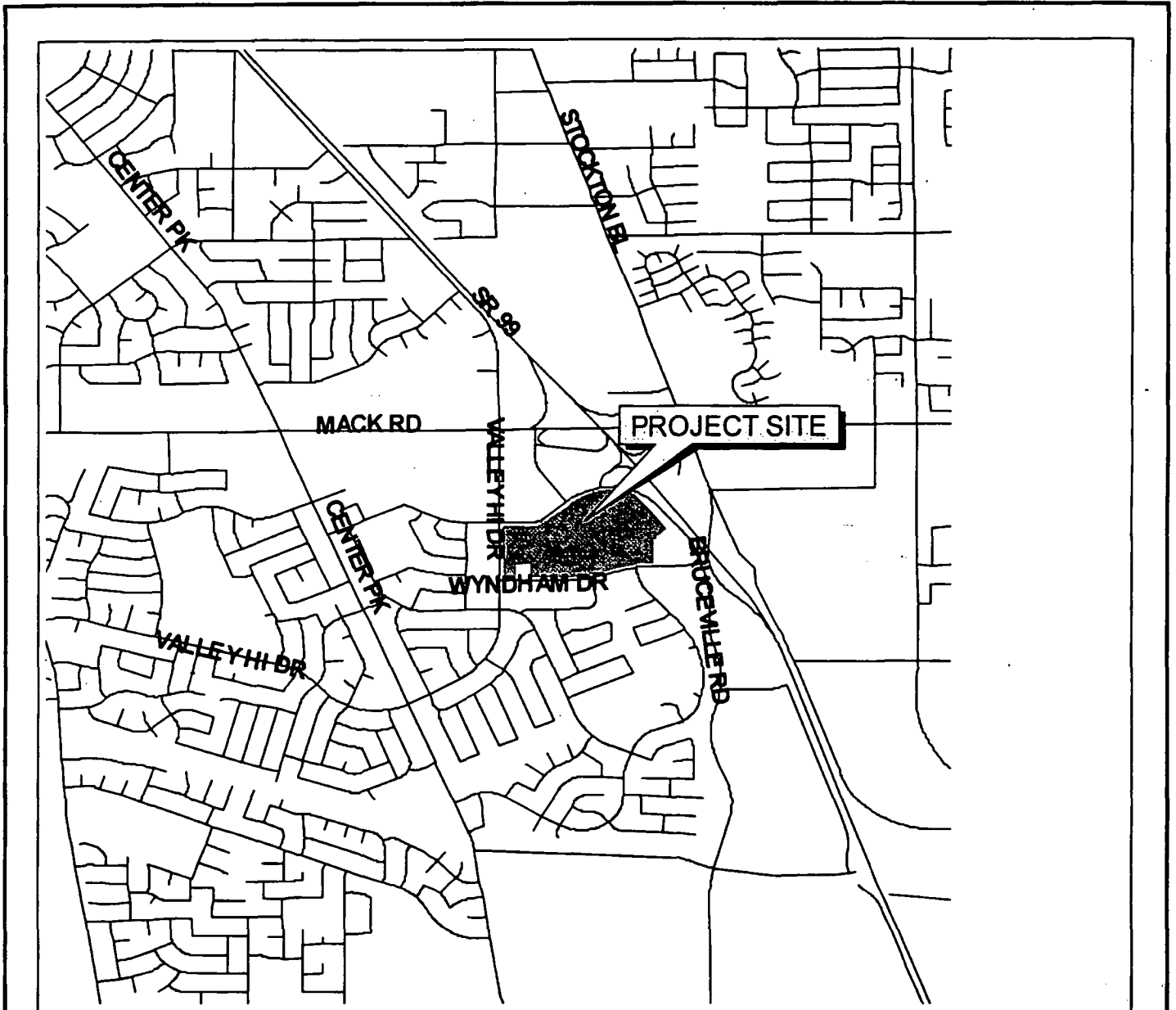


Geographic  
Information  
System



Land Use & Zoning  
P99-010

**ATTACHMENT 3**



Neighborhoods,  
Planning & Development  
Services Department

Geographic  
Information  
System

**Vicinity Map  
P99-010**



**CITY PLANNING COMMISSION  
CONSENT ITEMS**

CPC AGENDA DATE: April 8, 1999

Item No.	Project No.	Title/Location	Action: Approved/ Denied
2	P98-105	Hearthside at Sacramento located at 6115 Riverside Boulevard Colleen Laubinger, 264-5691	<i>Approved</i>
3	P98-125	STI Cable Utility Yard located 300' north of the northeast corner of Del Paso Road & Blackrock Drive Thomas Pace, 264-6848	<i>Approved</i>
5	P99-010	Kaiser South Sacramento Medical Center located at 6600 Bruceville Road Colleen Laubinger, 264-5691	<i>Approved</i>
7	M99-005	Gateway West PUD Guidelines Amendments located between I-5 on the east, and El Centro Road and the West Drainage Canal on the west Don Lockhart, 264-7584	<i>Approved</i>

**VOTE OF THE PLANNING COMMISSION:**

COMMISSIONER	Motion (M)/ Second (S)	YES	NO	ABSTAIN
Donahue		✓		
Harvey		✓		#7
Jacobs	M	✓		
Kennedy	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>
Molodanof		✓		
Sheedy		✓		#2,3
Valencia	<del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>
Duruisseau (Vice-Chair)	S	✓		
Yee (Chair)		✓		