

CITY PLANNING COMMISSION
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	The Spink Corporation, P.O. Box 2511, Sacramento, CA 95811				
OWNER	Sutter Memorial Hospital				
PLANS BY	Bill McGovern Design, 3417 Arden Way, Sacramento, CA 95825				
FILING DATE	12/22/1983	50 DAY CPC ACTION DATE	1/26/1984	REPORT BY:	SC
NEGATIVE DEC.	1/5/1984	EIR		ASSESSOR'S PCL. NO.	004-010-06

APPLICATION: 1. Environmental determination.
2. Special Permit to develop a 15 unit residential facility on a portion of the Sutter Memorial Hospital grounds on 0.75 ± acres in (H) Hospital Zone.

LOCATION: 5105 "F" Street, Sacramento.

PROPOSAL: The applicant is requesting the necessary entitlements to develop a guest home for long-term visiting families of terminally ill children at the Sutter Cancer Treatment Center.

PROJECT INFORMATION:

1974 General Plan Designation:	Hospital
1963 East Sacramento Community Plan Designation:	Public Service Facility - Hospital
Existing Zone of Site:	H
Existing Land Use of Site:	Hospital and vacant
Surrounding Land Use and Zoning:	
North:	Residential R-1
South:	Residential R-1
East:	Residential/Commerical R-1
West:	Residential R-1
Parking Required:	16 (Total for Sutter 1020)
Parking Provided:	1085
Property Dimensions:	Irregular
Property Area:	.75± acres
Square Footage of Building(s):	13,600
Height of Structure(s):	1 story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Colors:	Pastel shades
Exterior Building Materials:	Stucco, stone and tile roof

BACKGROUND INFORMATION: The subject site is located on a portion of the north west corner of the Sutter Memorial Hospital grounds. As originally proposed, the Master Plan for the Hospital indicated no development on this site.

The 15 unit residential facility is being requested to meet a housing need for families of children being treated for cancer-related problems at Sutter Memorial Cancer Center. The housing will be used by long-term visiting families of the cancer patients. Preference for the housing will be determined by the length of travel time from the family's place of residence and the financial need of the family.

001130

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The subject site is located in the the East Sacramento community. The neighborhood north and west of the site is developed with multiple and single family uses. The proposed development will be compatible with the neighboring residential uses and is consistent with the type of uses allowed in the Hospital Zone.
2. As proposed, the residential facility consists of 13,600 square feet which will be divided into 15 guest rooms, a manager's apartment, a common kitchen, and recreational space. The structure will be single story with an interior courtyard which provides open space. A play-yard is proposed for the south-west corner of the facility.
3. The site plan indicates that 23 parking spaces will be developed in conjunction with the facility. There are two uncovered spaces and two covered spaces provided for the resident manager's use. The zoning ordinance requires that 16 parking spaces be provided for the residential facility. The parking spaces on the east side of the proposed facility adjacent to Sutter's main parking lot were originally included in the Master Plan to meet the general parking needs of the Sutter Hospital. These 13 spaces are being removed from the main parking and are being included in the boundary of the subject site. In addition to these 13 spaces, 10 new parking spaces will be developed on the subject site. The removal of the 13 parking spaces that were originally allocated for Sutter Hospital use will not adversely affect the parking needs of the hospital since an additional 55 spaces were provided in excess of that required by the ordinance.
4. Landscaping on the north side of the site consists of a row of established trees spaced at intervals of approximately 20 feet. Staff recommends that landscaping along the northern boundary of the subject site be improved by utilizing a mixture of 5 gal. shrubbery of varying heights and the clustering of 15 gal. evergreen trees. This type of landscaping will help relieve the monotony of the wall facing 51st Street.
5. The project was reviewed by the City Traffic Engineer staff and they have indicated no objections to the proposed development.
6. The East Sacramento Improvement Association has been sent a copy of this request for their review. The Association's next meeting is scheduled for January 25, 1984 to review this request and, therefore, their recommendation and comments will be presented verbally at the public hearing on January 26, 1984.
7. The zoning ordinance requires a 6-ft solid masonry wall be provided for development of non-residential uses adjacent to residentially developed property. To meet this requirement, a 6-ft solid masonry wall will be required adjacent to the parking lot along the north west property line of the subject site. Staff also recommends the proposed chain link fence be removed in this area and that the solid wall be extended as shown on the attached exhibit "A".

001131

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve the project by the following actions:

1. Ratification of the Negative Declaration.
2. Approval of the Special Permit subject to the following conditions and based upon findings of fact to follow.

CONDITIONS - Special Permit.

1. The applicant shall submit a detailed landscape shading and irrigation plan for the new parking spaces provided with this facility. These plans shall be reviewed and approved by the Planning Director prior to issuance of a building permit.
2. The applicant shall submit a detailed landscape and irrigation plan for the northern boundary of the subject site for the review and approval of the Planning Director. The plans shall incorporate a variety of shrubbery of varying heights and a clustering of evergreen trees.
3. The applicant shall provide a solid masonry decorative 6' high wall as shown in exhibit "A". Design of wall shall be reviewed and approved by the Planning Director.

FINDINGS OF FACT - Special Permit.

1. The project as proposed and conditioned, is based upon sound principles of land use in that the residential facility is compatible with the surrounding residential uses and is also consistent with uses allowed in the Hospital Zone.
2. The proposed Special Permit will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that adequate parking will be provided for the proposed use, and additional landscaping will be provided to enhance the appearance of the facility.
3. Granting the Special Permit for this request is consistent with the General Plan and the East Sacramento Community Plan in that the site is designated for hospital uses.

001132



883-4131

N. 2A ANNEX

COLOMA TERRACE

GARDEN TERRACE

A PURISSIMA

BERTHA HENSCHEL PLAYGROUND

AIKEN

SONOMA WY

45 TH

45 TH

46 TH

46 TH

47 TH

47 TH

48 TH

48 TH

50 TH

50 TH

52 ND

52 ND

54 TH

54 TH

55 RD

55 RD

59 TH

59 TH

61 ST

61 ST

63 RD

63 RD

65 RD

65 RD



HOSPITAL MATERNITY

SUTTER

GOLF TERRACE

J ST SUBURBAN TR NO 2

ELDORADO SCHOOL

WRIGHT & KIMBROUGH

H STREET TRACT

EAST SACTO

J ST SUBURBAN

MONTEREY

MARSINO TRACT

ELLIS TR

H ST TR NO 3

WRIGHT TR

EAST SACTO

TERR NO 3

SUTTER

SACRAMENTO TERR

ELVAS

RUTH

MODERSON

WANDA

LAGOMARSINO TERRACE

FALLON

JERRY WY

REID WY

MONALE

CAMELLIA

CARLSON

MONALE

CAMELLIA

CARLSON

BELLY

GREENWOOD SCHOOL

CALEB

SHEPARD AV

GREENWOOD SCHOOL

CALEB

GREENWOOD SCHOOL

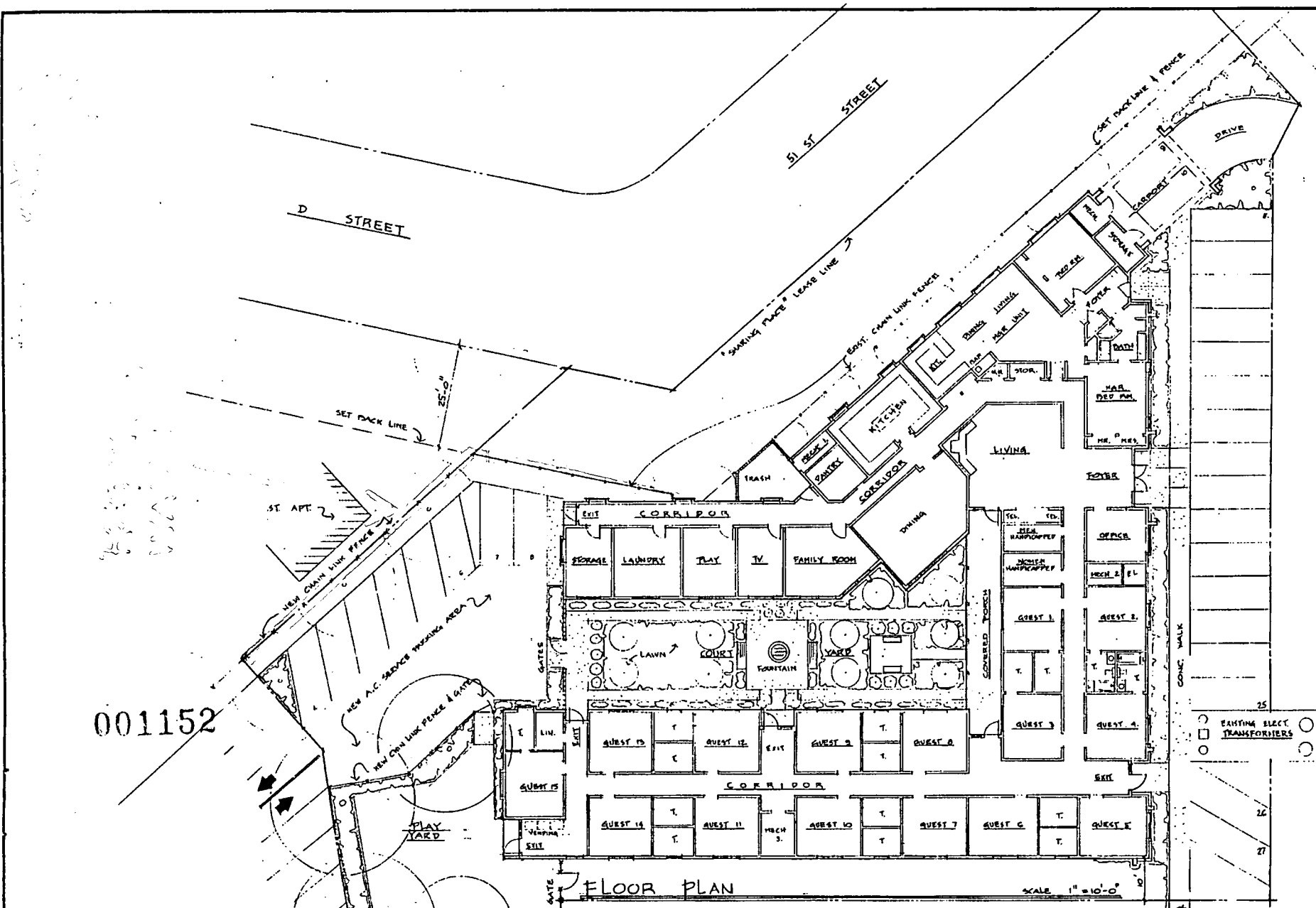
CALEB

CALEB

ITEM 22

1-26-84

P83-431



001152

FLOOR PLAN

SCALE 1" = 10'-0"

Bill McGovern
 DESIGN PLANNING
 3417 ARDEN WAY
 SACRAMENTO, CALIF. 95825

building
 designer
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 488-5570

R. Wm. ISAACSON
 CIVIL ENGINEER
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CIVIL ENGINEER
 PHONE 488-5623

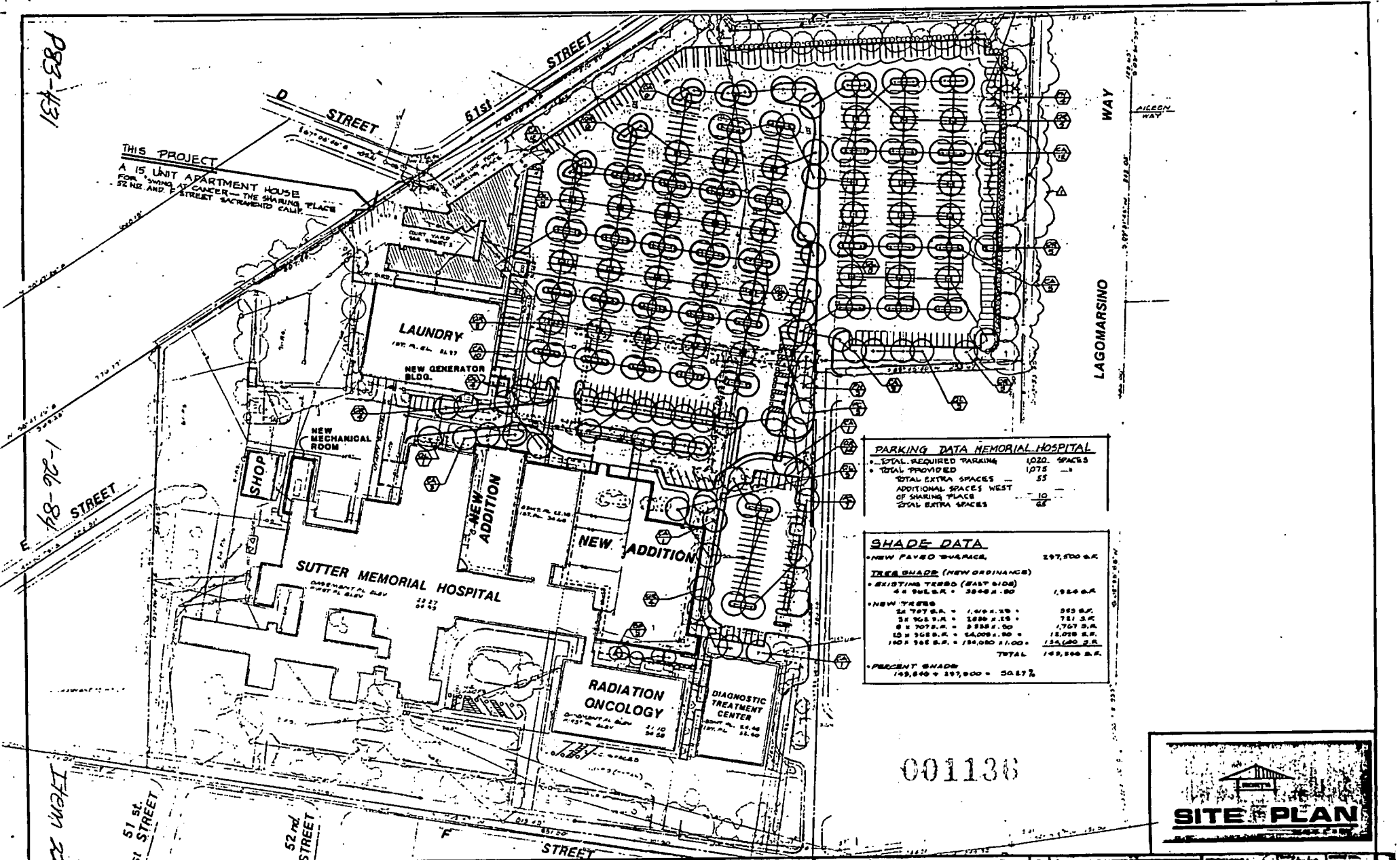
A 15 UNIT APARTMENT HOUSE
 FOR "SWING AT CANCER" - THE SHARING PLACE
 52 NP. AND 'F' STREETS SACRAMENTO CALIFORNIA

REVISIONS:	NO. DATE
REV. 12/10/83	1 12/10/83
	2 1/25/84
	3 1/25/84

P83-431

1-26-84

Item 22



THIS PROJECT
 A 15 UNIT APARTMENT HOUSE
 FOR "SWING AT CANCER - THE SHARING PLACE"
 52 ND AND F STREET SACRAMENTO CALIF.

LAUNDRY
 187 S.F. 11/77

NEW GENERATOR BLDG.

NEW MECHANICAL ROOM

SHOP

NEW ADDITION

NEW ADDITION

SUTTER MEMORIAL HOSPITAL
 22 23

RADIATION ONCOLOGY
 21 10
 24 28

DIAGNOSTIC TREATMENT CENTER
 21 10
 24 28

PARKING DATA MEMORIAL HOSPITAL

TOTAL REQUIRED PARKING	1020 SPACES
TOTAL PROVIDED	1075
TOTAL EXTRA SPACES	55
ADDITIONAL SPACES WEST OF SHARING PLACE	10
TOTAL EXTRA SPACES	65

SHADE DATA

NEW PAVED SURFACE	297,500 S.F.
TREE SHADE (NEW ORDINANCE)	
EXISTING TREES (EAST SIDE)	1,924 S.F.
4" 90' S.F. = 3600 S.F.	
NEW TREES	
24" 70' S.F. = 1,680 S.F.	325 S.F.
24" 60' S.F. = 1,440 S.F.	781 S.F.
3" 70' S.F. = 2,100 S.F.	1,707 S.F.
12" 30' S.F. = 3,600 S.F.	18,018 S.F.
18" 30' S.F. = 5,400 S.F.	12,600 S.F.
TOTAL	129,526 S.F.
PERCENT SHADE	129,526 ÷ 297,500 = 50.27%

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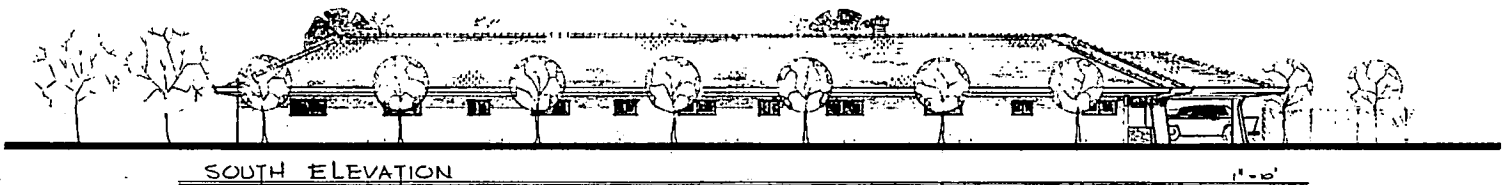
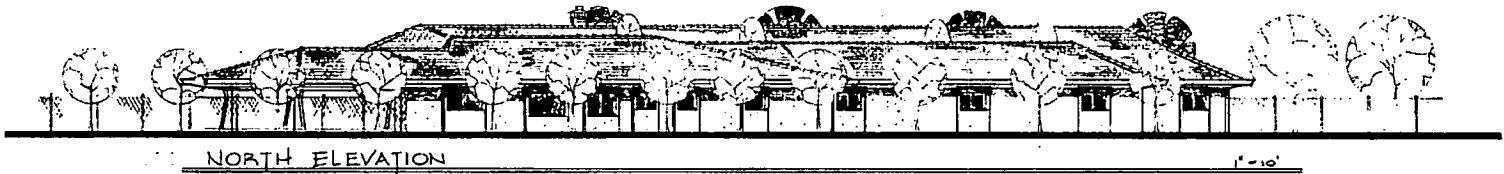
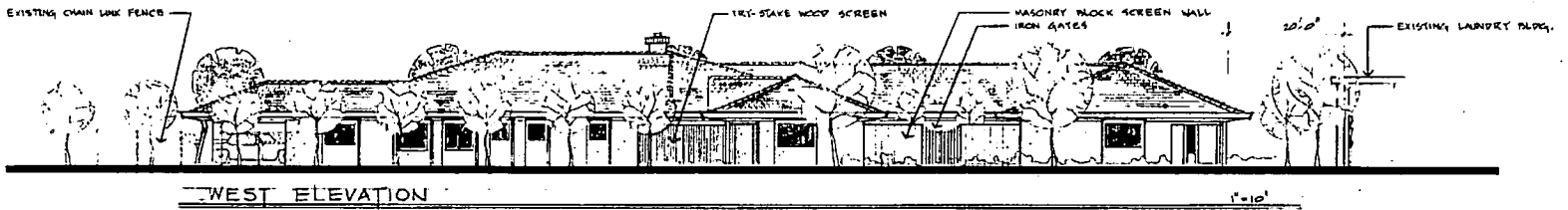
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A 15 UNIT APARTMENT HOUSE
 FOR "SWING AT CANCER - THE SHARING PLACE"
 52 ND AND F STREETS SACRAMENTO, CALIFORNIA

DATE	1/27/84
SCALE	1" = 20'
BY	W.M.I.
CHECKED	W.M.I.
DATE	1/27/84

P83-431



1-26-84

Item 22

001151

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PHONE 488-5432

A 15 UNIT APARTMENT HOUSE
FOR "SWING AT CANCER" — THE SHARING PLACE.
52 NR. AND "F" STREETS SACRAMENTO CALIFORNIA

REVISIONS:	DATE	BY	NO.
	12/10/83		3