

CITY OF SACRAMENTO PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>Tamura & Associates, 499 Main Street, Boise, Idaho 83702</u>	
OWNER <u>Valley Health Care Corporation, 7500 Timberlake Way, Sacramento, California 95823</u>	
PLANS BY <u>Tamura & Associates, 499 Main Street, Boise, Idaho, 83702</u>	
FILING DATE <u>January 24, 1991</u> ENVIR. DET. <u>Negative Declaration</u> REPORT BY <u>CG</u>	
ASSESSOR'S PCL. NO. <u>117-0120-028</u>	

APPLICATION:

- A. Negative Declaration.
- B. Special Permit to construct a 7,200 square foot medical office building on 6.0+ partially developed acres in the Hospital (Methodist Hospital Planned Unit Development) (H{PUD}) zone.
- C. Methodist Hospital Planned Unit Development Schematic Plan Amendment to allow construction of a 7,200 square foot medical office building.

LOCATION: 8001 Bruceville Road

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 7,200 square foot medical office building.

PROJECT INFORMATION:

General Plan Designation:	Public/Quasi-Public - Misc.
South Sacramento Community Plan Designation:	Hospital
Existing Zoning of Site:	H(PUD)
Existing Land Use of Site:	Psychiatric Hospital

Surrounding Land Use and Zoning:

North:	State Highway 99
South:	Vacant; H(PUD)
East:	State Highway 99
West:	Vacant; OB(PUD)

Parking Provided:	108 spaces
Parking Required:	88 spaces
Property Dimensions:	Irregular
Property Area:	6.0+ acres
Square Footage of Existing Hospital:	34,000 square feet
Number of Beds in Existing Hospital:	52 beds
Square Footage of Proposed Office:	7,200 square feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Brick Veneer, Stucco Fascia
Roof Material:	Concrete Tile

APPLC. NO. P91-015

MEETING DATE May 9, 1991

ITEM NO. 20

PROJECT EVALUATION: Staff has the following comments:

A. **Land Use and Zoning**

The subject site consists of 6.0± acres in the Hospital Planned Unit Development (H(PUD)) zone. The site is currently developed with a 34,000 square foot, 52 bed psychiatric hospital. The General Plan designates the site Public/Quasi-Public - Misc. The South Sacramento Community Plan designates the site Hospital. The surrounding land use and zoning consists of State Highway 99 to the north and east; vacant land, zoned H(PUD), to the south; vacant land, zoned OB(PUD), to the west.

B. **Applicant's Proposal**

The applicant is proposing to develop a 7,200 square foot psychiatric office building to complement the existing 52 bed psychiatric hospital on the parcel. The necessary entitlements include a special permit to develop within the Methodist Hospital PUD along with a PUD Schematic Plan Amendment.

C. **Site Plan**

The submitted site plan indicates the office building to be located in the northern corner (where Bruceville Road abuts the Highway onramp) of the parcel. The proposed structure is located 25 feet from Bruceville Road and approximately 70 feet from Highway 99. The site plan meets all the requirements of the PUD Development Guidelines. A schematic landscape plan has been provided, however, staff suggests a detailed landscape plan be provided for review and approval of the Planning Director prior to the issuance of Building Permits.

The proposed medical office building is located on the same parcel as the existing hospital. Therefore, parking must be provided on the parcel for both uses. The hospital requires 52 spaces and the medical office building, 36 spaces. Parking is provided for 108 cars which exceeds the 88 spaces required. The parking stalls meet the minimum required size and maneuvering area. A pedestrian walkway has been incorporated into the parking area. The Zoning Ordinance requires bicycle parking for a medical office building to be provided at ratio of one bicycle parking facility for every thirty parking spaces required. The proposed building requires one bicycle parking facility. The submitted plans do not indicate any bicycle parking provided. The applicant shall submit plans showing the location and type of bicycle parking facility for review and approval of the Planning Director prior to the issuance of Building Permits.

The submitted site plan indicates no new trash enclosure to be provided for the medical office building. The hospital has an enclosure on the north side, closest to the proposed medical office building. If a new trash dumpster is provided, a trash enclosure must be provided which meets the requirements of the Zoning Ordinance.

A PUD Schematic Plan Amendment is necessary due to the physical characteristics of the building. The schematic plan indicates medical office uses, however, the submitted site plan is a slight modification to the schematic plan. Staff recommends approval of the amendment.

D. **Building Design**

The submitted elevations consist of brick veneer and stucco fascia with a concrete tile roof. This is consistent with the existing hospital design and other structures in the area. All roof equipment must be screened.

E. **Agency Comments**

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Building Inspection, Fire Department, the South Sacramento Area Chamber of Commerce, and the South Sacramento Area Community Planning Council. The following comments were received:

Engineering Development Services

On-site paving, grading and drainage shall be approved by Public Works prior to issuance of a Building Permit.

South Sacramento Area Community Planning Council

The proposal looks good provided the proposed brickwork exterior is enforced so as to provide visual continuity with existing structure to the south and the four (in fact, any) trees removed are replaced by new ones of same size or two for one mitigation using anything smaller (not to include proposed trees in parking area...50 percent shade within 15 years for the parking area would be appropriate).

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the mandatory mitigation measures listed below into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur.

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

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit to construct a 7,200 square foot medical office building subject to conditions and based upon findings of fact which follow.
- C. Recommend approval of the Methodist Hospital Planned Unit Development Schematic Plan Amendment to allow construction of a 7,200 square foot medical office building and forward to City Council.

Conditions - Special Permit

- 1. The applicant shall submit a detailed landscape plan for review and approval of the Planning Director prior to the issuance of Building Permits.
- 2. The applicant shall submit plans showing the location and type of bicycle parking facility for review and approval of the Planning Director prior to the issuance of Building Permits.
- 3. If a trash dumpster is provided, a trash enclosure must be provided which meets the requirements of the Zoning Ordinance.
- 4. The applicant shall develop as per the submitted elevations which consist of brick veneer and stucco fascia with a concrete tile roof. All roof equipment shall be screened.

Mandatory Mitigation Measures

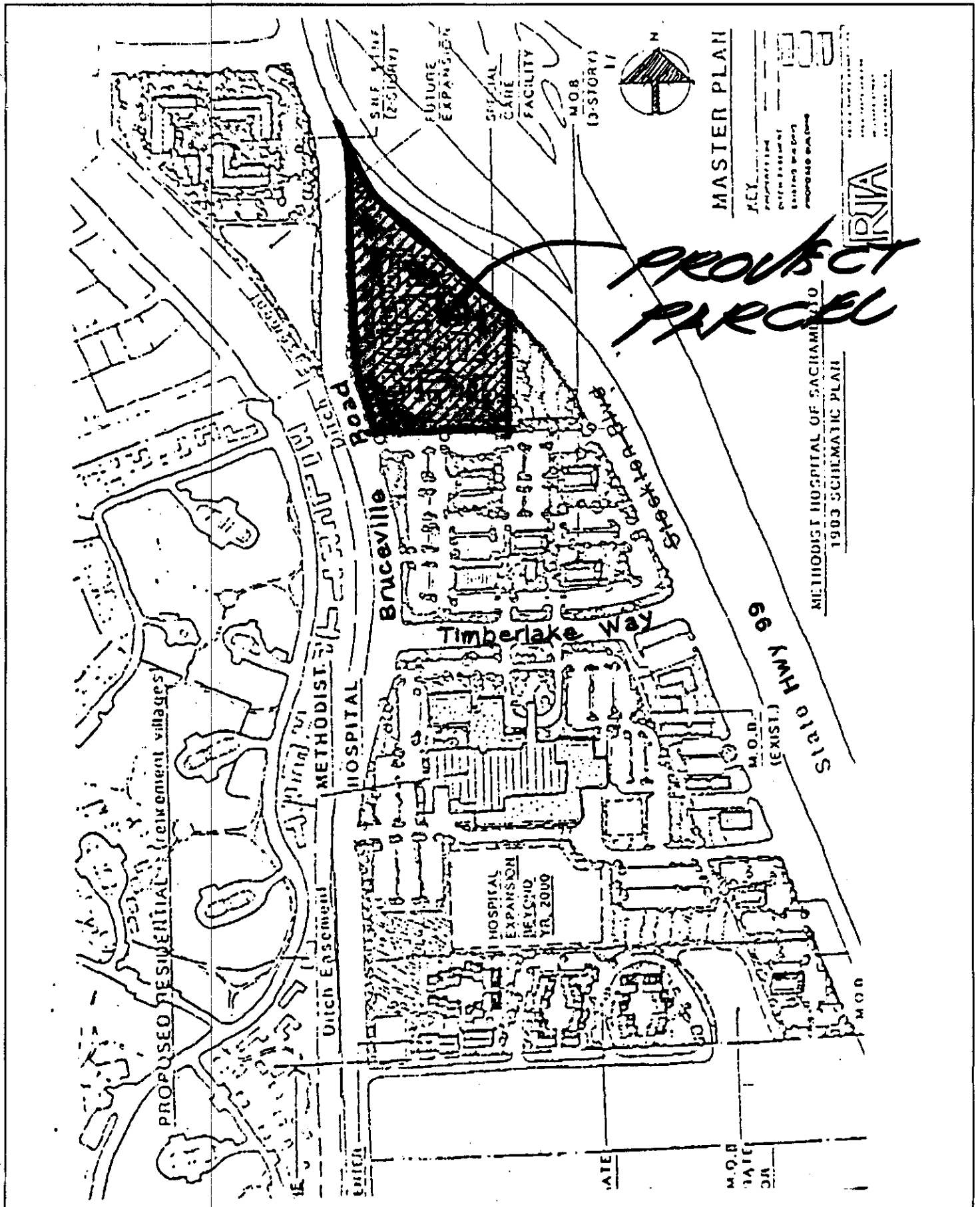
- 1. The following are special construction requirements required to meet the City interior noise limits:
 - o All joints in exterior walls shall be grouted or caulked airtight.
 - o Window or through-the-wall ventilation and air conditioning units shall not be permitted.
 - o All penetrations of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.

- o Windows must have a minimum STC rating of 29 or better. Windows facing the noise source should comprise less than 25 percent of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.
- o Sliding glass doors must carry an STC rating of 31 or better. They should be double glazed and they must meet or exceed the window air infiltration rating given above.
- o Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

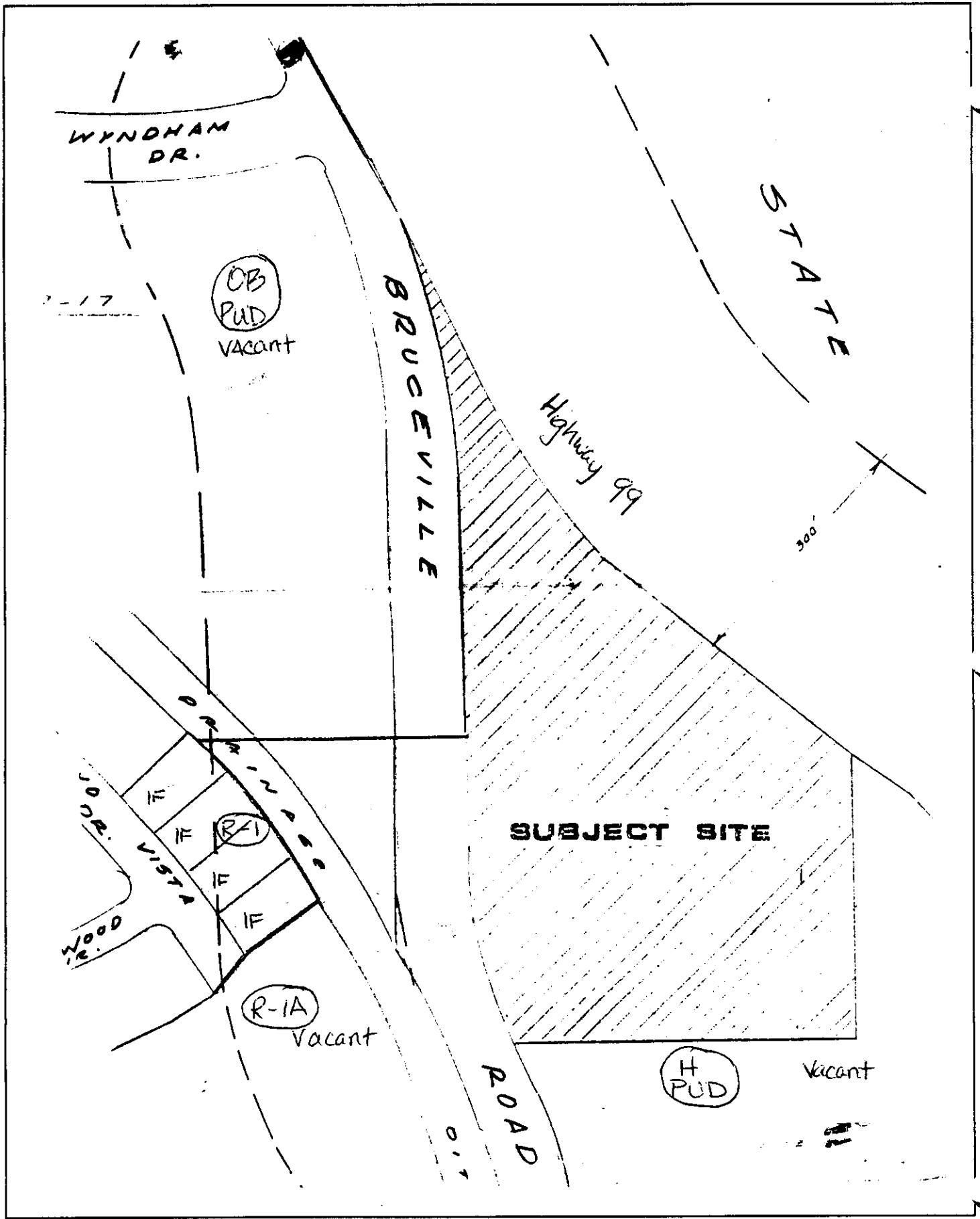
Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that the medical office use is compatible with the surrounding hospital and office uses.
2. The project, as conditioned, will not be injurious to the public safety or welfare, nor result in the creation of a public nuisance in that:
 - a. adequate parking is provided for the proposed medical office and existing hospital on the site; and
 - b. adequate landscaping is provided on the site, which includes a pedestrian circulation system.
3. The proposed use is consistent with the General Plan which designates the site Public/Quasi-Public - Misc. and the South Sacramento Community Plan which designates the site Hospital. The medical office and hospital uses of the site conform to the designations.




PROJECT PARCEL

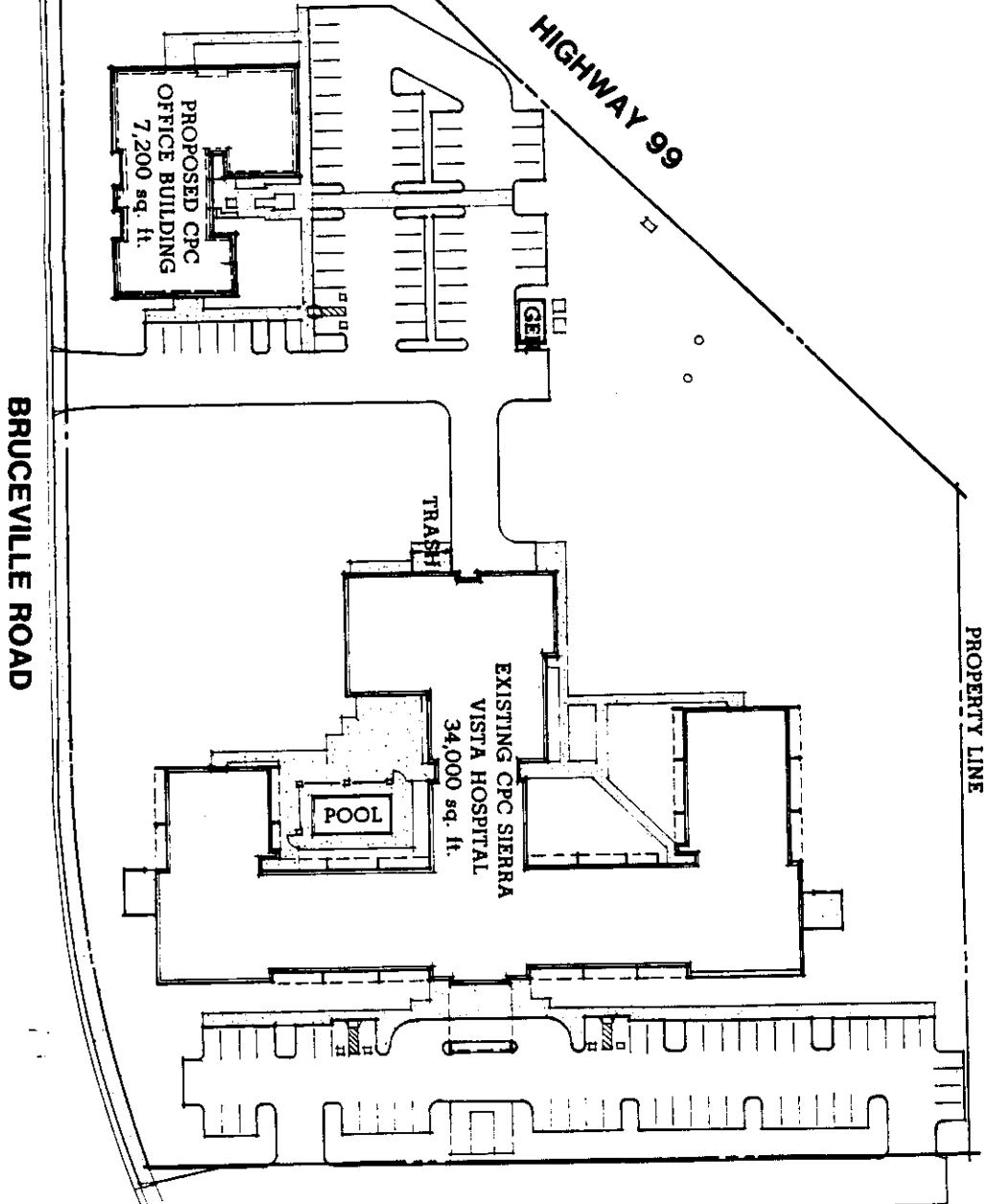
VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT B


Tamura & Associates
499 Main Street
Boise, ID 83702
(208) 343 2931



SITE PLAN
1" = 60'



Existing Parking: 72 spaces
New Parking: 36 spaces
TOTAL PARKING: 108 spaces

P91 015

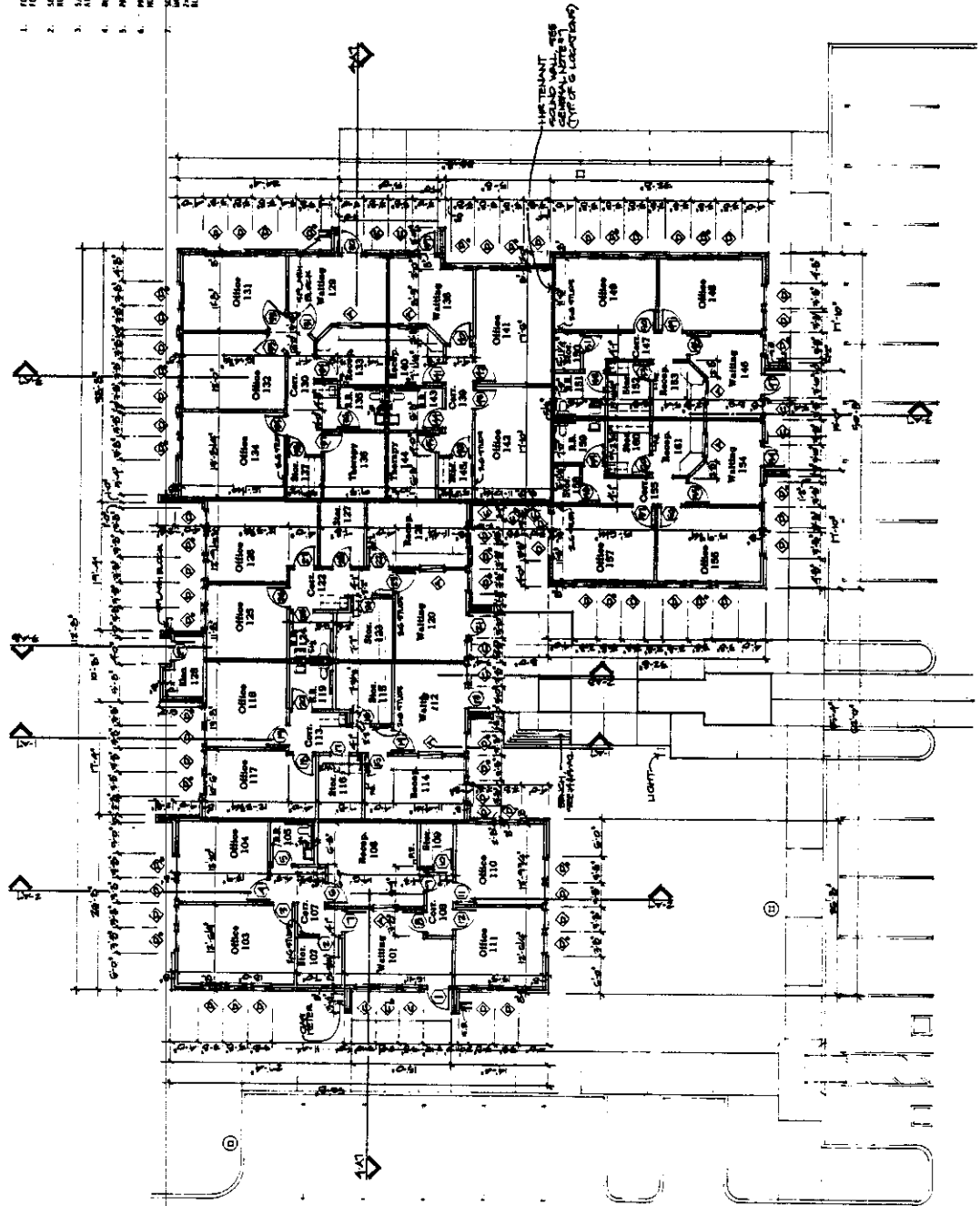
P91-015

May 9, 1991

Item #20

GENERAL NOTES

1. FOR DIMENSIONS REFER TO PLAN, SEE 10-4-91.
2. FOR TYPICAL RESTROOM ELECTRICALS, SEE 10-4-91.
3. SEE 10-4-91 FOR TYPICAL OFFICE ELECTRICALS, SEE 10-4-91.
4. SEE 10-4-91 FOR TYPICAL OFFICE MECHANICALS, SEE 10-4-91.
5. SEE 10-4-91 FOR TYPICAL OFFICE PLUMBING, SEE 10-4-91.
6. SEE 10-4-91 FOR TYPICAL OFFICE FINISHES, SEE 10-4-91.
7. SEE 10-4-91 FOR TYPICAL OFFICE PARTITIONS, SEE 10-4-91.
8. SEE 10-4-91 FOR TYPICAL OFFICE CEILING, SEE 10-4-91.
9. SEE 10-4-91 FOR TYPICAL OFFICE FLOORING, SEE 10-4-91.
10. SEE 10-4-91 FOR TYPICAL OFFICE WALLS, SEE 10-4-91.
11. SEE 10-4-91 FOR TYPICAL OFFICE DOORS, SEE 10-4-91.
12. SEE 10-4-91 FOR TYPICAL OFFICE WINDOWS, SEE 10-4-91.
13. SEE 10-4-91 FOR TYPICAL OFFICE STAIRS, SEE 10-4-91.
14. SEE 10-4-91 FOR TYPICAL OFFICE ELEVATORS, SEE 10-4-91.
15. SEE 10-4-91 FOR TYPICAL OFFICE CORE, SEE 10-4-91.
16. SEE 10-4-91 FOR TYPICAL OFFICE MECHANICAL ROOMS, SEE 10-4-91.
17. SEE 10-4-91 FOR TYPICAL OFFICE RESTROOMS, SEE 10-4-91.
18. SEE 10-4-91 FOR TYPICAL OFFICE BREAK ROOMS, SEE 10-4-91.
19. SEE 10-4-91 FOR TYPICAL OFFICE STORAGE ROOMS, SEE 10-4-91.
20. SEE 10-4-91 FOR TYPICAL OFFICE JANITORY, SEE 10-4-91.
21. SEE 10-4-91 FOR TYPICAL OFFICE LOBBY, SEE 10-4-91.
22. SEE 10-4-91 FOR TYPICAL OFFICE RECEPTION, SEE 10-4-91.
23. SEE 10-4-91 FOR TYPICAL OFFICE CONFERENCE ROOMS, SEE 10-4-91.
24. SEE 10-4-91 FOR TYPICAL OFFICE TRAINING ROOMS, SEE 10-4-91.
25. SEE 10-4-91 FOR TYPICAL OFFICE STORAGE ROOMS, SEE 10-4-91.
26. SEE 10-4-91 FOR TYPICAL OFFICE JANITORY, SEE 10-4-91.
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28. SEE 10-4-91 FOR TYPICAL OFFICE RECEPTION, SEE 10-4-91.
29. SEE 10-4-91 FOR TYPICAL OFFICE CONFERENCE ROOMS, SEE 10-4-91.
30. SEE 10-4-91 FOR TYPICAL OFFICE TRAINING ROOMS, SEE 10-4-91.



FLOOR PLAN
1/8" = 1'-0"

P91-0123

May 9, 1991

Item # 20

