

RESOLUTION NO. 2006-936

Adopted by the Sacramento City Council

December 12, 2006

DENYING SERVICE EMPLOYEES INTERNATIONAL UNION – UNITED HEALTHCARE WORKERS WEST’S (“SEIU”) APPEAL AND APPROVING THE ENTITLEMENTS NECESSARY TO DEVELOP THE SUTTER MEDICAL CENTER MASTER PLAN (P03-090)

**LOCATED 2722, 2730, 2800, 2801 L St., 1111 29th ST., 2600, 2700, 2706, 2710, 2715,
2720, 2721, 2727, 2731, 2815, 2831 CAPITOL AVE.; 1216 28TH ST.; 1315, 1317 N
ST.; 2701 & 2720 N ST.**

**(APN’S: 007-0166-017; 007-0114-003; 007-0171-002, 003;007-0171-004-008,017;
007-0172-001-005, 010, 013, 014, 016-019; 007-0173-001-003; 007-0177-001) (P03-
090)**

BACKGROUND

- A. On November 10, 2005, the City Planning Commission approved various entitlements including Tentative Maps, Special Permits and Variances for the Sutter Medical Center Master Plan Project including a Special Permit for a Major Project, with conditions.
- B. On November 21, 2005, SEIU filed an appeal of the Planning Commission’s approval of the Project on the basis that the action failed to comply with the California Environmental Quality Act (“CEQA”).
- C. On December 6, 2005, the City Council denied SEIU’s appeal, certified the Environmental Impact Report (EIR), and approved the project.
- D. Thereafter, SEIU filed a petition for writ of mandate in the Sacramento County Superior Court, challenging the adequacy of the EIR under CEQA.
- E. On September 1, 2006, the Court entered a final ruling, judgment and order in the lawsuit filed by SEIU. A writ of mandate was issued on September 15, 2006. The Court’s ruling and judgment generally upheld the adequacy of the EIR. However, the Court also ruled that the administrative record filed with the Court did not contain sufficient evidence supporting the EIR’s analyses and conclusions regarding trip generation, parking, and construction-related NOx emissions. The Court ordered the City to repeal all project approvals and not to consider whether it would reapprove or not reapprove the project until it prepared, re-circulated,

and certified a new EIR in conformance with the CEQA and the CEQA Guidelines.

- F. On November 14, 2006, the City Council repealed its certification of the EIR and approval of Resolutions No 2005-882, 2005-883, 2005-884, 2005-886, 2005-887, 2005-888 and Ordinance No. 2005-094, excluding any and all separate approvals granted by the City relating to the Trinity Cathedral Project and Sutter Midtown Housing Project which were not challenged by SEIU. The City's resolution authorized certain aspects of the project to continue, as authorized by the judgment and writ issued by the Court.
- G. In compliance with the Court's order, a Revised Draft EIR regarding project trip generation, parking and construction-related NOx emissions was prepared and circulated for public review on September 22, 2006. The public review and comment period ended on November 6, 2006, and a Final Revised EIR was prepared.
- H. On November 20, 2006, the Planning Commission certified the Environmental Impact Report consisting of the original Draft EIR, prepared in July 2005, the Final EIR, prepared in October, 2005, the Revised Draft EIR, and the Final Revised EIR, prepared in September and November, 2006, respectively, and approved various entitlements for the Sutter Medical Center Master Plan Project.
- I. On November 29, 2006 SEIU filed an appeal of the decision of the Planning Commission approving the necessary entitlements for the Sutter Medical Center Master Plan claiming that the City has failed to comply with CEQA and applicable court orders.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. At the regular meeting of December 12, 2006, the City Council heard and considered evidence regarding the matters above. Based on verbal and documentary evidence at the hearing, the City Council takes the following actions:

- A. The City Council denies SEIU's appeal.
- B. The City Council approves the Sutter Medical Center Master Plan Project based on the findings of fact and subject to the conditions of approval as set forth below:

FINDINGS OF FACT

Environmental Impact Report and Mitigation Monitoring Program: The Environmental Impact Report for the Sutter Medical Center Master Plan Project, which consists of the Draft EIR, the Final EIR (Comments and Responses thereto) and Appendices, the

Revised Draft EIR, and the Final Revised EIR (Comments and Responses thereto) and Appendices ("EIR") has been certified, the Findings of Fact and Statement of Overriding Consideration have been adopted, and a Mitigation Monitoring Program has been adopted as provided in Resolution #_____.

Tentative Map to subdivide 24 parcels (9.6± acres) into five parcels is approved based on the following Findings of Fact.

1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision;
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, the Central City Plan and Title 16 Subdivisions of the City Code, which is a Specific Plan of the City;
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision;
4. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision, and;
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Major Project Special Permit is approved based on the following Findings of Fact:

1. The project is based on sound principles of land use in that:
 - a. The design is compatible with surrounding uses, such as the Old Tavern, Sutter's Fort, the Pioneer Church, and various smaller neighborhood serving structures, and;
 - b. The project provides amenities such as housing and a Children's Theatre.
2. The project will not be detrimental to the public health, safety and welfare nor result in the creation of a public nuisance in that it provides sufficient parking (per City Code) to accommodate the proposed development, and incorporates several uses that will enhance and create neighborhood identity.
3. The project is consistent with the General Plan and Central City Community Plan

policies that promote residential infill, quality medical services and cultural facilities that enhance quality of life;

Special Permit for Tandem Parking is approved based on the following Findings for Fact:

1. The request to allow tandem parking is based on sound principles of land use in that it will not adversely affect the peace and general welfare of the surrounding neighborhood because all tandem parking will take place entirely within a parking garage designed to accommodate the needs of the medical facility and a valet service will be provided;
2. The tandem parking will not be detrimental to the public health, safety and welfare nor result in the creation of a public nuisance in that the internal workings of the parking garage will not adversely impact on-street parking operations;
3. The proposed project is consistent with the objectives of the City of Sacramento General Plan, Central City Community Plan, and the requirements of the City Code, Title 17.

Special Permit for a Helistop which also serves as the airport plan of construction under Public Utilities Code section 21661.5 is approved based on the following findings of fact.

1. The project is based upon sound principles of land use in that the proposed helistop is integral to the function of the proposed hospital campus and will be used for scheduled, prearranged flights.
2. The project will not be detrimental to the public health, safety and welfare nor result in the creation of a public nuisance in that noise issues have been addressed in the Environmental Impact Report for the project, and the operation of the helistop is subject to City Code Title 12 92 and state regulations.
3. The project is consistent with the General Plan and Central City Community Plan promoting quality medical services for residents of the City of Sacramento.

Special Permits to Allow Heights in excess of that allowed in the Alhambra Corridor Special Planning District for the WCC, SMH Building, and the Community Parking Garage is approved based on the following Findings of Fact:

1. The project is based upon sound principles of land use in that the use is compatible with existing development and the buildings have been designed to reduce the height and the impact at the pedestrian level.
2. The project will not be detrimental to the public health, safety and welfare nor result in the creation of a public nuisance in that the proposed buildings have been designed to be sensitive to surrounding uses.

3. The project is consistent with the General Plan and Central City Community Plan policy promoting quality medical services for Sacramento city residents.

Variances to Reduce Setbacks: the front yard setback in the Hospital (H) zone, General Commercial (C-2) zone and the street side yard setback in the General Commercial zone is approved based on the following Findings of Fact:

1. Granting the variances does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances developing a medical campus in an urban setting.
2. Granting the variances will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project has been designed so as to soften the effect of the setback encroachments on surrounding properties and the project reinforces the "urban edge".
3. Granting the variances does not constitute a use variance in that the proposed uses are allowed under proposed zoning designations.
4. The variances are consistent with the general purpose and intent of the City Zoning Code (Title 17 of the City Code) including the open space regulations and the General Plan policy which promotes quality medical care and facilities for Sacramento residents.

Variance to Reduce Maneuvering width is approved based on the following Findings of Fact.

1. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners constructing parking structures in an urban area.
2. Granting the variance will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the project has been designed to provide adequate maneuvering space within the parking structure and the reduction of maneuvering will not impact on-street traffic.
3. Granting the variance does not constitute a use variance in that a parking structure is permitted use in the proposed zoning.
4. The variance is consistent with the general purpose and intent of the City Zoning Code (Title 17 of the Sacramento City Code), including the open space regulations, and the General Plan policies which promote quality medical care and facilities for Sacramento residents and adequate parking to be provided for the intended use.

CONDITIONS OF APPROVAL

All entitlements for the Sutter Medical Center Sacramento Project approved as set forth in this Resolution are subject to the following conditions:

1. Comply with the requirements included in the Mitigation Monitoring Program developed by and kept on file in the Development Services Department Planning Division office (P03-090).

Tentative Map to subdivide 24 parcels (9.6± acres) into five parcels is approved, subject to the following conditions:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P03-090). The design of any improvement not covered by these conditions shall be to City standards.

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically state in these conditions. Any condition requiring an improvement that has already been designed and secured under a City approved Improvement Agreement ay be considered satisfied at the discretion of the Development Engineering and Finance Division:

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
2. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P03-090).
3. Show all continuing and proposed/required easements on the Final Map.
4. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

DEF: Streets

5. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering and Finance Division. Improvements required shall be determined by the City. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in

these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and Finance Division.

6. This project shall require Historical Ornamental, Pedestrian street lighting. There is an existing lighting system in this project area. Improvements to the right-of-way may require modification to the existing systems. There are existing fire alarm facilities in the project area. The fire alarm system shall be relocated as part of the project as required.
7. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering and Finance Division.
8. The applicant shall make provisions for bus stops, shelters, etc. to the satisfaction of Regional Transit.
9. If necessary (as determined by the Development Engineering and Finance Division) the applicant shall dedicate and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Development Engineering and Finance Division.

DEF: Abandonment (Recorded on Map)

10. The applicant must satisfy the conditions of the Abandonment Clearance Letters prior to or concurrent with the recordation of the Final Map.

PUBLIC/PRIVATE UTILITIES

11. Dedicate an easement for the transformers to be installed to service both new buildings adjacent to the north side of the alley, size to be determined by both SMUD and the applicant.

CITY UTILITIES

12. Only one domestic water service per parcel is allowed. The project must comply with the requirements of City Code 13.04.070 and the Departments current Commercial Tap Policy to have more than one domestic water service. The existing Sutter General Hospital north of L Street and the proposed new Buhler

Building south of L Street will be allowed to have separate domestic water services. Any new domestic water services shall be metered. Excess services shall be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.

13. City water and sewer mains in alleys to be abandoned shall be relocated and reconstructed to the satisfaction of the Department of Utilities.
14. A public utility easement for underground utilities and a minimum vertical clearance of 17 feet between the roadway and overhead walkways shall be retained for the full width of street right of way to be abandoned for the construction of the overhead walkways over L Street and 28th Street.

The Major Project Special Permit is approved subject to the following conditions:

DEF

15. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P03-090)
16. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering and Finance Division. Improvements required shall be determined by the City. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering and Finance Division.
17. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Development Engineering and Finance Division. The center lines of such streets shall be aligned.
18. All new driveways shall be located, designed and constructed per City Standards to the satisfaction of the Development Engineering and Finance Division. Any existing site driveways to be maintained shall be redesigned and reconstructed, if necessary, per City Standards to the satisfaction of the Development Engineering and Finance Division.

19. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A D A standards.
20. The applicant shall record the Final Map and Lot Mergers associated with the subject project, which creates the lot pattern shown on the proposed site plan, prior to obtaining any Occupancy Permits.
21. The applicant shall provide a vehicle / pedestrian alert system within the Community Parking Garage, for the driveways located on 27th and 28th Streets, as shown on the site plan dated June 15, 2005. The improvements related to this condition shall be to the satisfaction of the Development Services Department.
22. Any public alleys adjacent to the project sites, to be maintained, shall be constructed / reconstructed per City Standards, including the placement of lighting, to the satisfaction of the Development Engineering & Finance Division.
23. The applicant shall enter into and record an Easement Agreement for Minimal Encroachments on City Right-of-Way with the City, in a form acceptable to the City Attorney and the Real Estate Division, in order to obtain an easement for the use of public right-of-way for all bridges, spanning structures, below-grade tunnels, and other portions of the building encroaching into the public right-of-way, as shown on the Site Plan dated March 21, 2005. Conditions of the agreement may include, but not limited to, the following:
 - a. The applicant shall provide clearance letters from each of the affected City Departments / Divisions, Utility Companies, and other interested entities / agencies as deemed necessary by the City. The applicant shall satisfy any conditions included as part of the clearance letters.
 - b. The scope of the easements shall be as negotiated between the City and the applicant in drafting the agreement. All terms and conditions of the agreement shall be to the satisfaction of the City.
24. Prior to the issuance of building permits, the applicant shall provide sufficient proof that the above described Easement Agreement for encroachment into public right-of-way has been secured and recorded.
25. The design of walls, fences, signage, and landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering and Finance Division.

26. For the Community Parking Garage, Foundation or basement dewatering discharges to the CSS and/or storm drainage system will not be allowed for the Sutter Medical Center Parking Garage unless the dewatering discharges are mitigated to the satisfaction of the Department of Utilities. The CSS and storm drainage system in the area does not have adequate capacity to allow for dewatering discharges for foundations or basements. Foundations and basements shall be designed without the need for dewatering to the satisfaction of the Department of Utilities.
27. The applicant shall provide an ADA accessible, continuous path of travel for all public sidewalks and corner curbs. A detailed survey of the existing condition of the path of travel may be required in order to identify the defects that may need to be corrected. Path of travel issues typically include, but may not be limited to: sidewalk widths, obstructions, cracks, vertical off-sets in the sidewalk surface, curb ramps and driveway and curb cuts.
28. The applicant shall provide acorn-style street lighting, consistent to those recently installed around Marshall Park, subject to City standards and to the satisfaction of the Development, Engineering and Financing Section:
 - a. Adjacent to the project site, including Sutter General Hospital,
 - b. On the opposite sides of the street from the project site, and
 - c. On the west side of 29th Street and both sides of 28th Street from N to the light rail station on R St.
 - d. Work with property and/or business owners to facilitate an assessment district to fill in lighting throughout the Sutter District between K and P Streets and 25th to 29th Streets.
 - e. If such an assessment district is formed, the applicant shall be credited/reimbursed for the cost it incurs to install street lighting under b and c above.
29. A building permit for the parking garage shall not be issued unless the residential component of the project has started construction, or unless a building permit for the residential component is issued concurrently
30. No on-street parking by construction workers shall be allowed. Prior to issuance of building permit, the applicant shall obtain off-site, off-street parking for construction workers and provide a parking management program that prohibits on street parking by construction workers, subject to the review and approval of the Planning Director. The applicant shall use all reasonable efforts to enforce the parking management program to ensure that construction workers do not

utilize on-street parking.

31. The parking garage shall be designed to provide adequate screening of parking lot lighting and vehicle lights to surrounding properties.

Planning

32. The project shall be required to comply with the conditions of approval of the Design Review/Board (DR05-150, DR05-190, DR05-226, DR05-238).
33. The project shall provide setbacks as shown on the plans submitted.
34. The applicant shall designate 1949 parking spaces for use by the SGH, WCC, Buhler Building, and SMF Building.
35. Neither the applicant nor any of its affiliates shall apply for the rezoning of any residentially zoned real property located within the Central City Community Plan area east of 16th Street, but outside the property boundaries formed by the south edge of K Street, the east edge of the Capital City Freeway (Business 80) right-of-way, the north edge of N Street, and the east edge of 27th Street, except for that property located at 2600 L Street which currently houses a residential care facility. For purposes of this condition, "residentially zoned real property" shall include, but not be limited to property having any one of the following zoning designations: R-1, R-1A, R-1B, R-2, R-2A, R-2B, R-3, R-3A, R-4, R-4A, RMX, RO.
36. Sutter shall establish a "hot line" during construction so that nearby residents and business can call with complaints or questions
37. Sutter shall work with residents in the adjoining neighborhood to restrict residential permit parking to one hour and to extend restricted parking to evenings and weekends.
38. Sutter is encouraged (a) to fully participate in an annual community stakeholder process pursuant to Health and Safety Code section 127340 et seq. regarding reaching an agreement with the community as to how best to meet its social obligations to the community, including, among other things, access to healthcare. This agreement can then be memorialized in its Community Benefit Plan, which should include mechanisms to periodically assess the Plan's effectiveness.

The Special Permit for a Helistop is approved subject to the following conditions:

39. The maximum number of take-offs and landings to be permitted for the helistop shall be limited to ten (10) per day, not to exceed 200 per year. Sutter will provide to the Planning Director, on an annual basis, due January 30 of each year, a

report outlining the number of take-offs and landings per day and per year.

40. Prior to occupancy permit the applicant/owner/operator shall comply with requirements of the City Code Title 12.92 as amended by the City Council.
41. Prior to occupancy permit the applicant/owner/operator shall comply with State regulations.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map (Sutter Commercial Components):

- a. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.
- b. Due to potential flooding in the area during heavy storms the Department of Utilities recommends the lowest finished floor elevation of the living space of the structures should be a minimum of 1.5 feet above the highest adjoining back of sidewalk elevation.
- c. Many projects in the City of Sacramento require on site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.
- d. Sutter Medical Center's projects that connect to the City's N Street and 29th Street Sewer Replacement Project have mitigated for Sutter's impact to the combined sewer due to their contribution to the sewer replacement project.

Exhibits

- Exhibit A Tentative Map
- Exhibit B Site Plan: General Hospital, Women's & Children Hospital,
Medical Office Building
- Exhibit C Landscape Plan
- Exhibit D Tree Legend
- Exhibit E Women's & Children's Hospital Elevations
- Exhibit F Women's & Children Hospital Elevations
- Exhibit G North Elevation, Women's & Children's Hospital
- Exhibit H South Elevation, Women's & Children's Hospital
- Exhibit I East Elevation, Women's & Children's Hospital
- Exhibit J East Elevation (north), Women's & Children's Hospital
- Exhibit K West Elevation (north), Women's & Children's Hospital
- Exhibit L West Elevation (south), Women's & Children's Hospital
- Exhibit M Spanning Structure Elevations
- Exhibit N 29th St Ped Bridge Elevations
- Exhibit O Bridge Detail between W&C Hospital & Buhler Bld.
- Exhibit P Sutter Medical Foundation (SMF) Building/Energy Center
- Exhibit Q SMF Elevations
- Exhibit R Buhler Renovations (Elevations)
- Exhibit S Buhler Renovations (Elevations)
- Exhibit T Buhler Renovations (Elevations)
- Exhibit U Buhler Renovations (Elevations)
- Exhibit V Community Parking Garage Site Layout
- Exhibit W Community Parking Garage Elevations
- Exhibit X Community Parking Garage Floor Plan (Typical)

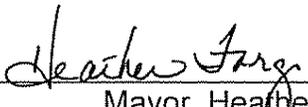
Adopted by the City of Sacramento City Council on December 12, 2006 by the following vote:

Ayes: Councilmembers, Cohn, Hammond, McCarty, Pannell, Sheedy,
Tretheway, Waters, and Mayor Fargo.

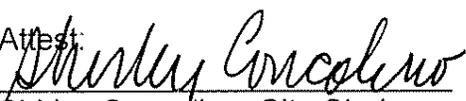
Noes: None.

Abstain: None.

Absent: Councilmember Fong



Mayor, Heather Fargo

Attest:


Shirley Concolino, City Clerk

Exhibit A
Tentative Map

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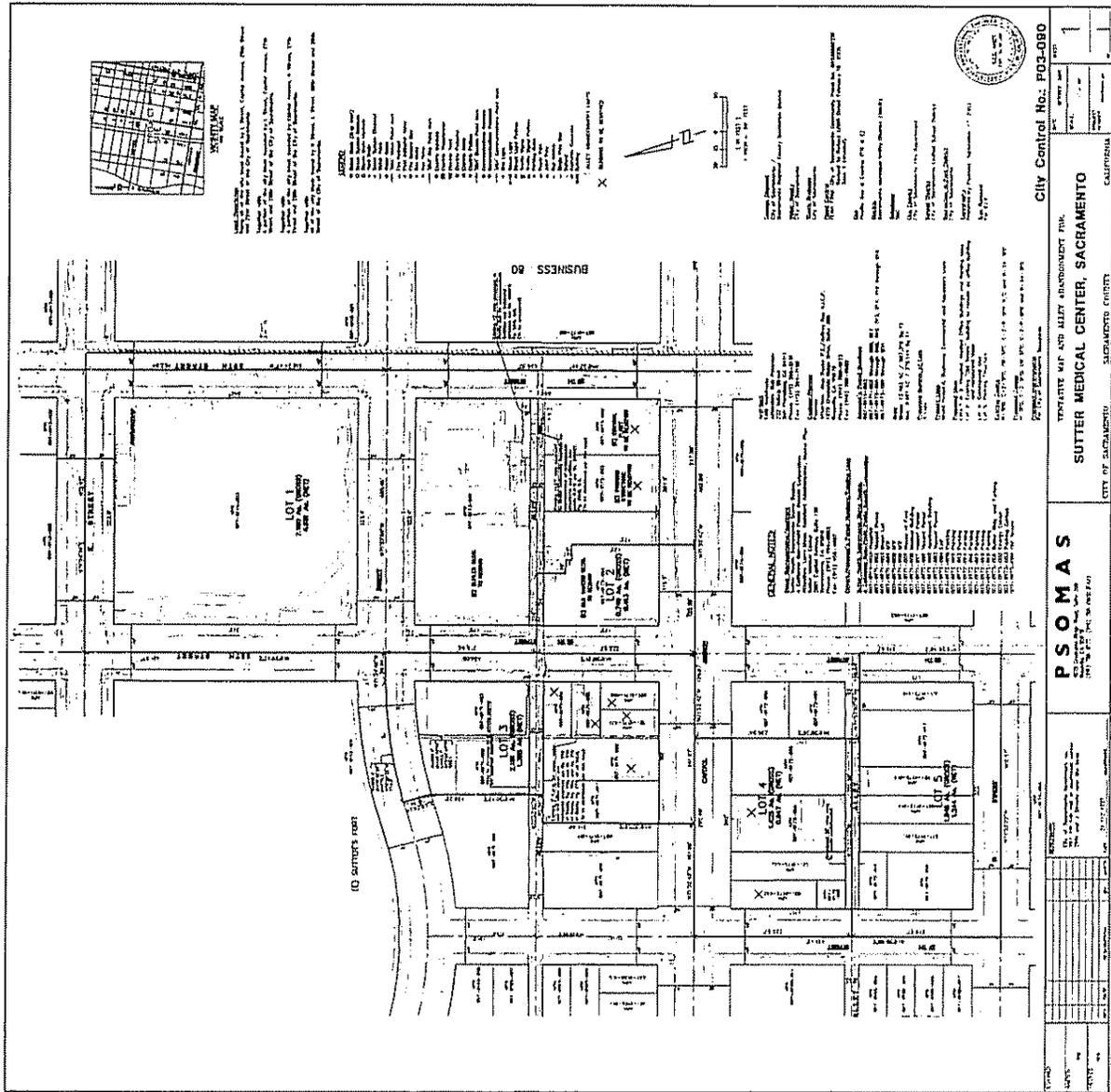
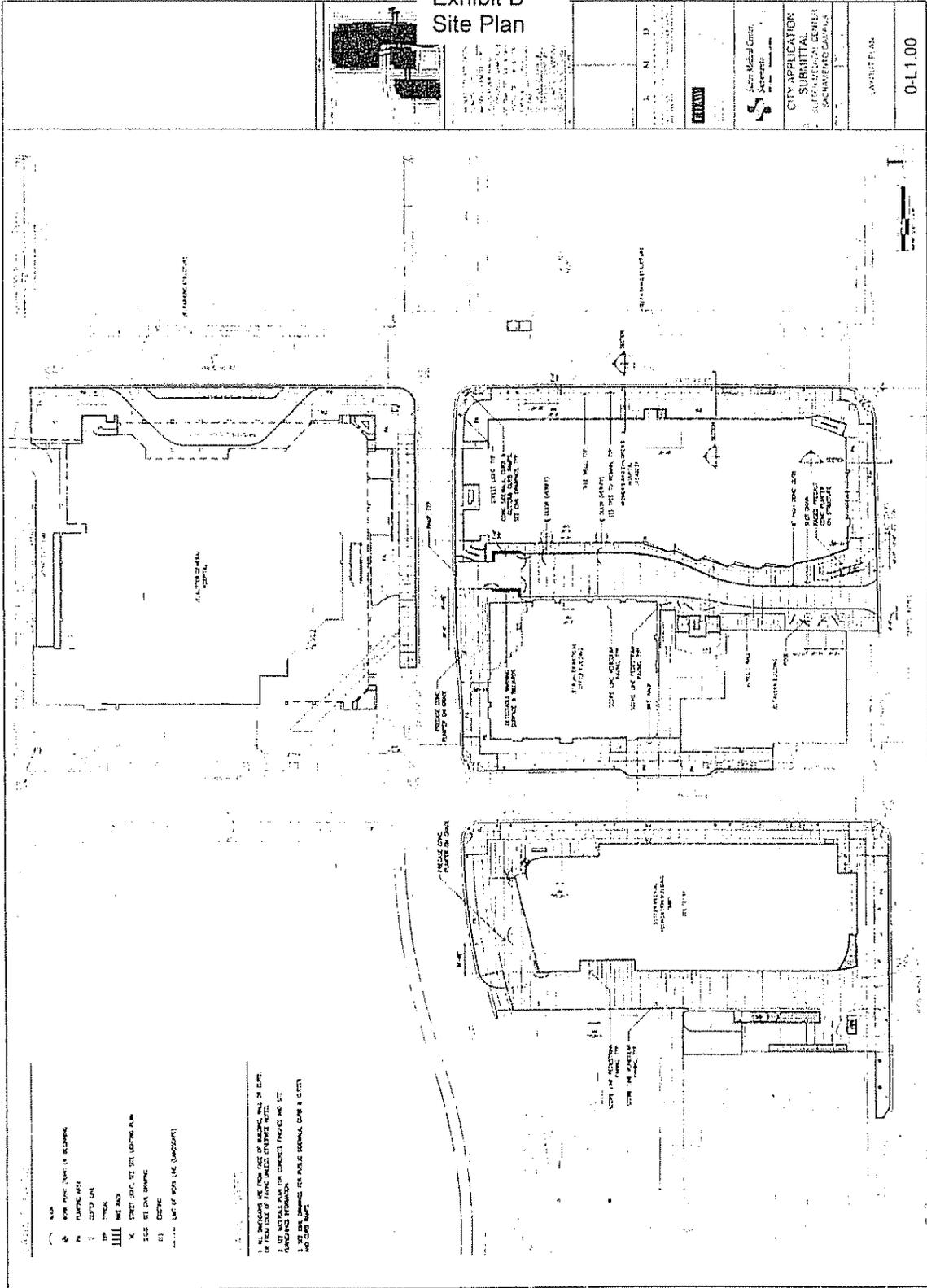


Exhibit B Site Plan



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Exhibit C
Landscape Plan

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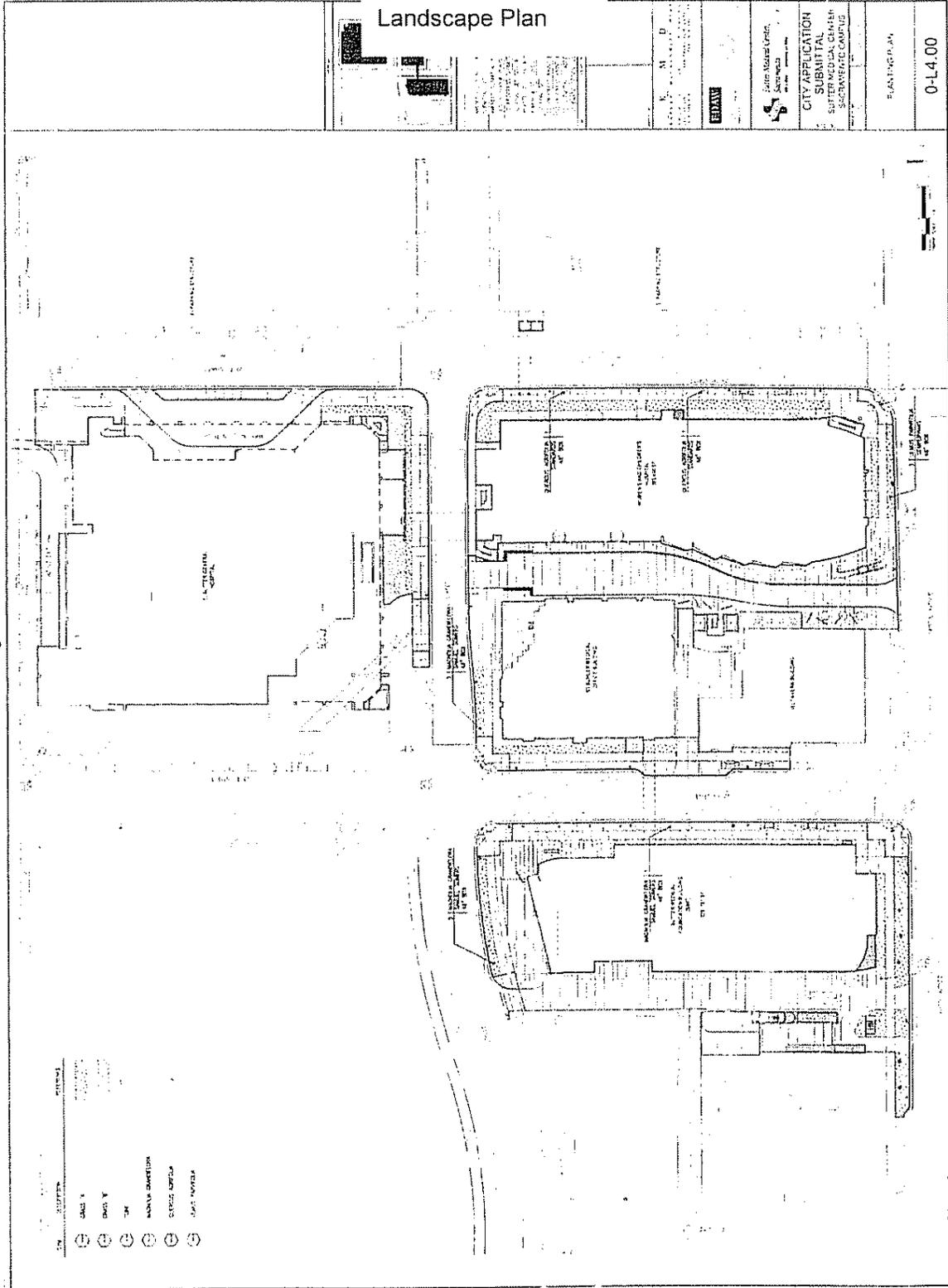


Exhibit E
W&C Hospital Elevations

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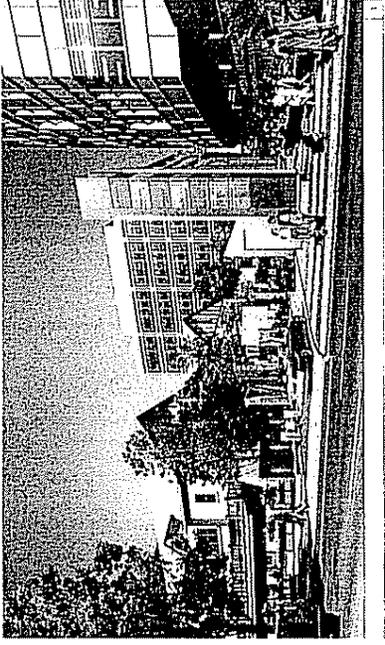
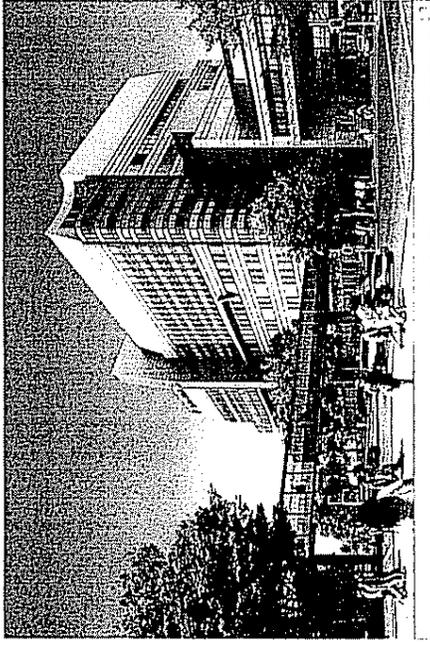
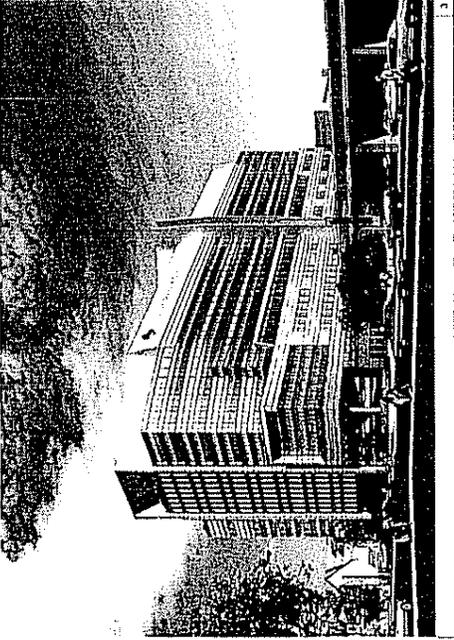
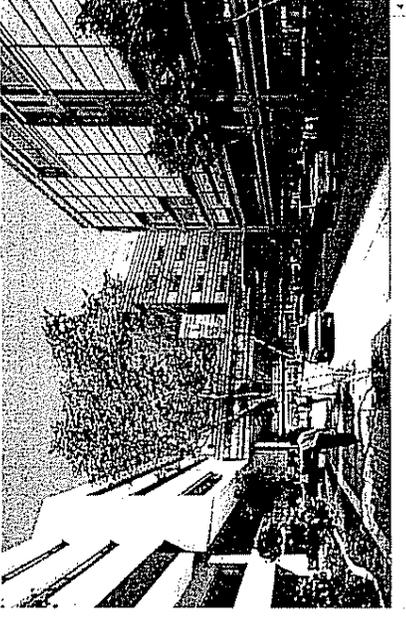
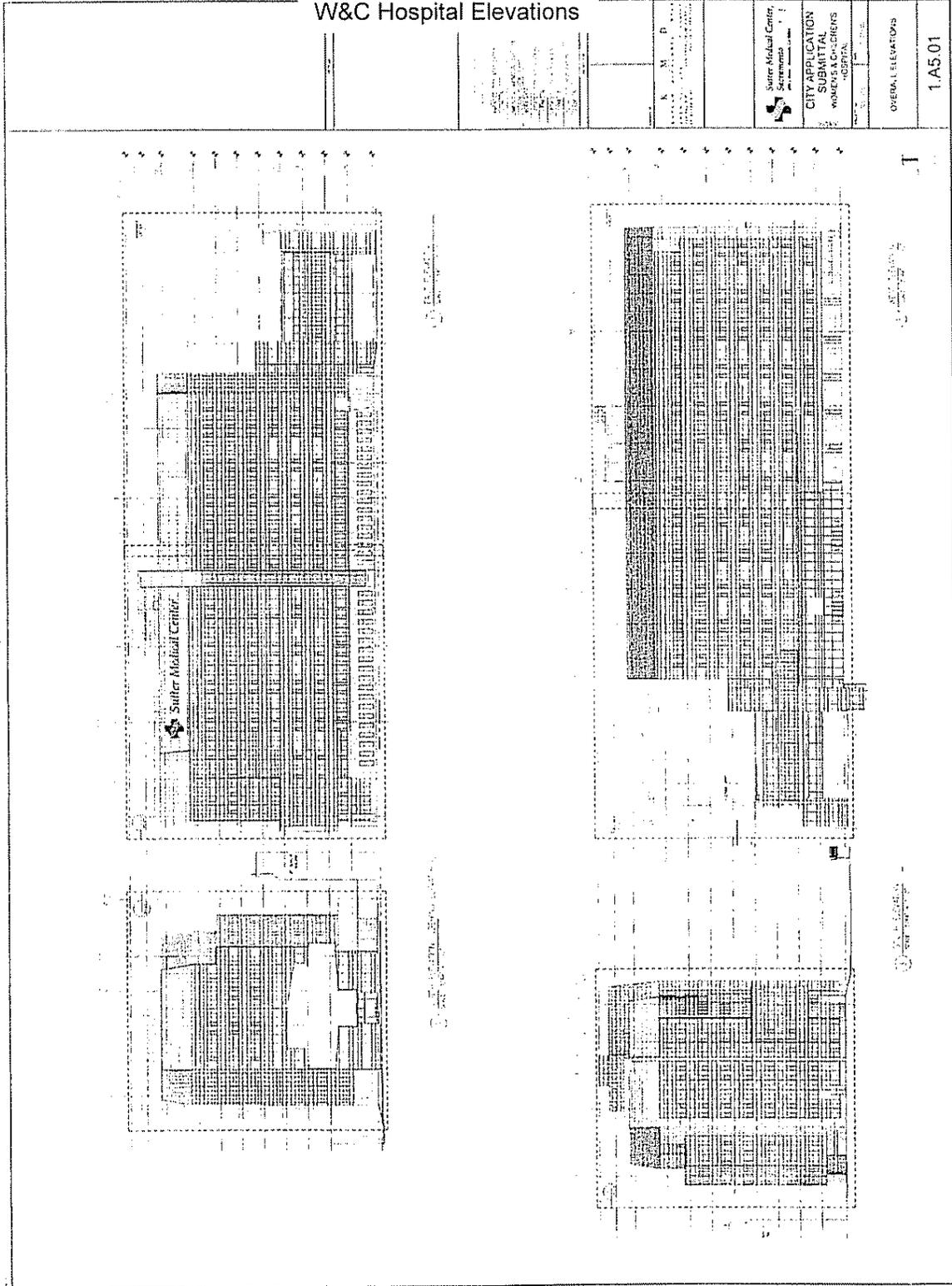
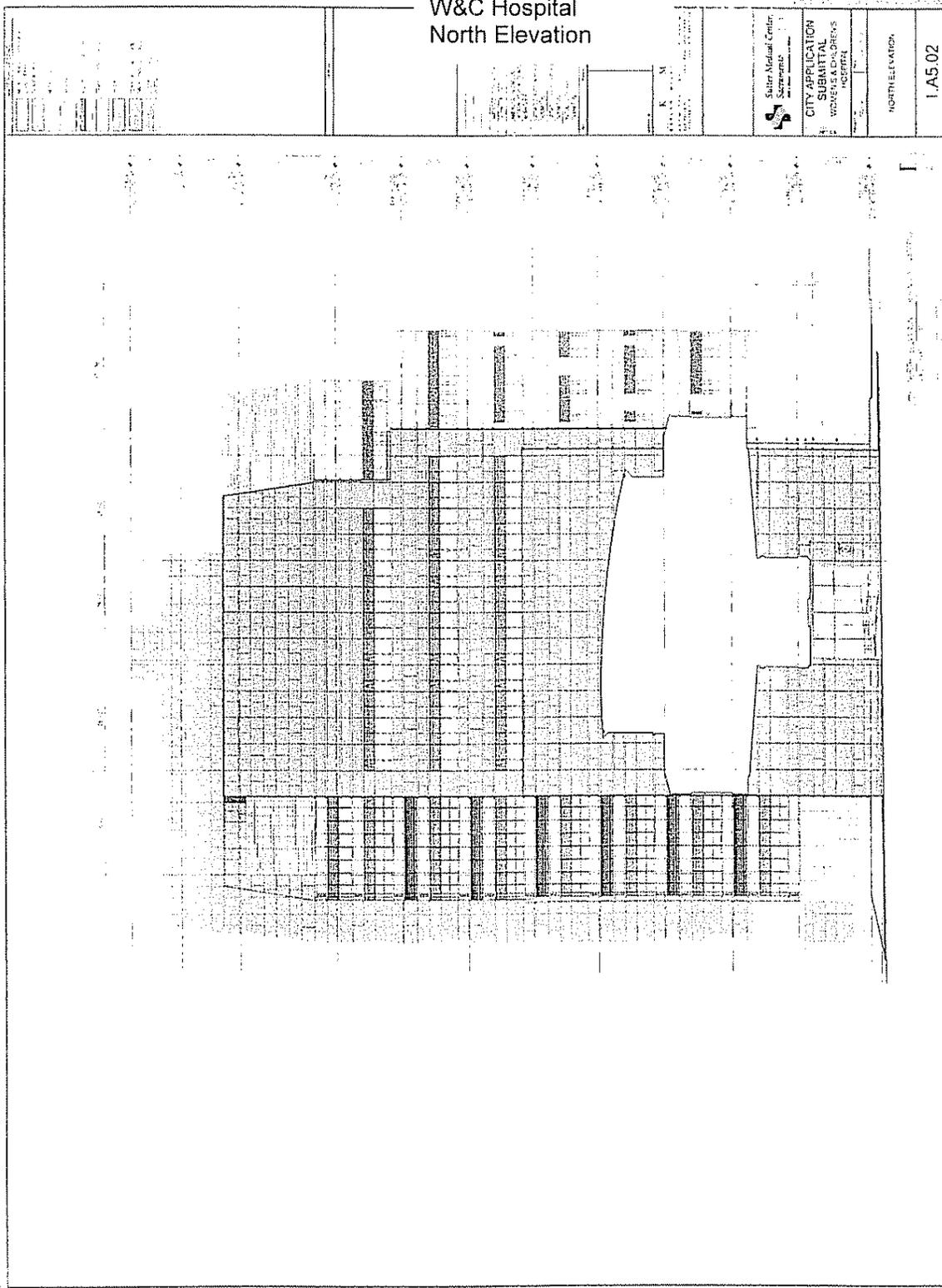
	<p>DATE: 11/15/06 DRAWN BY: J. M. ... CHECKED BY: ... PROJECT: ... SHEET: ...</p>	<p>K M D ARCHITECTS 1000 ... SACRAMENTO, CA</p>	<p>Sutter Medical Center Sacramento 1 1</p>	<p>CITY APPLICATION SUBMITTAL WOMEN'S & CHILDREN'S HOSPITAL</p>	<p>DATE: 11/15/06 SHEET: 11 OF 11 EXTERIOR RENDERINGS 1.A5.00</p>
					
					

Exhibit F
W&C Hospital Elevations



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59

Exhibit G
W&C Hospital
North Elevation



Slater Medical Center
CITY APPLICATION
SUBMITTAL
W&C HOSPITAL
NORTH ELEVATION
1.A5.02

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Exhibit H
W&C Hospital
South Elevation

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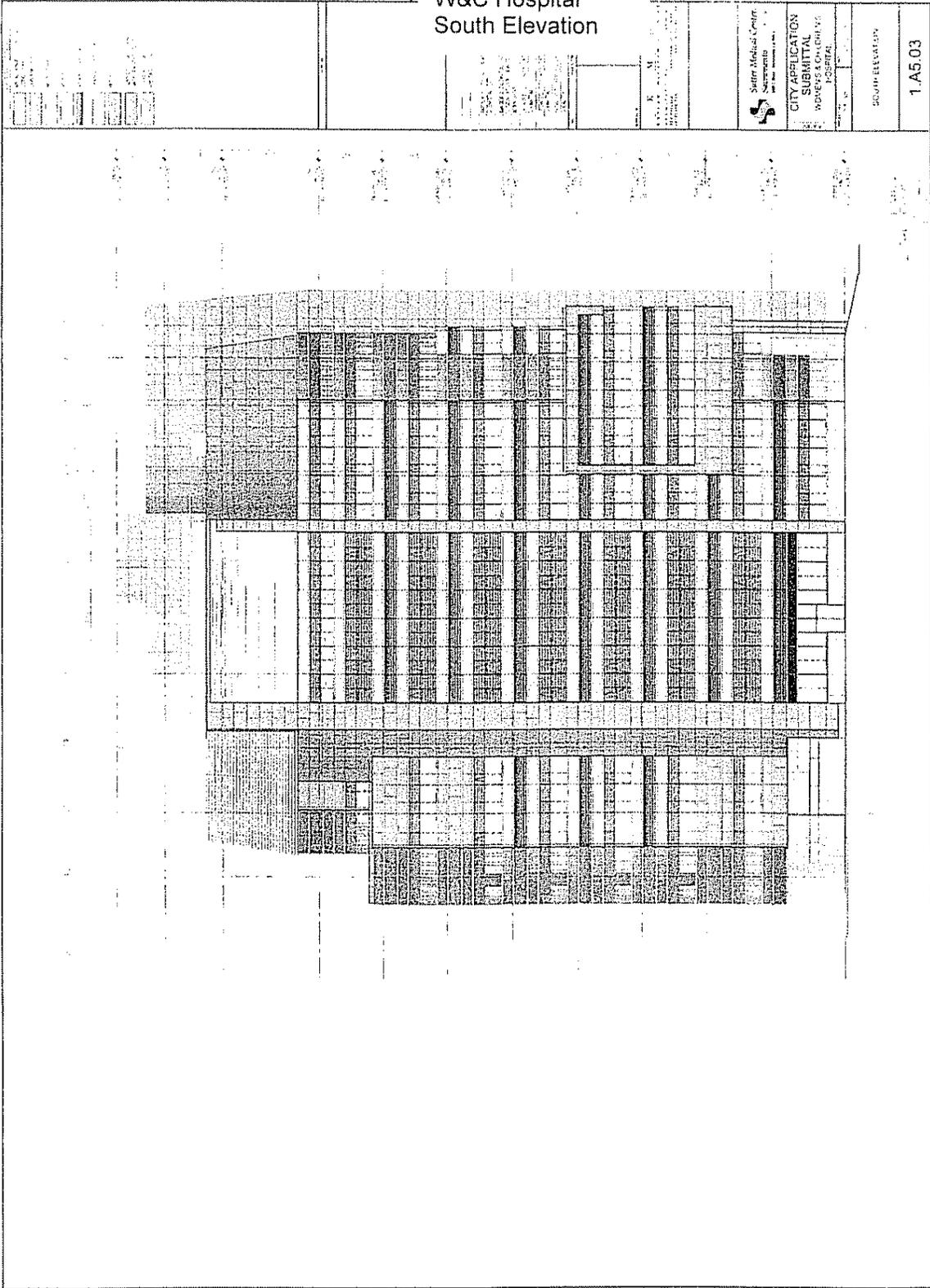
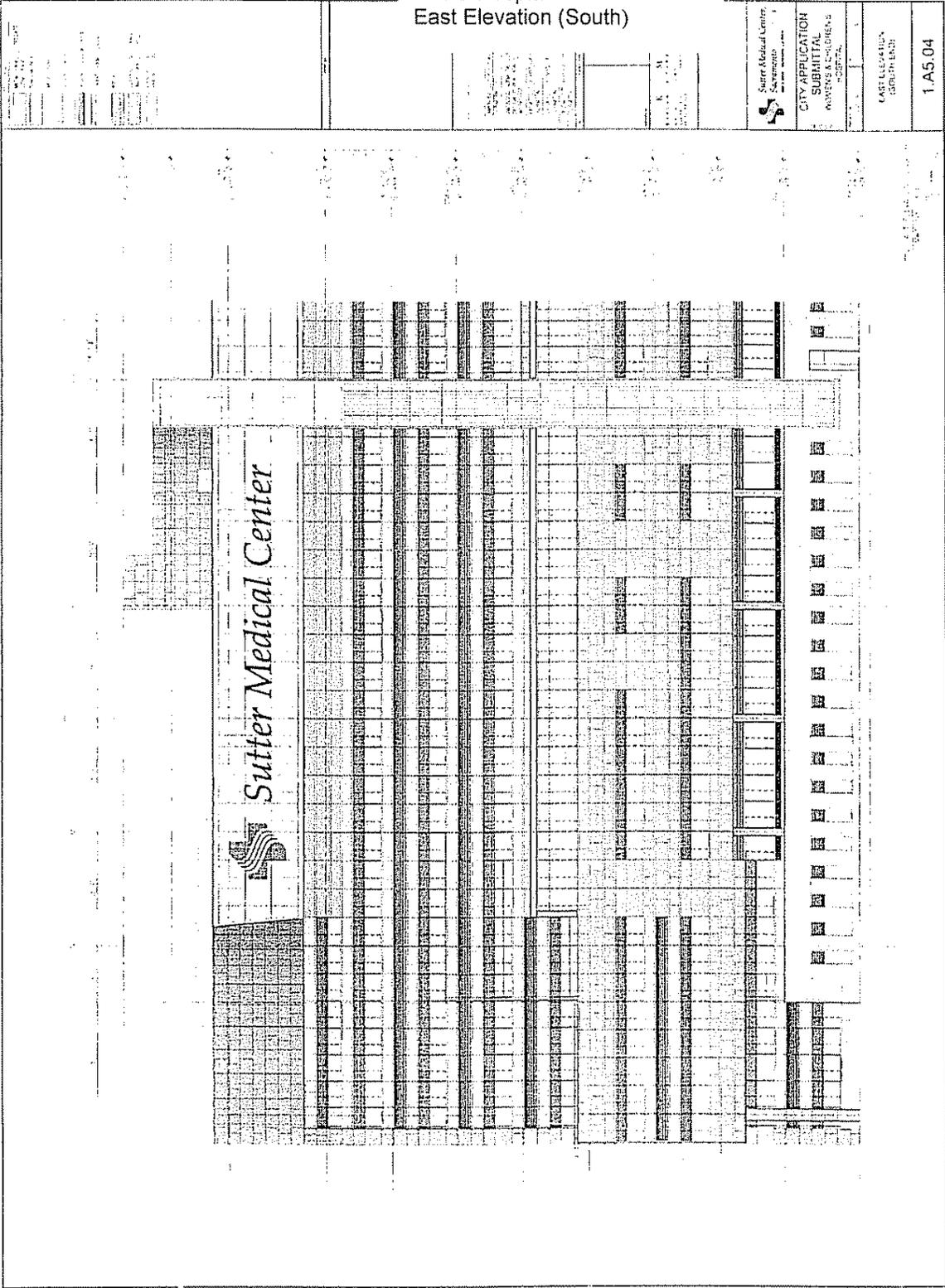


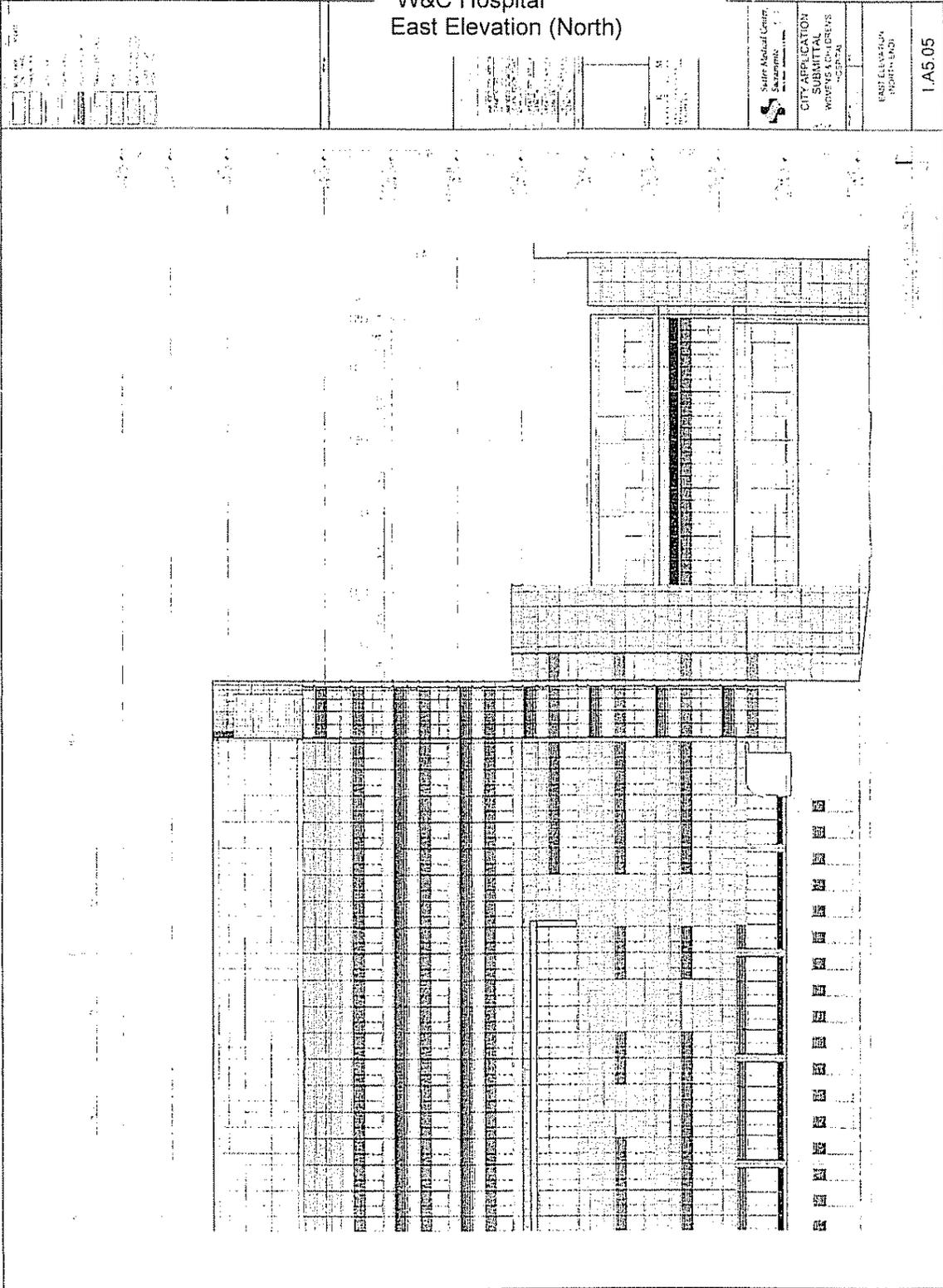
Exhibit I
W&C Hospital
East Elevation (South)



Sutter Medical Center
Sacramento
CITY APPLICATION
SUBMITTAL
ADULTS & CHILDREN
HOSPITAL
DATE PLACED IN
3/20/04
1.A5.04

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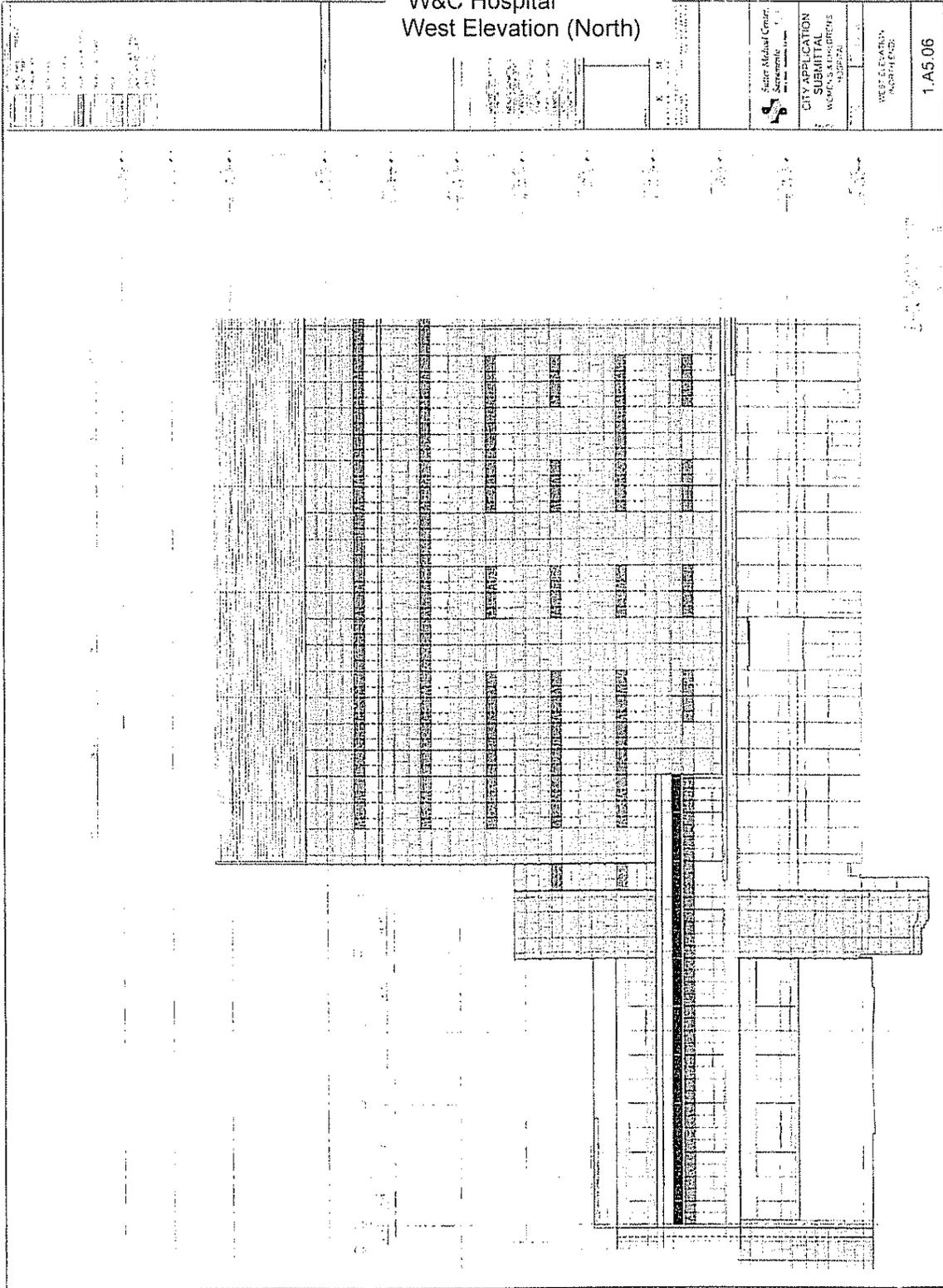
Exhibit J
W&C Hospital
East Elevation (North)



Sutter Medical Center
Sacramento
CITY APPLICATION
SUBMITTAL
WAVEYS & CHILDRENS
HOSPITAL
EAST ELEVATION
(NORTH END)
1.A5.05

6/24/06

Exhibit K
W&C Hospital
West Elevation (North)



State Medical Center
Savannah, GA

CITY APPLICATION
SUBMITTAL
WORKSHEET
HOSPITAL

WEST ELEVATION
NORTH END

1.A5.06

8
6x

Exhibit L
W&C Hospital
West Elevation (South)

8
65

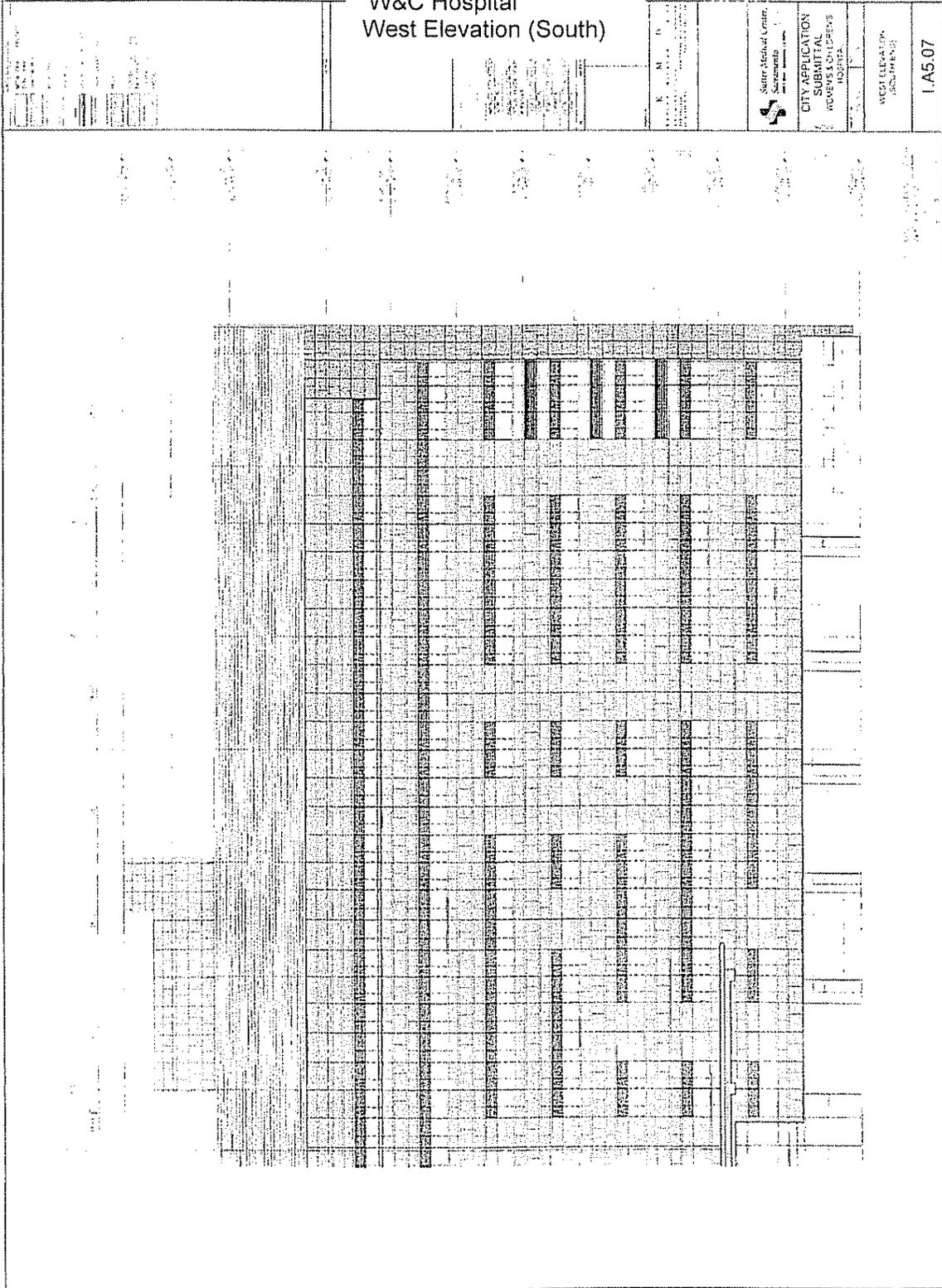
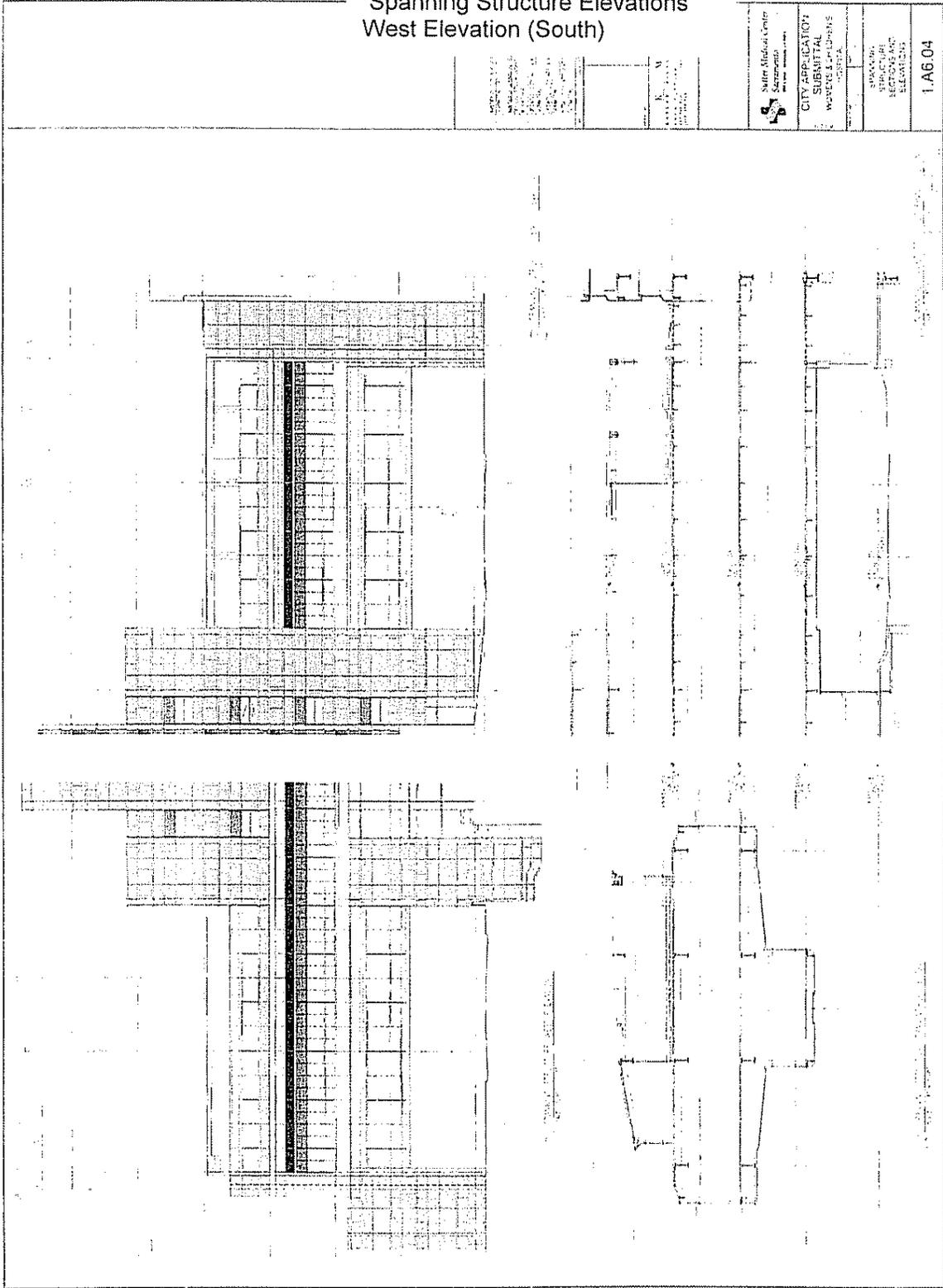


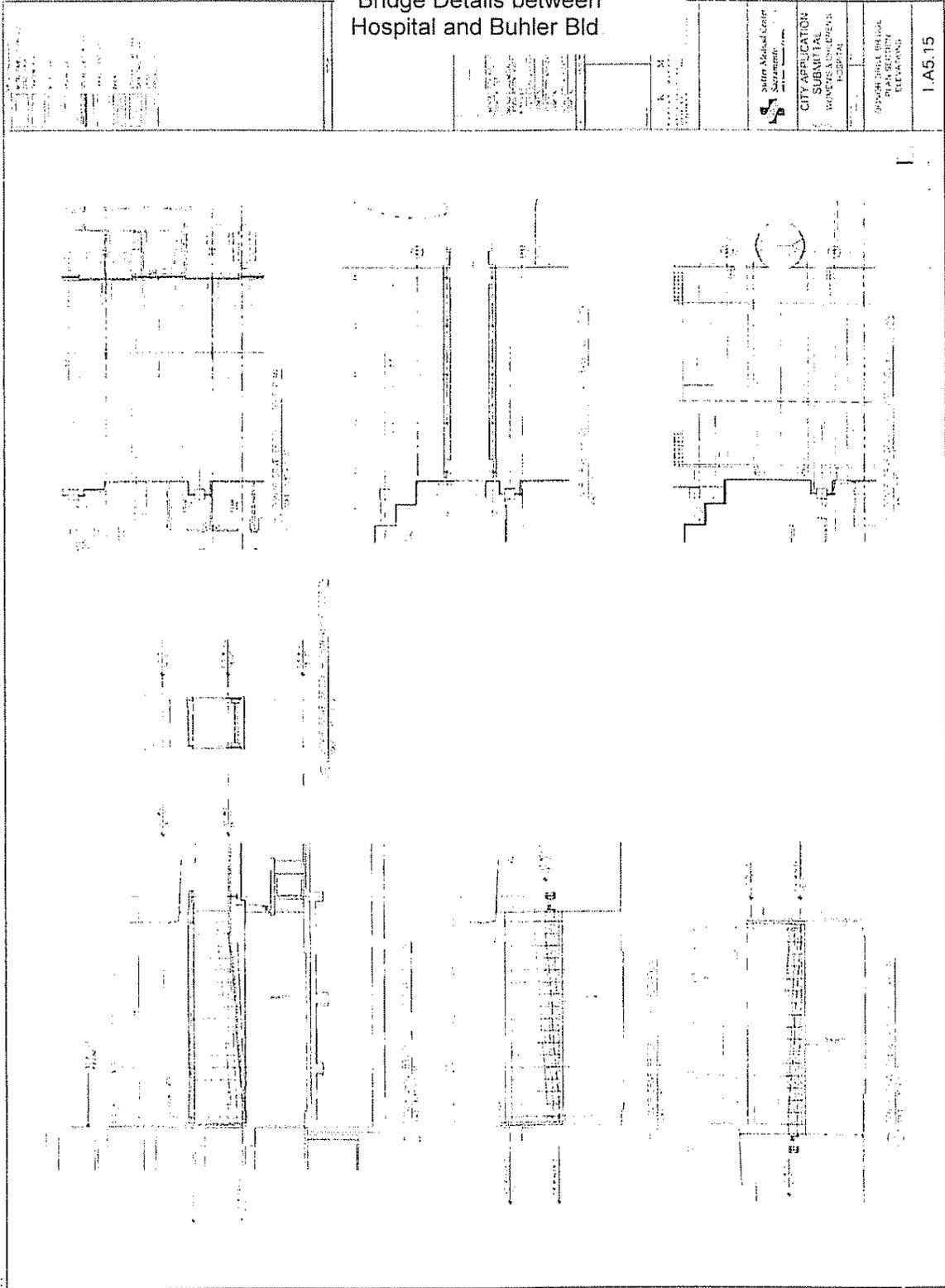
Exhibit M
Spanning Structure Elevations
West Elevation (South)



 State of Michigan Department of Transportation	CITY APPLICATION SUBMITTAL INFORMATION SHEET SECTION 101 ELEVATIONS	1. A6.04
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68

Exhibit O
 Bridge Details between
 Hospital and Buhler Bld



68

Exhibit P
 Sutter Medical Foundation
 Building/Energy Center

8
 76

	<p>K N D KENNEDY ARCHITECTS 1000 J STREET SACRAMENTO, CA 95811 TEL: 916.442.1100 FAX: 916.442.1101</p>	<p>Sutter Medical Center Sacramento 7-11</p>	<p>CITY APPLICATION SUBMITTAL SUTTER MEDICAL FOUNDATION BUILDING</p>	<p>EXTERIOR HENDERINGS 3.A.5.00</p>
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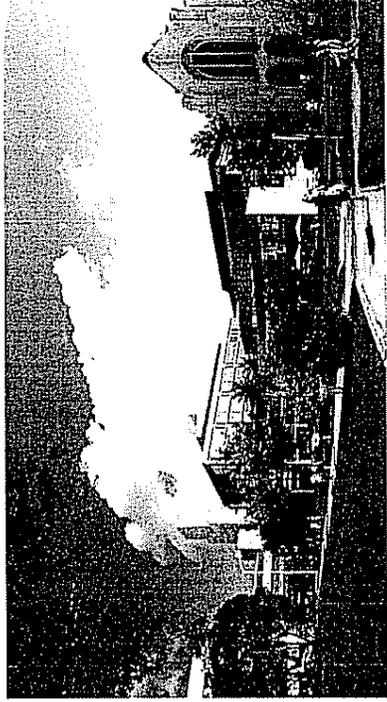
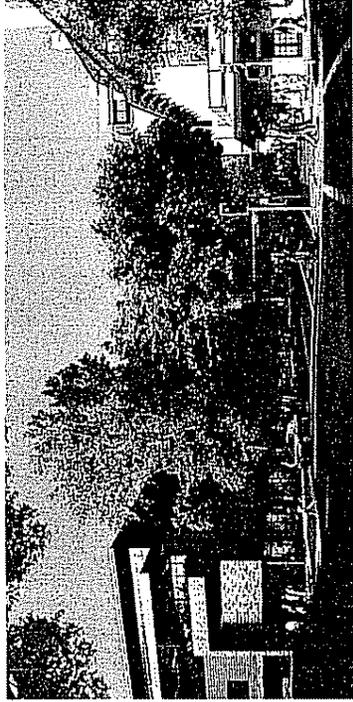
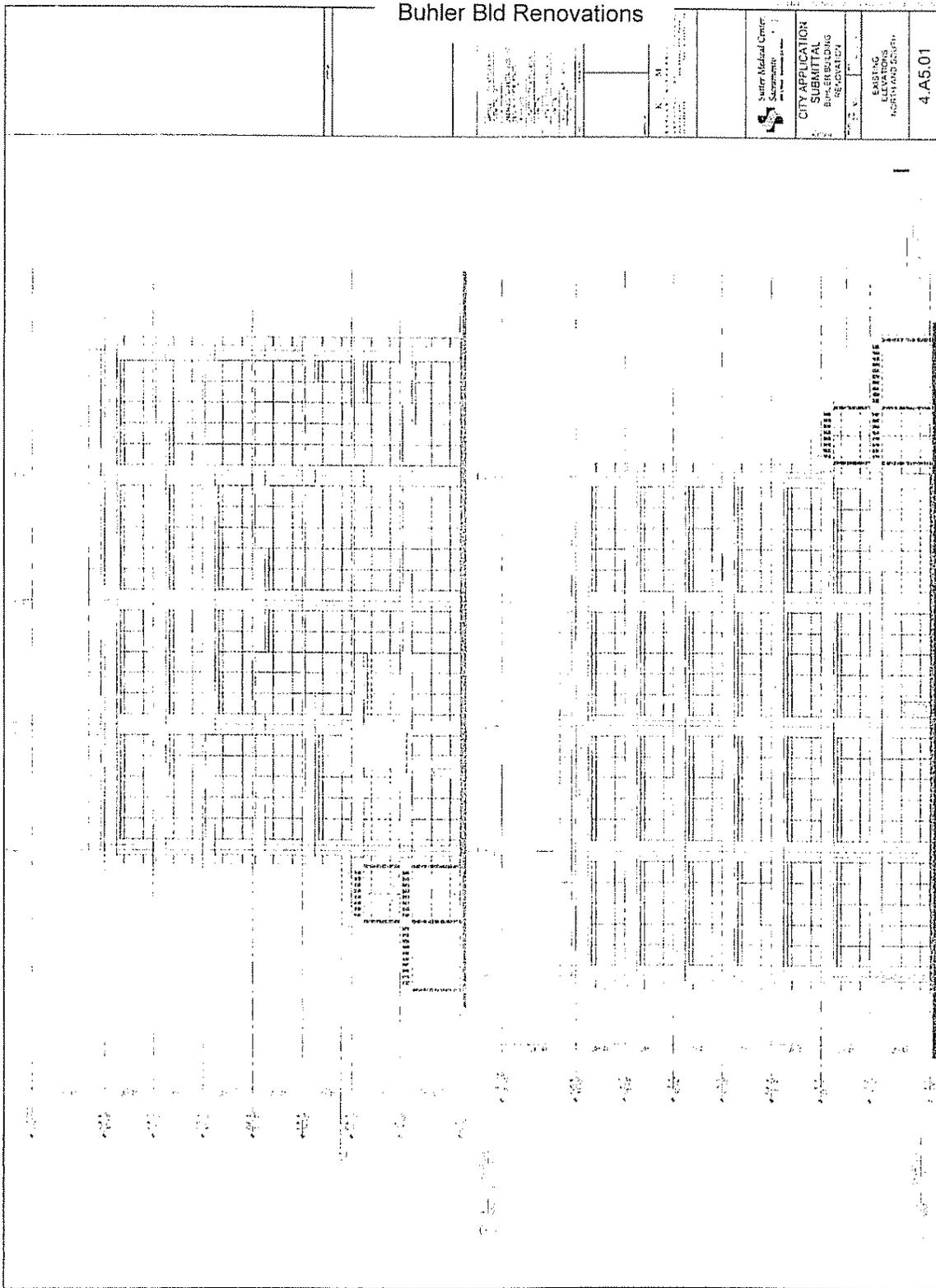


Exhibit Q
SMF Elevations

<p>PROJECT: SMF ELEVATIONS DATE: 12/12/06 DRAWN BY: J.A. SUTHERLAND CHECKED BY: J.A. SUTHERLAND SCALE: AS SHOWN</p>	<p>OWNER: [REDACTED] ADDRESS: [REDACTED] CITY: [REDACTED] STATE: [REDACTED]</p>	<p>ARCHITECT: [REDACTED] ADDRESS: [REDACTED] CITY: [REDACTED] STATE: [REDACTED]</p>	<p>ENTER MOBILE CENTER SUBMITTAL FOUNDATION/LOADING</p>	<p>EXTERIOR ELEVATIONS J.A.S.01</p>
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77

Exhibit R
Buhler Bld Renovations



Switer Medical Center
Sarasota

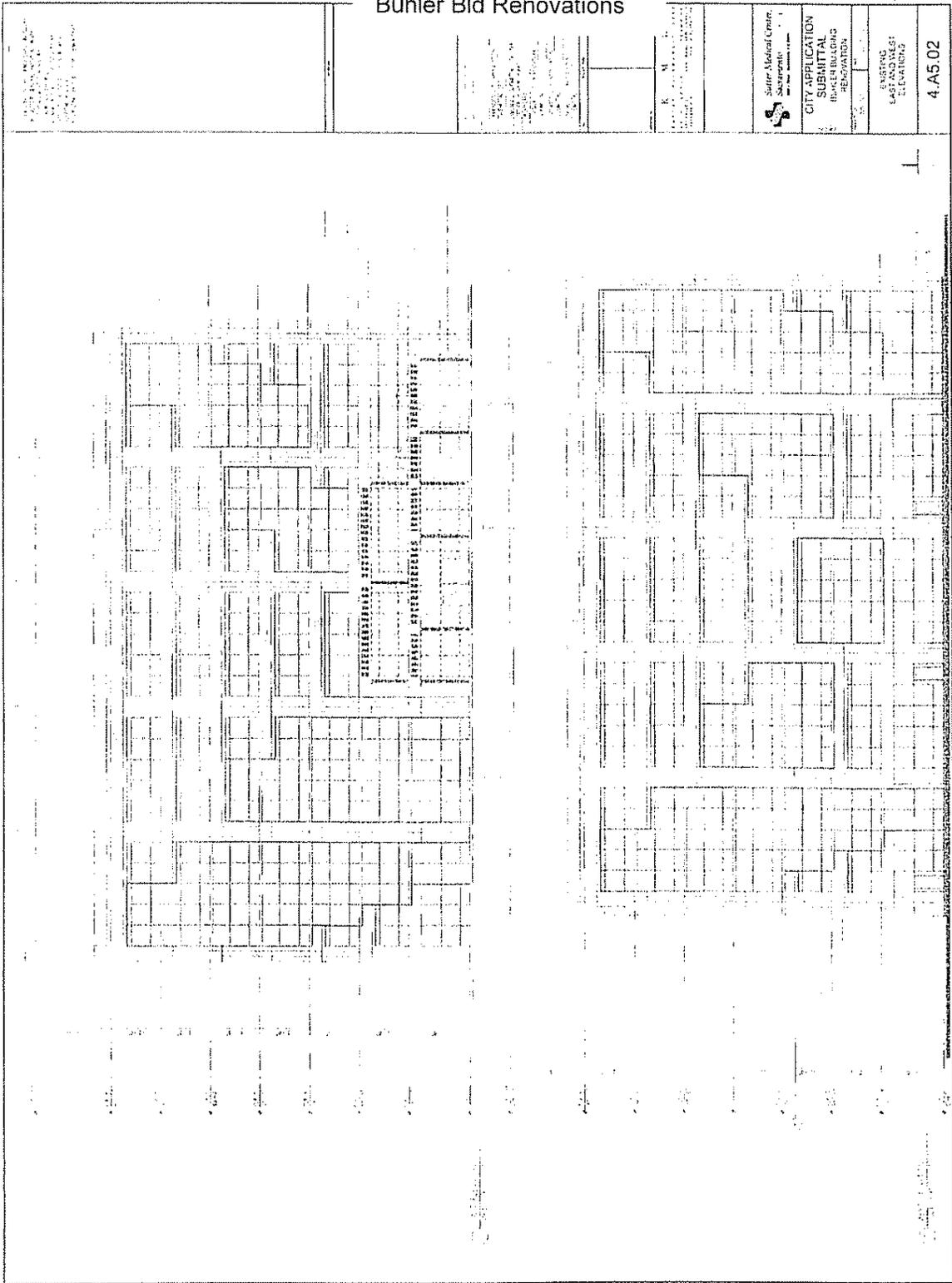
CITY APPLICATION
SUBMITTAL
EMERGENCY
RENOVATION

EASING
ELEVATORS
RENOVATION

4.A5.01

8
86

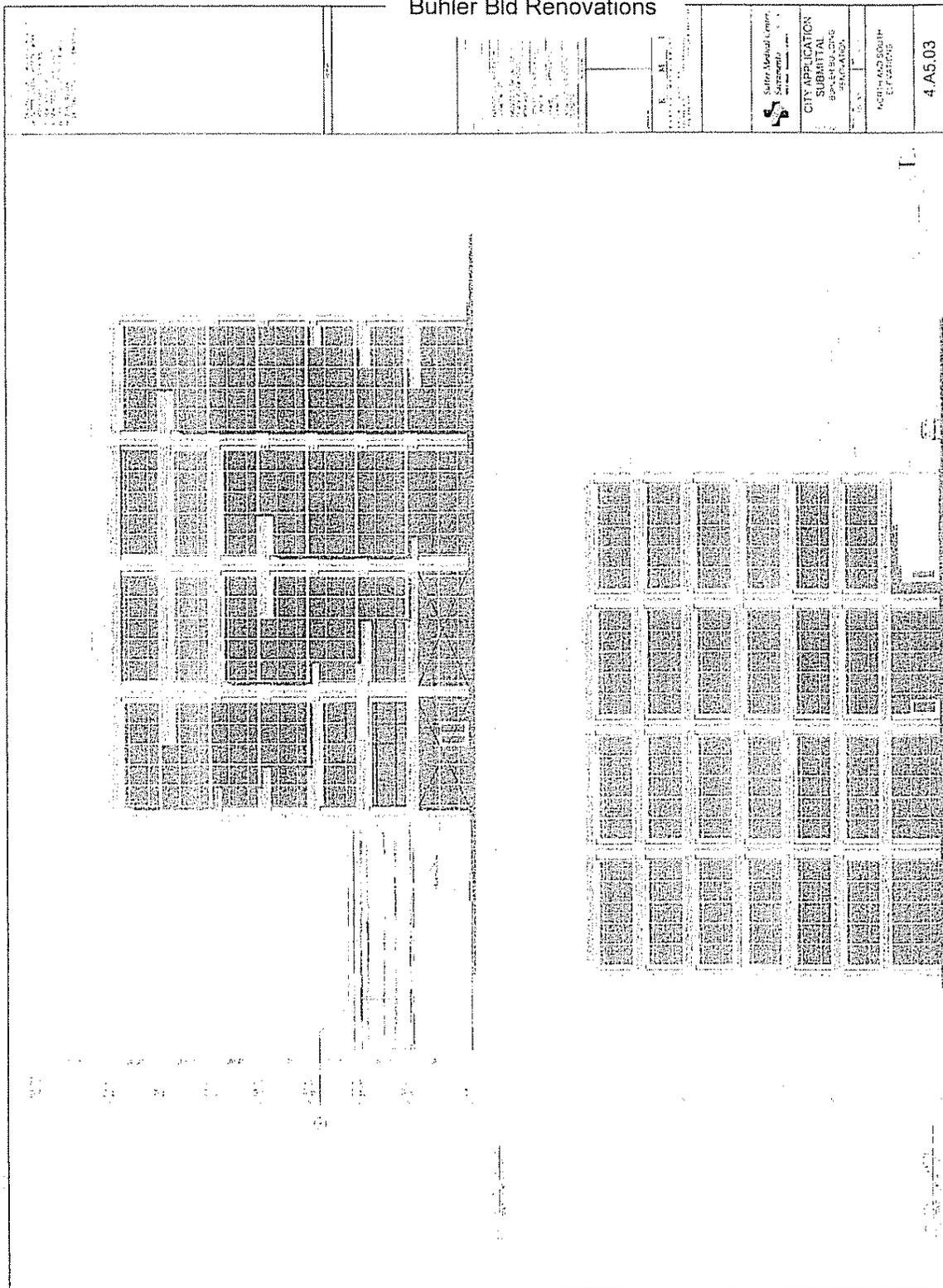
Exhibit S
Buhler Bld Renovations



Suter Medical Center
Sarasota
CITY APPLICATION
SUBMITTAL
BUHLER BUILDING
RENOVATION
ENGINEERING
LAST MODIFIED
DRAWING
4.A5.02

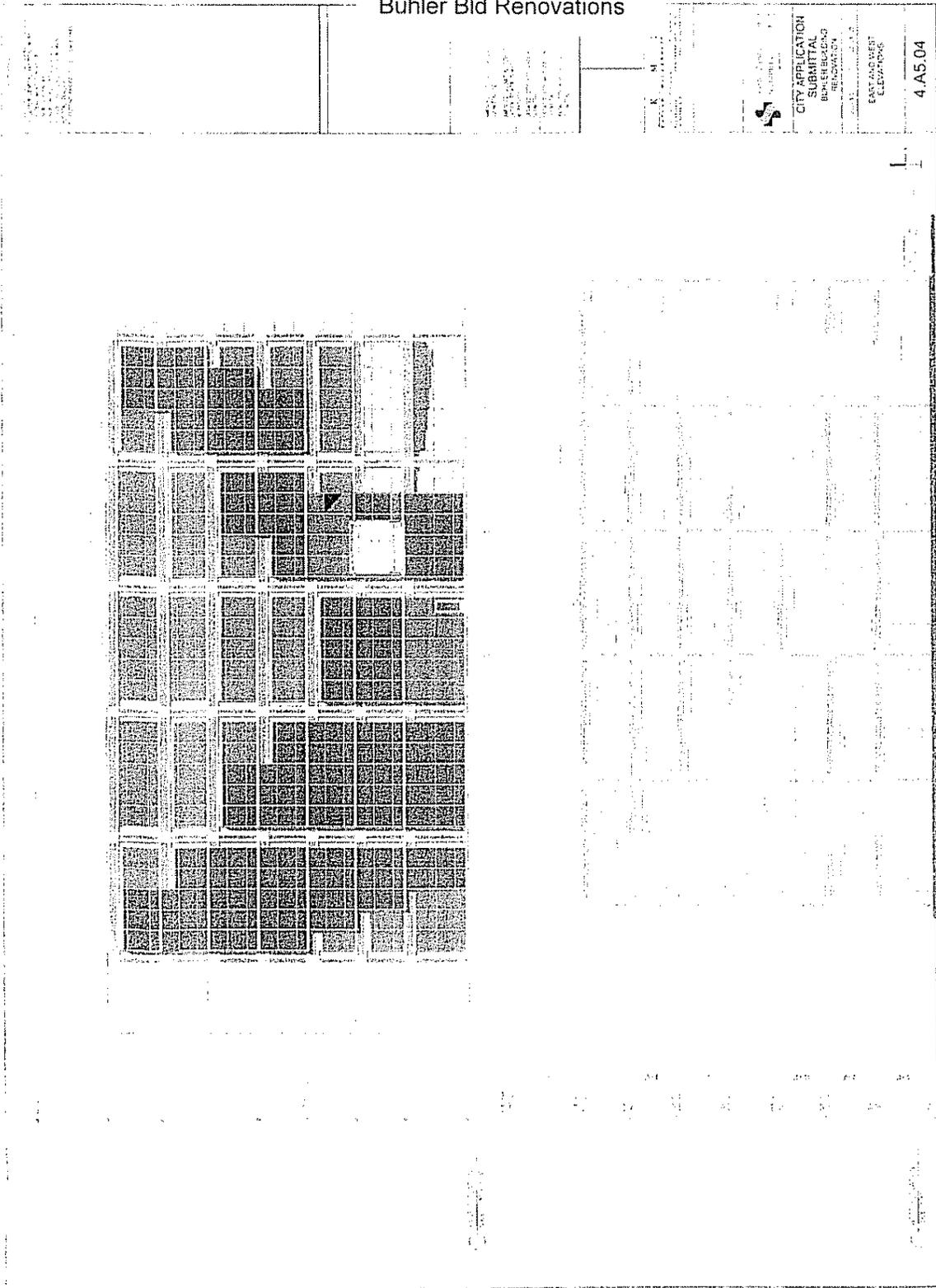
8
87

Exhibit T
Buhler Bld Renovations



8
88

Exhibit U
Buhler Bld Renovations



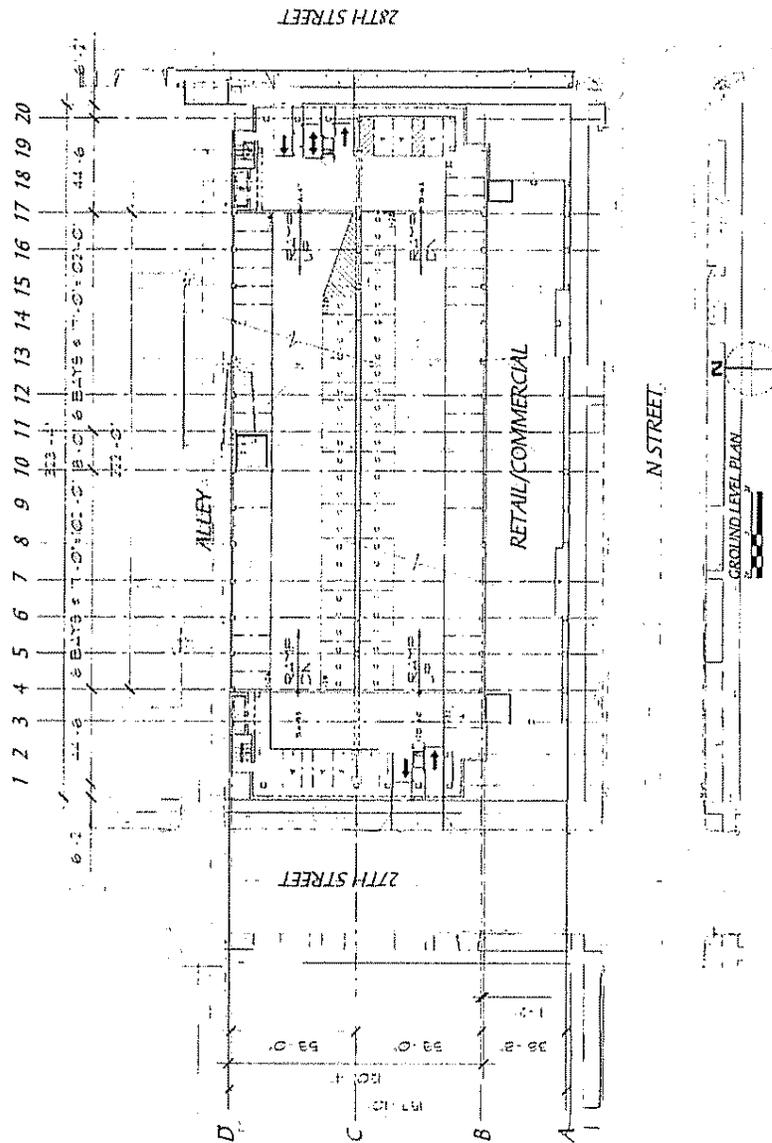
CITY APPLICATION
SUBMITTAL
BUILDING AND
RENOVATIONS
EAST AND WEST
ELEVATIONS
4.15.04

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89

P03-090
REC'D Jun. 15, 2005

Exhibit V
Community Parking Garage
Site Layout

8
91

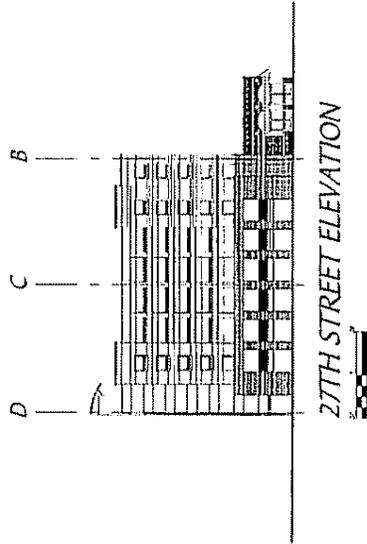


COMMUNITY PARKING GARAGE

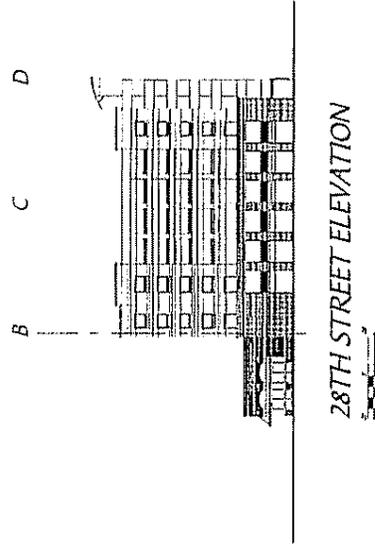


Exhibit W
Community Parking Garage
Elevations

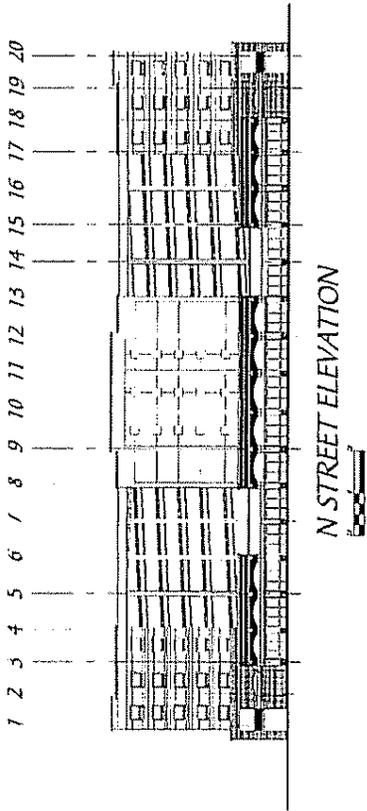
8
97



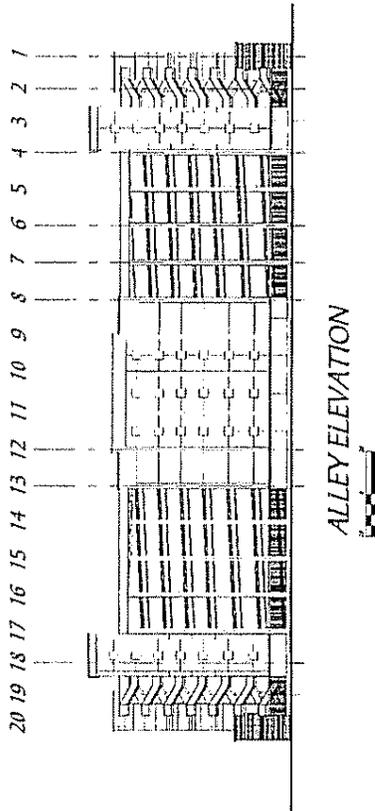
27TH STREET ELEVATION



28TH STREET ELEVATION



N STREET ELEVATION



ALLEY ELEVATION



P03-090

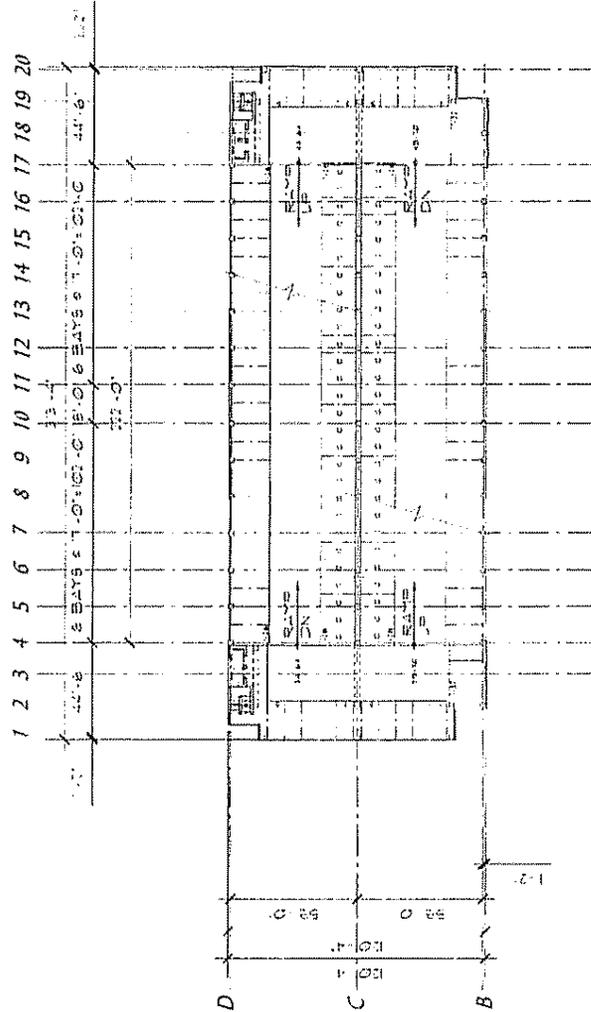
REC'D Jun. 15, 2005

COMMUNITY PARKING GARAGE



Exhibit X
Community Parking Garage
Typical Floor Plan

8
94



P03-090
REC'D Jun. 15, 2005



FOURTH LEVEL PLAN



COMMUNITY PARKING GARAGE

