



REPORT TO COUNCIL City of Sacramento

28

915 I Street, Sacramento, CA 95814-2604
www.CityofSacramento.org

STAFF REPORT
October 16, 2007

**Honorable Mayor and
Members of the City Council**

Title: Mercy Hospital and Sacred Heart Parish School (P04-215)

Location/Council District: Various properties located on the blocks bounded by H, J, 38th, and 41st Streets, Sacramento City Unified School District, APNs: Mercy - 008-0034-029, 008-034-030, 008-0034-043, 008-0034-044, 008-0034-045, 008-0034-046, 008-0034-048, 008-0034-049, 008-0041-019, 008-0050-001-0001, 008-0050-001-0015; Sacred Heart Parish School – 008-0032-003, 008-0032-004, 008-0032-006, 008-0032-007, 008-0032-009, 008-0032-010, 008-0032-042, 008-0032-043; Residential Development Site – 008-0034-042, 008-0034-045; Council District 3.

Recommendation: Review and comment on issues with regards to Mercy Hospital and Sacred Heart Parish School.

Contact: Evan Compton, Associate Planner, 808-5260; Stacia Cosgrove, Senior Planner, 808-7110.

Presenters: Evan Compton, Associate Planner

Department: Development Services

Division: Current Planning

Organization No: 4885

Description/Analysis

Issue: The proposed project is a joint effort between Mercy General Hospital and Sacred Heart Parish School. The plan proposes a new Heart Center on the Mercy Hospital campus. The proposal will relocate the Sacred Heart Parish School to the west side of 39th Street and remove the existing 13 multifamily units and 4 single-family homes. A new 20 unit apartment building will be constructed on H Street to replace the units being displaced by the relocation of the school. Several structures will be demolished and converted to surface parking lots including the chapel, East Wing, and the current Sacred Heart Parish School. The hospital expansion and the relocation of the school further encroaches into a residential neighborhood. Staff is requesting input from the

City Council on the appropriateness of the expansion proposal including but not limited to the demolition or relocation of residential units, the height of the new heart center and private school, and the design of the proposed 20 unit apartment building.

Policy Considerations: The project is currently being reviewed for its consistency with the General Plan. The purpose of the review and comment is to identify potential policy issues before forwarding the project to the Planning Commission and to City Council for a final action on the project proposal.

Committee/Commission Action: On September 13, 2007, the Planning Commission conducted a Review and Comment hearing for the Mercy Hospital and Sacred Heart Parish School project. A summary of the hearing has been attached as Attachment 4.

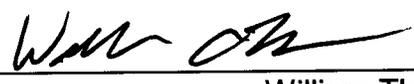
Environmental Considerations: An Environmental Impact Report (EIR) is currently being prepared for this project. The comment period for the Draft EIR was from July 12, 2007 to August 27, 2007. The Final EIR is anticipated to be released on October 15, 2007.

Rationale for Recommendation: The Review and Comment hearing is intended to provide the City Council with an opportunity to review and discuss the project and listen to concerns from the public before taking a final action on the proposed entitlements. Staff anticipates bringing the Mercy General Hospital and Sacred Heart Parish School project forward to the City Council for final action on November 27, 2007.

Financial Considerations: This project has no fiscal considerations.

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully Submitted by: 
David Kwong
Planning Manager

Approved by: 
William Thomas
Director of Development Services

Recommendation Approved:

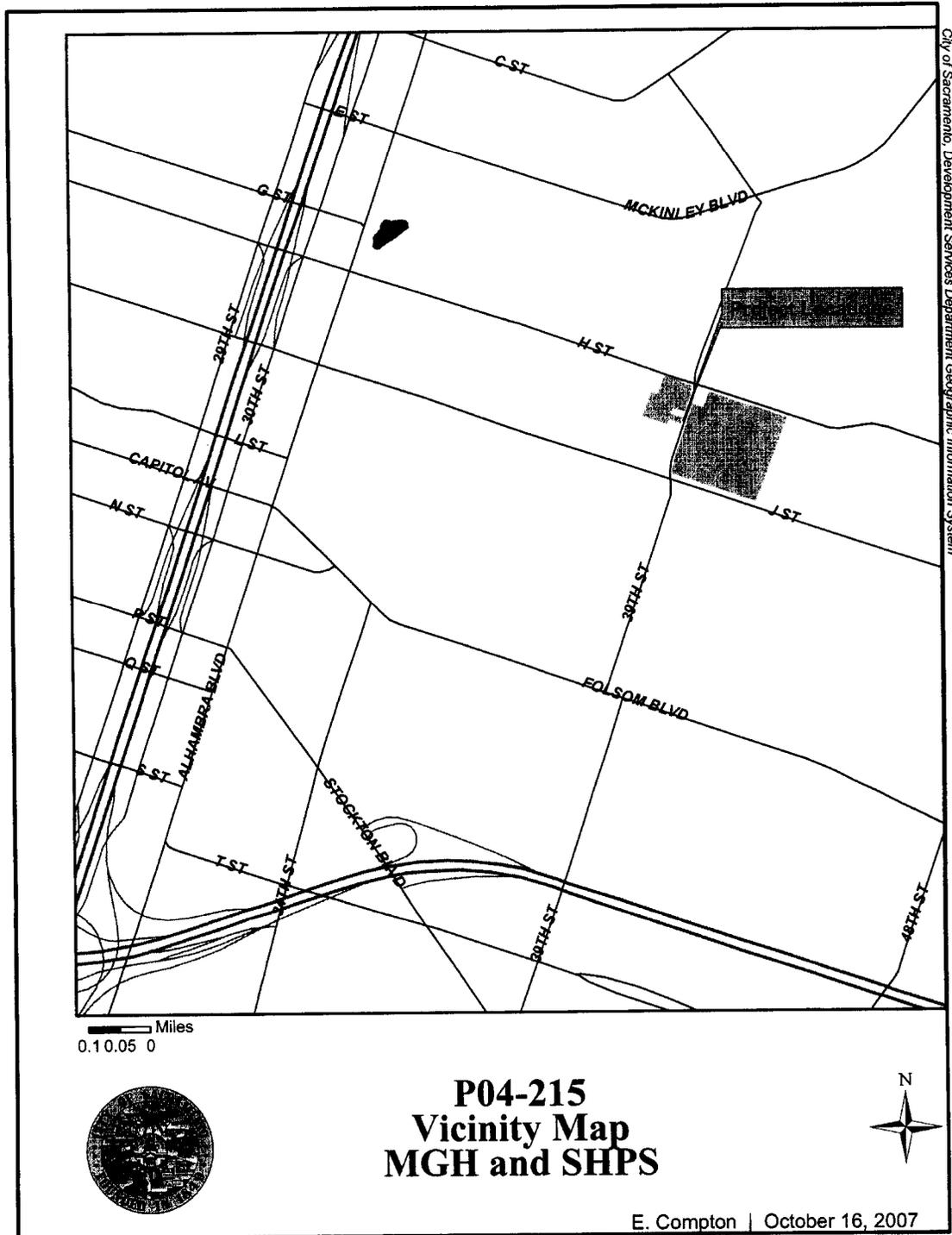

 Ray Kerridge
 City Manager

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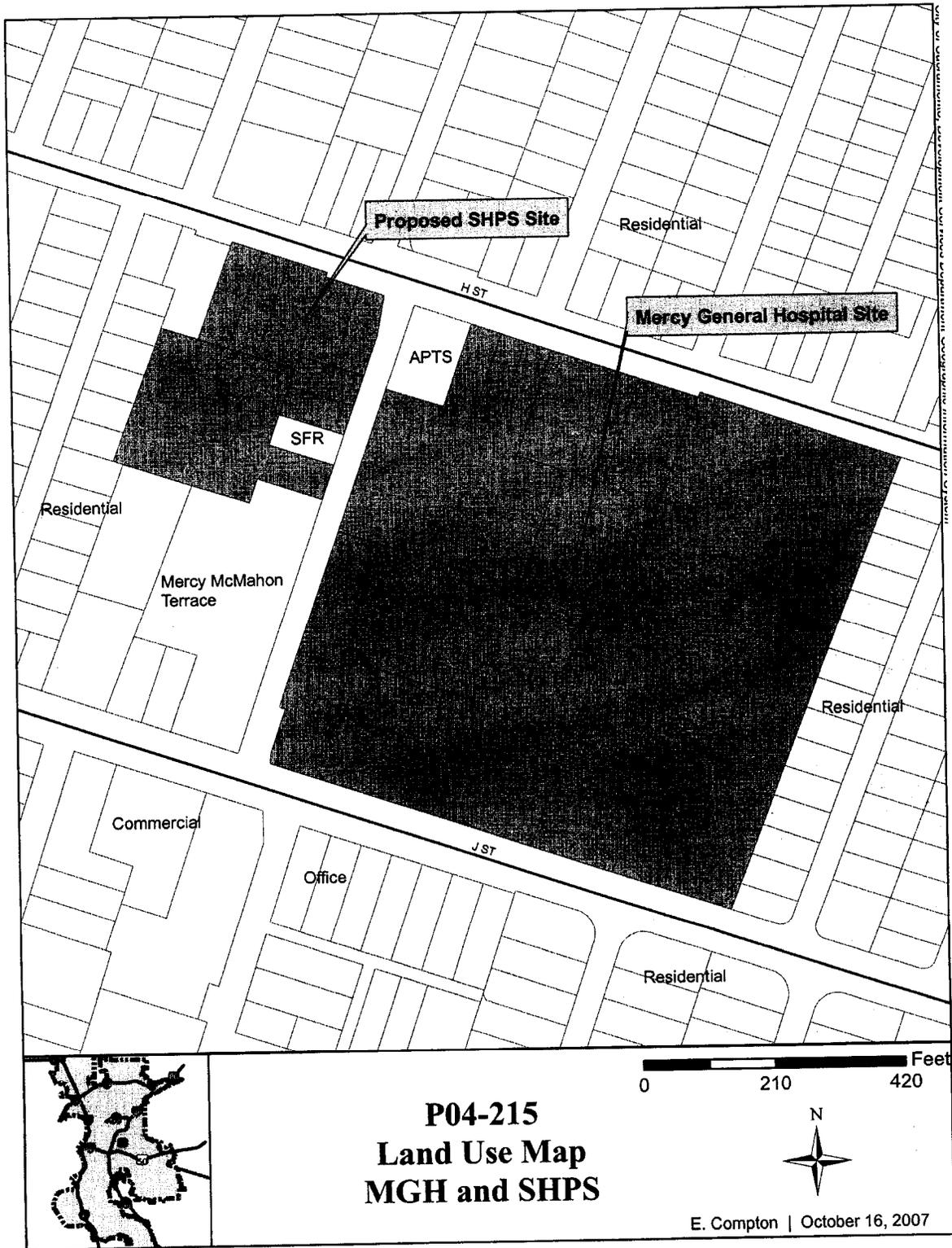
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Attachment 1: Vicinity Map



Attachment 2: Land Use Map



Attachment 3: Summary of the Planning Commission Review and Comment

Public Comments:

There were 55 speaker slips submitted at the Planning Commission hearing on September 13, 2007. There were 26 slips for opposition and 20 slips in favor of the project. The remaining 9 slips were not marked in favor or opposition.

The individuals opposed to the project identified issues including, but not limited to, the following: further encroachment into the residential neighborhood by moving the school to the west side of 39th Street, overbuilding the hospital site with additional major medical uses, increased traffic and noise, excess parking, replacement housing that is a multifamily building for rent instead of a lower density ownership product, removal of trees and the request to vary from the tree shading guidelines for the new school site, proposing a heart center that is too tall, dismissing an alternative in the DEIR that should be reconsidered to build the heart center without relocating the school, and the idea that the proposed parking lot on the existing school site is land banking for a future expansion.

The individuals in support of the project discussed items including, but not limited to, the following: moving the school away from the hospital improves traffic circulation and safety, the heart center is nationally recognized and provides excellent service to the community, the existing hospital facility is outdated and patients need more private rooms to heal, the heart center cannot be moved because the staff may not follow and the dynamic at the existing facility is part of the high level of service, the new private school and heart center will improve property values in the area, the proposed heart center is located in the center of the campus away from adjacent residential uses, and the residential development on H Street will provide a buffer between the existing hospital and the surrounding residential neighborhood.

Planning Commission Comments:

The Planning Commission expressed a preference for the traditional design (Housing Option 2) over the modern design (Housing Option 1) for the proposed 20 unit apartment building on H Street. Some members expressed they would like the applicant to consider condominiums rather than rental units and to explore a lower density on the site to better blend in with the surrounding neighborhood. Some members expressed they would like more discussion about the alternative option to construct the heart center without relocating the school to the west side of 39th Street. This alternative had been dismissed in the DEIR and not analyzed further because it was determined to be infeasible under CEQA. One member stated they do not want excess parking to be provided or to waive any shading requirements for new parking lots. Another member stated they believe the proposal will not damage the aesthetics of the neighborhood and would be good for the area. A different member stated a concern about the loss of the existing residential units and stated he would reserve his opinion about the intensity of the hospital development existing on the site until the final Planning Commission hearing on October 25, 2007.

Attachment 4 – Background Information

Background Information: The proposal to construct the Alex G. Spanos Heart Center was submitted to the City of Sacramento on October 25, 2004. The proposal has been modified during the review process to the current proposal discussed in this report. The changes to the original proposal include moving the Sacred Heart Parish School to the west side of 39th Street and adding 20 residential units along H Street. The proposed school site does not include the Luther Family property at 852 39th Street. This site is developed with a single-family home and is surrounded on three sides by the proposed school site.

Project Scope: The Mercy General Hospital Campus currently has a 358,445 square foot campus with 342 hospital beds on 11.65 acres. With the current proposal, the new Mercy Campus will have 427,491 square feet with 315 hospital beds on 13.25 acres. The project for the Mercy General Hospital site includes the construction of the Alex G. Spanos Heart Center, renovations to the South Wing, demolition of the existing Sacred Heart Parish School, demolition of portions of the East Wing, demolition of the chapel, and construction of two enclosures for an emergency generator and a liquid oxygen storage tank.

The Sacred Heart Parish School is currently located near the southeast corner of 39th and H Street. As part of the Mercy Hospital expansion project, the school would be relocated to the southwest corner of 39th and H Street. The proposal includes the construction of a new school, the demolition or relocation of 17 residential units (consisting of 13 multifamily units and 4 single-family homes), the demolition of the Mercy Care facility, and the removal of two heritage trees. The new school will have 41,600 square feet. This is slightly larger than the existing school which is 40,000 square feet. The proposed classroom building is 25,600 square feet and the multi-purpose building is 16,000 square feet which consists of a 9,600 square foot gym and 2,000 square foot cafeteria. There is also a 960 square foot relocatable classroom adjacent to the play area.

A portion of the current site of the Sacred Heart Parish School will be redeveloped with 20 residential units. The applicant has provided two elevation proposals for review. One proposal provides a very traditional design and the other proposal is more modern. Elevations of both proposals have been attached for review. The 20 residential units are proposed as rental units.

| |
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| Table 1A: Project Information for Mercy General Hospital Campus |
| General Plan designation: Public/Quasi-Public |
| Existing zoning of site: H (Hospital) and RO (Existing School Site) |
| Proposed zoning of site: H (Hospital) |
| Existing use of site: Major Medical Facility and Sacred Heart Parish School |
| Property area: 11.65 acres (Mercy’s Current Campus) and 13.25 acres (Mercy’s Proposed Campus: Includes the 2.3 acre site for the existing school and less the .7 |

| |
|---|
| acres for the new Residential development) |
| Table 1B: Project Information for New Sacred Heart Parish School Site |
| General Plan designation: Low Density Residential and Medium Density Residential |
| Existing zoning of site: R-1 (Standard Single Family) and R-3 (Multifamily Residential) |
| Proposed zoning of site: R-1A (Single Family Alternative) |
| Existing use of site: 13 multifamily units and 4 single-family homes to be demolished or relocated for new school. |
| Property area: 2.56 acres |
| Table 1C: Project Information for New Residential Development Site |
| General Plan designation: Public/Quasi-Public |
| Existing zoning of site: RO (Residential Office) and H (Hospital) |
| Proposed zoning of site: R-3 (Multifamily) |
| Existing use of site: Sacred Heart Parish School site and surface parking lot |
| Property area: .7 acres |

Demolition and Building Moves for Residential Units and Mercy Care Facility

The proposed school site at the southwest corner of 39th and H Street currently is developed with 17 residential units (13 multifamily units and 4 single-family homes) and the Mercy Care Facility. The residential units have been offered free to interested parties that would be willing to move the structures. Qualified applicants are to have a vacant lot and funds available for the building move to ensure the move can be completed without delaying the site preparation and construction of the new school. If qualified applicants are not found to move the residential units, the units will be demolished.

Residential home move requests require staff level review. The application is submitted to Design Review who coordinates the process with several other city departments. Additionally, building moves for residential structures require a Special Permit by the Zoning Administrator unless entitlements have been approved and a building permit issued for the replacement building (in this case the new school). No Special Permit has been requested with this project to move the buildings before the final decision of the project and to leave the lots vacant without a building permit issued for the new construction.

The overall project will have to be approved first before a home move request will be approved. However, the applicant may submit the move request(s) at any time and the review can be processed concurrently with the overall project. For building moves, the adjacent neighbors for both the existing and new site will be notified of the building move request. They may provide input to staff which can be considered in the staff level review process. The demolition of the existing residential structures if not moved, is being reviewed under the EIR so no additional notification will be required after the decision on the overall project. The Mercy Care Facility located at 862 39th Street is

also proposed to be demolished. This facility has been vacant for the last several years.

Setbacks, height and bulk

The new Alex G. Spanos Heart Center is proposed to be a four-story building measuring 62 feet to the roof and 77.5 feet to the top of the mechanical penthouse. The height of this structure exceeds the 45 foot height limit in the Hospital (H) zone which will require a Planning Commission Special Permit. The proposed heart center is located in the center of the Mercy campus and the plate height is three feet taller than the existing South Wing structure.

The proposed school has a one story element that will project into the required front setback on H Street. The rounded element will be used for the library. The setback requirement on H Street is 20 feet and the project provides 8 feet for the library element and 20 feet for the gymnasium element. The school buildings have a plate height of 28 feet which is less than the 35 foot maximum. There is a mechanical roof and tower element with a plate height of 42 feet. The Zoning Code allows architectural projections including mechanical appurtenances and towers as long as the height is no more than 20% of the allowed height and the area of the projection is less than 50% of the roof area. The projections are within the 20% allowed and the projection makes up approximately 19.2% of the roof area. Therefore an additional entitlement is not required.

The proposed residential units will be located on a parcel that is 203 feet wide along H Street and with a 150 foot depth. The structure has been designed to meet the setback, height, and lot coverage requirements in the proposed R-3 zone.

| Table 2A: Height and area standards for the Proposed Heart Center | | | |
|--|-----------------|---|-------------------|
| Standard | Required | Proposed | Deviation? |
| Height | 45' | 62' to the plate line and 77.5' to the top of the parapet | yes |
| Front setback: | | | |
| H Street* | 25' | 330' | no |
| J Street* | 25' | 90' | no |
| Interior side setback | 10' | 308' | no |
| Street side setback (39 th Street) | 25' | 351'*** | no |
| Table 2B: Height and area standards for the New Sacred Heart Parish School Site | | | |

| Standard | Required | Proposed | Deviation? |
|---|--|--|------------|
| Height | 35' maximum to the plate height and 20% additional height for architectural projections less than 50% of roof area | 28' to the plate line of the 2 story classroom 42' to the plate height of the tower element | no |
| Front setback (H Street***) | 20' | 8' | 12' |
| Interior Side setback | 5' | 10' | no |
| Street side setback (39 th Street) | 12.5' | 20' | no |
| Rear setback | 15' | 15' | no |

Table 2C: Height and area standards for the Residential Development Site

| Standard | Required | Proposed | Deviation? |
|--------------------------|--------------|--------------|------------|
| Height | 35' | 27' | no |
| Front setback (H Street) | 22'4" | 22'4" | no |
| Side setback (West) | 5' | 5' | no |
| Side setback (East) | 5' | 69' | no |
| Rear setback | 15' | 15' | no |
| Courtyard | 20' | 7' | 13' |
| Lot coverage | 50% max. | 32% | no |
| Density | 29 d.u./n.a. | 29 d.u./n.a. | no |

*When the site has more than one street frontage, the Zoning Code states that the front of the lot is the narrowest frontage. Since H Street is 505 feet, J Street is 754 feet, and 39th Street is 650 feet, the H Street side is considered the front of the lot. On a through lot with a depth of 125 feet or more, each street frontage shall be considered the front yard. Therefore, both H and J Streets will be considered as the front of the lot and 39th Street will be considered the street side.

**The new mechanical equipment and enclosures along 39th Street will not meet the streetside setback requirements. The Zoning Code requires a minimum of 25 feet. There is an existing mechanical enclosure that is located 25 feet from the street. However, the new additions provide only 20 feet to the property line and this will require a Planning Commission Variance.

***When the site has more than one street frontage, the Zoning Code states that the front of the lot is the narrowest frontage. Since H Street is 259 feet and 39th Street is 293 feet, the H Street side is considered the front of the lot.

Tentative Map

The tentative map will merge the current lots for the Mercy Hospital site and the former Sacred Heart Parish School site into one parcel for the Mercy General Hospital campus. The map will also create a separate parcel for the proposed 20 residential units. Eight parcels on the Southwest corner of 39th and H Street will be merged as part of the overall project.

Access, Circulation and Parking

The proposed heart center will have vehicular access on H, J, and 39th Streets. There is a drop off at the main entry on J Street with a covered canopy. The existing parking garages and the surface parking lots will be accessible from all three streets. H Street is an east-west street and has one travel lane in each direction. J Street is an east-west street and has one travel lane in each direction along with a center left-turn lane or two-way left turn lane. 39th Street is a north-south street and has one travel lane in each direction. There is a private street, often referred to as the Spine Street, running in a north-south direction which allows a connection between H and J Streets and provides an opportunity to circulate around the site. Parking would be provided both onsite and offsite for the hospital use. On the Mercy Hospital site, there will be designated parking spaces for the Sacred Heart Parish School, Mercy McMahon Terrace, and the new residential units.

The new school campus will have a drop off loop on the site. The loop will be accessed off of 39th Street and will consist of three lanes: a drop off lane, an entry thru lane, and an exit lane. The loop provides stacking room for approximately 45 cars. The applicant is proposing 47 parking spaces for the school use. There will be eight (8) visitor spaces for the school near the entrance of the drop off. There are also four (4) spaces located off of a gated entrance on H Street. There will also be 35 spaces for the faculty and staff parking on the hospital's surface parking lot where the existing school is located. The hard court area, which is located in the middle of the entrance loop, can be used for overflow when school is not in use and can accommodate approximately 60 vehicles. The school will also continue to work with Mercy hospital to provide additional parking on the hospital campus for special school events and assemblies.

The proposed housing has a pedestrian entrance from H Street and the vehicular entrance is located internally on the hospital campus which could be accessed from

either H, J, or 39th Streets. The residential housing comprises of eight (8) units with 2 bedrooms and 2 baths. The other twelve (12) units will have 1 bedroom and 1 bathroom configurations. The Zoning Code requires that each unit have 1.5 parking spaces and one guest space for every 15 units. Therefore, this complex will require 31 parking spaces. There are 27 parking spaces provided on the site and an additional four (4) designated parking spaces will be provided on the Mercy General Hospital site. A Special Permit is required to allow the parking spaces to be located offsite. The parking area will have a rolling gate. A Special Permit is required to establish gates at a private vehicular entrance. Staff does not object to the use of a gate in this instance since the gate may be necessary to keep the hospital visitors from parking in the residential parking lot. Additionally, pedestrian access is provided from H Street without gates.

| Use | Existing Parking | Required Parking | Proposed Parking | Deviation |
|----------------------------|---------------------------------|----------------------------|---|------------------|
| Apartments (20 units) | N/A | 31 spaces | 31 spaces | no |
| Mercy General Hospital | 1,347 spaces onsite and offsite | 1,069 spaces | TBD but approximately 1508 to 1533 spaces | no |
| Sacred Heart Parish School | 8 spaces | TBD by Planning Commission | 47 spaces | no |
| Mercy McMahon Site | 27 spaces | 27 spaces | 31 spaces | no |

As indicated in Table 3, the apartments will require 1.5 parking spaces per unit and 1 guest space for a total of 31 parking spaces. The hospital requires 1 parking space for each hospital bed and 1 parking space for every 200 square feet of medical office. With 315 hospital beds and 150,640 square feet of medical office, the hospital use requires 1,069 parking spaces. Mercy Hospital is also proposing offsite parking. These offsite spaces will be used by employees and a shuttle will run between the offsite lots and the hospital. The Sacred Heart Parish School parking requirement is determined by the Planning Commission. Typically the city has applied the requirements of the Sacramento County Zoning Code as a base to determine if adequate parking is being provided. Sacramento County requires one parking space per employee for an elementary school. Sacred Heart Parish School is proposing to provide a total of 47 parking spaces which includes 12 parking spaces onsite and 35 parking spaces on the

Mercy Hospital Campus.

Building design for the Heart Center, Proposed Private School, and Apartments

The proposed project is not within a specific Design Review District, however the City Code allows staff architectural purview to ensure that the materials used on buildings are compatible with other buildings in the area and have pleasing aesthetic qualities. Design Review staff was consulted regarding the design of the heart center, school, and housing components. Overall, staff was supportive of the design and had only minor recommendations on the heart center and the school which the applicant has incorporated into the design. The applicant for the housing component has postponed choosing a particular design scheme and incorporating or discussing design changes until they have received input from the neighborhood, Planning Commission, and City Council.

Helistops

There is no current proposal for a helistop (a designated area where helicopters can land to drop-off critically ill patients) on the Mercy General Hospital campus. Any future requests for a helistop would require the approval of a Planning Commission Special Permit.

Urban Forest Services (UFS) Tree Removal Hearing

On July 13, 2007 the UFS division held a Director level hearing to discuss the removal of one Bunya Bunya and one Oak tree from the proposed school site. The final decision by the Parks Director was to allow the removal of the trees. The decision was appealed by a third party. The appeal was heard by the Parks Commission on September 6, 2007 and the decision of the Parks Commission was to deny the request to remove the Bunya Bunya tree. This decision will be final unless the Mayor or a Councilmember calls up the item. The written decision was filed on September 19, 2007 therefore the deadline to call up the item is October 1, 2007. (September 29, 2007 is on a Saturday so the deadline is extended to the next business day.) At the time of writing this report, it was unknown if the item would be called up.

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Exhibits 1A – 7C Plans

Exhibit 1A: Overall Site Plan

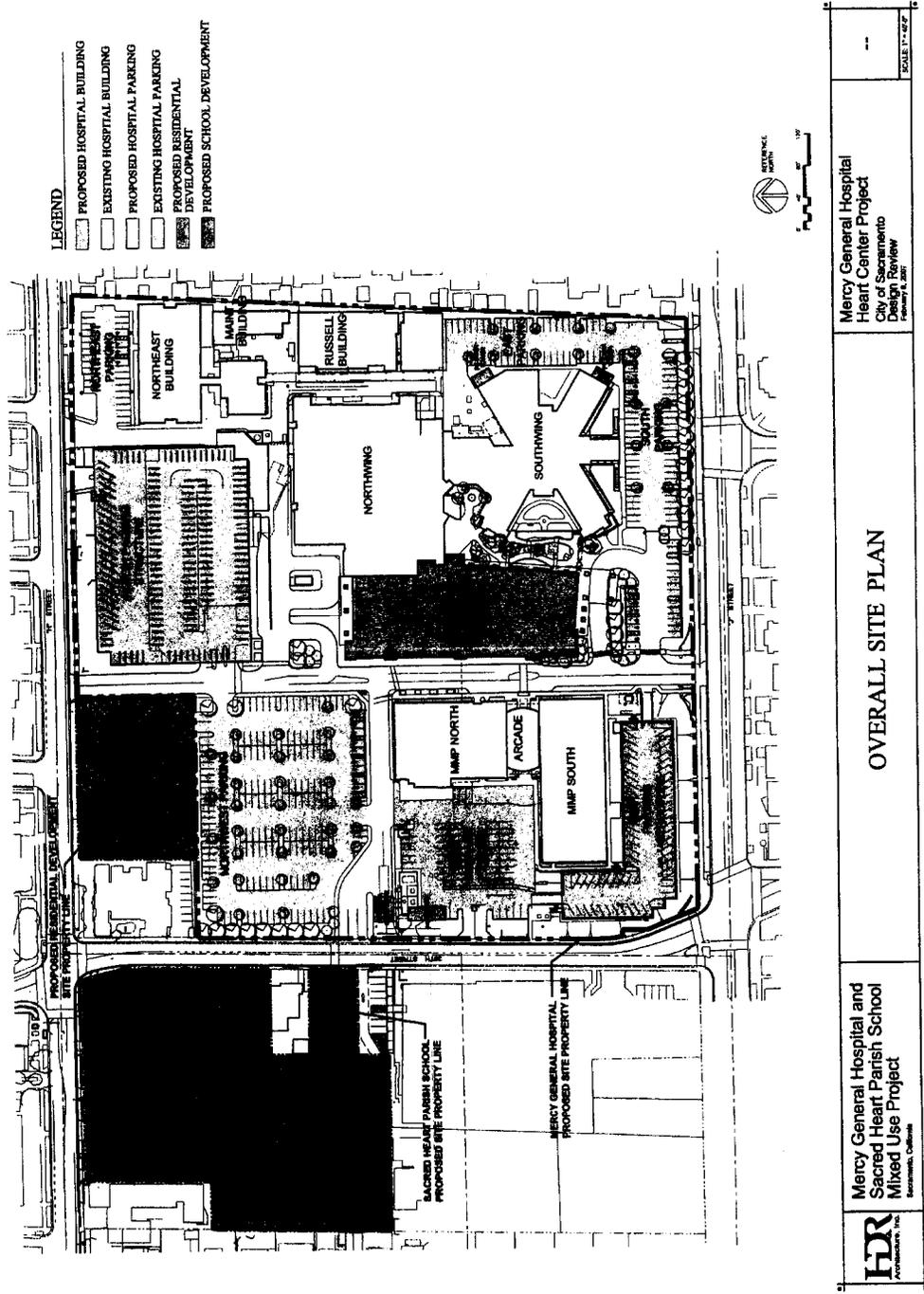


Exhibit 3A: Site Demolition Plan

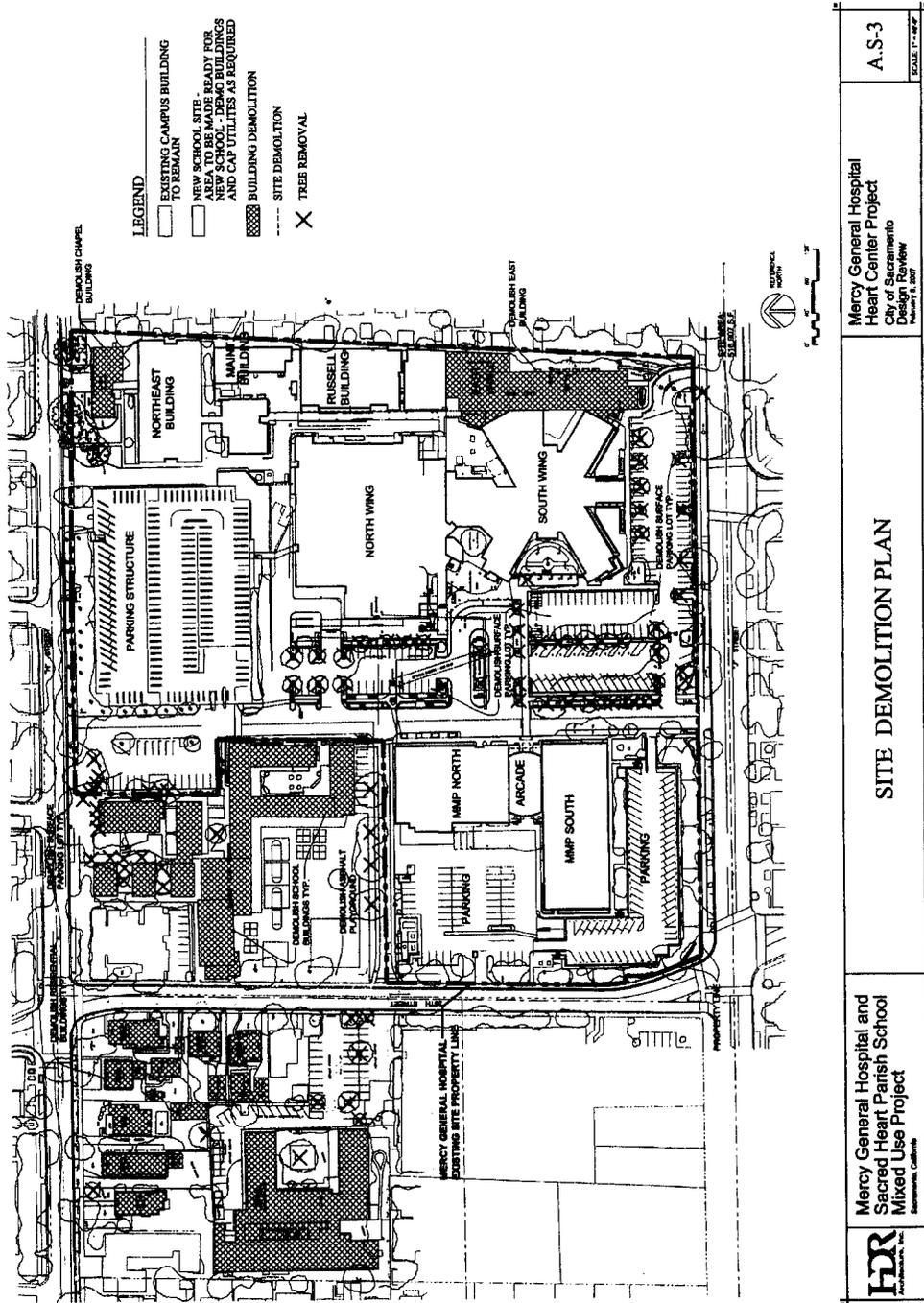
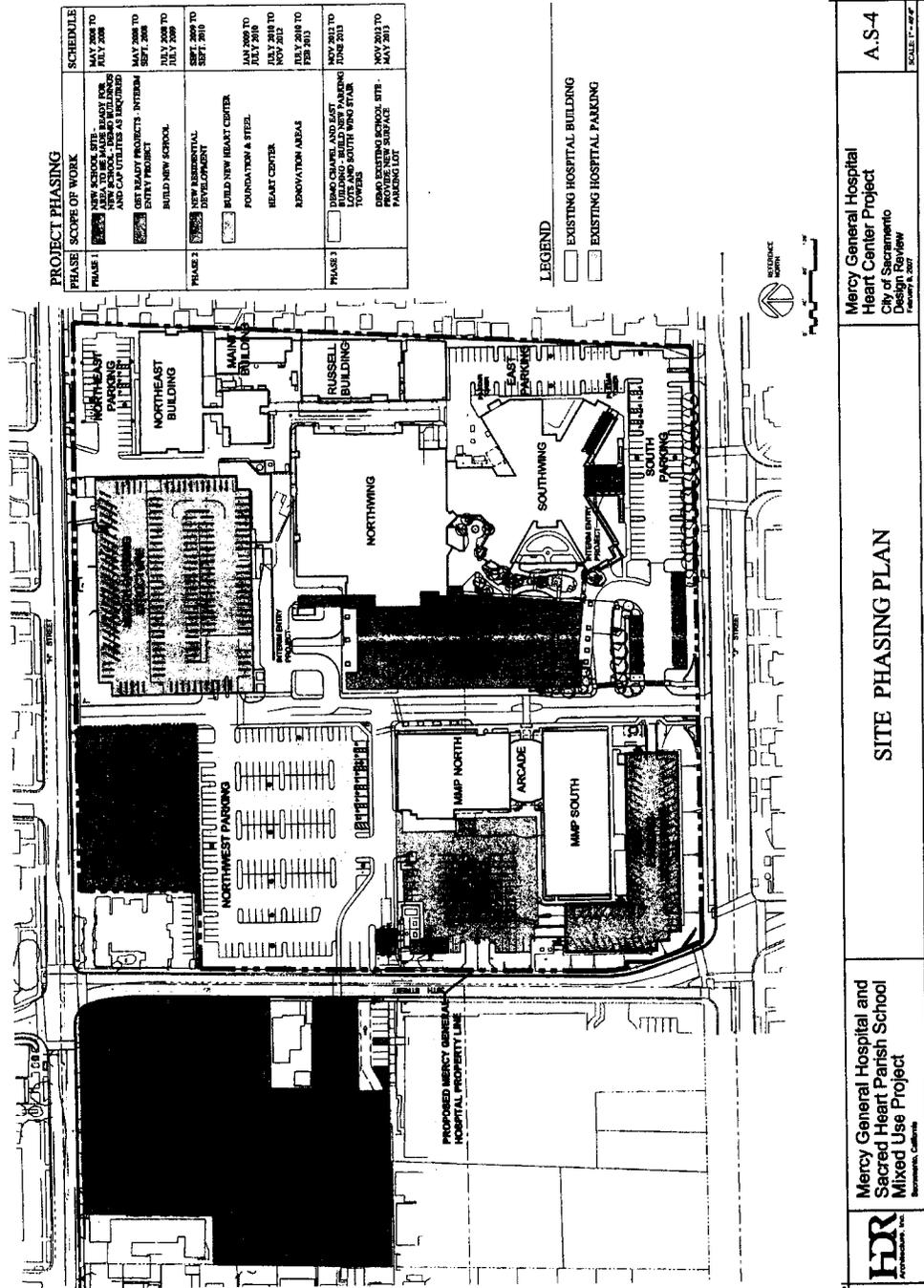


Exhibit 4A: Site Phasing Plan



Mercy General Hospital
Heart Center Project
City of Sacramento
Contract # 07-100W
February 2007

SITE PHASING PLAN

Mercy General Hospital and Sacred Heart Parish School
Mixed Use Project
Sacramento, California

HR
ARCHITECTS, INC.

A.S-4
SCALE 1" = 40'

Exhibit 5A: Construction Circulation

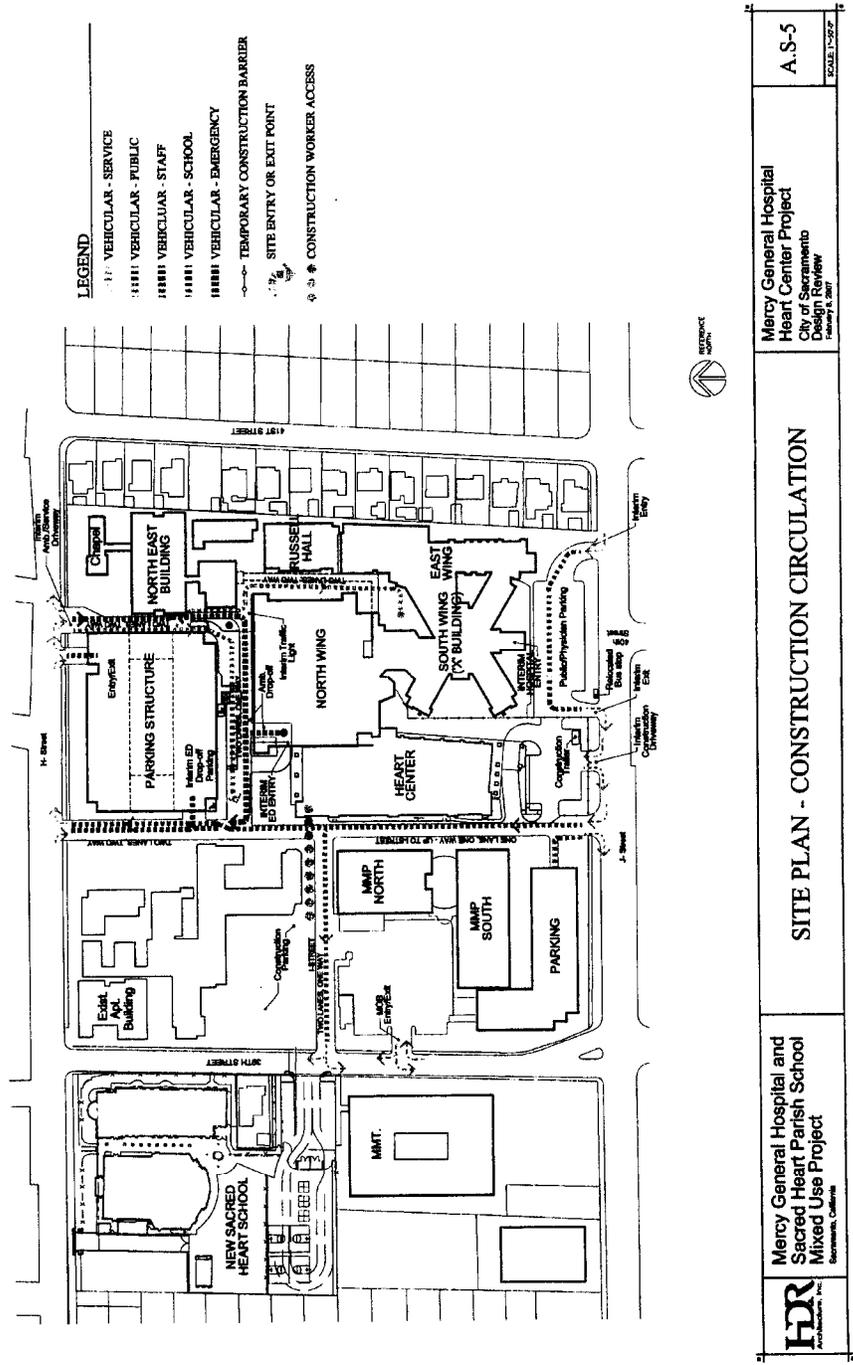


Exhibit 7A: Landscape Plan

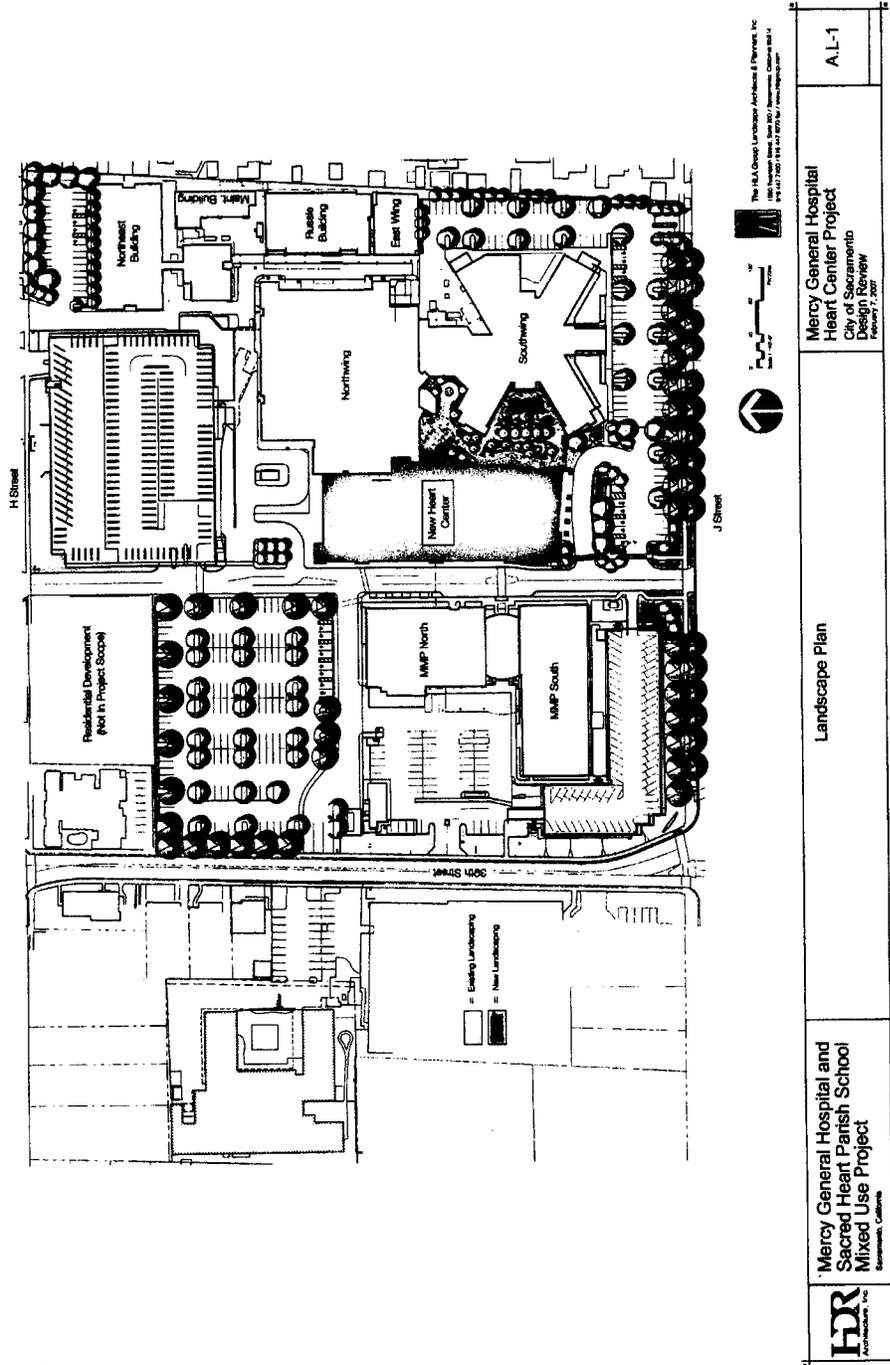


Exhibit 8A: Heart Center Basement Level

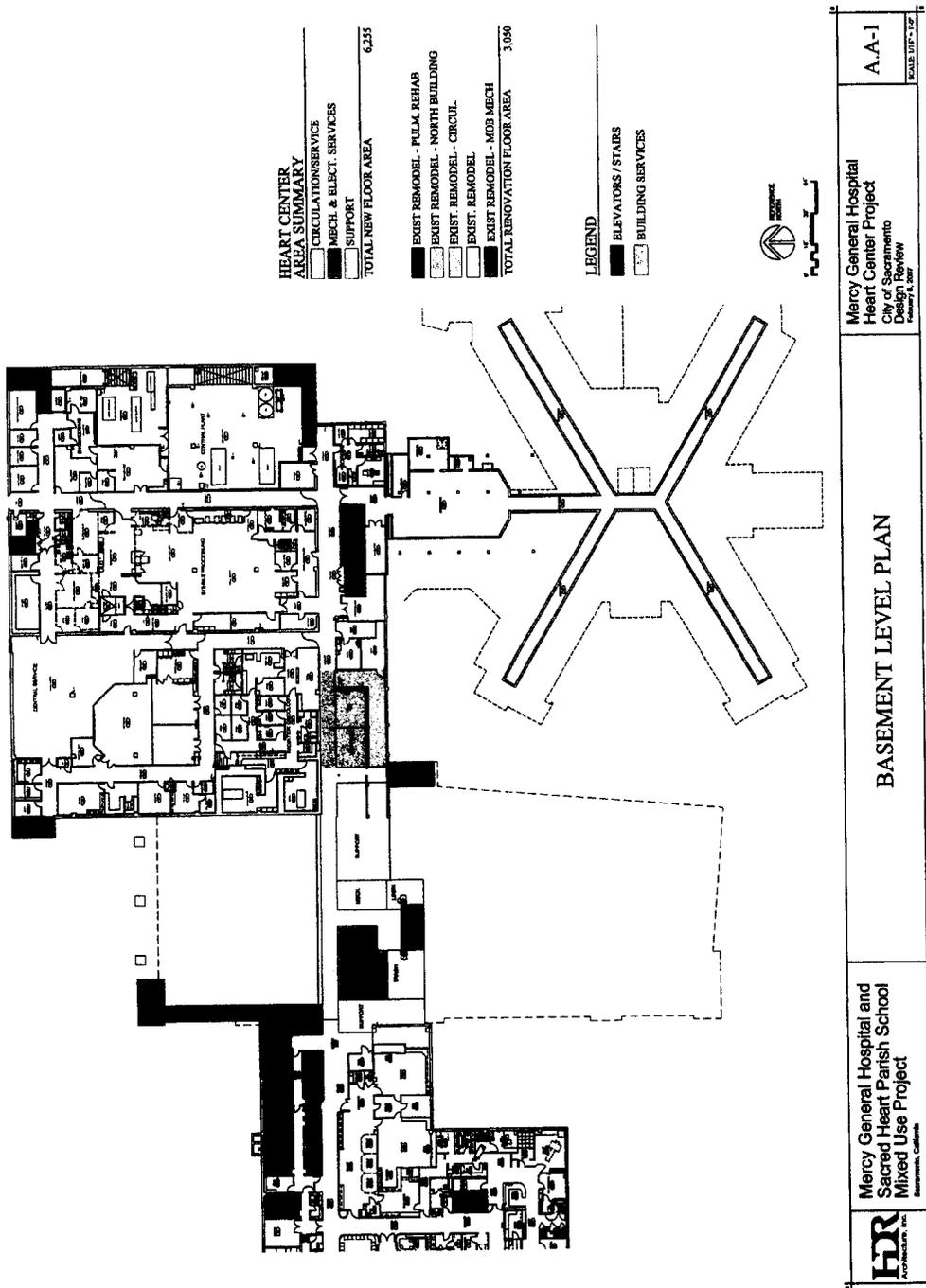


Exhibit 9A: Heart Center First Level

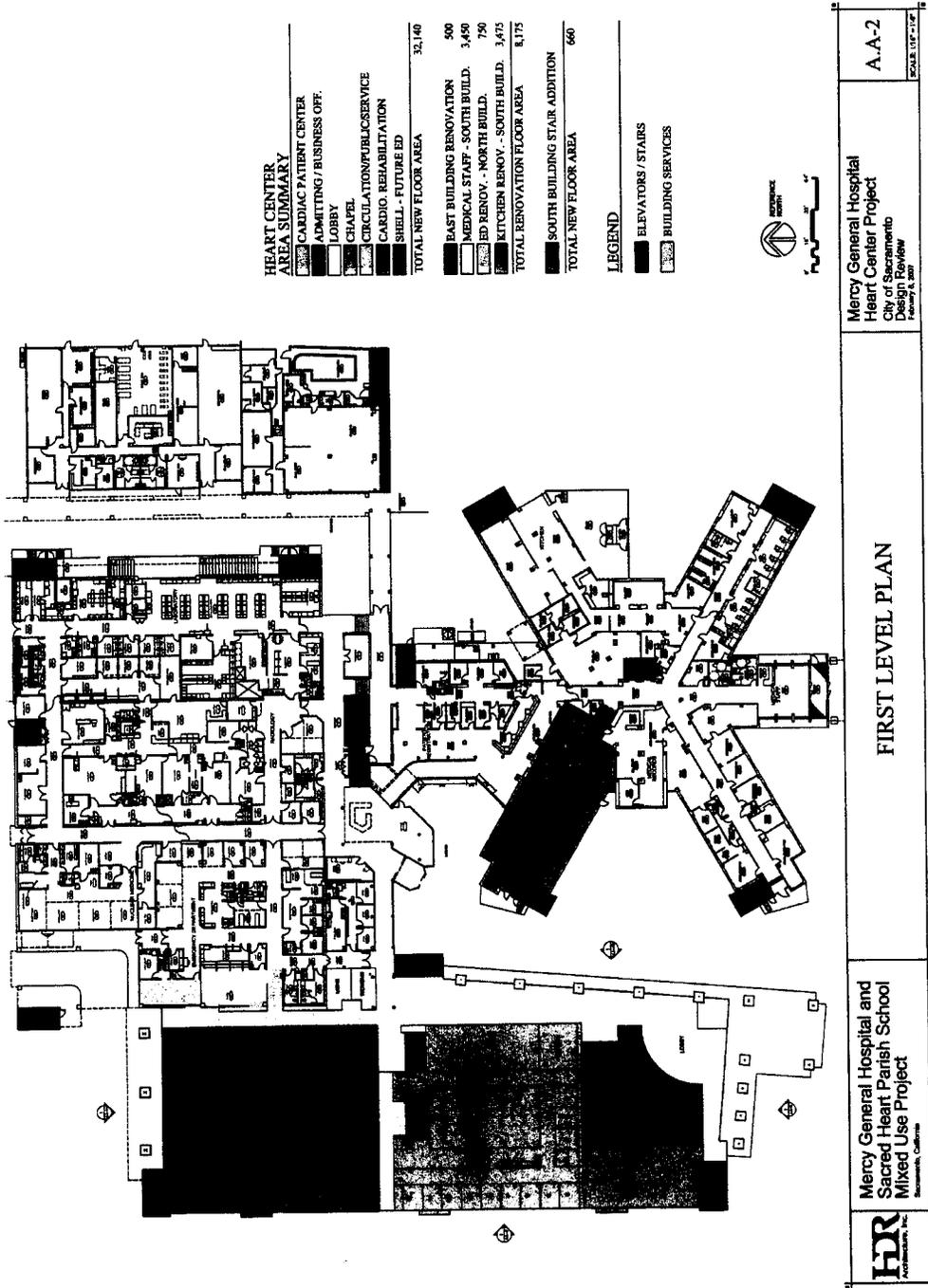


Exhibit 11A: Heart Center Third Level

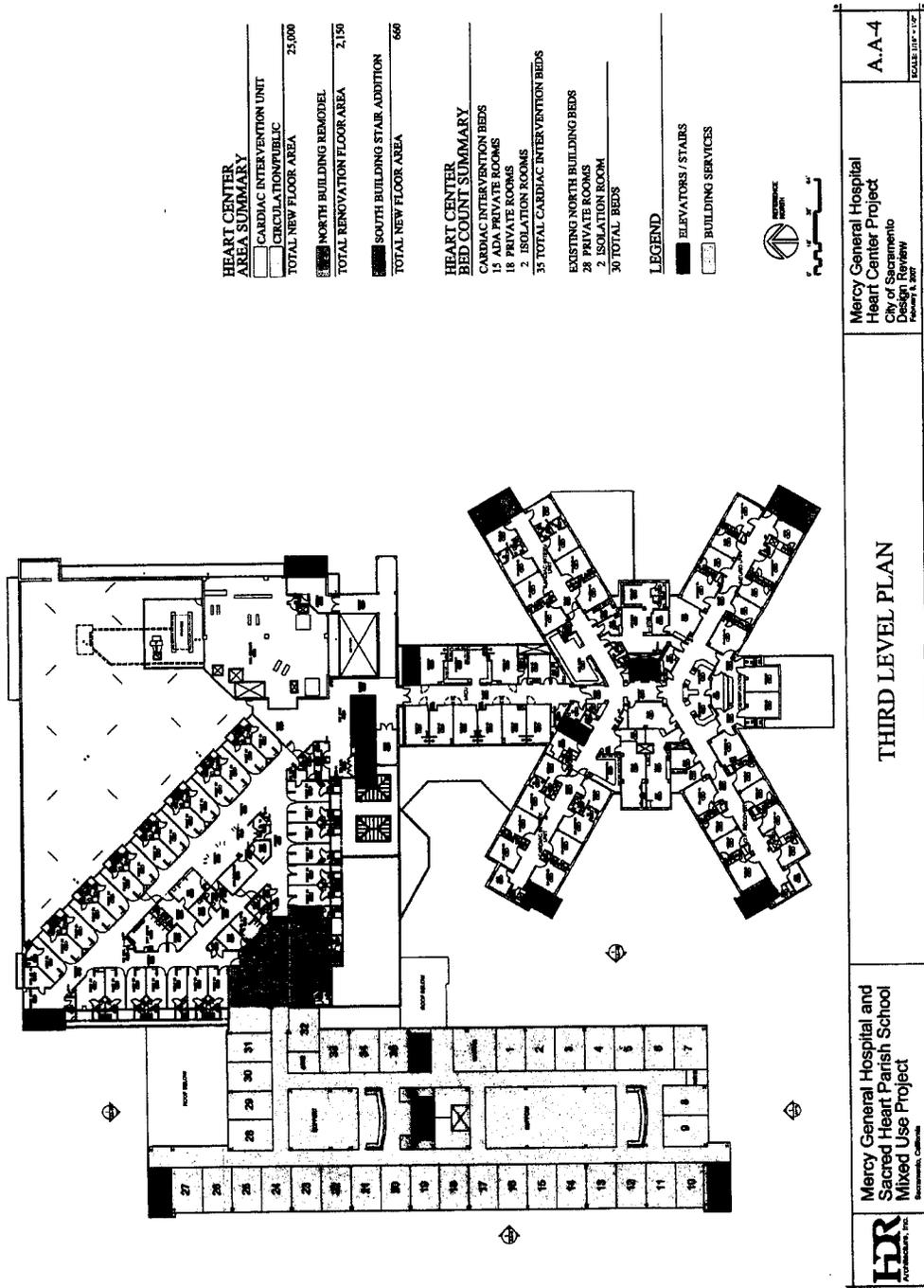


Exhibit 12A: Heart Center Fourth Level

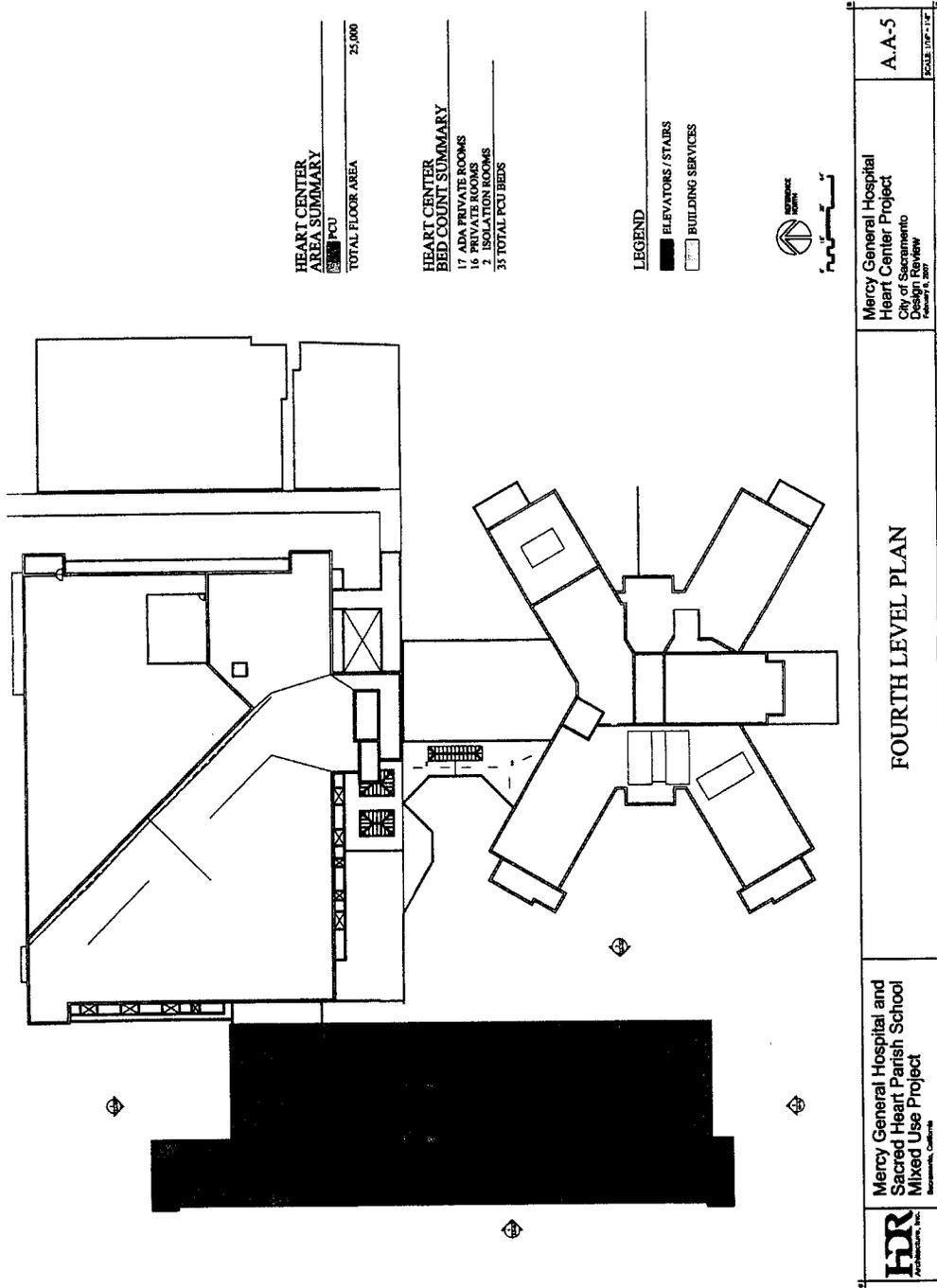


Exhibit 13A: Heart Center Penthouse Level

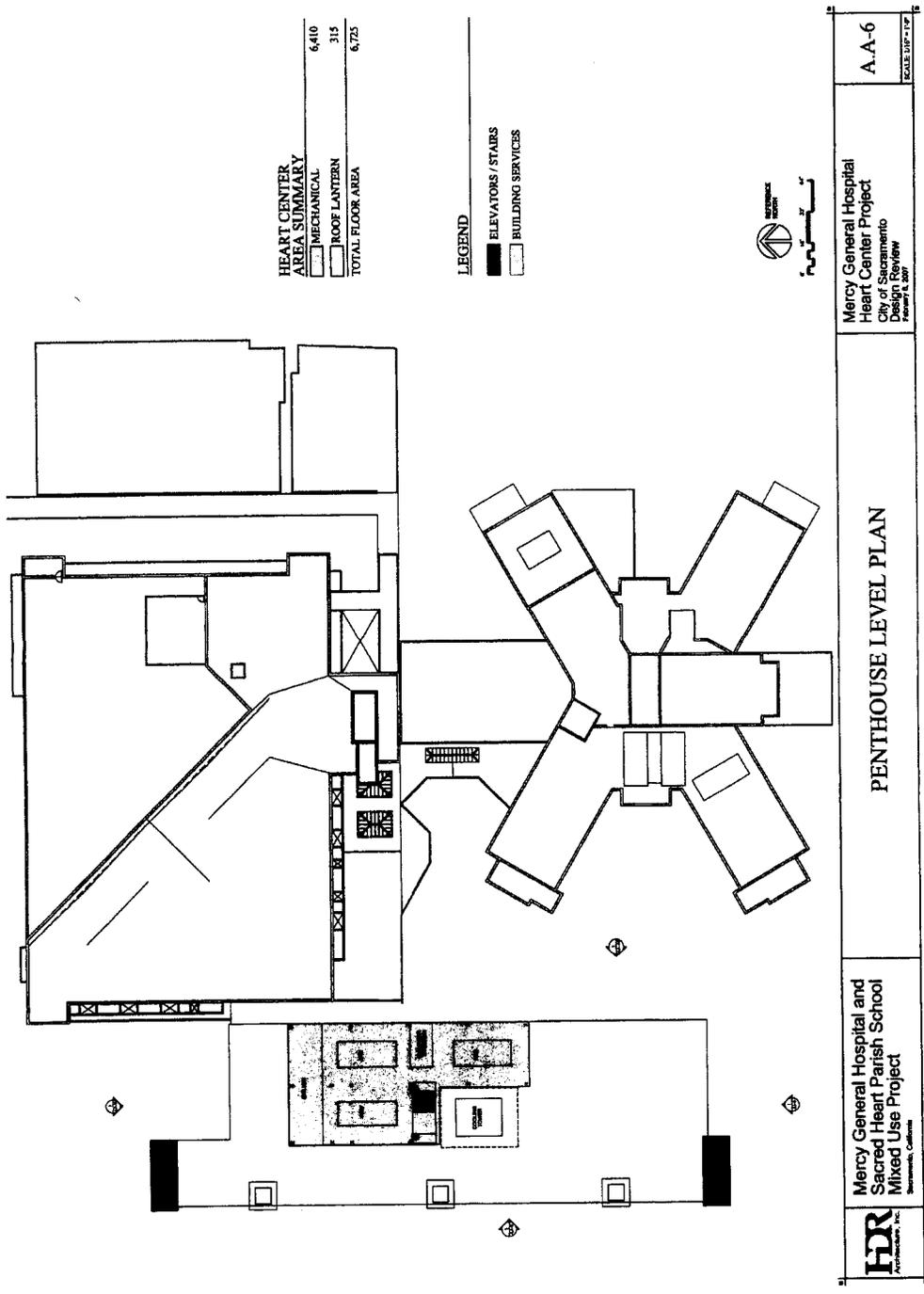


Exhibit 14A: Heart Center Roof Level

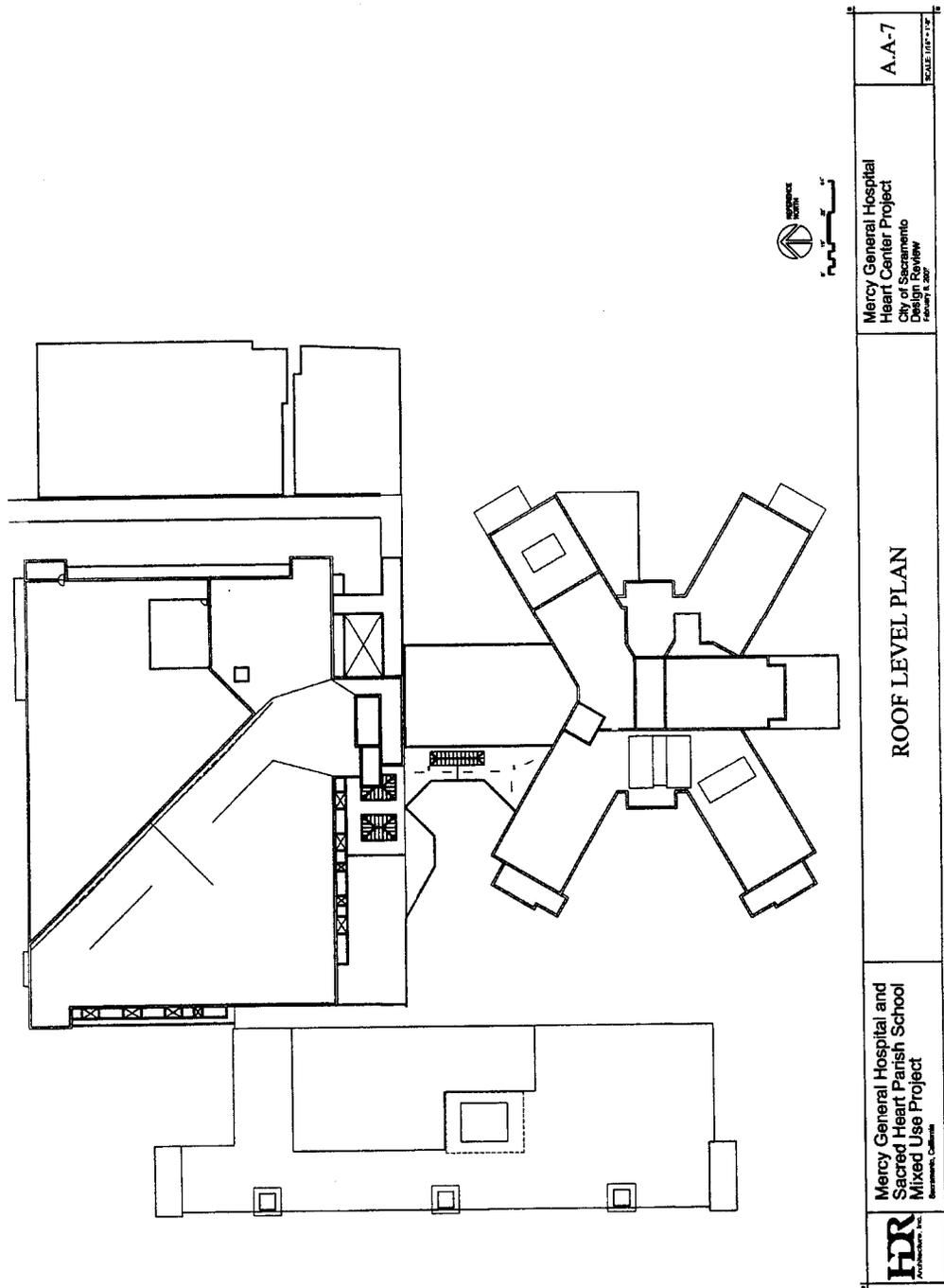
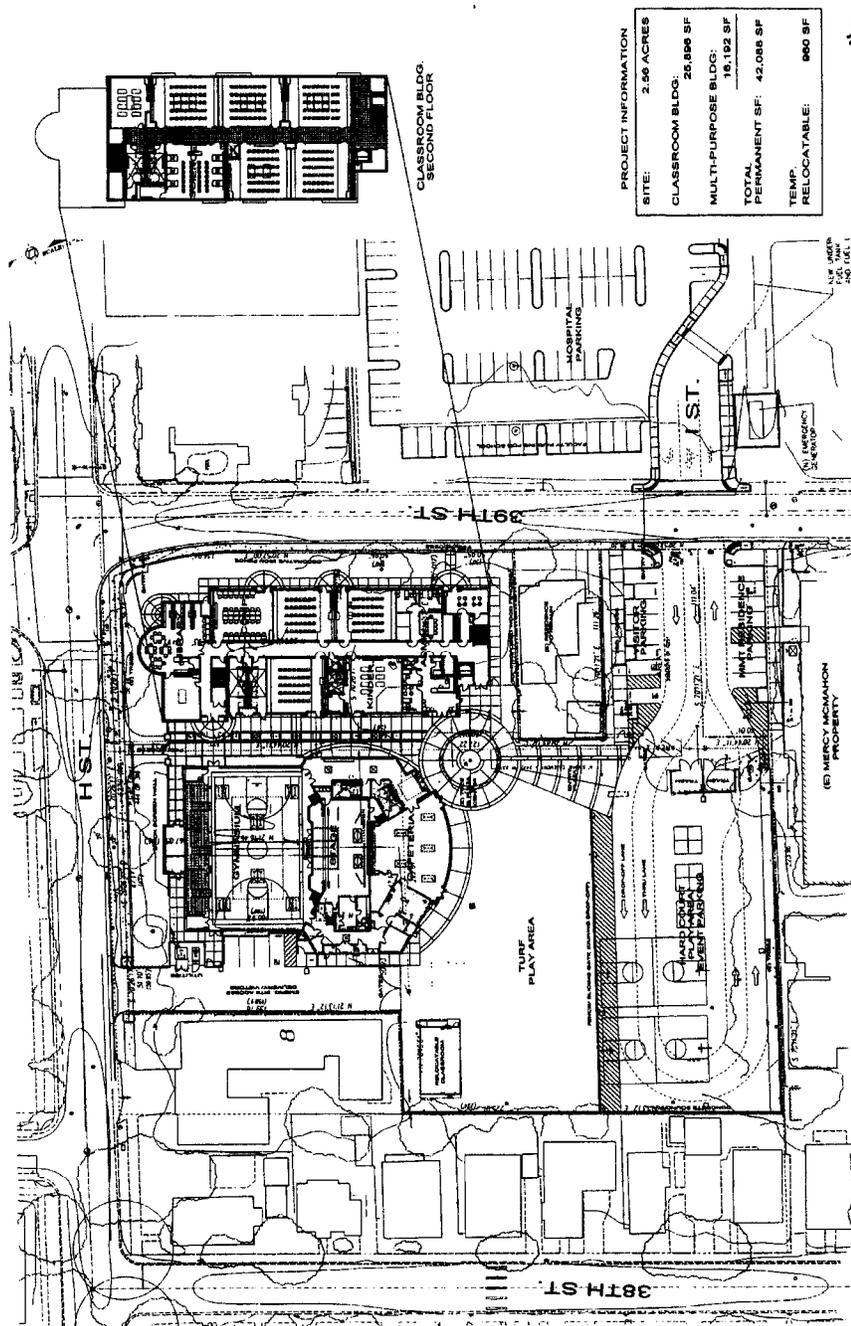


Exhibit 1B: Overall Site Plan

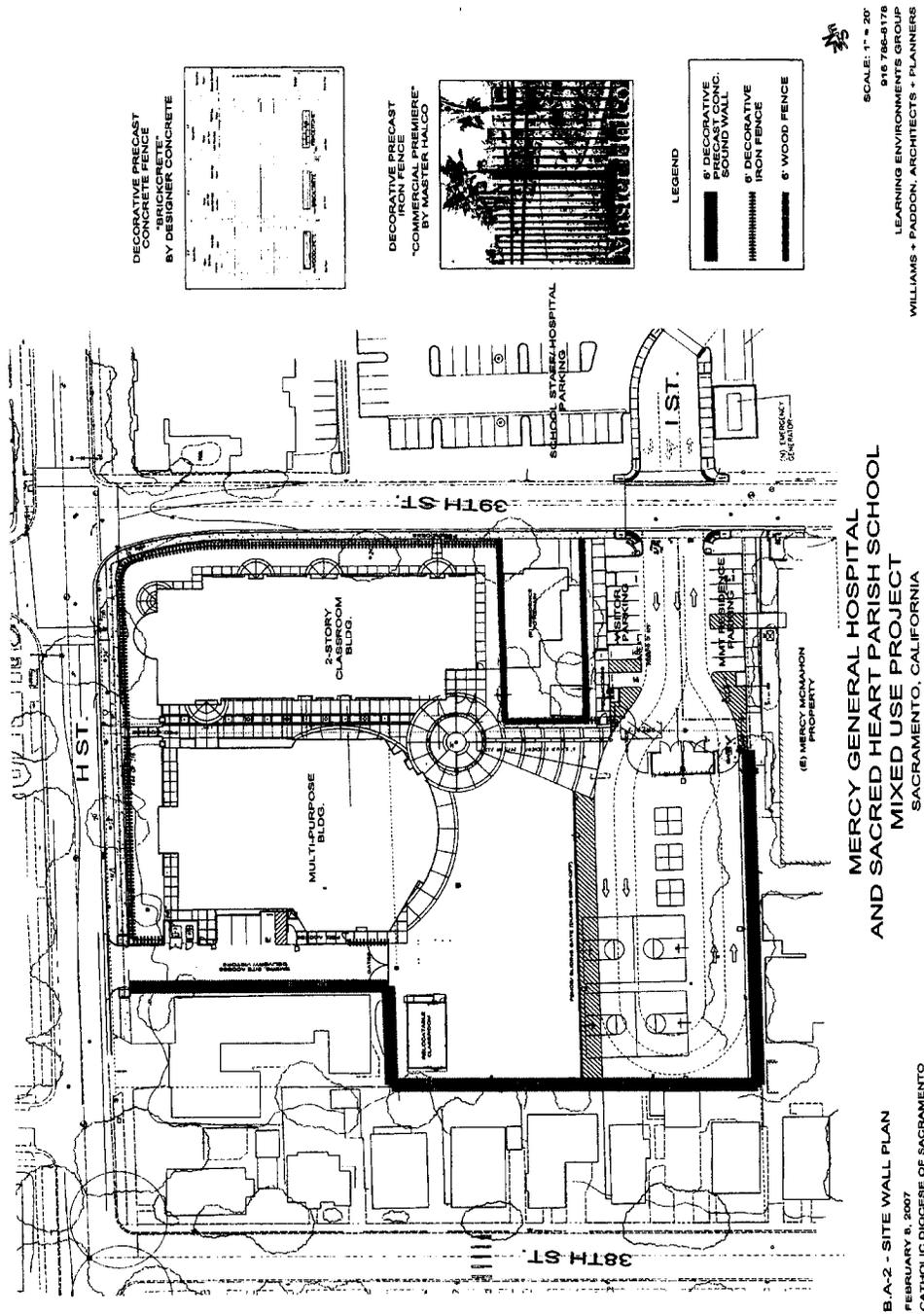


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 LEARNING ENVIRONMENTS GROUP
 WILLIAMS + PADDON, ARCHITECTS + PLANNERS

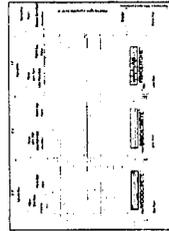
MERCY GENERAL HOSPITAL
 AND SACRED HEART PARISH SCHOOL
 MIXED USE PROJECT
 SACRAMENTO, CALIFORNIA

B.A-1 - OVERALL SITE PLAN
 FEBRUARY 8, 2007
 CATHOLIC DIOCESE OF SACRAMENTO

Exhibit 2B: Site Wall Plan



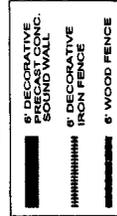
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BY DESIGNER CONCRETE



DECORATIVE PRECAST
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BY WALTER PAULIG



LEGEND

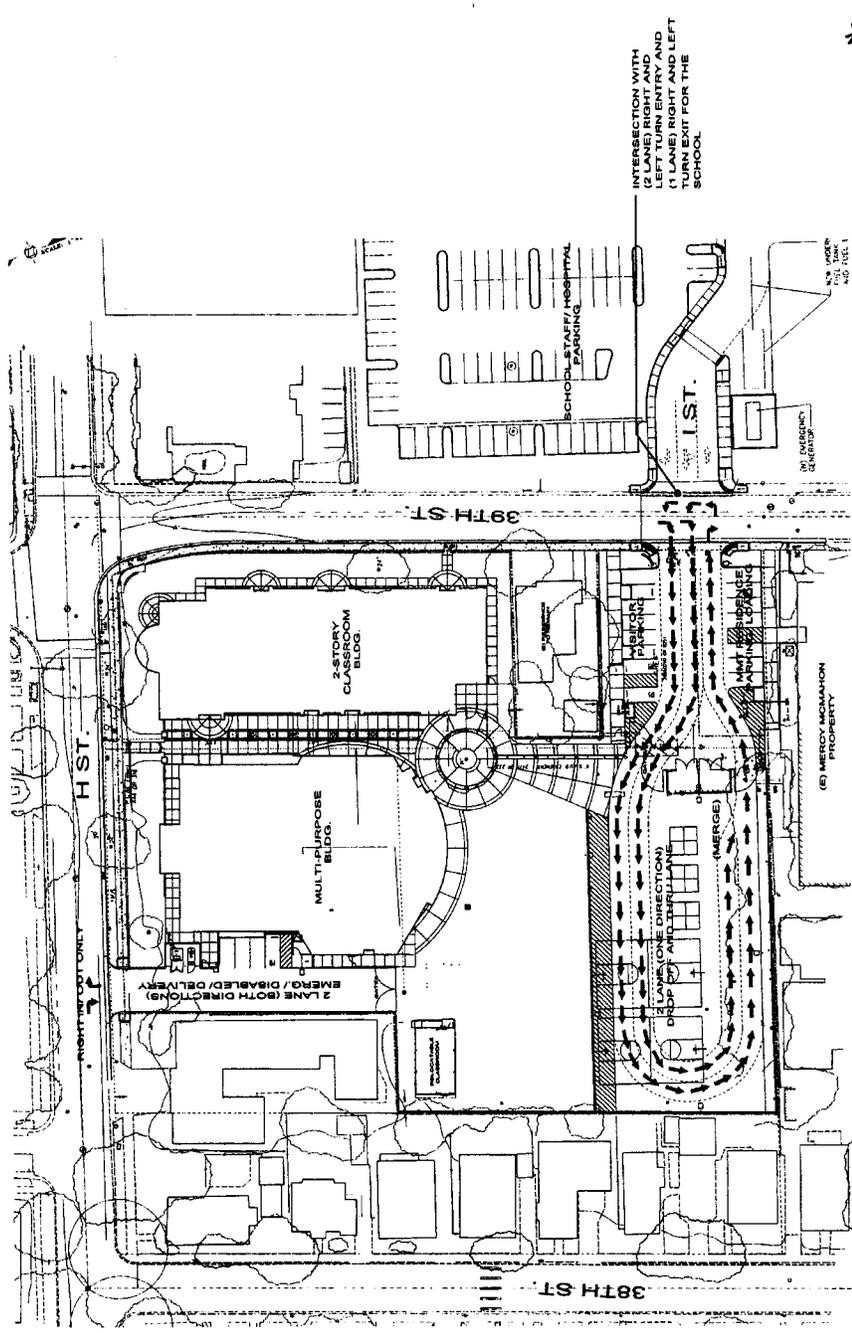


SCALE: 1" = 20'
916 786-8176
LEARNING ENVIRONMENTS GROUP
WILLIAMS + PADDON, ARCHITECTS + PLANNERS

MERCY GENERAL HOSPITAL
AND SACRED HEART PARISH SCHOOL
MIXED USE PROJECT
SACRAMENTO, CALIFORNIA

B.A-2 - SITE WALL PLAN
FEBRUARY 8, 2007
CATHOLIC DIOCESE OF SACRAMENTO

Exhibit 3B: Circulation Plan



SCALE: 1" = 20'

916 766-8178

LEARNING ENVIRONMENTS GROUP

WILLIAMS + PADDON, ARCHITECTS + PLANNERS

MERCY GENERAL HOSPITAL
AND SACRED HEART PARISH SCHOOL
MIXED USE PROJECT
SACRAMENTO, CALIFORNIA

B.A-3 - CIRCULATION PLAN
FEBRUARY 6, 2007
CATHOLIC DIOCESE OF SACRAMENTO

Exhibit 4B: Area Comparison of Existing versus Proposed

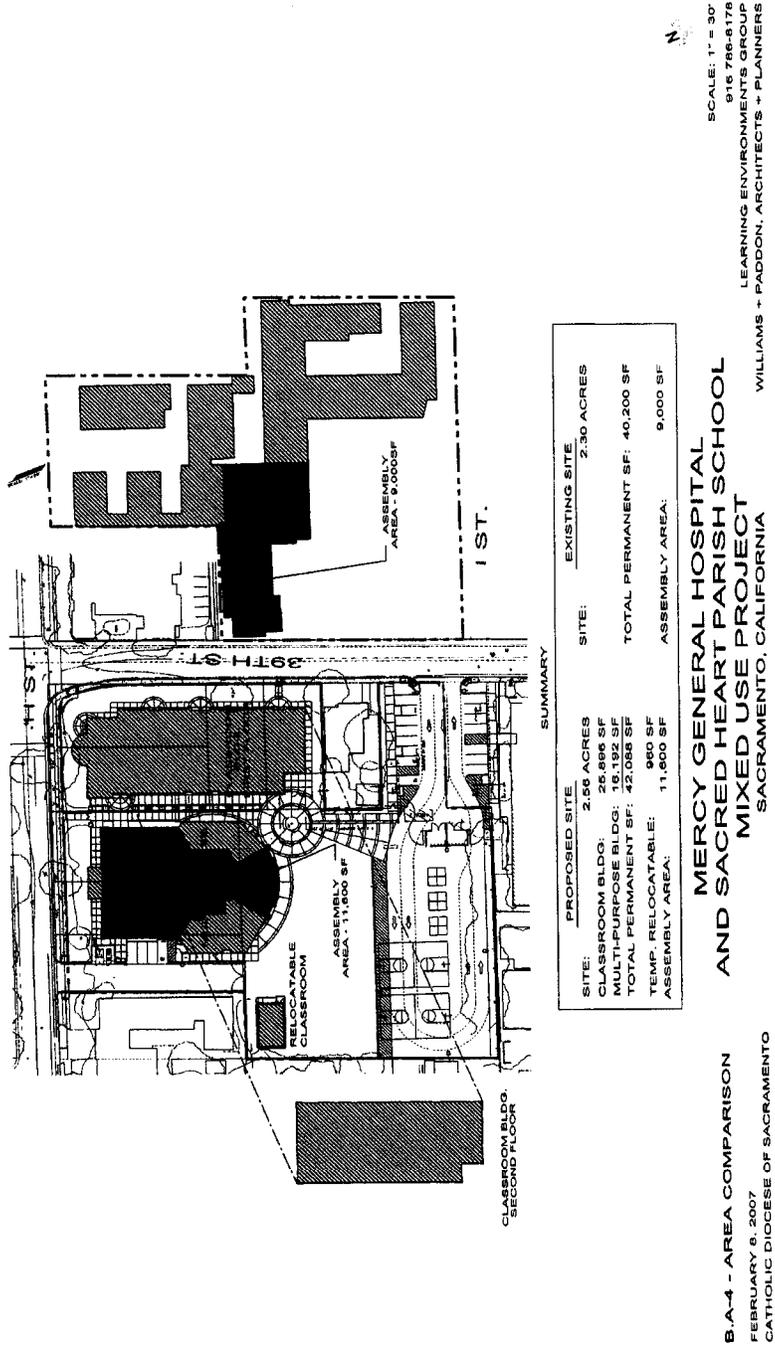
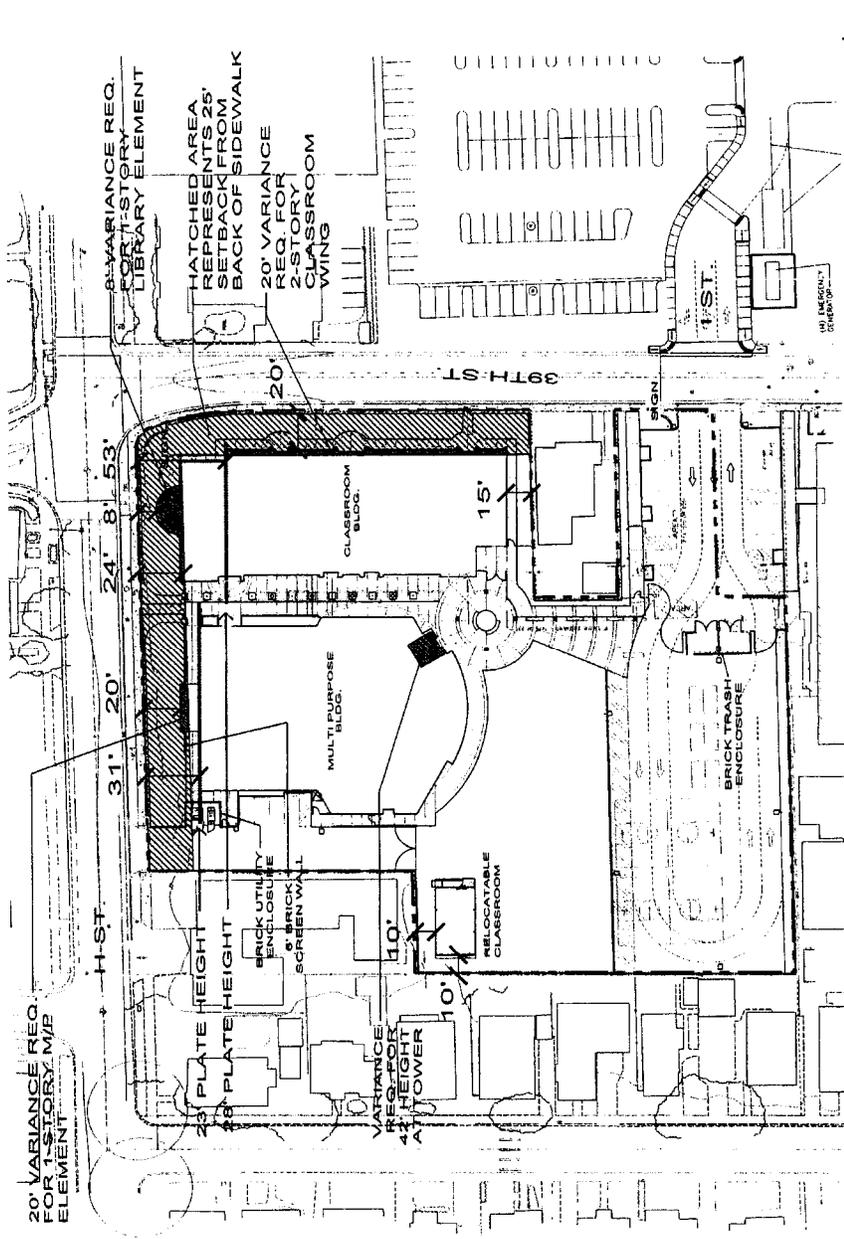


Exhibit 5B: Site Plan

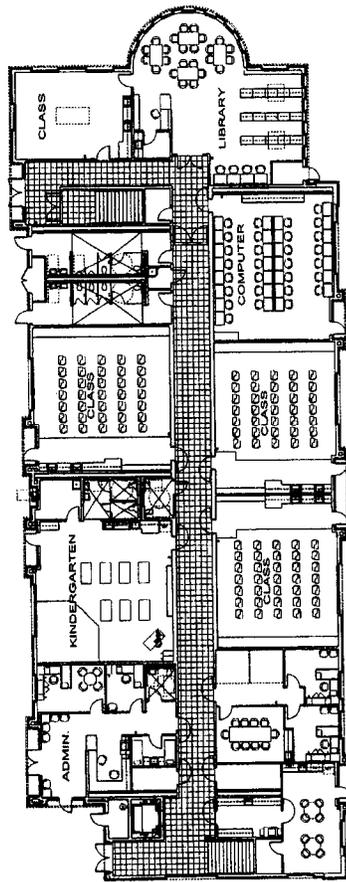


SCALE: 1" = 20'
 916.786.8178
 LEARNING ENVIRONMENTS GROUP
 WILLIAMS + PADDON, ARCHITECTS + PLANNERS

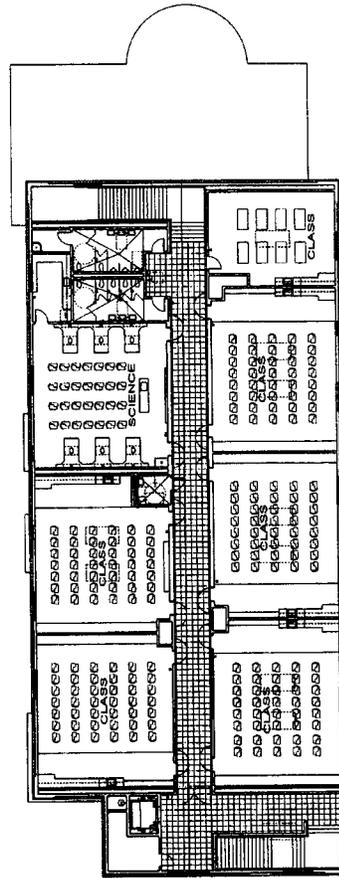
MERCY GENERAL HOSPITAL
 AND SACRED HEART PARISH SCHOOL
 MIXED USE PROJECT
 SACRAMENTO, CALIFORNIA

B.A.S - SETBACK/VARIANCES
 FEBRUARY 6, 2007
 CATHOLIC DIOCESE OF SACRAMENTO

Exhibit 6B: Classroom Floor Plans



FIRST FLOOR PLAN



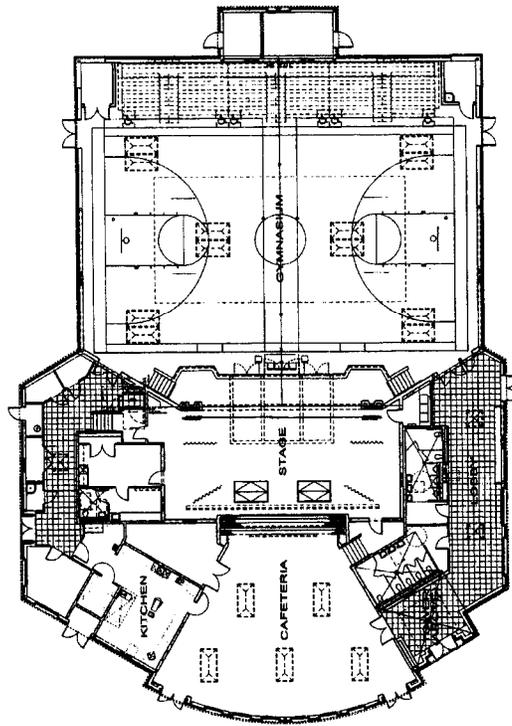
SECOND FLOOR PLAN

SCALE: 1/16"=1'-0"
 916.786-9178
 LEARNING ENVIRONMENTS GROUP
 WILLIAMS + PADDON, ARCHITECTS + PLANNERS

MERCY GENERAL HOSPITAL
 AND SACRED HEART PARISH SCHOOL
 MIXED USE PROJECT
 SACRAMENTO, CALIFORNIA

B.A.-6 - CLASSROOM BLDG PLANS
 FEBRUARY 8, 2007
 CATHOLIC DIOCESE OF SACRAMENTO

Exhibit 7B: Multipurpose Room Floor Plan




SCALE: 1/8"=1'-0"
916 766-8178
LEARNING ENVIRONMENTS GROUP
WILLIAMS + PADDON, ARCHITECTS + PLANNERS

MERCY GENERAL HOSPITAL
AND SACRED HEART PARISH SCHOOL
MIXED USE PROJECT
SACRAMENTO, CALIFORNIA

B.A.-7 - MULTI-PURPOSE BLDG PLAN
FEBRUARY 8, 2007
CATHOLIC DIOCESE OF SACRAMENTO

Exhibit 8B: Conceptual Site Plan

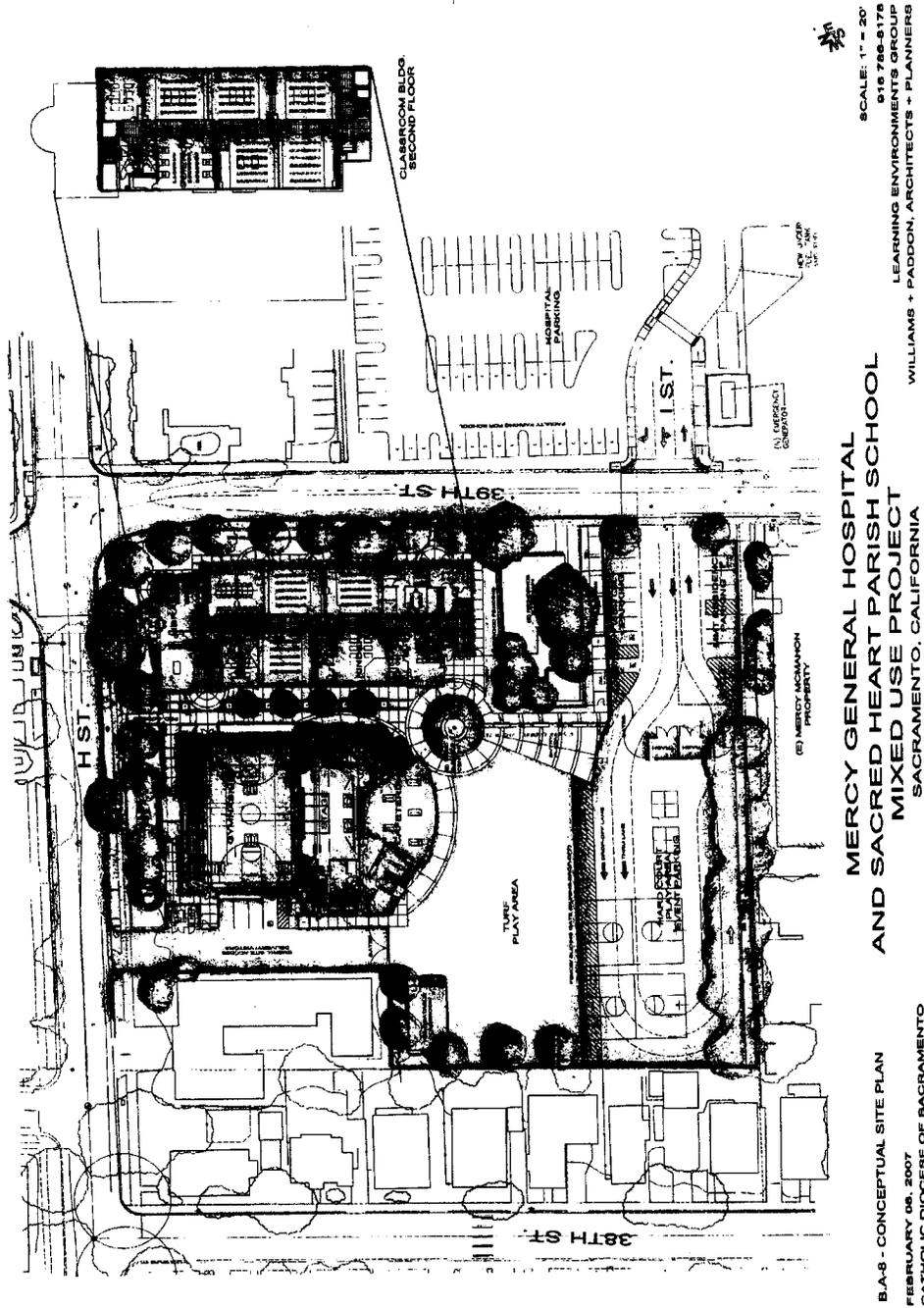
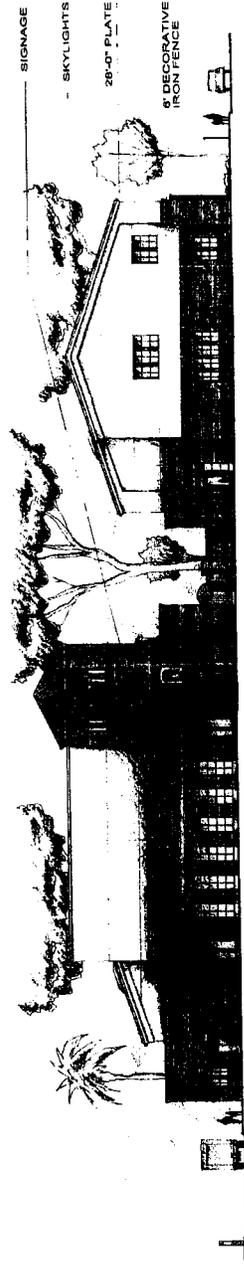


Exhibit 9B: SHPS Elevations (North, South, East)



CLASSROOM/ MULTI-PURPOSE BLDG NORTH ELEVATIONS (H ST.)



CLASSROOM/ MULTI-PURPOSE BLDG SOUTH ELEVATIONS (SCHOOL ENTRY)



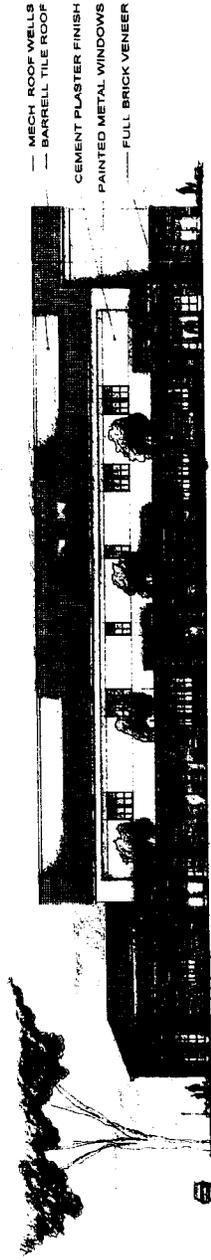
CLASSROOM BLDG EAST ELEVATION (39TH ST.)

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MIXED USE PROJECT**
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B.A.-9 - BUILDING ELEVATIONS
FEBRUARY 08, 2007
CATHOLIC DIOCESE OF SACRAMENTO

916 766-8176
LEARNING ENVIRONMENTS GROUP
WILLIAMS + PADDON, ARCHITECTS + PLANNERS

Exhibit 10B: SHPS Elevations (East and West)



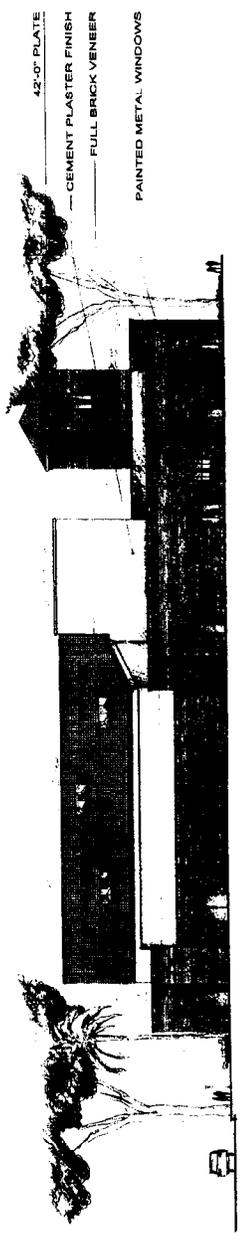
MECH. ROOF WELLS
 BARRELL TILE ROOF
 CEMENT PLASTER FINISH
 PAINTED METAL WINDOWS
 FULL BRICK VENEER

CLASSROOM BLDG EAST ELEVATION (FACING QUAD AREA)



SKYLIGHTS
 CONCRETE TILE ROOF
 FULL BRICK VENEER
 19'-0" PARAPET

MULTI-PURPOSE BLDG EAST ELEVATION (FACING QUAD AREA)



42'-0" PLATE
 CEMENT PLASTER FINISH
 FULL BRICK VENEER
 PAINTED METAL WINDOWS

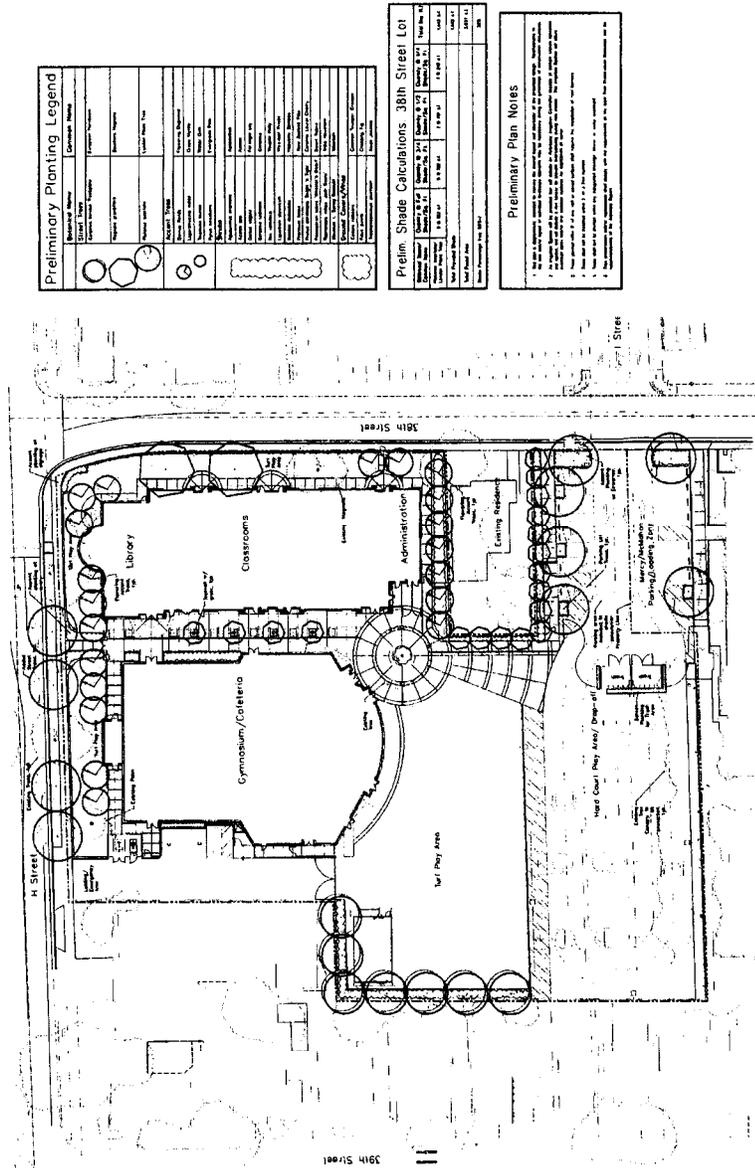
MULTI-PURPOSE BLDG WEST ELEVATION

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 AND SACRED HEART PARISH SCHOOL
 MIXED USE PROJECT
 SACRAMENTO, CALIFORNIA

B.A.-10 - BUILDING ELEVATIONS
 FEBRUARY 06, 2007
 CATHOLIC DIOCESE OF SACRAMENTO

916 766-8178
 LEARNING ENVIRONMENTS GROUP
 WILLIAMS + PADDON, ARCHITECTS + PLANNERS

Exhibit 11B: Landscape Plan



Preliminary Planting Legend

| Plant Name | Quantity | Plant Name | Quantity |
|------------|----------|------------|----------|
| ... | ... | ... | ... |

Prelim. Shade Calculations 38th Street Lot

| Plant Name | Quantity | Plant Name | Quantity |
|------------|----------|------------|----------|
| ... | ... | ... | ... |

Preliminary Plan Notes

1. All plantings are to be installed by the contractor.
2. All plantings are to be installed by the contractor.
3. All plantings are to be installed by the contractor.
4. All plantings are to be installed by the contractor.
5. All plantings are to be installed by the contractor.

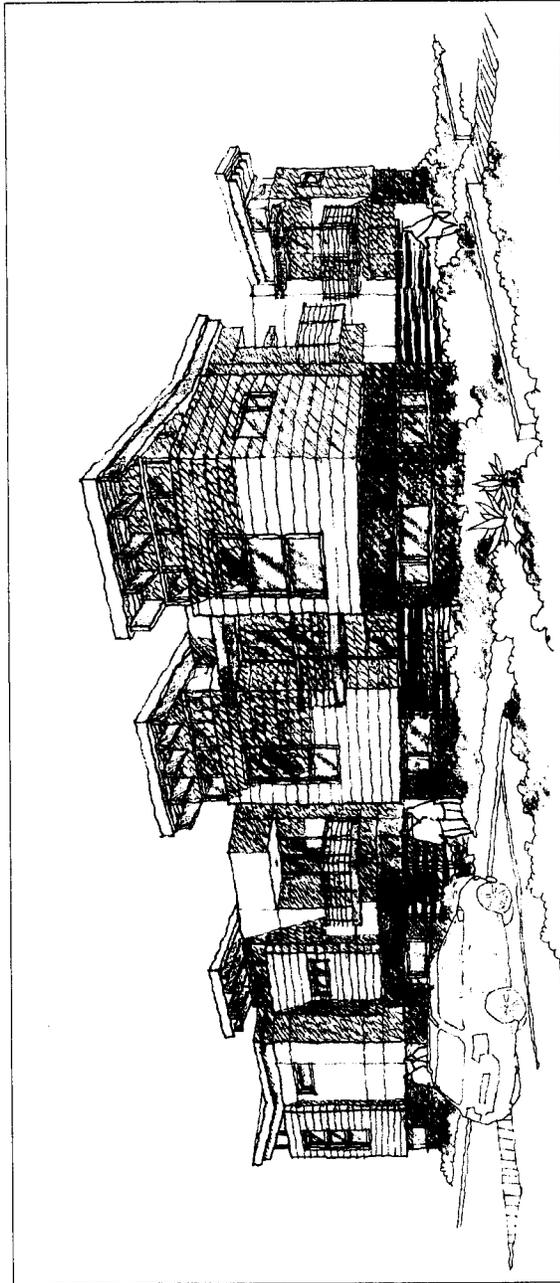
SCALE: 1" = 20'
916.786-9178
LEARNING ENVIRONMENTS GROUP
WILLIAMS + PADDON, ARCHITECTS + PLANNERS

MERCY GENERAL HOSPITAL AND SACRED HEART PARISH SCHOOL MIXED USE PROJECT
SACRAMENTO, CALIFORNIA

The H.L.A. Group/Stone Architects & Planners, Inc.
 1890 River Street, Suite 500 / Sacramento, California 95814
 916.447.5627 / 916.447.8270 / www.hlaplan.com

B.L-1 - LANDSCAPE PLAN
FEBRUARY 08, 2007
CATHOLIC DIOCESE OF SACRAMENTO

Exhibit 1C: Perspective of Housing Option 1



INDEX OF DRAWINGS

| | |
|-------|---|
| C-A-0 | COVER / PERSPECTIVE / INDEX OF DRAWINGS |
| C-C-1 | TOPOGRAPHIC SURVEY |
| C-C-2 | GRADING PLAN |
| C-C-3 | DRAINAGE AND SEWER PLAN |
| C-C-4 | DOMESTIC WATER AND FIRE PROTECTION PLAN |
| C-C-5 | PAVING PLAN |
| C-A-1 | SITE PLAN |
| C-A-2 | FLOOR PLANS |
| C-A-3 | EXTERIOR ELEVATIONS |
| C-A-4 | CONTEXTUAL IMAGES |
| C-L-1 | LANDSCAPE SITE PLAN |

CHONG | PARTNERS ARCHITECTURE

Exhibit 2C: Site Plan

PROJECT DESCRIPTION

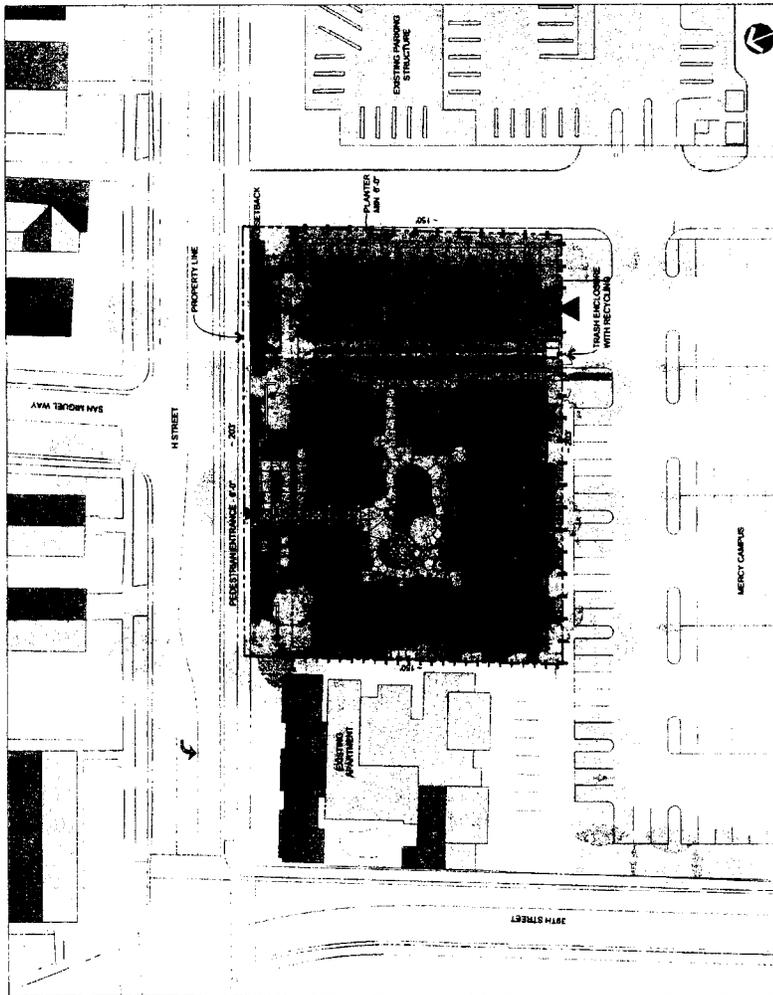
| | |
|---------------------------|--|
| Site Area: | 30,562 SF |
| Current Site Zone: | RO and H |
| Proposed Zone: | R-3 |
| Setbacks: | Front: 22'-4" Rear: 15'-0" Side: 5'-0" |
| Occupancy: | Group R - Division 1 (Apartment Building) |
| Construction Type: | Type V-A |
| Sprinkler System: | Automatic Sprinklers |
| Allowable Building Area: | 24,000 SF |
| Proposed Building Area: | 19,256 SF |
| Maximum Site Coverage: | 50% |
| Proposed Coverage: | 32% |
| Maximum Building Height: | 35' (Per Zoning Code) |
| Proposed Building Height: | 27' |
| Number of Stories: | 2 |
| Required Parking: | 31 (30 Resident + 1 Guest) |
| Proposed Parking: | 27 |
| Proposed Number of Units: | 20 |
| Number of 1Bed + 1Bath: | 12 |
| Number of 2Bed + 2Bath: | 8 |

LEGEND

- 2 Bed + 2 Bath
- 1 Bed + 1 Bath
- Fencing - Wood
- Fencing - Black Vertical Picket Powder Coated Steel

REQUIRED VARIANCES

1. Uncovered Porch/Balcony Projection into Rear Setback
2. Black Vertical Picket Powder Coated Steel fencing located along South and East Property Lines
3. Four additional parking spaces to be located on Mercy Campus
4. Trash Enclosure located within Rear Setback



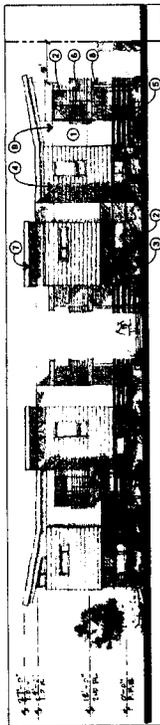
SITE PLAN | 1/16"=1'-0"

CHONG | PARTNERS ARCHITECTURE

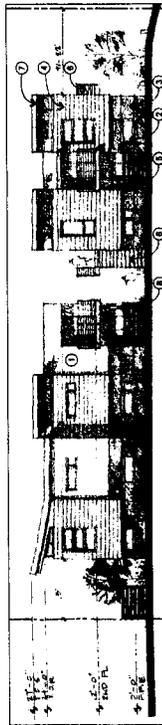


Exhibit 3C: Elevations of Housing Option 1

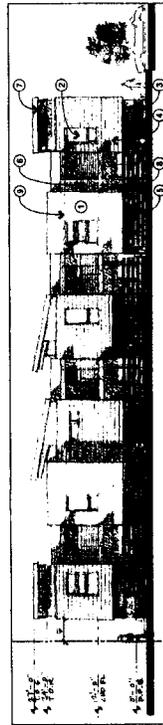
- LEGEND**
- ① CEMENT PLASTER
 - ② ALUMINUM WINDOW / DOOR SYSTEM
 - ③ COMPOSITE WOOD PANEL WITH EXPOSED FASTENER
 - ④ WOOD SIDING
 - ⑤ COMPOSITE WOOD PANEL SIDING
 - ⑥ METAL RAILING SYSTEM / STAIR
 - ⑦ WOOD SIDING SOFFIT
 - ⑧ TUBE STEEL POST
 - ⑨ 1/2" REVEAL



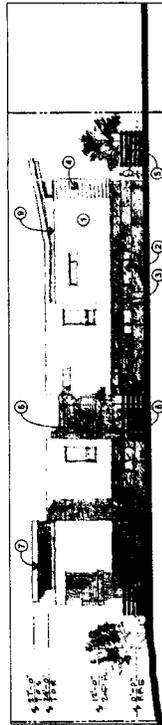
N STREET - NORTH ELEVATION



EAST ELEVATION



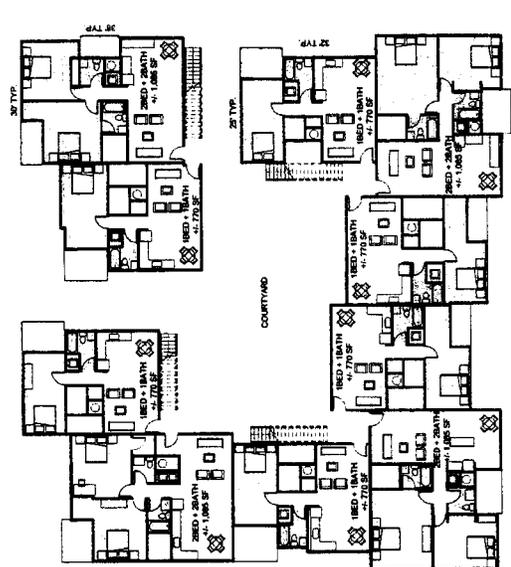
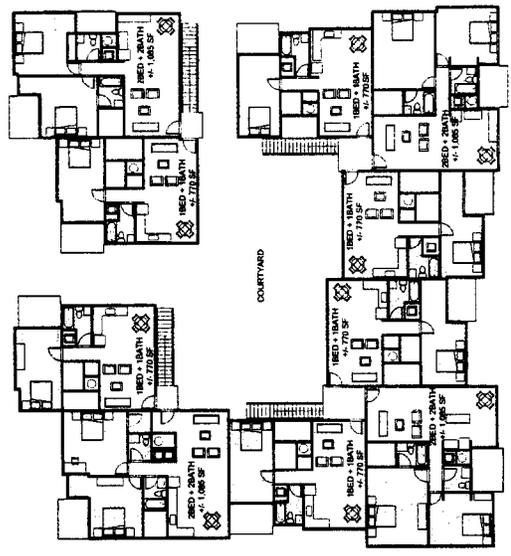
SOUTH ELEVATION



WEST ELEVATION

CHONG | PARTNERS ARCHITECTURE

Exhibit 4C: Floor Plans



LEGEND

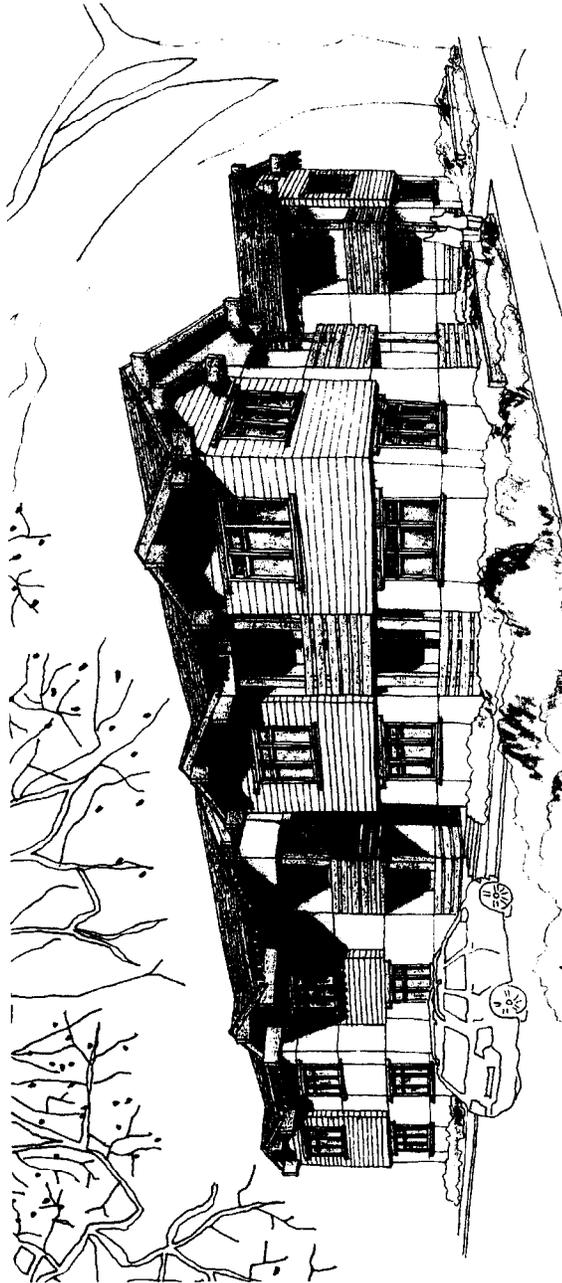
- Public - Living, Dining, Outdoor Space
- Private - Bedroom, Accessory - Utility, Storage
- Bath



CHONG | PARTNERS ARCHITECTURE



Exhibit 6C: Perspective of Housing Option 2



OPTION 2

C.A-5

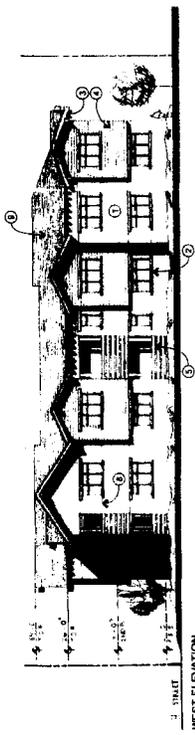
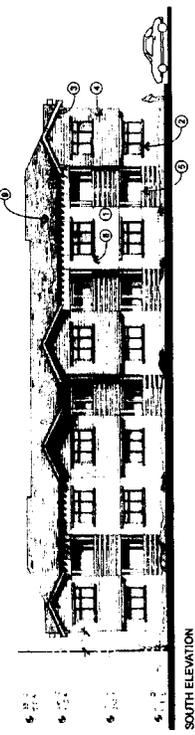
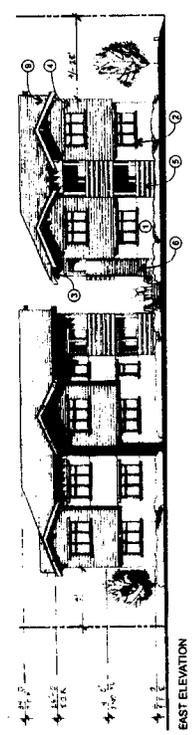
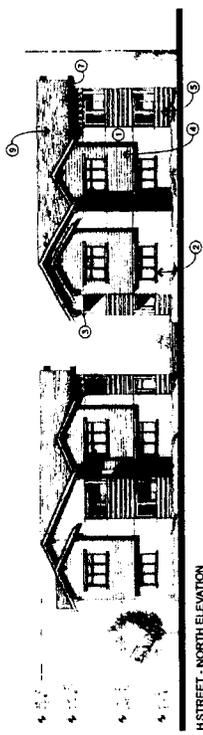


Schematic Design
Residential Development
May 02, 2007 Design Review 5/10/07

Mercy General Hospital and
Sacred Heart Parish School
Mixed Use Project
Sacramento, California

Exhibit 7C: Elevations of Housing Option 2

- LEGEND**
- ① CEMENT PLASTER
 - ② WOOD WINDOW / DOOR SYSTEM
 - ③ WOOD BEAMS / RAFTERS
 - ④ WOOD SIDING
 - ⑤ WOOD RAILING
 - ⑥ WOOD RAILING SYSTEM / STAIR
 - ⑦ WOOD SIDING SOFFIT
 - ⑧ 1/2" REVEAL
 - ⑨ ROOFING



OPTION 2

C-A-6



Schematic Design
 Residential Development
 May 02, 2007 Design Review Submission

Mercy General Hospital and
 Sacred Heart Parish School
 Mixed Use Project
 Sacramento, California

