

## RESOLUTION NO. 2007-856

Adopted by the Sacramento City Council

November 27, 2007

### ADOPTING FINDINGS OF FACT AND APPROVING THE MERCY GENERAL HOSPITAL AND SACRED HEART PARISH SCHOOL PROJECT (P04-215)

#### BACKGROUND

- A. On September 13, 2007, the City Planning Commission conducted a review and comment hearing and on October 16, 2007, the City Council conducted a review and comment hearing to review the Project.
- B. On October 25, 2007, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Mercy General Hospital and Sacred Heart Parish School Project.
- C. On November 27, 2007, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section 16.24.097, 17.208.020(C), 17.212.035, 17.216.035, and 17.200.010(C)(2)(a, b, and c) (publication, posting, and mail 500'), and received and considered evidence concerning the Mercy General Hospital and Sacred Heart Parish School Project.

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

- Section 1. Based on the verbal and documentary evidence received at the hearing on the Mercy General Hospital and Sacred Heart Parish School project, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.
- Section 2. The City Council approves the Project entitlements based on the following findings of fact:

**A&B. ENVIRONMENTAL DETERMINATION:** The Environmental Impact Report and the Mitigation Monitoring Plan for the Project have been certified and adopted by Resolution No. 2007-855.

**F. Tentative Map:** The Tentative Map to merge and resubdivide 16.51± acres into 3 lots for the Mercy Medical Campus (13.25± acres), Multifamily Development (.7± acres), and the Sacred Heart Parish Campus (2.56± acres) 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 as follows:

a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;

b. The site is physically suitable for the type of development proposed and suited for the proposed density;

c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;

d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;

e. The design of the subdivision and 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.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5);

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 (Gov. code §66474.6);

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1);

5. The City Council has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

**G. Special Permit:** The Special Permit to allow a private school and parish ministries in the existing R-1 and R-3 zones and in the proposed R-1A zone is **approved** based on the following Findings of Fact:

1. Granting the Special Permit is based upon sound principles of land use in that the school is a complementary use to the surrounding residential and senior care uses.
2. Granting the Special Permit, as conditioned, will not be detrimental to public health, safety, or welfare, or result in the creation of a nuisance in that:
  - a. The new school is approximately the same size (41,600 versus 40,000 square feet) as the existing school to be demolished;
  - b. The move of the school use to the west side of 39<sup>th</sup> Street separates the hospital and education uses and improves vehicular circulation;
  - c. The relocation of the school does not create a loss of housing units because 20 residential units are being constructed along H Street; and
  - d. The proposed drop off loop allows for onsite stacking on the new school site.
3. The proposed project is consistent with the General Plan land use designation and General Plan policies in that:
  - a. The site is designated Low and Medium Density Residential and school facilities are permitted subject to a Special Permit; and
  - b. The project supports the General Plan policy on locational criteria of school facilities because the proposed school site is conveniently accessible on the corner of 39<sup>th</sup> and H Streets and is separated from incompatible land uses by relocating west of 39<sup>th</sup> Street which is adjacent to residential and senior care uses.

**H. Special Permit:** The Special Permit to allow a new heart center to exceed the 45 foot height requirement in the H is **approved** based on the following Findings of Fact:

1. Granting the Special Permit is based upon sound principles of land use in that the current hospital campus has existing structures that exceed the height requirements including the South Wing and Mercy Medical Plaza North.
2. Granting the Special Permit, as conditioned, will not be detrimental to public health, safety, or welfare, or result in the creation of a nuisance in that:

- a. The proposed heart center is located in the center of the medical campus and in between the South Wing and Mercy Medical Plaza North;
  - b. The proposed heart center maintains an adequate setback on J Street to be consistent with existing structures on the hospital campus and thereby does not negatively impact the J Street corridor for pedestrians, the motoring public, or uses on the south side of J Street; and
  - c. The “arts and crafts” design, materials, and lighting for the heart center will complement the surrounding neighborhood.
- 3. The proposed project is consistent with the General Plan land use designation and General Plan policies in that:
  - a. The site is designated Public/Quasi-Public and major medical facilities are permitted, subject to a Special Permit; and
  - b. The project supports the General Plan policy on medical facilities because the existing facility is in close proximity to existing transit services and the proposed central location of the heart center on the subject site lessens the visual impact on adjoining residential uses.
- I. **Special Permit:** The Special Permit to allow 35 offsite parking for the school on the Mercy site and to share parking during off-peak hours with the school for evening assemblies and events on the weekend is **approved** based on the following Findings of Fact:
  - 1. Granting the Special Permit is based upon sound principles of land use in that the offsite parking lot is allowed in the Hospital (H) zone;
  - 2. Granting the Special Permit, as conditioned, will not be detrimental to public health, safety, or welfare, or result in the creation of a nuisance in that:
    - a. The Sacred Heart Parish School at its current location utilizes parking spaces on the Mercy General Hospital site,
    - b. Utilizing parking offsite for staff allows the school to provide more amenities onsite including a turf play area; and
    - c. Any new parking spaces on the Mercy General Hospital site will meet the 50% tree shading and all other development standards.
  - 3. The proposed project is consistent with the General Plan land use

designation and General Plan policies in that:

- a. The offsite parking area is designated Public/Quasi-Public and surface parking lots are permitted, subject to a Special Permit; and
- b. The project allows for the joint use of existing and proposed surface parking lot facilities.

**J. Special Permit:** The Special Permit to allow offsite parking for the Mercy McMahon Terrace on the Mercy General Hospital site is **approved** based on the following Findings of Fact:

1. Granting the Special Permit is based upon sound principles of land use in that the offsite parking lot is allowed in the Hospital (H) zone and the offsite parking spaces requested will compensate for the loss of 11 parking spaces with the construction of the adjacent new school entrance loop and loading area.
2. Granting the Special Permit, as conditioned, will not be detrimental to public health, safety, or welfare, or result in the creation of a nuisance in that:
  - a. The Mercy McMahon Terrace site will meet their minimum parking requirement of 27 parking spaces by locating 15 designated spaces on the Mercy General Site; and
  - b. Any new parking spaces on the Mercy General Hospital site will meet the 50% tree shading and all other development standards.
3. The proposed project is consistent with the General Plan land use designation and General Plan policies in that:
  - a. The offsite parking area is designated Public/Quasi-Public and surface parking lots are permitted, subject to a Special Permit; and
  - b. The project allows for the joint use of existing and proposed surface parking lot facilities.

**K. Special Permit:** The Special Permit to allow offsite parking for the residential development on the Mercy site is **approved** based on the following Findings of Fact:

1. Granting the Special Permit is based upon sound principles of land use in that the offsite parking lot is allowed in the existing Residential Office (RO) and proposed Hospital (H) zone.
2. Granting the Special Permit, as conditioned, will not be detrimental to public health, safety, or welfare, or result in the creation of a nuisance in that:

- a. Each resident will have at least one designated space onsite;
  - b. The offsite parking spaces on the Mercy General Hospital site can be used by guests of the residential development; and
  - c. The parking lots will meet the 50% tree shading and all other development standards.
3. The proposed project is consistent with the General Plan land use designation and General Plan policies in that:
- a. The offsite parking area is designated Public/Quasi-Public and surface parking lots are permitted, subject to a Special Permit; and
  - b. The project allows for the joint use of existing and proposed surface parking lot facilities.

**L. Special Permit:** The Special Permit to allow tandem spaces for a hospital is **approved** based on the following Findings of Fact:

- 1. Granting the Special Permit is based upon sound principles of land use in that the parking garage is an allowed use in the Hospital (H) zone.
- 2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that the tandem parking spaces will be controlled by a parking attendant; and
- 3. The proposed project is consistent with the General Plan land use designation and General Plan policies in that the use of tandem spaces maximizes the potential use of an existing parking structure.

**M. Special Permit:** The Special Permit to allow vehicular gates for a residential development is **approved** based on the following Findings of Fact:

- 1. Granting the Special Permit will not impede public access to a public resource or interfere with existing or planned traffic circulation patterns;
- 2. Granting the Special Permit is consistent with city regulations and guidelines relating to the establishment of gated developments since the parking area has adequate turnaround, emergency hardware and a pedestrian gate are provided, and there are no anti-directional devices proposed;
- 3. The project is consistent with the objectives of the General Plan since it will provide additional housing opportunities in the City of Sacramento and adds more residential uses fronting on H Street to act as a buffer for the adjacent

hospital use;

4. The project will not be detrimental to the public health, safety, or welfare, or result in the creation of a nuisance since it incorporates many elements from the Multifamily Residential Design Guidelines including locating the vehicular entrance and trash enclosure at the rear of the property away from the public street to enhance the pedestrian walkability on H Street, proposing windows to face H Street to provide “eyes on the street,” and incorporating an open courtyard into the design to provide usable common space.

**N. Plan Review:** The Plan Review for the development of 20 residential units in the proposed R-3 zone is **approved** based on the following Findings of Fact:

1. The proposed development is consistent with the General Plan since Multifamily (R-3) allows 29 dwelling units per net acre;
2. Facilities, including utilities, access roads, sanitation, and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets and highways;
3. The property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area, and other requirements of this title; and
4. Approval of the plan review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties.

**O. Special Permit Major Modification:** The Special Permit Major Modification to demolish the East Wing and replace with a surface parking lot is **approved** based on the following Findings of Fact:

1. Granting the Special Permit is based upon sound principles of land use in that surface parking lots for major medical facilities are allowed in the Hospital (H) zone.
2. Granting the Special Permit, as conditioned, will not be detrimental to public health, safety, or welfare, or result in the creation of a nuisance in that:
  - a. The surface parking lot will have less of a visual impact on the adjacent residential neighbors as compared to the existing four story East Wing structure;
  - b. The lighting for the new surface parking lot will be directed and focused downward to minimize any glare on the adjacent residential homes; and

- c. The parking lot will meet the 50% tree shading requirement and other development standards.
3. The proposed project is consistent with the General Plan land use designation and General Plan policies in that:
- a. The site is designated Public/Quasi-Public and medical facilities are permitted, subject to a Special Permit; and
  - b. The new surface parking lot further reduces the intensity of the major medical uses around the perimeter of the subject site.

**P. Special Permit Major Modification:** The Special Permit Major Modification to demolish the chapel and replace with a surface parking lot is **approved** based on the following Findings of Fact:

- 1. Granting the Special Permit is based upon sound principles of land use in that surface parking lots for major medical facilities are allowed in the Hospital (H) zone.
- 2. Granting the Special Permit, as conditioned, will not be detrimental to public health, safety, or welfare, or result in the creation of a nuisance in that:
  - a. The chapel use is being moved to the proposed heart center which is centrally located on the medical campus and the relocation from the corner of the campus improves convenient access for patients in wheelchairs;
  - b. The lighting for the new surface parking lot will be directed and focused downward to minimize any glare on the adjacent residential homes; and
  - c. The parking lot will meet the 50% tree shading requirement and other development standards.
- 3. The proposed project is consistent with the General Plan land use designation and General Plan policies in that:
  - a. The site is designated Public/Quasi-Public and churches/chapels are permitted, subject to a Special Permit; and
  - b. The new surface parking lot further reduces the intensity of the medical campus uses around the perimeter of the subject site.

**Q. Special Permit Major Modification:** The Special Permit Major Modification to demolish the Sacred Heart Parish School and replace with a surface parking lot is

**approved** based on the following Findings of Fact:

1. Granting the Special Permit is based upon sound principles of land use in that surface parking lots for major medical facilities are allowed in the existing Residential Office (RO) and proposed Hospital (H) zone.
2. Granting the Special Permit, as conditioned, will not be detrimental to public health, safety, or welfare, or result in the creation of a nuisance in that:
  - a. The new surface parking lot will provide an improved buffer between the hospital and the proposed and existing residential development on the south side of H Street and the existing residential use and proposed school use along 39<sup>th</sup> Street;
  - b. The lighting for the new surface parking lot will be directed and focused downward to minimize any glare on the adjacent residential uses; and
  - c. The parking lot will meet the 50% tree shading requirement and other development standards.
3. The proposed project is consistent with the General Plan land use designation and General Plan policies in that:
  - a. The site is designated Public/Quasi-Public and medical facilities are permitted, subject to a Special Permit; and
  - b. The new surface parking lot further reduces the intensity of the uses around the perimeter of the subject site.

**R. Special Permit Major Modification:** The Special Permit Major Modification to construct a new 123,350 square foot heart center is **approved** based on the following Findings of Fact:

1. Granting the Special Permit is based upon sound principles of land use in that major medical facilities are allowed in the Hospital (H) zone and the new facility will allow the hospital to upgrade its campus to meet current and future seismic standards;
2. Granting the Special Permit, as conditioned, will not be detrimental to public health, safety, or welfare, or result in the creation of a nuisance in that:
  - a. The new main entrance for the hospital will be located at the south end of the heart center fronting J Street which is viewed as more commercial in nature;

- b. The “arts and crafts” design, materials, and lighting for the heart center will complement the surrounding neighborhood.
- 3. The proposed project is consistent with the General Plan land use designation and General Plan policies in that:
  - a. The site is designated Public/Quasi-Public and major medical facilities are permitted, subject to a Special Permit; and
  - b. The project supports the General Plan policy on medical facilities because the existing facility is in close proximity to existing transit services and the proposed central location of the heart center on the subject site lessens the visual impact on adjoining residential uses.

**S. Special Permit Modification:** The Special Permit Major Modification to renovate the South Wing structure by adding two exit stair towers is **approved** based on the following Findings of Fact:

- 1. Granting the Special Permit is based upon sound principles of land use in that major medical facilities are allowed in the Hospital (H) zone.
- 2. Granting the Special Permit, as conditioned, will not be detrimental to public health, safety, or welfare, or result in the creation of a nuisance in that:
  - a. The new stair towers consist of approximately 2,640 square feet of new construction and will meet all the required setbacks;
  - b. The new stair towers will match the height of the existing stair towers existing on the site currently; and
  - c. The renovation to first level of the Northwest wing for a new Dietary Sery and cafeteria will not expand the footprint of the existing building.
- 3. The proposed project is consistent with the General Plan land use designation and General Plan policies in that:
  - a. The site is designated Public/Quasi-Public and major medical facilities are permitted, subject to a Special Permit.

**T. Variance:** The Variance to allow the new residential development to deviate from the required courtyard requirement in the proposed R-3 zone 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 facing similar circumstances;

2. Granting the Variance would not be detrimental to the public welfare and not result in the creation of a public nuisance in that the reduction of the courtyard requirement will not negatively affect the emergency access to all the units and the interior courtyard is an open space amenity for the residents;
3. Granting the Variance does not constitute a use variance in that a multifamily residential development is an allowed use in the proposed Multifamily (R-3) zone;
4. The project is consistent with the General Plan since the project will improve the quality of the residential neighborhood by complementing the adjacent multifamily building on the corner of 39<sup>th</sup> and H Street and thereby extending the buffer between the existing hospital and single-family homes.

**U. Variance:** The Variance to allow the private school to deviate from the required setbacks on H Street in the R-1 and R-3 and proposed R-1A zone 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 facing similar circumstances in that the brick projections are limited to one story and add an interesting architectural element to the H Street view that complement the established surrounding neighborhood;
2. Granting the Variance would not be detrimental to the public welfare and not result in the creation of a public nuisance in that the private school will be landscaped and fenced with wrought iron in the setback areas along the H and 39<sup>th</sup> Street frontages and adequate room has been provided in the alternative plan to preserve the Bunya Bunya tree located on the site;
3. Granting the Variance does not constitute a use variance in that school is allowed in the R-1, R-3, and proposed R-1A zone subject to a Special Permit;
4. The project supports the General Plan policy of school facilities because the project assists school districts in providing quality educational facilities that will accommodate projected student enrollment growth.

**V. Variance:** The Variance to waive the masonry wall between the new private school and a single-family home 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 facing similar circumstances in that the property owner of the single-

family home has requested a wood fence instead of the required 6 foot masonry wall;

2. Granting the Variance would not be detrimental to the public welfare and not result in the creation of a public nuisance in that the school will locate the wood fence approximately 5 feet to the north of the existing property line to provide the property owner of the single-family home adequate room for maintenance;
3. Granting the Variance does not constitute a use variance in that a private school is allowed in the R-1, R-3, and proposed R-1A zone subject to a Special Permit and a single-family home is allowed in the R-1 zone by right;
4. The project is consistent with the General Plan policies of locating schools on sites that are conveniently accessible and adjacent to compatible land uses.

**W. Variance:** The Variance to waive the masonry wall on the residential development's south and east property lines abutting the hospital site 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 facing similar circumstances in that a residential development is being constructed adjacent to an existing apartment complex to further buffer the hospital site from existing residential units to the north of H Street;
2. Granting the Variance would not be detrimental to the public welfare and not result in the creation of a public nuisance in that a landscaped area and tree planter are provided as a separation from the hospital parking lot and the residential units and the 20 residential units are being added to the site to replace the residential units that are being demolished or relocated for the relocation of the private school;
3. Granting the Variance does not constitute a use variance in that a multifamily residential development is allowed in the proposed Multifamily (R-3) zone; and
4. The project is consistent with the General Plan policies of providing more balanced housing opportunities in communities that lack a full range of housing opportunities.

**X. Variance:** The Variance to allow the private school to deviate from the required 50% tree shading for a portion of the new parking spaces has been **withdrawn**.

**Y. Variance:** The Variance to allow a trash enclosure to be located in the required setback area for new residential development 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 facing similar circumstances;
2. Granting the Variance would not be detrimental to the public welfare and not result in the creation of a public nuisance in that the trash enclosure will be located in an area where the garbage collector will not need access into the gated parking area for residents and the location is not adjacent to a residential use and preserves open space on the site for the benefit of the residents.
3. The project will provide adequate capacity, number, and distribution of recycling and trash enclosures and receptacles to serve the new development;
4. The project is consistent with the General Plan policies of utilizing the Multifamily Design Guidelines for residential development since the view of the trash enclosure from the public street will be minimized with the proposed location.

**Z. Variance:** The Variance to allow the new school to site to deviate from the required 26 feet of maneuvering room for 90 degree parking spaces has been **withdrawn**.

Section 3. The City Council approves the Project entitlements subject to the following conditions of approval:

**F. Tentative Map:** The Tentative Map to merge and resubdivide 16.51± acres into 3 lots for the Mercy Medical Campus (13.25± acres), Multifamily Development (.7± acres), and the Sacred Heart Parish Campus (2.56± acres) is approved subject to the following conditions of approval:

**CONDITIONS:** Tentative Map

**NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P04-215). The design of any improvement not covered by these conditions shall be to City standard.**

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Development Engineering Division.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning Commission approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

**SPECIAL DISTRICTS:**

- F1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

**DEVELOPMENT ENGINEERING: Streets**

- F2. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P04-215).
- F3. 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 Division. Improvements required shall be determined by the city. 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 Division.
- F4. The project 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.
- F5. The applicant shall install a 4-way stop at the intersection of 39<sup>th</sup> Street and newly proposed school/Mercy driveways on 39<sup>th</sup> Street.
- F6. 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 Division.

**CITY UTILITIES**

- F7. The applicant shall show all easements that serve the subject parcels and

existing utilities including services that cross property lines.

- F8. The applicant shall show all easements that serve the subject parcels and existing utilities including services that cross property lines.
- F9. Any new domestic water services shall be metered. Per City Code 13.04.070, except for separate irrigation service connections and fire service connections, each lot or parcel shall only have one (1) metered domestic water service. Requests for multiple domestic water service connections to a single commercial lot or parcel, consistent with the Department of Utilities "Commercial Tap Policy", may be approved on a case-by-case basis by the Department of Utilities. Excess services shall be abandoned to the satisfaction of the Department of Utilities.
- F10. Multiple fire services are allowed per parcel and may be required.
- F11. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- F12. Dedicate a 10 foot wide Public Utility easement for an existing water main along the east property line of parcel 3 from H Street to J Street.
- F13. Dedicate a 10 foot wide Public Utility easement for an existing water main along the north property line of parcel 3 from the east property line to 180 linear feet to the west.
- F14. City records indicate a 6" public water main located on parcel 3 running approximately 300 feet east from 39<sup>th</sup> Street at the I Street entrance to the Mercy Hospital Campus. Either dedicate a 15 foot wide Public Utility Easement for the existing water main or reconfigure the system with the City's new point of service at the 39<sup>th</sup> Street property line. Reconfiguration will require at a minimum an approved backflow device and meter. The reconfiguration of this main shall be constructed to the satisfactions of the Department of Utilities.
- F15. Dedicate a 5 foot wide private utility easement for sewer service that is required on parcel 1 to serve 852 39<sup>th</sup> Street.
- F16. The applicant shall construct a 12" water main and sewer in 39<sup>th</sup> Street between H Street and J Street. The water distribution system shall be designed and constructed to City standards and installed in public streets as required by the Department of Utilities. The timing for construction shall meet the requirements as specified in condition R5.
- F17. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinances. This ordinance requires the applicant to show erosion and sediment control methods on the improvement plans. These plans

shall also show the methods to control urban runoff pollution from the project site during construction.

- F18. This project is greater than 1 acre; therefore the project is required to comply with the "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from [www.swrcb.ca.gov/stormstr/construction.html](http://www.swrcb.ca.gov/stormstr/construction.html). The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.
- F19. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area served by a regional water quality control facility only source control measures are required. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures.

**G. Special Permit:** The Special Permit to allow a private school and parish ministries in the existing R-1 and R-3 zones and in the proposed R-1A zone is approved with the following conditions of approval:

- G1. The applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
- G2. Any modification to the project shall be subject to review and approval by the Planning Division staff prior to the issuance of building permits.
- G3. A sign permit shall be obtained prior to construction or installation of any attached or detached sign.
- G4. The new private school and proposed fencing shall be reviewed and approved by design review staff.
- G5. The applicant shall construct the private school with the alternative plan which allows the Bunya Bunya tree to remain and the applicant shall work with the Urban Forest Services department to protect the tree during construction.

- G6. If lane closures are required on H or J Street, the closure shall maintain a minimum of one open lane for vehicular traffic. Lane closures shall be limited to 5 days total on H Street and 5 days total on J Street. In no case shall lane closures for the project occur on H and J Street simultaneously. If there is a closure of 39<sup>th</sup> Street, the work shall be completed in 90 days or less. If more time is needed, the extension shall require additional approval from the City Council. The applicant shall coordinate with the Department of Transportation to minimize impacts for required street closures.

*Utilities*

- G7. Any new domestic water services shall be metered. Per City Code 13.04.070, except for separate irrigation service connections and fire service connections, each lot or parcel shall only have one (1) metered domestic water service. Requests for multiple domestic water service connections to a single commercial lot or parcel, consistent with the Department of Utilities "Commercial Tap Policy", may be approved on a case-by-case basis by the Department of Utilities. Excess services shall be abandoned to the satisfaction of the Department of Utilities.
- G8. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- G9. Per City Code, the point of service for water, sewer and storm drain service is located at the back of curb for separated sidewalks and at the back of sidewalk for attached sidewalks. The onsite water, sewer and storm drain systems shall be private systems maintained Owner.
- G10. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area served by a regional water quality control facility only source control measures are required. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures.
- G11. This project is greater than 1 acre; therefore the project is required to comply with the "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from [www.swrcb.ca.gov/stormstr/construction.html](http://www.swrcb.ca.gov/stormstr/construction.html). The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person

responsible for SWPPP and (6) certification by property owner or authorized representative.

- G12. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinances. This ordinance requires the applicant to show erosion and sediment control methods on the improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

*Urban Forest Services*

- G13. The applicant shall retain a qualified consulting arborist (ISA Certified w/ verifiable construction management experience or ASCA Registered Consulting Arborist) as a project arborist. The project arborist shall advise the applicant and monitor construction activities that have potential to impact existing trees that are to be preserved. Arborist recommendations and monitoring reports shall be copied to Urban Forest Services staff.
- G14. Chain link (or other approved material) fencing shall be established as barriers to create exclusion zones surrounding trees. Exclusion barrier placement shall be subject to approval by Urban Forest Services staff prior to establishment. Barriers are to remain in place at all times during construction. Any necessary encroachment into exclusion zones shall be under the supervision of the project arborist. Exclusion zones shall be as large as possible.
- G15. In addition to exclusion zones, a root protection zone with a larger radius, as determined by the project arborist and approved by staff, shall be noted on all civil construction drawings noting the potential for root damage during excavation, trenching, or other grade changes. Excavation or other activities outside of exclusion zones but having the potential to affect roots shall be brought to the attention of the project arborist for review and consultation.
- G16. Prior to construction, trees to be preserved shall be pruned per current ANSI standards to remove dead wood, improve structure if necessary, and to provide adequate clearance for construction activity.
- G17. Trees to be preserved shall be maintained in a safe and healthy state and shall be irrigated, fertilized, or otherwise treated as necessary per the project arborist recommendations.
- G18. General tree health shall be monitored by the project arborist for a three year period following the end of construction. The project arborist shall advise the applicant on best management practices to maintain long term health of the trees.

*Development Engineering*

- G19. Construct standard subdivision improvements as pursuant to section 16.48.110 of the City Code (if not already in place). All improvements shall be designed and constructed to the satisfaction of the Development Engineering. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include any required street lights (if not already installed) and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk (if improvements already exist) per City standards to the satisfaction of the Development Engineering Division.
- G20. All driveways shall be designed and constructed/reconstructed to City Standards to the satisfaction of the Development Engineering Division with the exception of the proposed 39<sup>th</sup> street school/mercy driveways which shall be constructed as a standard intersection.
- G21. The applicant shall install a 4-way stop at the intersection of 39<sup>th</sup> Street and newly proposed school/mercy driveways on 39<sup>th</sup> Street
- G22. The project shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp or driveway that does not meet current A.D.A. standards.
- G23. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
- G24. The design of walls fences and signage 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 Division.

*Fire Department*

- G25. Fire apparatus access will be required into the "Hard Court/event parking" area. Identify a lane for Fire Department access and mark "No Parking Fire Lane".
- G26. The "Hard Court" area requires an approved Fire Department turnaround as part of the access lane. Turning radii for fire turnaround shall be designed as 35' inside and 55' outside. The exact configuration may be worked out by contacting the Fire Department.
- G27. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.
- G28. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a roadbed consisting

of material unaffected by the introduction of water based upon fire flow or rain based on 25 year storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2

- G29. Provide the required fire hydrants in accordance with CFC 903.4.2 and Sacramento Municipal Code 15.36.040, TABLE NO. A-III-B-1. Hydrant spacing shall be every 300 feet along the fire access route.
- G30. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
- G31. Provide a water flow test. (Make arrangements at the Downtown Permit Center's walk-in counter: New City Hall, 3<sup>rd</sup> Flr, 915 I St. OR the North Permit Center's walk-in counter: 2101 Arena Blvd., Suite 200, Sacramento, CA 95834)
- G32. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 902.2.1)
- G33. Provide appropriate Knox access for site.
- G34. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 40 feet and no closer than 5 feet from a fire hydrant.
- G35. An additional buffer space encompassing 1 parking space shall be set aside for use as a garden by Ms. Luther to make up for the loss of existing garden space from the new sidewalk, and to act as a buffer area from the school parking and driveway. In addition, the City Arborist shall prescribe mitigation during construction to preserve the heritage Elm tree on her property.
- G36. The school construction shall incorporate all feasible measures to avoid damage to the Bunya Bunya tree near the corner of 39<sup>th</sup> and H Street. The fencing around the school should either set back away from the sidewalk or be relocated. The final fencing plan shall be approved by the City Urban Design Manager.
- G37. The applicant shall develop a bike use and facility plan to be reviewed and approved by the Planning Director.

**H. Special Permit:** The Special Permit to allow a new heart center to exceed the 45 foot height requirement in the H is approved with the following conditions of approval:

H1. The project shall conform to the plans submitted and any changes including modifications in design, materials, and landscaping shall require additional review and approval by Planning staff.

I. **Special Permit:** The Special Permit to allow 35 offsite parking for the school on the Mercy site and to share parking during off-peak hours with the school for evening assemblies and events on the weekend is approved with the following conditions of approval:

I1. The designated parking spaces for faculty and visitors shall be noted with signage and/or striping.

I2. All new parking spaces shall meet the 50% tree shading and all other development standards.

I3. Lighting for the new surface parking lot shall be directed and focused downward to minimize any glare on the adjacent residential homes.

J. **Special Permit:** The Special Permit to allow offsite parking for the Mercy McMahon Terrace on the Mercy General Hospital site is approved based on the following conditions of approval:

J1. The designated parking spaces for MMT users shall be noted with signage and/or striping.

J2. All new parking spaces shall meet the 50% tree shading and all other development standards.

J3. Lighting for the new surface parking lot shall be directed and focused downward to minimize any glare on the adjacent residential homes.

K. **Special Permit:** The Special Permit to allow offsite parking for the residential development on the Mercy site is approved based on the following conditions of approval:

K1. The parking spaces for the residential development on the Mercy site shall be designated with signage or striping indicating the exclusive use of the residents and their guests only.

K2. All new parking spaces shall meet the 50% tree shading and all other development standards.

K3. Lighting for the new surface parking lot shall be directed and focused downward to minimize any glare on the adjacent residential homes.

N. **Plan Review:** The Plan Review for the development of 20 residential units in the

proposed R-3 zone is approved based on the following conditions of approval:

- N1. The applicant shall work with design review staff and the community to finalize the design of the multifamily complex. The complex shall have between 12 and 20 residential units. The City Urban Design Manager shall approve the final design at the staff level.
- N2. If lane closures are required on H or J Street, the closure shall maintain a minimum of one open lane for vehicular traffic. Lane closures shall be limited to 5 days total on H Street and 5 days total on J Street. In no case shall lane closures for the project occur on H and J Street simultaneously. If there is a closure of 39<sup>th</sup> Street, the work shall be completed in 90 days or less. If more time is needed, the extension shall require additional approval from the City Council. The applicant shall coordinate with the Department of Transportation to minimize impacts for required street closures.

*Development Engineering*

- N3. Construct standard subdivision improvements as pursuant to section 16.48.110 of the City Code (if not already in place). All improvements shall be designed and constructed to the satisfaction of the Development Engineering. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include any required street lights (if not already installed) and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk (if improvements already exist) per City standards to the satisfaction of the Development Engineering Division.
- N4. The project 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.
- N5. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
- N6. The design of walls fences and signage 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 Division.

*Fire Department*

- N7. All turning radii for fire access shall be designed as 35' inside and 55' outside.
- N8. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a roadbed consisting

of material unaffected by the introduction of water based upon fire flow or rain based on 25 year storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2

- N9. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.
- N10. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5. The required number of hydrants is based on the construction type and the fire flow requirement. From the preliminary information provided, the flow requirement should be 3750 gpm for 3 hours, with a hydrant requirement of 4 (a hydrant must be within 150' of all points of the exterior of the building).
- N11. For operational fire fighting purposes, it is necessary for fire apparatus to access the Mercy Campus on the adjacent parcel. A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access.
- N12. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
- N13. Provide a water flow test. (Make arrangements at the Downtown Permit Center's walk-in counter: New City Hall, 3<sup>rd</sup> Flr, 915 I St. OR the North Permit Center's walk-in counter: 2101 Arena Blvd., Suite 200, Sacramento, CA 95834).
- N14. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 902.2.1).
- N15. Provide appropriate Knox access for site.
- N16. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
- N17. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 40 feet and no closer than 5 feet from a fire hydrant.
- N18. Provide a minimum of 5' clear setback for emergency rescue ladder access to 2<sup>nd</sup> story bedroom egress windows and an additional 3' for 3<sup>rd</sup> story bedroom egress windows. Provide clear access to building openings, free of landscaping and other obstructions. Exterior doors and openings required by this code or the Building Code shall be maintained readily accessible for emergency access by

the Fire Department. CFC 902.3.1.

*Utilities*

- N19. Any new domestic water services shall be metered. Per City Code 13.04.070, except for separate irrigation service connections and fire service connections, each lot or parcel shall only have one (1) metered domestic water service. Requests for multiple domestic water service connections to a single commercial lot or parcel, consistent with the Department of Utilities "Commercial Tap Policy", may be approved on a case-by-case basis by the Department of Utilities. Excess services shall be abandoned to the satisfaction of the Department of Utilities.
- N20. Per City Code, the point of service for water, sewer and storm drain service is located at the back of curb for separated sidewalks and at the back of sidewalk for attached sidewalks. The onsite water, sewer and storm drain systems shall be private systems maintained Owner.
- N21. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area served by a regional water quality control facility only source control measures are required. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures.
- N22. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinances. This ordinance requires the applicant to show erosion and sediment control methods on the improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- N23. The applicant shall develop a bike use and facility plan to be reviewed and approved by the Planning Director.

**O. Special Permit Major Modification:** The Special Permit Major Modification to demolish the East Wing and replace with a surface parking lot is approved with the following conditions of approval:

- O1. The lighting for the new surface parking lot shall be directed and focused downward to minimize any glare on the adjacent residential homes.
- O2. All new parking spaces shall meet the 50% tree shading and all other development standards.
- O3. The East Wing shall be demolished within one year following the certificate of occupancy for the new heart center.

**P. Special Permit Major Modification:** The Special Permit Major Modification to demolish the chapel and replace with a surface parking lot is approved with the following conditions of approval:

- P1. The lighting for the new surface parking lot shall be directed and focused downward to minimize any glare on the adjacent residential homes.
- P2. All new parking spaces shall meet the 50% tree shading and all other development standards.
- P3. A public plaza area shall be incorporated into the site as detailed further in Condition R2.

*Utilities*

- P4. An onsite surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All onsite systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- P5. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- P6. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinances. This ordinance requires the applicant to show erosion and sediment control methods on the improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- P7. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area served by a regional water quality control facility only source control measures are required. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures.
- P8. Any new domestic water services shall be metered. Per City Code 13.04.070, except for separate irrigation service connections and fire service connections, each lot or parcel shall only have one (1) metered domestic water service. Requests for multiple domestic water service connections to a single commercial lot or parcel, consistent with the Department of Utilities "Commercial Tap Policy", may be approved on a case-by-case basis by the Department of Utilities. Excess services shall be abandoned to the satisfaction of the Department of Utilities.

**Q. Special Permit Major Modification:** The Special Permit Major Modification to demolish the Sacred Heart Parish School and replace with a surface parking lot is approved with the following conditions of approval:

- Q1. The lighting for the new surface parking lot shall be directed and focused downward to minimize any glare on the adjacent residential homes.
- Q2. All new parking spaces shall meet the 50% tree shading and all other development standards.
- Q3. A public plaza shall be incorporated into the site as detailed further in Condition R2.

*Utilities*

- Q4. An onsite surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All onsite systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- Q5. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- Q6. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinances. This ordinance requires the applicant to show erosion and sediment control methods on the improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- Q7. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area served by a regional water quality control facility only source control measures are required. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures.
- Q8. Any new domestic water services shall be metered. Per City Code 13.04.070, except for separate irrigation service connections and fire service connections, each lot or parcel shall only have one (1) metered domestic water service. Requests for multiple domestic water service connections to a single commercial lot or parcel, consistent with the Department of Utilities "Commercial Tap Policy", may be approved on a case-by-case basis by the Department of Utilities. Excess services shall be abandoned to the satisfaction of the Department of Utilities.

**R. Special Permit Major Modification:** The Special Permit Major Modification to construct a new 123,350 square foot heart center is approved with the following conditions of approval:

- R1. Neither Mercy nor any of its affiliates shall acquire an ownership or leasehold interest in or apply for the rezoning or utilization of any residentially zoned real property located within the area bounded by Alhambra and Elvas/65th Street, the UPRR tracks to Hwy 50, excluding any property currently occupied by Sutter Memorial Hospital and excluding the existing Mercy General Hospital campus, as defined on the north by H Street (excluding existing and proposed residential complexes), on the south by J Street, on the west by 39<sup>th</sup> Street, and on the east by the hospital's property line along 41<sup>st</sup> Street. 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-5, RMX, or RO. Any modification to this condition shall require approval from the City Council. Mercy shall cooperate with the City to incorporate this condition into the City's General Plan Update in 2008 and any subsequent East Sacramento Community Plan.
  
- R2. Representatives from Mercy shall work with the Urban Design Manager and the community to develop and implement as part of the heart center project a "pedestrian and streetscape master plan" for the site. The plan shall address internal connections on the campus to ensure the safety and convenience of patients, visitors, and the public who navigate the campus. In addition, the plan shall incorporate an enhanced, shaded, well-articulated, widened and signed pedestrian streetscape around the perimeter of and through key buildings on the entire campus. For example, industrial facilities such as the proposed emergency power generator and oxygen tank at the driveway entrance at 39<sup>th</sup> and I Streets shall be adequately screened or relocated to a less visible internal location. The plan shall include plazas with fountains and/or gathering areas at key entry points, including the proposed surface parking lot north of I Street on the east side of 39<sup>th</sup> Street, the area south of the driveway entrance at 39<sup>th</sup> and I Streets, the bus stop on J Street in front of the South Building, and the proposed surface parking lot where the current chapel is located. The size of the plaza space shall include at least ¼ acre (10,890 square feet) at the surface parking lot on the existing school site north of I Street. The plan shall also consider pedestrian-level lighting, undergrounding the utilities along the east side of 39<sup>th</sup> Street, exploring the reduction of the curb radii at the 39<sup>th</sup> and J intersection to improve the pedestrian landings at both the northeast and northwest corners, widening the curb cut at the southwest corner of 39<sup>th</sup> and H Streets, and other traffic calming measures along the street to enhance pedestrian safety and slow automobile and truck traffic. The City's Urban Design Manager shall review and approve the master plan.
  
- R3. The community shuttle route shall be modified to include 39<sup>th</sup> Street from H Street to the 39<sup>th</sup> Street Light Rail Station. The applicant shall work on a Task

Force basis with Regional Transit and other transit providers to coordinate shuttle service within East Sacramento.

- R4. The tentative map shall be finalized before the final occupancy of the heart center.
- R5. Construction shall begin for the residential development on H Street immediately following the relocation of Sacred Heart Parish School to the new school campus.
- R6. If lane closures are required on H or J Street, the closure shall maintain a minimum of one open lane for vehicular traffic. Lane closures shall be limited to 5 days total on H Street and 5 days total on J Street. In no case shall lane closures for the project occur on H and J Street simultaneously. If there is a closure of 39<sup>th</sup> Street, the work shall be completed in 90 days or less. If more time is needed, the extension shall require additional approval from the City Council. The applicant shall coordinate with the Department of Transportation to minimize impacts for required street closures.
- R7. The East Wing shall be demolished within one year following the certificate of occupancy for the new heart center.

*Development Engineering*

- R8. Construct standard subdivision improvements as pursuant to section 16.48.110 of the City Code (if not already in place). All improvements shall be designed and constructed to the satisfaction of the Development Engineering. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include any required street lights (if not already installed) and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk (if improvements already exist) per City standards to the satisfaction of the Development Engineering Division.
- R9. All driveways shall be designed and constructed/reconstructed to City Standards to the satisfaction of the Development Engineering Division with the exception of the proposed 39<sup>th</sup> street school/mercy driveways which shall be constructed as a standard intersection.
- R10. The applicant shall install a 4-way stop at the intersection of 39<sup>th</sup> Street and newly proposed school/mercy driveways on 39<sup>th</sup> Street.
- R11. The project shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp or driveway that does not meet current A.D.A. standards.
- R12. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).

- R13. The design of walls fences and signage 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 Division.
- R14. An automatic fire sprinkler system shall be installed and equipped with an electronic monitoring system as follows: in every building where there is an addition to the floor area in existence of 20 percent or more and the aggregate floor area of the building exceeds 4,999 square feet. Sacramento Municipal Code 15.36.1003 Amendment of Article 10, Section 1003 or other alternative as approved by the Fire Marshall.
- R15. All turning radii for fire access shall be designed as 35' inside and 55' outside.
- R16. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fire flow or rain based on 25 year storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2
- R17. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.
- R18. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
- R19. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
- R20. Provide a water flow test. (Make arrangements at the Downtown Permit Center's walk-in counter: New City Hall, 3<sup>rd</sup> Flr, 915 I St. OR the North Permit Center's walk-in counter: 2101 Arena Blvd., Suite 200, Sacramento, CA 95834).
- R21. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 902.2.1).
- R22. Provide appropriate Knox access for site.
- R23. Roads used for Fire Department access that are less than 28 feet in width shall

be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

- R24. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 40 feet and no closer than 5 feet from a fire hydrant.
- R25. Provide clear access to building openings, free of landscaping and other obstructions. Exterior doors and openings required by this code or the Building Code shall be maintained readily accessible for emergency access by the Fire Department. CFC 902.3.1.

#### *Utilities*

- R26. Any new domestic water services shall be metered. Per City Code 13.04.070, except for separate irrigation service connections and fire service connections, each lot or parcel shall only have one (1) metered domestic water service. Requests for multiple domestic water service connections to a single commercial lot or parcel, consistent with the Department of Utilities "Commercial Tap Policy", may be approved on a case-by-case basis by the Department of Utilities. Excess services shall be abandoned to the satisfaction of the Department of Utilities.
- R27. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- R28. Per City Code, the point of service for water, sewer and storm drain service is located at the back of curb for separated sidewalks and at the back of sidewalk for attached sidewalks. The onsite water, sewer and storm drain systems shall be private systems maintained Owner.
- R29. An onsite surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All onsite systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- R30. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- R31. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinances. This ordinance requires the applicant to show erosion and sediment control methods on the improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- R32. This project is greater than 1 acre; therefore the project is required to comply with the "NPDES General Permit for Stormwater Discharges Associated with

Construction Activity” (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from [www.swrcb.ca.gov/stormstr/construction.html](http://www.swrcb.ca.gov/stormstr/construction.html). The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP’s, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.

- R33. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area served by a regional water quality control facility only source control measures are required. Refer to the “Guidance Manual for On-Site Stormwater Quality Control Measures” dated January 2000 for appropriate source control measures.
- R34. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined System Development Fee prior to the issuance of any building permit. The impact to the CSS due to the construction (at build-out) of an additional 70,000 square feet of medical office space is estimated to be 28 ESD. The Combined System fee at time of building permit is estimated to be \$10,524. The final Combined Sewer Fee will be calculated when the building permit is issued.
- R35. Foundation or basement dewatering discharges to the CSS and/or storm drainage system shall not be allowed. Foundations and basements shall be designed without the need for dewatering.
- R36. The project shall follow the “Green Guide for Healthcare” and the project’s adherence to the set of the best practices shall be reviewed and approved by the Chief Building Official. The hospital project shall meet cool roof and cool paving standards. The cool paving standard shall apply for new parking lots and also for existing parking lots when they are resurfaced in the future.
- R37. Mercy shall pay \$200,000 to fund measures required by a Neighborhood Traffic Management Program in the neighborhood surrounding the Hospital campus, defined to include 36<sup>th</sup> Street on the west, 43<sup>rd</sup> Street on the east, McKinley Blvd on the north, and Folsom Blvd on the south.
- R38. Mercy shall discuss with the owner(s) of the Ferry House at 41<sup>st</sup> and J any non-structural improvements that will enhance public safety and help alleviate concerns with the property driveway on J Street. Upon mutual agreement between Mercy and the property owner(s) of the Ferry House, Mercy agrees to install said agreed upon improvements at no cost to the owner(s) of the Ferry

House.

R39. The following construction mitigation shall be required:

- a. Mercy shall communicate regularly through newsletters and emails and meet with the Neighborhood Advisory Group at least quarterly throughout construction of the school, the replacement housing, and the new Heart Center.
- b. Laydown areas shall be either on the Mercy site or remote from the site itself. No construction laydown areas shall be placed on any nearby street.
- c. Construction Mitigation Manager (CMM). The project proponents shall designate and retain an on-site CMM responsible for directing and documenting compliance with all conditions that follow. The CMM shall have complete access to the site and the authority to stop construction if warranted by applicable mitigation conditions. The CMM shall report directly to the City with a weekly report regarding compliance.
- d. No heavy or noisy outdoor construction on any of the projects shall occur on Sundays or State or Federal Holidays.

R40. The applicant shall develop a bike use and facility plan to be reviewed and approved by the Planning Director.

**V. Variance:** The Variance to allow the private school to deviate from the required setbacks on H Street in the R-1 and R-3 and proposed R-1A zone is **approved** with the following conditions of approval:

V1. The library element that projects into the setback area on H Street shall be limited to one story.

**W. Variance:** The Variance to waive the masonry wall between the new private school and a single family home is approved with the following conditions of approval:

W1. The applicant shall work with the property owner to select the most appropriate type and style of wood fencing for the perimeter of the single family home site.

#### **ADVISORY NOTES:**

The following advisory notes are informational in nature:

- A. House move proposals will require additional review and approval.

- B. The applicant should make every effort to reuse the stained glass windows in the chapel to be demolished in the new heart center.
- C. 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.
- D. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined System Development Fee prior to the issuance of any building permit. The impact to the CSS due to the construction (at build-out) of an additional 70,000 square feet of medical office space is estimated to be 28 ESD. The Combined System fee at time of building permit is estimated to be \$10,524. The final Combined Sewer Fee will be calculated when the building permit is issued.
- E. Foundation or basement dewatering discharges to the CSS and/or storm drainage system shall not be allowed. Foundations and basements shall be designed without the need for dewatering.
- F. The proposed project is located in the Flood zone designated as an X and Shaded 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 and Shaded X zone, there are no requirements to elevate or flood proof.
- G. Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.
- H. As per City Code, the applicant will be responsible to meet his/her obligations regarding the following:
  - a. Title 18, 18.44 Park Development Impact Fee (PIF), due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$93,257. This is based on 20 multi-family residential units at \$2,647 per unit, 123,350 square feet of new construction for the Heart Center at \$0.32 per square foot, and 2,640 square feet of South Wing Renovations at \$0.32 per square foot. Any

change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

- b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.
- I. Many projects within the City of Sacramento require booster pumps for fire suppression and domestic water system. 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 fire suppression and domestic water systems.
- J. The proposed project is located in the Flood zone designated as an X and Shaded 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 and Shaded X zone, there are no requirements to elevate or flood proof.

Table of Contents:

Exhibits 1A – 9C – maps and plans

Adopted by the City of Sacramento City Council on November 27, 2007 by the following vote:

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

Noes: Member Hammond.

Abstain: None.

Absent: Member Fong.



for Mayor Heather Fargo

Attest:

for   
Shirley Concolino, City Clerk

Exhibit 1A: Overall Site Plan

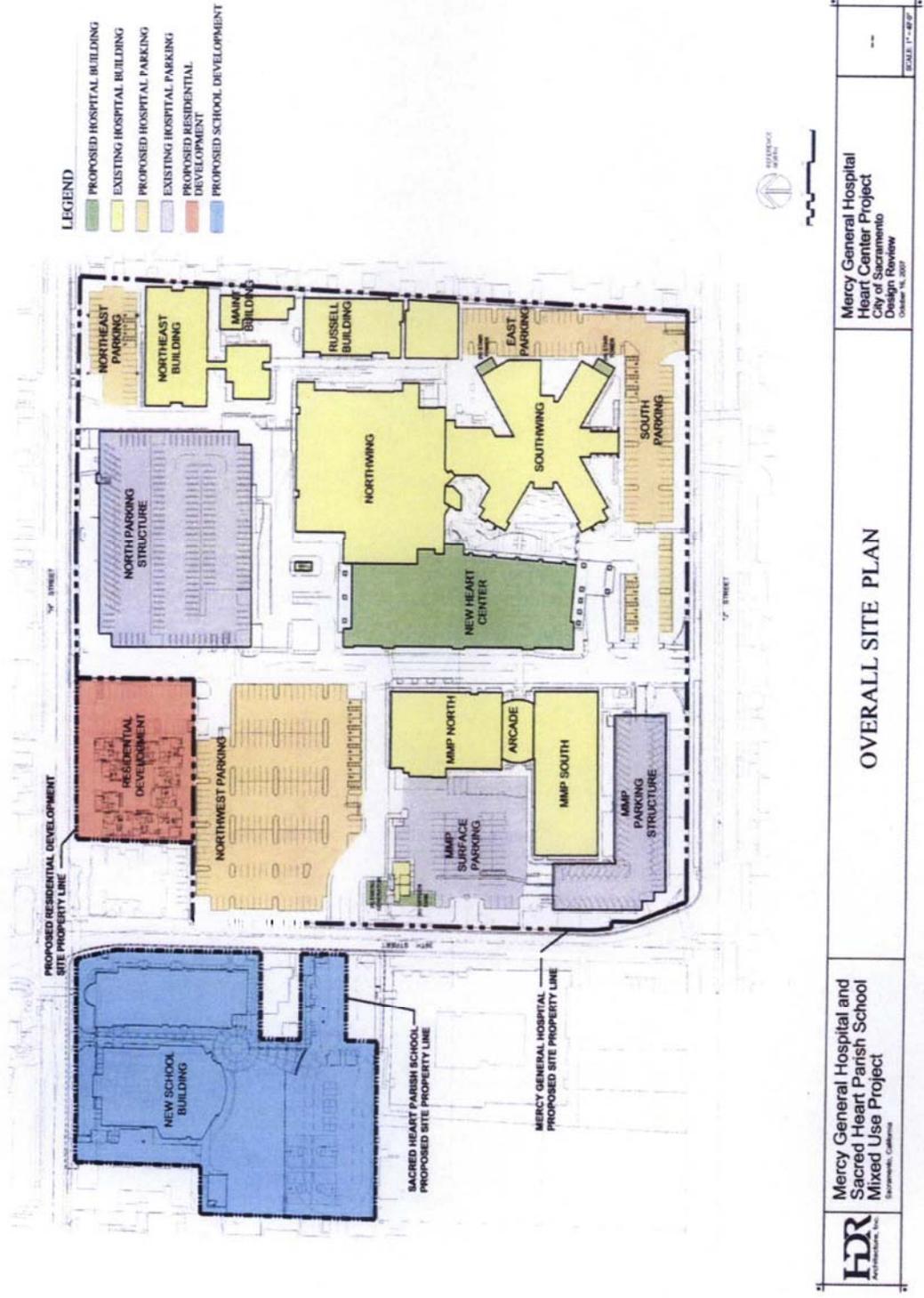


Exhibit 2A Heart Center Building Perspective (South/West)



VIEW LOOKING AT SOUTH / WEST ELEVATION

|   |                                    |  |
|---|------------------------------------|--|
|  <p>Mercy General Hospital and<br/>Sacred Heart Parish School<br/>Mixed Use Project<br/>Sacramento, California</p> | <p><b>BUILDING PERSPECTIVE</b></p> | <p>Mercy General Hospital<br/>Heart Center Project<br/>City of Sacramento<br/>Design Review<br/>October 16, 2007</p> <p style="text-align: right;">A.R.-1<br/>SCALE 1/8"=1'-0"</p> |
|---|------------------------------------|--|

Exhibit 3A: Heart Center Building Perspective (South/East)



VIEW LOOKING AT SOUTH / EAST ELEVATION

|  |  |                      |  |  |
|--|--|----------------------|--|--|
|  | Mercy General Hospital and Sacred Heart Parish School Mixed Use Project<br><small>Sacramento, California</small> | BUILDING PERSPECTIVE | Mercy General Hospital Heart Center Project<br>City of Sacramento<br>Design Review<br>October 16, 2007 | A.R-2<br><small>SCALE 1/8" = 1'-0"</small> |
|--|--|----------------------|--|--|

Exhibit 4A: Heart Center Building Perspective (North/West)



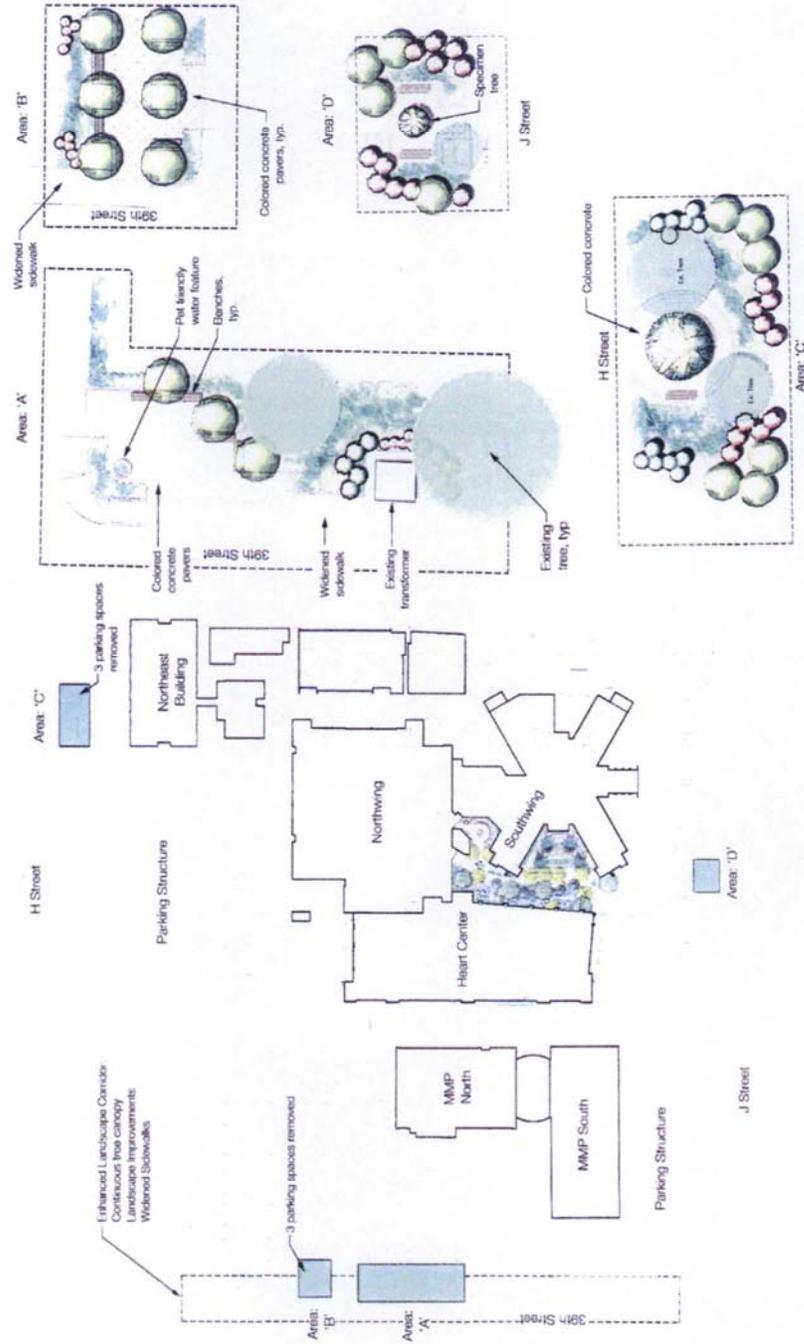
VIEW LOOKING AT NORTH / WEST ELEVATION

|  |   |  |                             |
|--|---|--|-----------------------------|
|  <p><b>HDR</b><br/>ARCHITECTURE INC.<br/>SACRAMENTO, CALIFORNIA</p> | <p>Mercy General Hospital and Sacred Heart Parish School Mixed Use Project<br/>SACRAMENTO, CALIFORNIA</p> | <p>Mercy General Hospital Heart Center Project<br/>City of Sacramento Design Review<br/>October 18, 2007</p> | <p>A.R-3<br/>SCALE NONE</p> |
|--|---|--|-----------------------------|

BUILDING PERSPECTIVE



Exhibit 6A: Landscape Plan

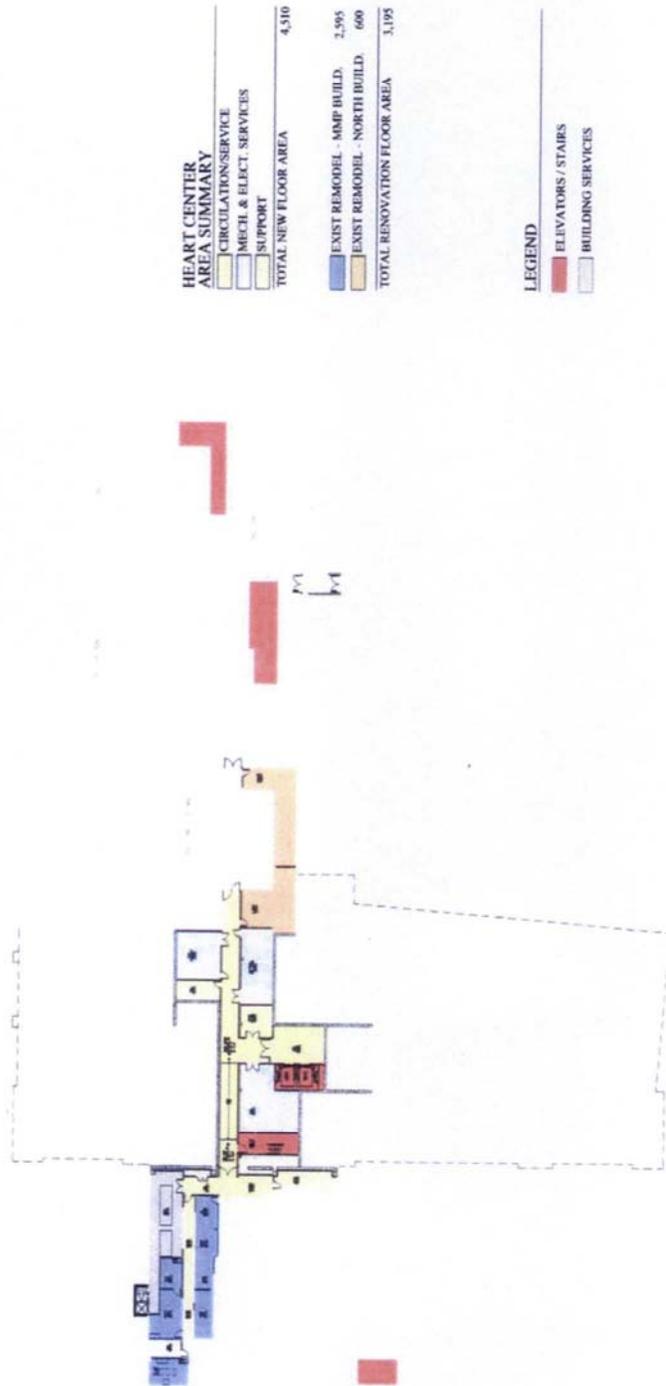


November 2007

Mercy General Heart Center Project  
 Conceptual Green Spaces  
 Sacramento, California

The H.A. Group | Landscape Architects & Planners, Inc.  
 2200 Broadway Blvd., Suite 1000 | Sacramento, California 95811  
 916.447.7000 | www.hagroup.com

Exhibit 7A: Heart Center Basement Level



**HEART CENTER AREA SUMMARY**

|                             |              |
|-----------------------------|--------------|
| CIRCULATION/SERVICE         | 4,310        |
| MECH. & ELECT. SERVICES     |              |
| SUPPORT                     |              |
| <b>TOTAL NEW FLOOR AREA</b> | <b>4,310</b> |

|                                    |              |
|------------------------------------|--------------|
| EXIST REMODEL - MMP BUILD.         | 2,595        |
| EXIST REMODEL - NORTH BUILD.       | 660          |
| <b>TOTAL RENOVATION FLOOR AREA</b> | <b>3,195</b> |

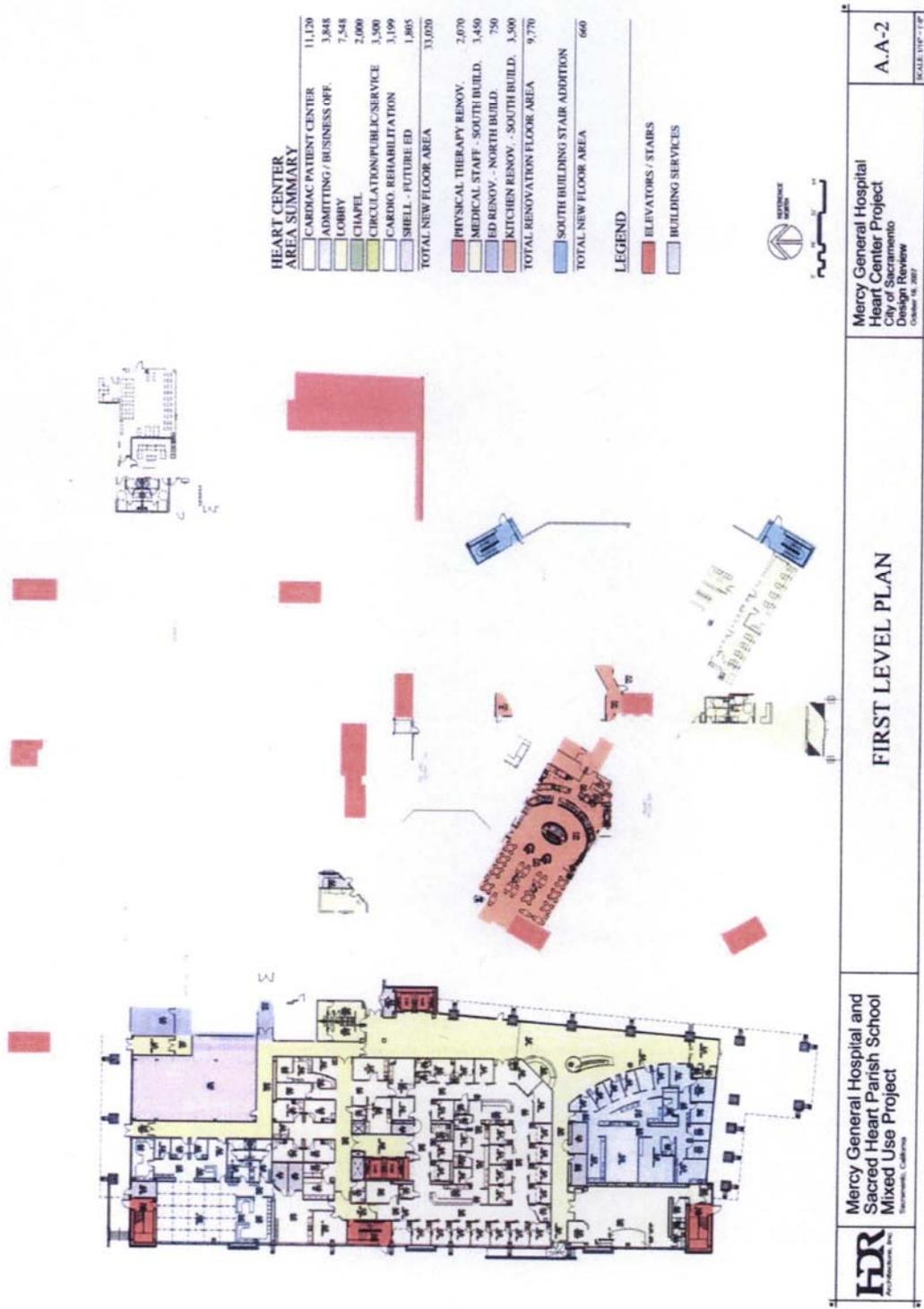
**LEGEND**

|             |                    |
|-------------|--------------------|
| [Red Box]   | ELEVATORS / STAIRS |
| [White Box] | BUILDING SERVICES  |



|   |                            |  |
|---|----------------------------|--|
| <br>HDR<br><small>Architectural Inc.</small><br>Sacramento, California | <b>BASEMENT LEVEL PLAN</b> | Mercy General Hospital<br>Heart Center Project<br>City of Sacramento<br>Design Review<br>October 18, 2007<br>SCALE: 1/8" = 1'-0" |
|---|----------------------------|--|

Exhibit 8A: Heart Center First Level



**HEART CENTER AREA SUMMARY**

|                                    |               |
|------------------------------------|---------------|
| CARDIAC PATIENT CENTER             | 11,126        |
| ADMITTING / BUSINESS OFF.          | 3,648         |
| LOBBY                              | 7,548         |
| CHAPEL                             | 2,000         |
| CIRCULATION/PUBLIC/SERVICE         | 3,500         |
| CARDIO REHABILITATION              | 3,199         |
| SHELL - FUTURE ED                  | 1,805         |
| <b>TOTAL NEW FLOOR AREA</b>        | <b>33,026</b> |
| PHYSICAL THERAPY RENOV.            | 2,070         |
| MEDICAL STAFF - SOUTH BUILD.       | 3,450         |
| ED RENOV. - NORTH BUILD.           | 750           |
| KITCHEN RENOV. - SOUTH BUILD.      | 3,500         |
| <b>TOTAL RENOVATION FLOOR AREA</b> | <b>9,770</b>  |
| SOUTH BUILDING STAIR ADDITION      | 660           |
| <b>TOTAL NEW FLOOR AREA</b>        | <b>660</b>    |

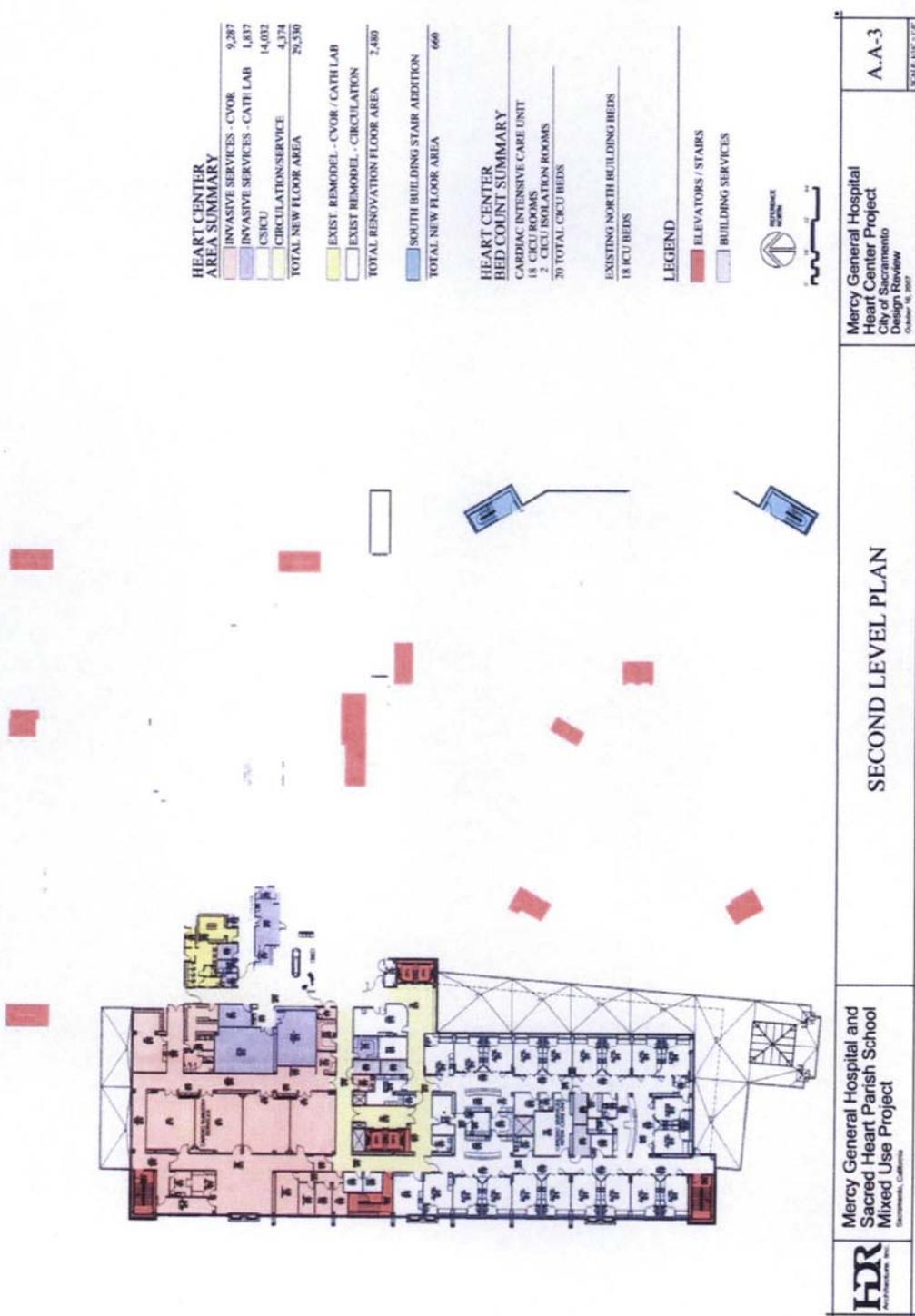
**LEGEND**

|            |                    |
|------------|--------------------|
| [Red Box]  | ELEVATORS / STAIRS |
| [Blue Box] | BUILDING SERVICES  |



|   |   |                  |   |                              |
|---|---|------------------|---|------------------------------|
| <br>HDR<br>ARCHITECTURE INC.<br>SACRAMENTO, CALIFORNIA | Mercy General Hospital and<br>Sacred Heart Parish School<br>Mixed Use Project<br>Sacramento, California | FIRST LEVEL PLAN | Mercy General Hospital<br>Heart Center Project<br>City of Sacramento<br>Design Review<br>October 16, 2007 | A.A-2<br>SCALE: 1/8" = 1'-0" |
|   | SCALE: 1/8" = 1'-0"   |                  |   |                              |

Exhibit 9A: Heart Center Second Level



**HEART CENTER AREA SUMMARY**

|                              |               |
|------------------------------|---------------|
| INVASIVE SERVICES - CVOR     | 9,287         |
| INVASIVE SERVICES - CATH LAB | 1,837         |
| CSICU                        | 14,032        |
| CIRCULATION/SERVICE          | 4,374         |
| <b>TOTAL NEW FLOOR AREA</b>  | <b>29,530</b> |

|                                    |              |
|------------------------------------|--------------|
| EXIST - REMODEL - CVOR / CATH LAB  |              |
| EXIST - REMODEL - CIRCULATION      |              |
| <b>TOTAL RENOVATION FLOOR AREA</b> | <b>2,480</b> |

|                                      |            |
|--------------------------------------|------------|
| <b>SOUTH BUILDING STAIR ADDITION</b> | <b>660</b> |
| <b>TOTAL NEW FLOOR AREA</b>          | <b>660</b> |

**HEART CENTER BED COUNT SUMMARY**

|                             |   |
|-----------------------------|---|
| CARDIAC INTENSIVE CARE UNIT | 8 |
| ICU/INTENSIVE ROOMS         | 2 |
| <b>20 TOTAL ICU BEDS</b>    |   |

EXISTING NORTH BUILDING BEDS  
18 ICU BEDS

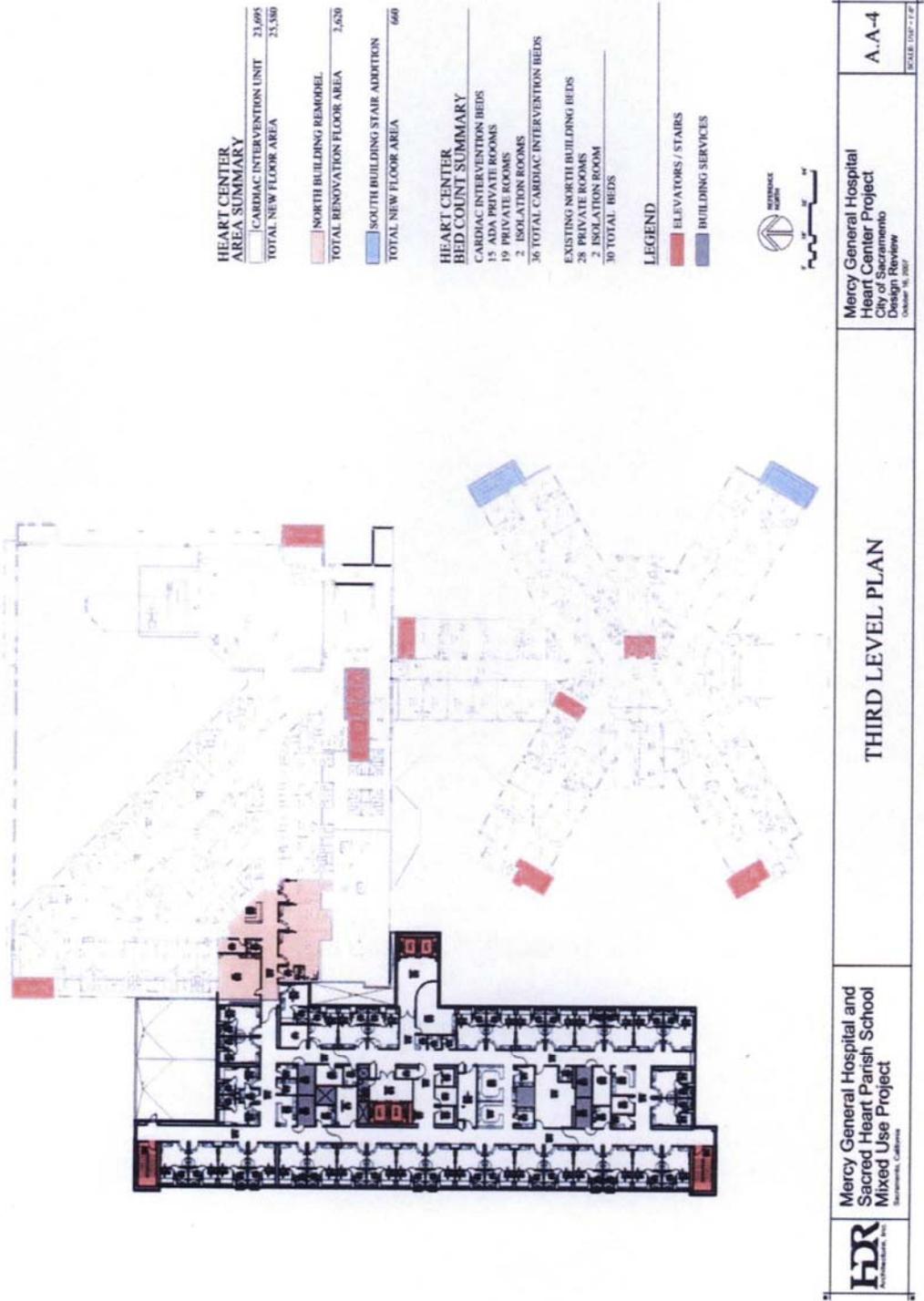
**LEGEND**

|            |                    |
|------------|--------------------|
| [Red Box]  | ELEVATORS / STAIRS |
| [Blue Box] | BUILDING SERVICES  |



|   |  |  |
|---|--|--|
|                      | <p><b>SECOND LEVEL PLAN</b></p>  | <p>A.A-3</p> <p><small>SCALE: 1/8" = 1'-0"</small></p> |
| <p>Mercy General Hospital and Sacred Heart Parish School Mixed Use Project<br/>SACRAMENTO, CALIFORNIA</p> | <p>Mercy General Hospital<br/>Heart Center Project<br/>City of Sacramento<br/>Design Review<br/>October 16, 2007</p> |  |

Exhibit 10A Heart Center Third Level



**HEART CENTER  
AREA SUMMARY**

|                           |        |
|---------------------------|--------|
| CARDIAC INTERVENTION UNIT | 21,095 |
| TOTAL NEW FLOOR AREA      | 23,380 |

|                               |       |
|-------------------------------|-------|
| NORTH BUILDING REMODEL        | 3,620 |
| TOTAL RENOVATION FLOOR AREA   | 3,620 |
| SOUTH BUILDING STAIR ADDITION | 660   |
| TOTAL NEW FLOOR AREA          | 660   |

**HEART CENTER  
BED COUNT SUMMARY**

|                                    |    |
|------------------------------------|----|
| CARDIAC INTERVENTION BEDS          | 15 |
| ADA PRIVATE ROOMS                  | 19 |
| ISOLATION ROOMS                    | 2  |
| 36 TOTAL CARDIAC INTERVENTION BEDS |    |
| EXISTING NORTH BUILDING BEDS       | 28 |
| PRIVATE ROOMS                      | 2  |
| ISOLATION ROOM                     | 2  |
| 30 TOTAL BEDS                      |    |

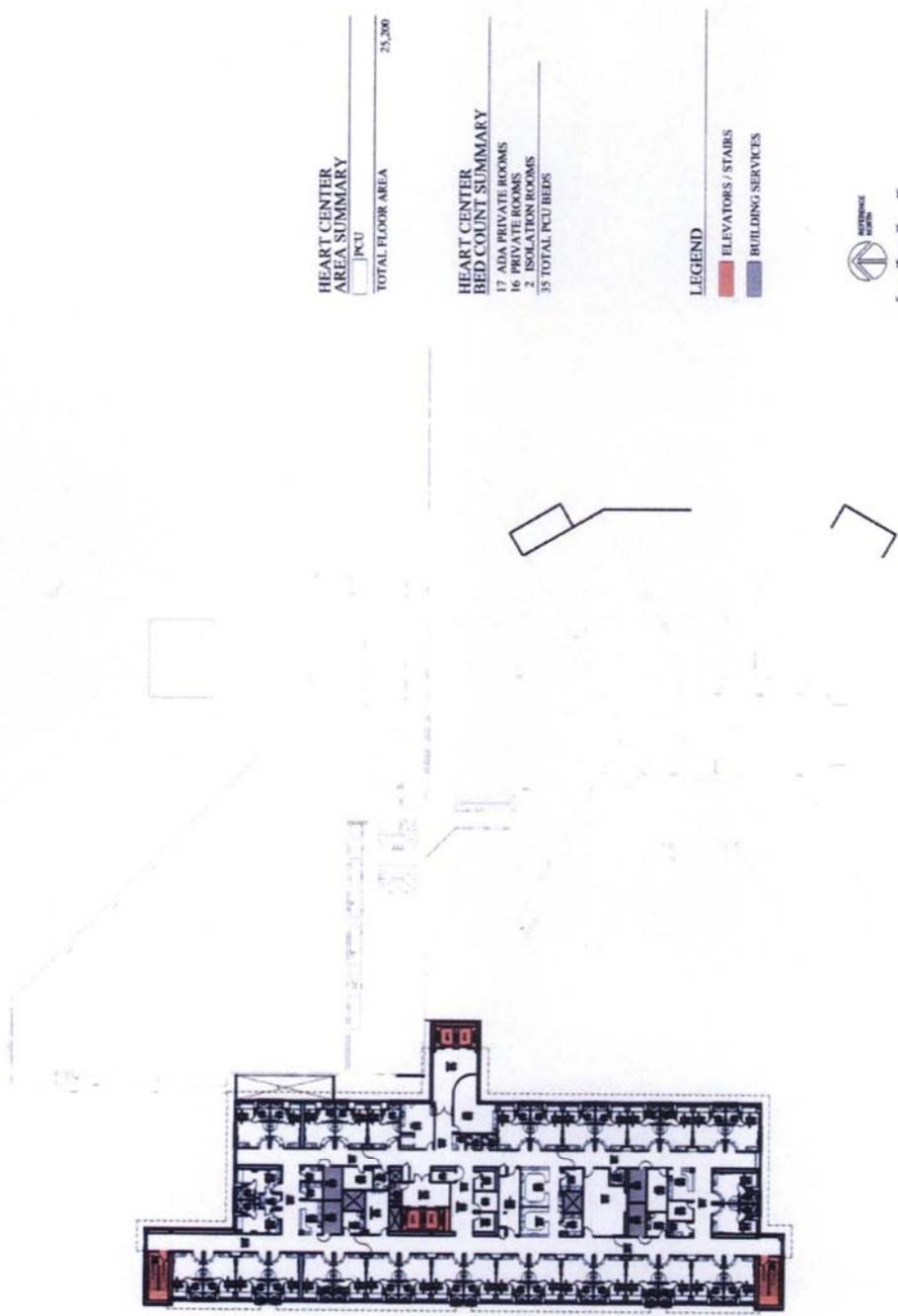
**LEGEND**

- ELEVATORS / STAIRS
- BUILDING SERVICES



|   |                         |   |
|---|-------------------------|---|
| <br>HDR<br><small>ARCHITECTURE, INC.</small> | <b>THIRD LEVEL PLAN</b> | Mercy General Hospital<br>Heart Center Project<br>City of Sacramento<br>Design No. 040904<br>October 16, 2007 |
|   |                         | A.A-4<br><small>SCALE 1/8" = 1'-0"</small>  |

Exhibit 11A: Heart Center Fourth Level



**HEART CENTER  
AREA SUMMARY**  
 PCU  
 TOTAL FLOOR AREA 23,200

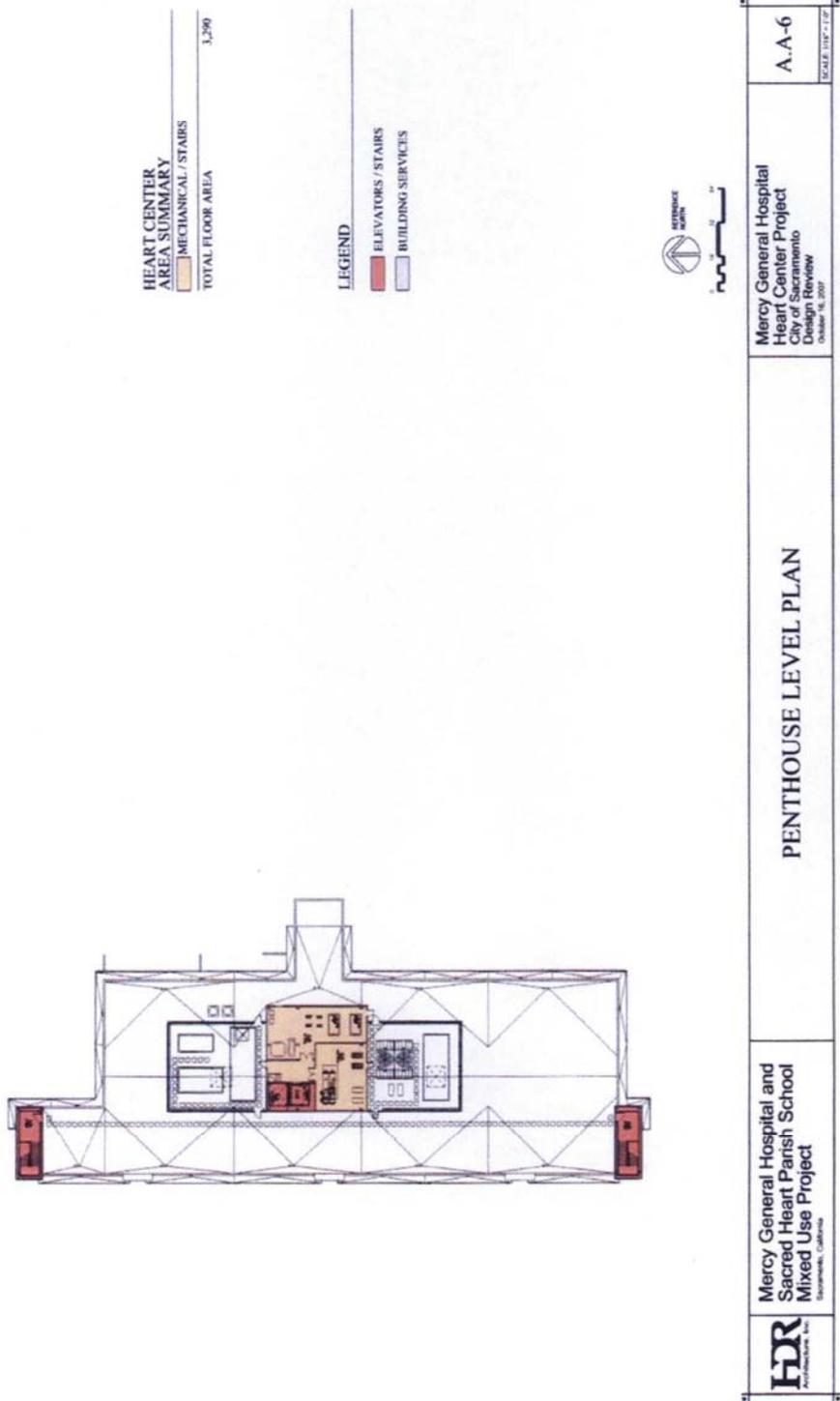
**HEART CENTER  
BED COUNT SUMMARY**  
 17 ADA PRIVATE ROOMS  
 17 PRIVATE ROOMS  
 2 ISOLATION ROOMS  
 35 TOTAL PCU BEDS

**LEGEND**  
 ELEVATORS / STAIRS  
 BUILDING SERVICES



|  |                                 |   |
|--|---------------------------------|---|
| <p>Mercy General Hospital<br/>Heart Center Project<br/>City of Sacramento<br/>Design Review<br/>October 16, 2007</p> | <p><b>FOURTH LEVEL PLAN</b></p> | <p>Mercy General Hospital and<br/>Sacred Heart Parish School<br/>Mixed Use Project<br/>Sacramento, California</p> <p><b>HR</b><br/>Architects, Inc.</p> |
|--|---------------------------------|---|

Exhibit 12A: Heart Center Penthouse Level



HEART CENTER  
AREA SUMMARY  
MECHANICAL / STAIRS  
TOTAL FLOOR AREA 1,290

LEGEND  
ELEVATORS / STAIRS  
BUILDING SERVICES



|                               |   |                      |   |  |
|-------------------------------|---|----------------------|---|--|
| A.A-6<br>SCALE: 1/16" = 1'-0" | Mercy General Hospital<br>Heart Center Project<br>City of Sacramento<br>Design Review<br>October 18, 2007 | PENTHOUSE LEVEL PLAN | Mercy General Hospital and<br>Sacred Heart Parish School<br>Mixed Use Project<br>Sacramento, California |  HDR<br>ARCHITECTURE INC. |
|-------------------------------|---|----------------------|---|--|

Exhibit 13A: Heart Center South/North Elevations

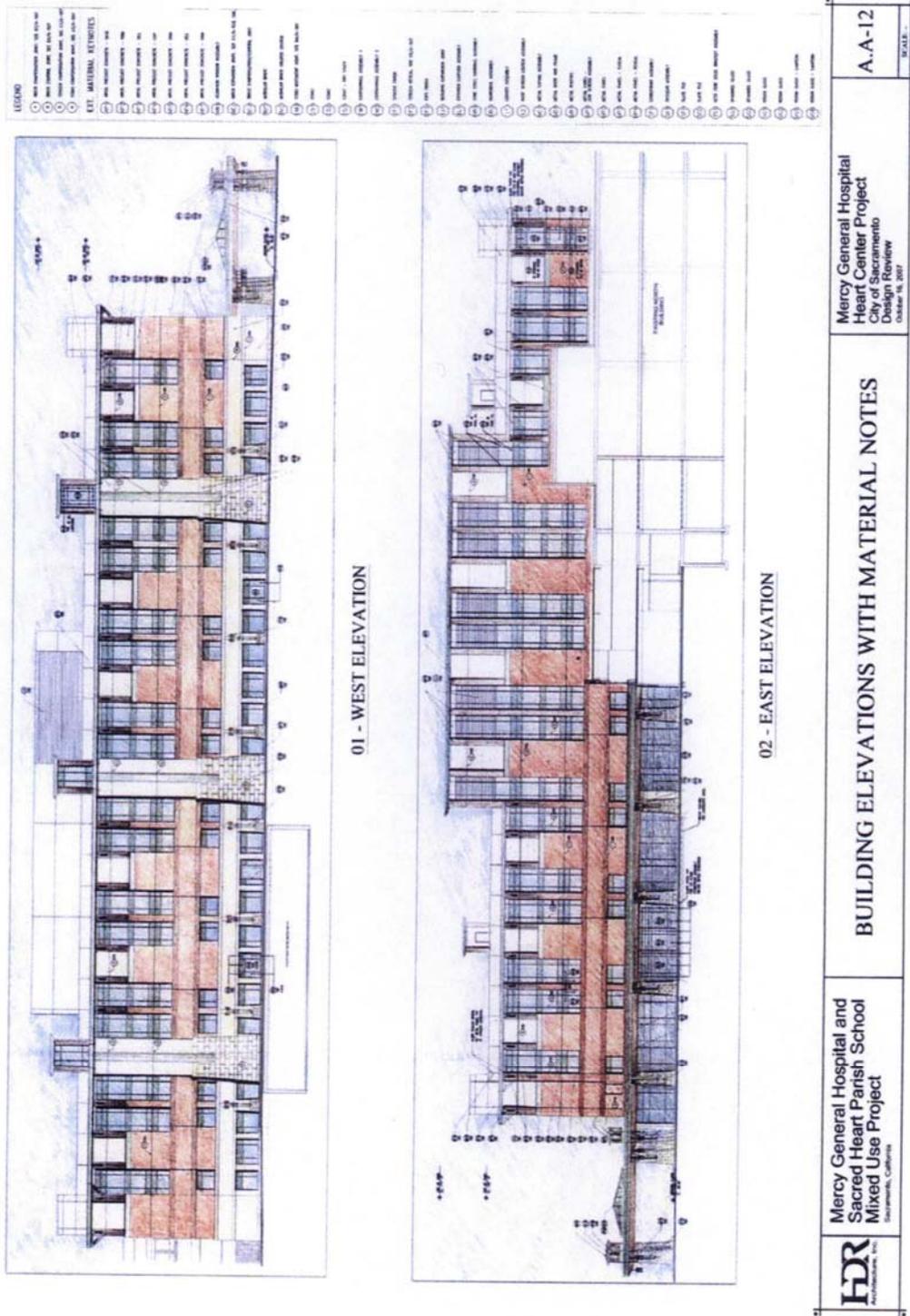
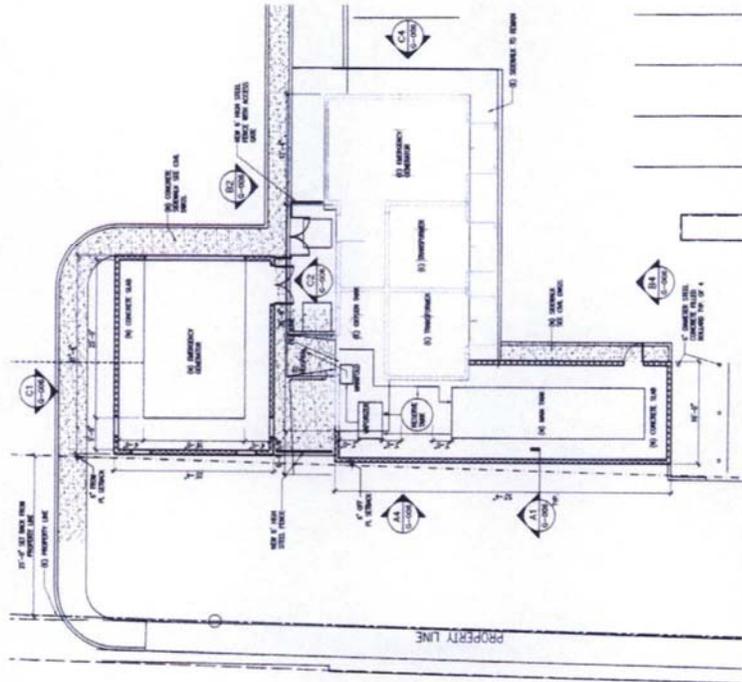




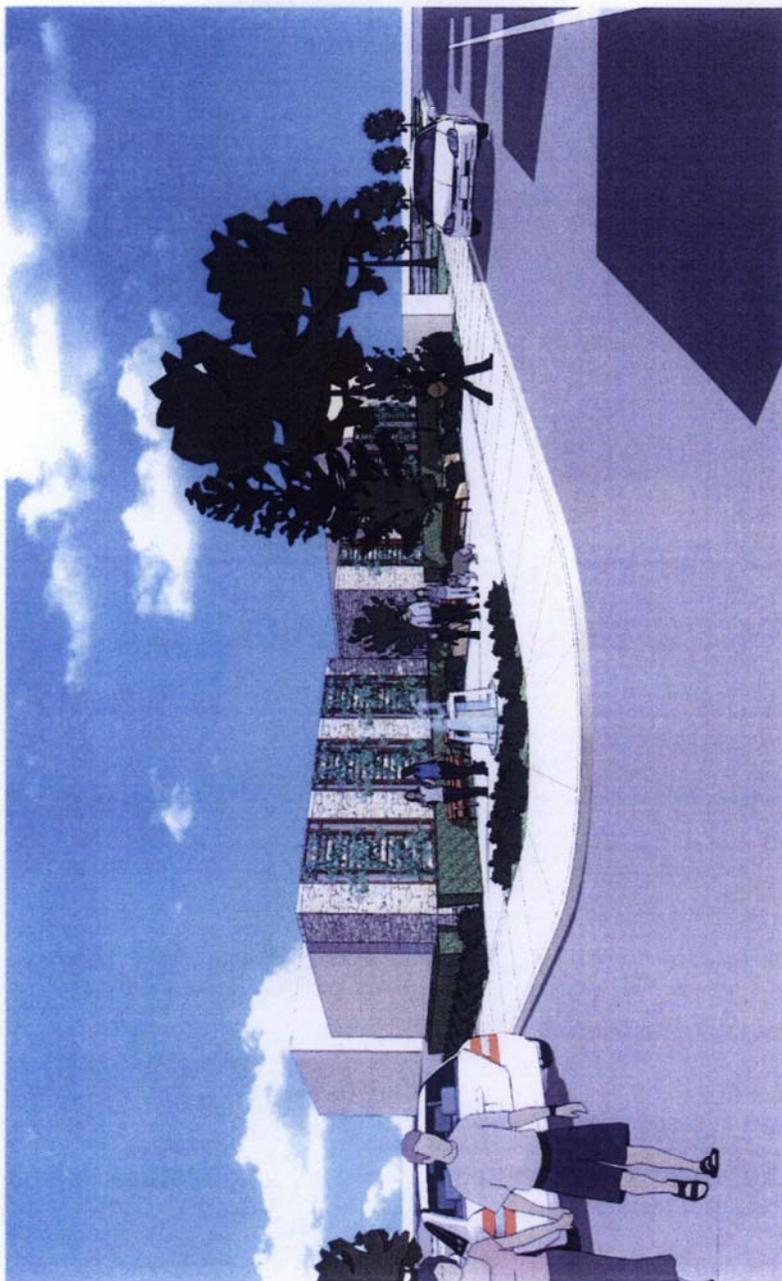
Exhibit 15A: Oxygen Tank & Emergency Generator Site Plan



(A) NEW OXYGEN TANK AND GENERATOR PLAN

|   |   |   |  |       |
|---|---|---|--|-------|
|  | Mercy General Hospital and Sacred Heart Parish School Mixed Use Project<br>Sacramento, California | OXYGEN TANK & EMERGENCY GENERATOR SITE PLAN | Mercy General Hospital Heart Center Project<br>Design Report<br>Sacramento, California<br>October 16, 2007 | A.S-9 |
|---|---|---|--|-------|

Exhibit 16A: Oxygen Tank & Emergency Generator Elevation

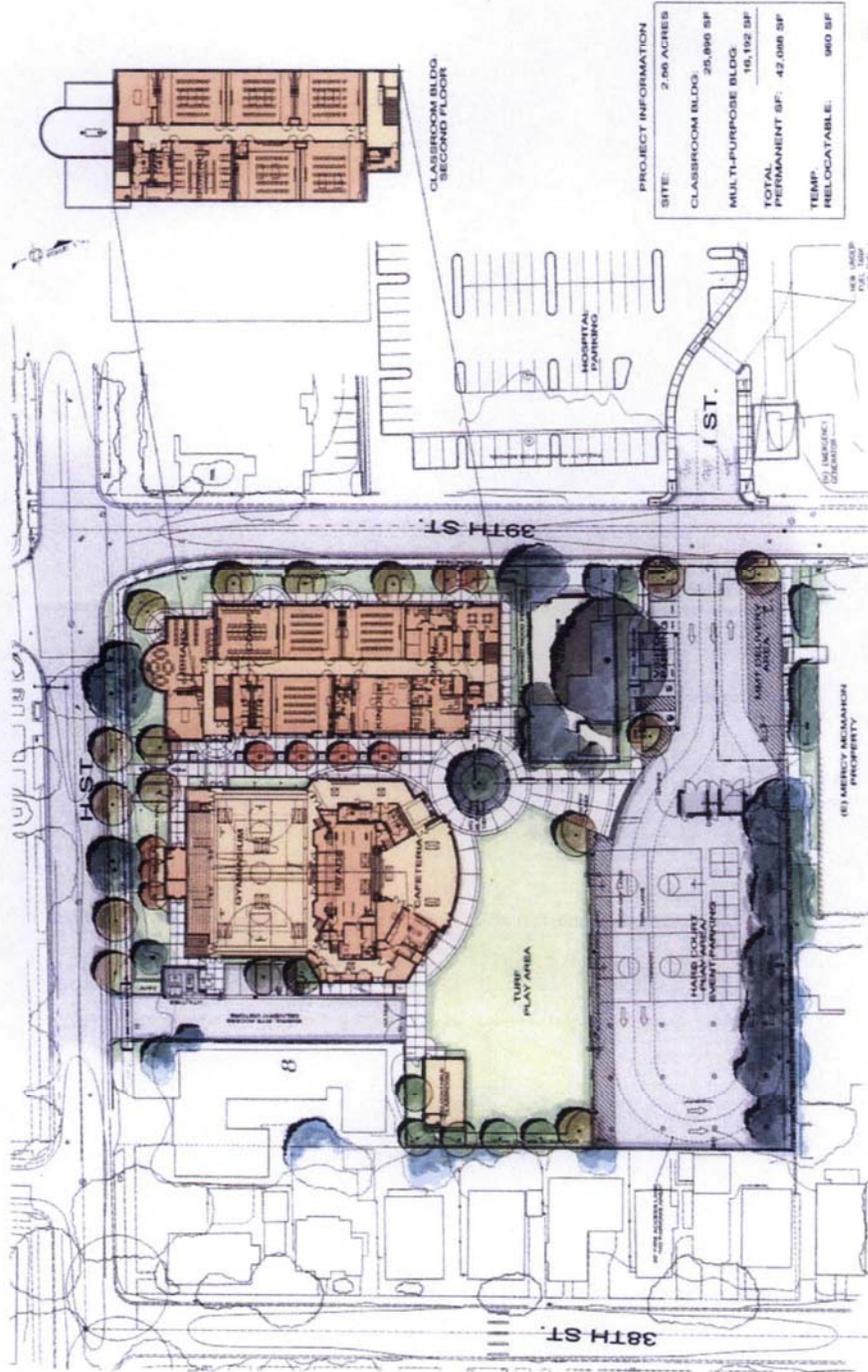


November 16, 2007

Mercy General Heart Center Project  
Corner Plaza Concept  
South East Corner of I & 39th Streets



Exhibit 1B: Overall Site Plan (Tree Removed)



PROJECT INFORMATION

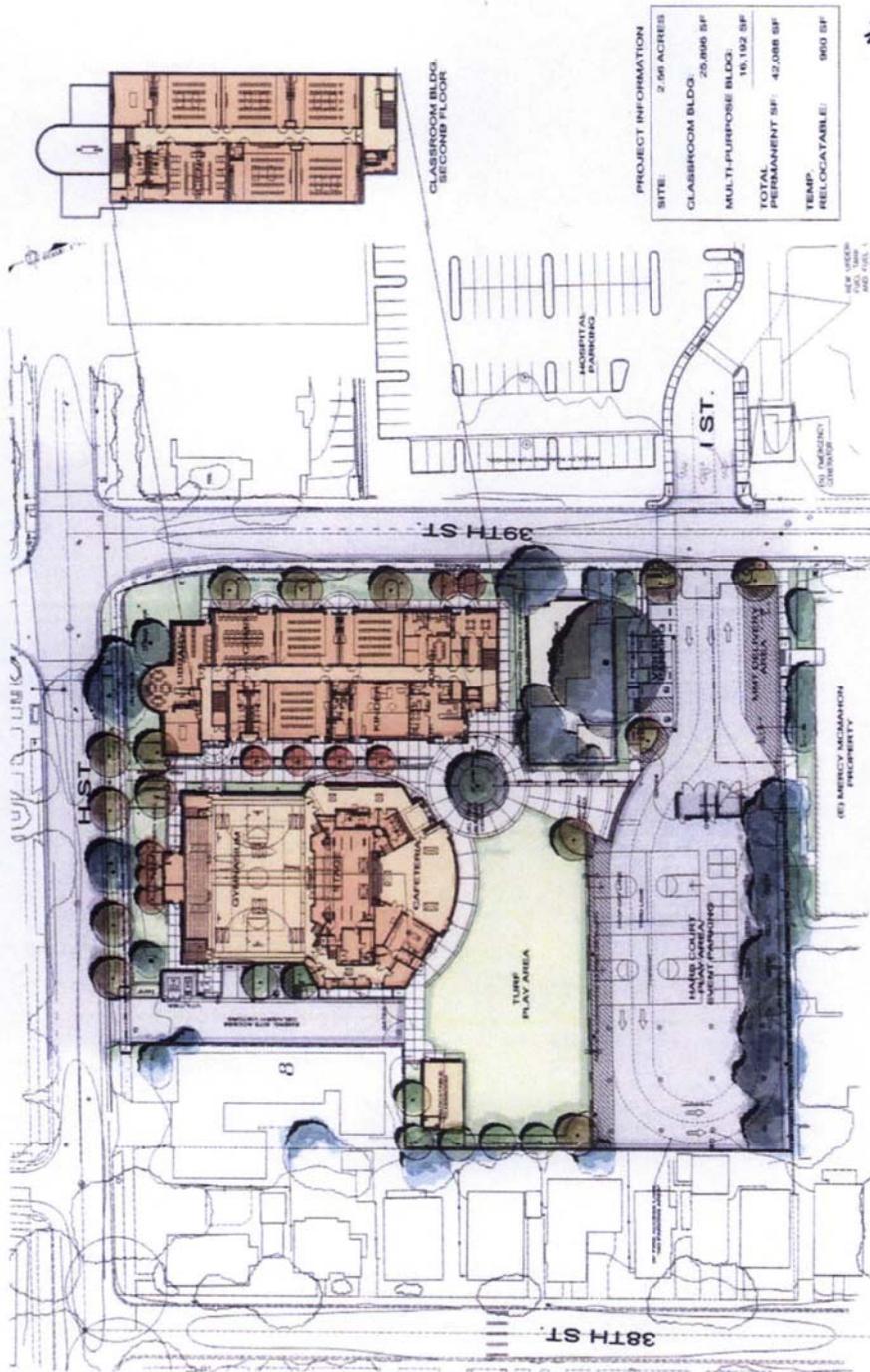
|                     |            |
|---------------------|------------|
| SITE:               | 2.66 ACRES |
| CLASSROOM BLDG:     | 25,895 SF  |
| MULTI-PURPOSE BLDG: | 16,192 SF  |
| TOTAL PERMANENT SF: | 42,088 SF  |
| TEMP. RELOCATABLE:  | 960 SF     |

SCALE: 1" = 20'  
 016 716-8176  
 LEARNING ENVIRONMENTS GROUP  
 WILLIAMS + PADDOCK, ARCHITECTS + PLANNERS

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

B.A.-1 - OVERALL SITE PLAN  
 OCTOBER 6, 2007  
 CATHOLIC DIOCESE OF SACRAMENTO

Exhibit 2B: Overall Site Plan (Tree Preserved)



PROJECT INFORMATION

|                      |            |
|----------------------|------------|
| SITE:                | 2.56 ACRES |
| CLASSROOM BLDG.:     | 25,000 SF  |
| MULTI-PURPOSE BLDG.: | 16,192 SF  |
| TOTAL PERMANENT SF:  | 42,000 SF  |
| TEMP. RELOCATABLE:   | 900 SF     |

SCALE: 1" = 20'  
 910.786.8178  
 LEARNING ENVIRONMENTS GROUP  
 WILLIAMS + PADDOCK, ARCHITECTS + PLANNERS

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

BA-1 - OVERALL SITE PLAN  
 (ALTERNATIVE)  
 OCTOBER 6, 2007  
 CATHOLIC DIOCESE OF SACRAMENTO

Exhibit 3B: Site Wall Plan

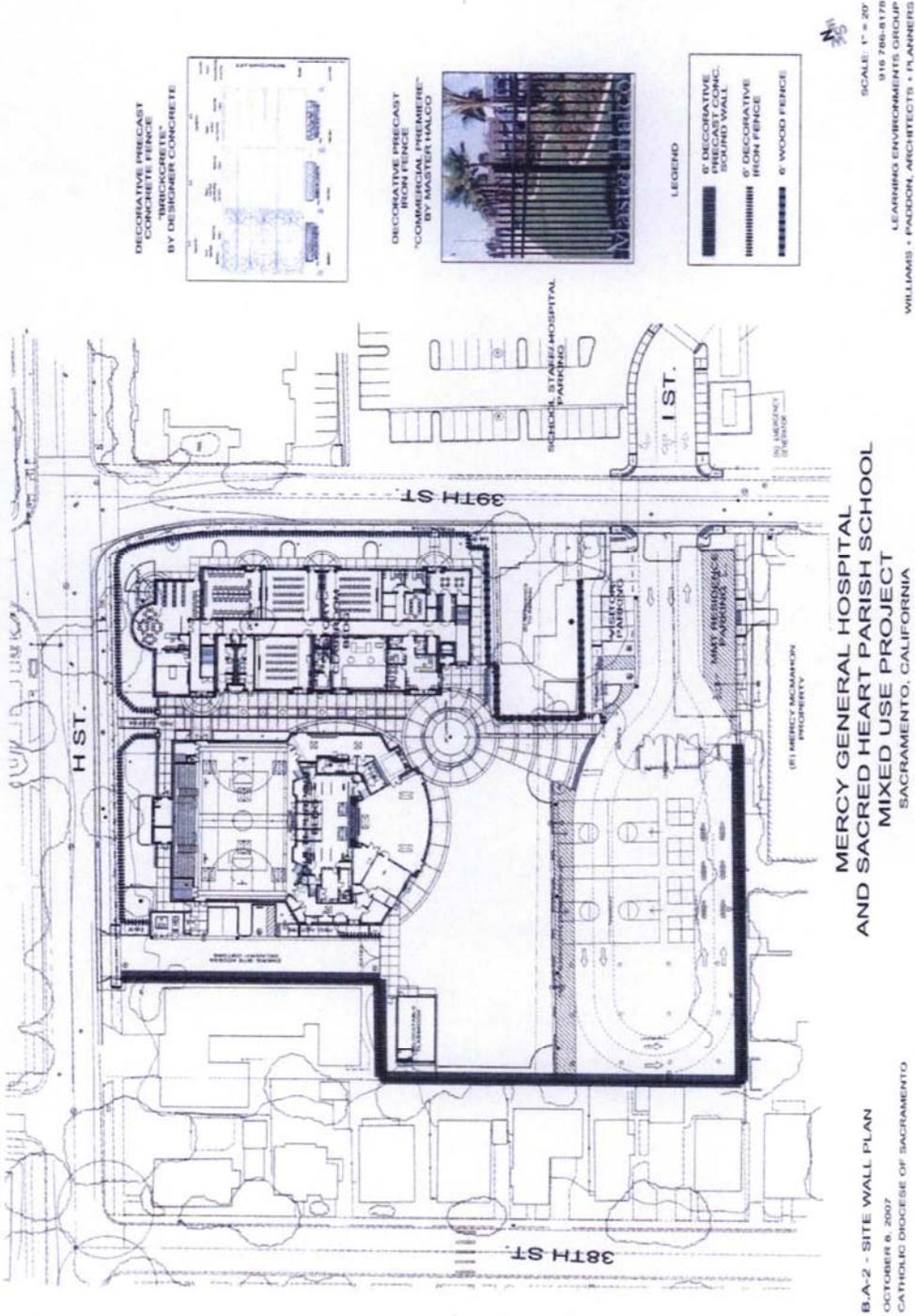
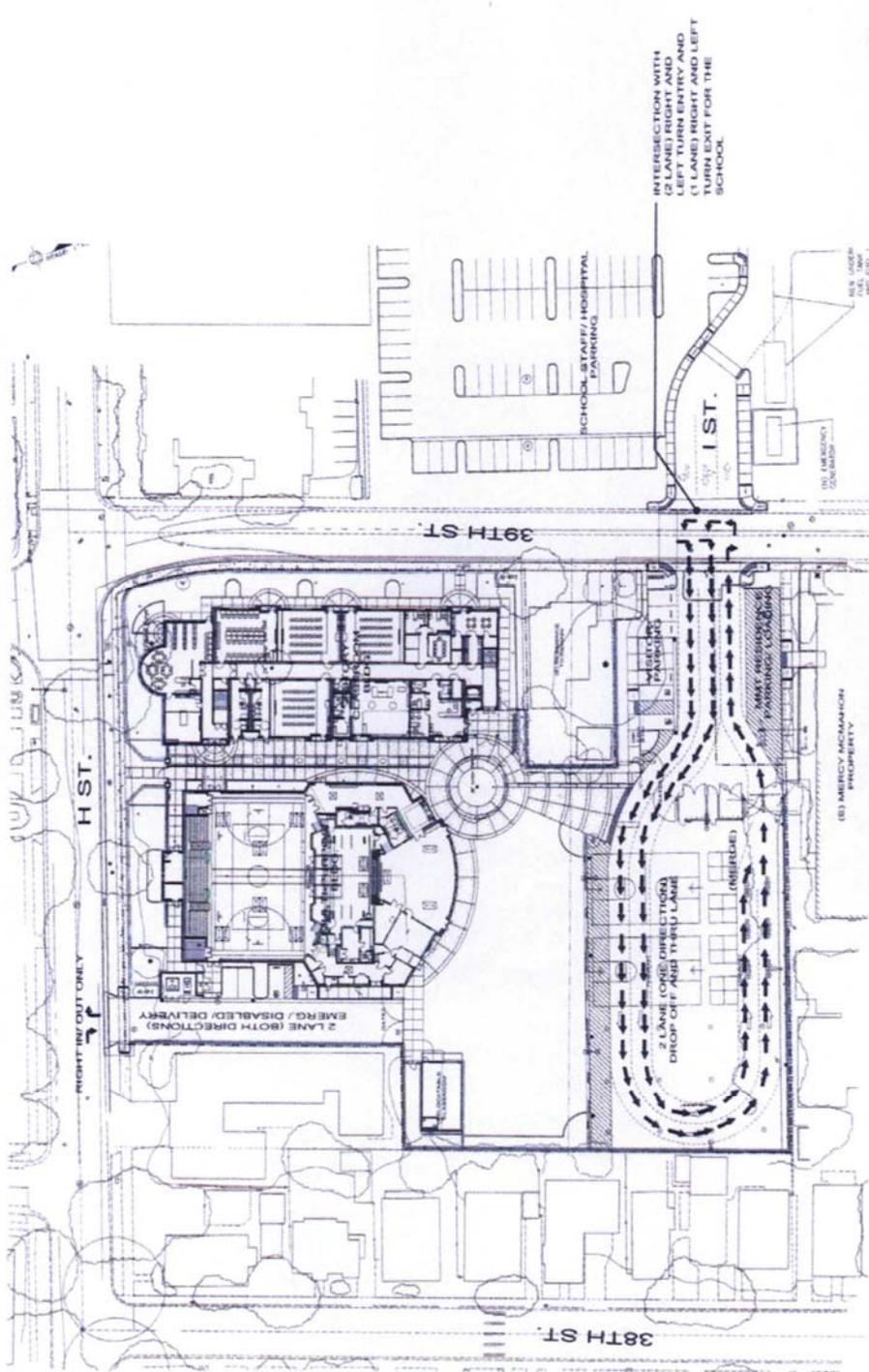


Exhibit 4B: Circulation Plan

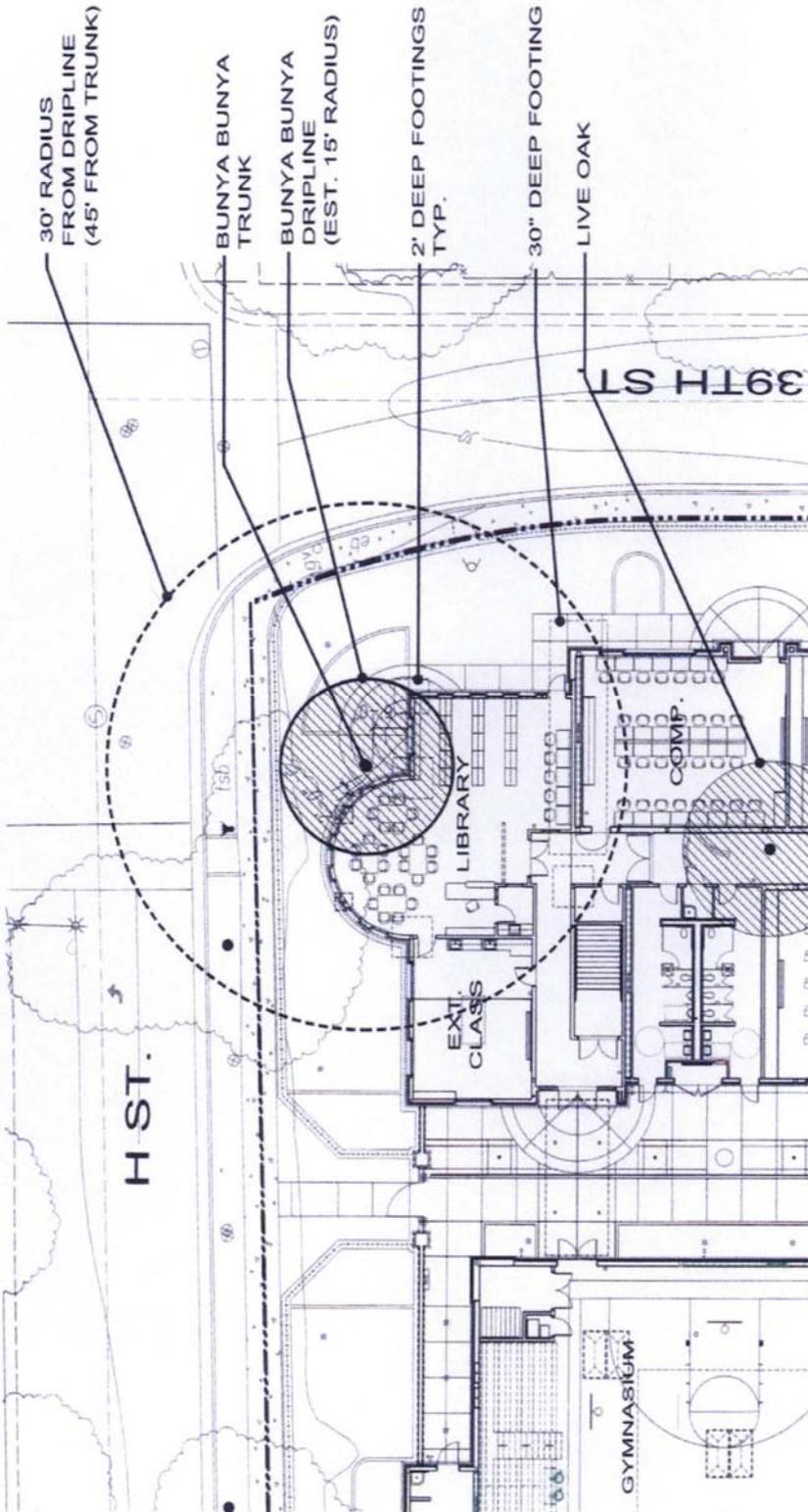


SCALE: 1" = 20'  
 916.786-8178  
 LEARNING ENVIRONMENTS GROUP  
 WILLIAMS + PADDON, ARCHITECTS + PLANNERS

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

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

Exhibit 5B: Classroom Building (Tree Removed)



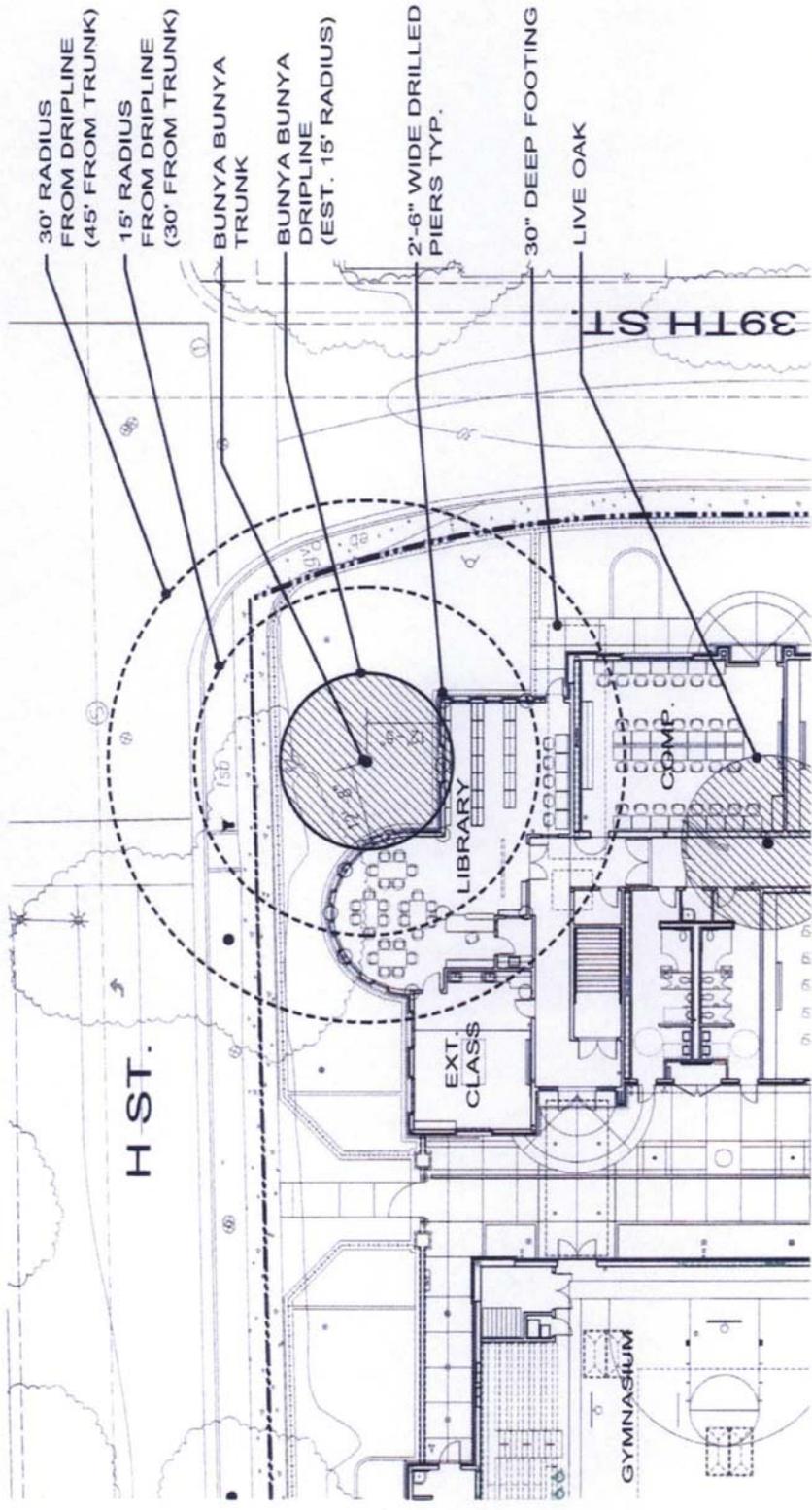
SCALE: 1/8" = 1'-0"  
 916 786-8178  
 LEARNING ENVIRONMENTS GROUP  
 WILLIAMS + PADDON, ARCHITECTS + PLANNERS

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

CLASSROOM/ LIBRARY WING  
 AS PROPOSED

OCTOBER 2, 2007  
 CATHOLIC DIOCESE OF SACRAMENTO

Exhibit 6B: Classroom Building (Tree Preserved)

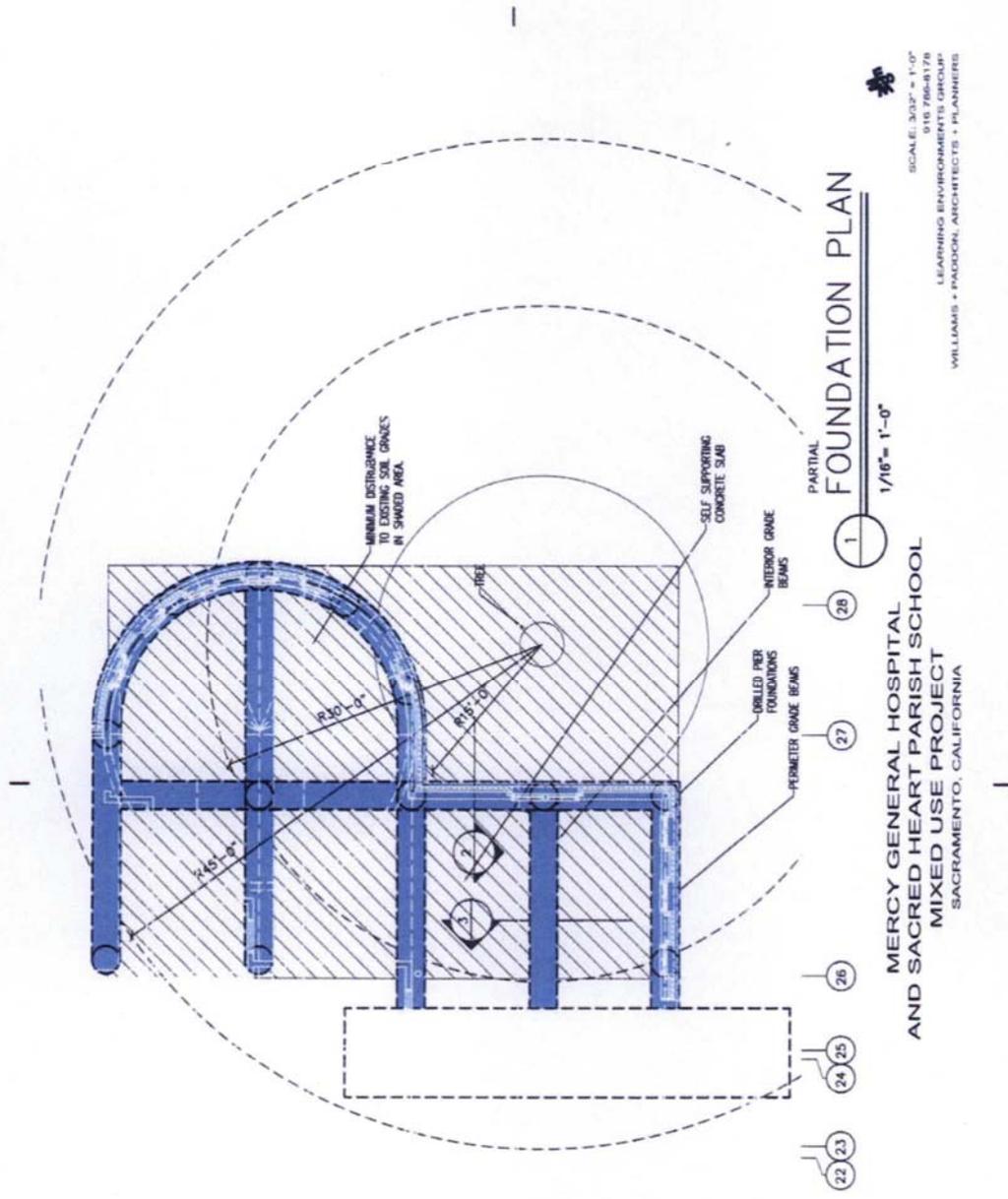


SCALE: 1/4" = 1'-0"  
 916 796-8178  
 LEARNING ENVIRONMENTS GROUP  
 WILLIAMS + PADDON, ARCHITECTS + PLANNERS

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

CLASSROOM/ LIBRARY WING  
 ALTERNATIVE  
 OCTOBER 2, 2007  
 CATHOLIC DIOCESE OF SACRAMENTO

Exhibit 7B: Foundation Plan for Preservin Tree



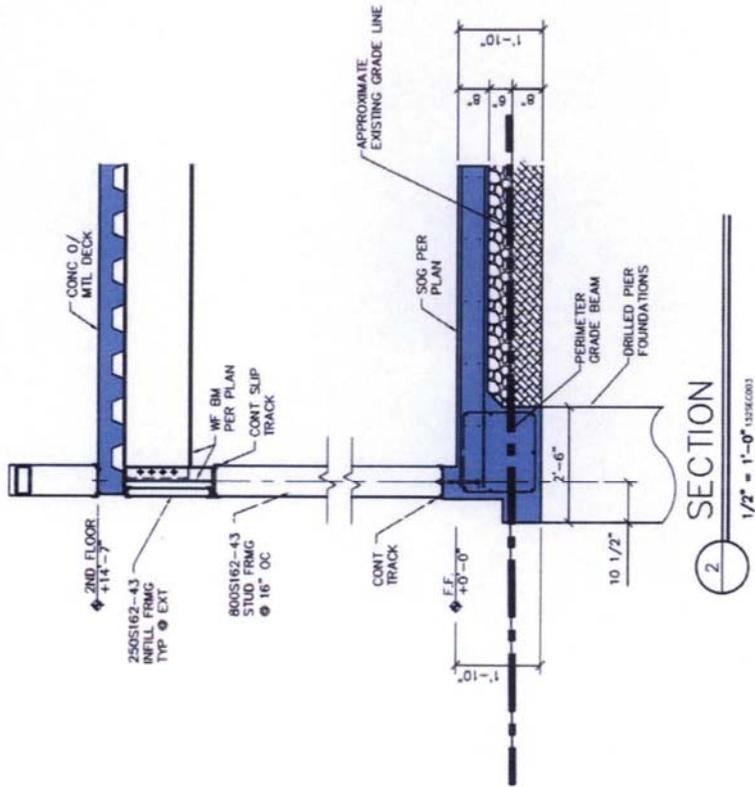
  
 SCALE: 3/32" = 1'-0"  
 916 766-8176  
 LEARNING ENVIRONMENTS GROUP  
 WILLIAMS • MADDOX, ARCHITECTS • PLANNERS

PARTIAL  
**FOUNDATION PLAN**  
 1/16" = 1'-0"

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

CLASSROOM/ LIBRARY WING  
 ALTERNATIVE  
 OCTOBER 2, 2007  
 CATHOLIC DIOCESE OF SACRAMENTO

Exhibit 8B: Foundation Sections for Preserving Tree



CLASSROOM/ LIBRARY WING  
 ALTERNATIVE  
 OCTOBER 2, 2007  
 CATHOLIC DIOCESE OF SACRAMENTO

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

916 756-8176  
 LEARNING ENVIRONMENTS GROUP  
 WILLIAMS + PADDON, ARCHITECTS + PLANNERS

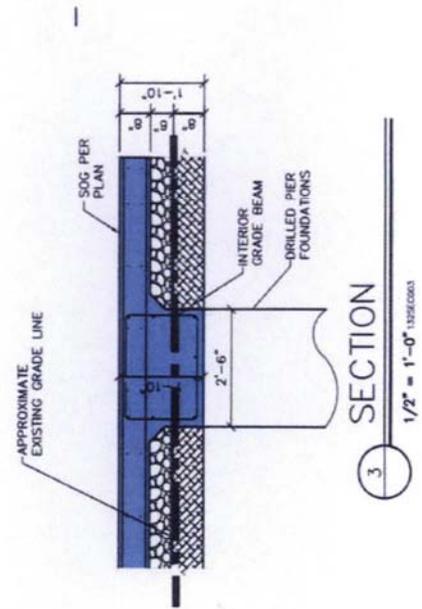
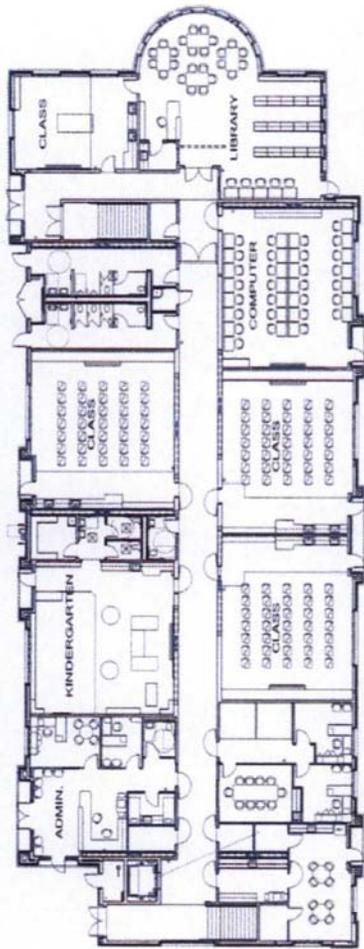
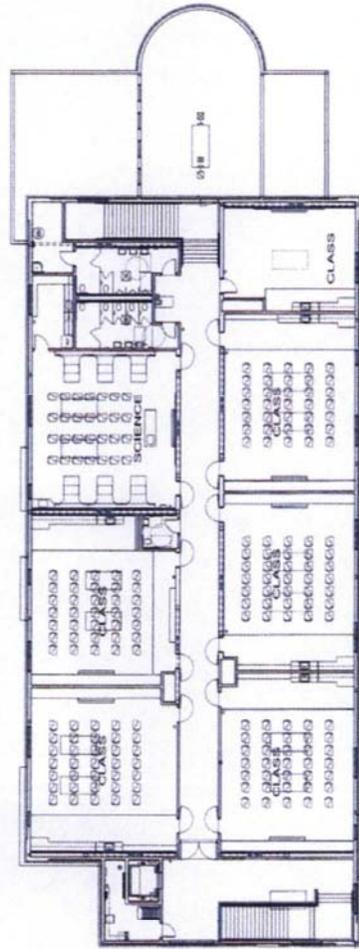


Exhibit 9B: Classroom Building Plans



FIRST FLOOR PLAN



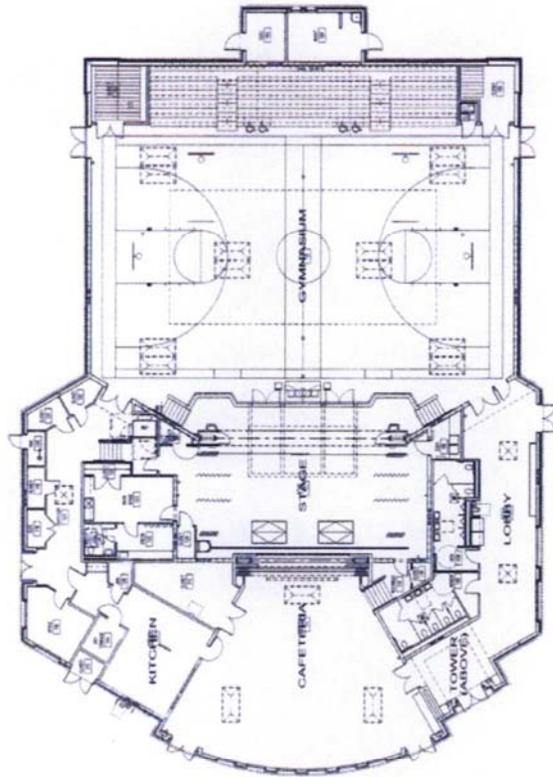
SECOND FLOOR PLAN

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

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

SCALE: 1/8" = 1'-0"  
916.786-8178  
LEARNING ENVIRONMENTS GROUP  
WILLIAMS • PADDON, ARCHITECTS • PLANNERS

Exhibit 10B: Multipurpose Room Floor Plan

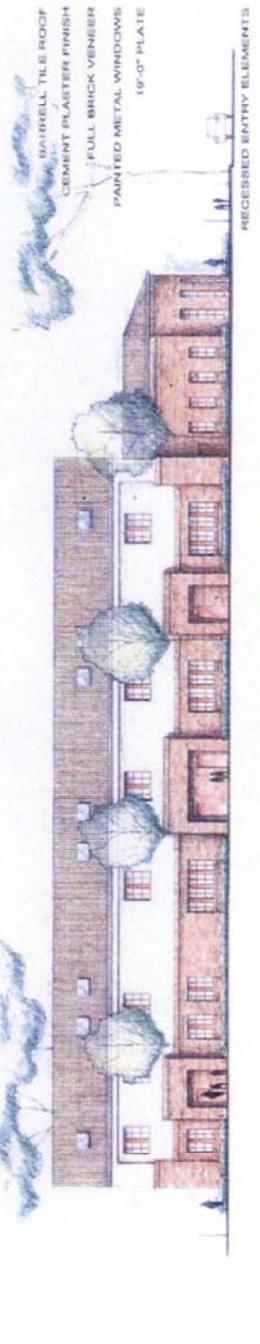


  
SCALE: 1/8"=1'-0"  
916.786-8178  
LEARNING ENVIRONMENTS GROUP  
WILLIAMS + PADDON, ARCHITECTS + PLANNERS

SACRED HEART PARISH SCHOOL  
CONCEPTUAL PLANS  
SACRAMENTO, CALIFORNIA

B.A-7 - MULTI-PURPOSE BLDG PLAN  
OCTOBER 6, 2007  
CATHOLIC DIOCESE OF SACRAMENTO

Exhibit 11B: SHPS Elevations (North, South, East)



B A-9 - BUILDING ELEVATIONS  
 FEBRUARY 06, 2007  
 CATHOLIC DIOCESE OF SACRAMENTO

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

916 786-8176  
 LEARNING ENVIRONMENTS GROUP  
 WILLIAMS + PADDON, ARCHITECTS + PLANNERS

Exhibit 12B: SHPS Elevations (East and West)



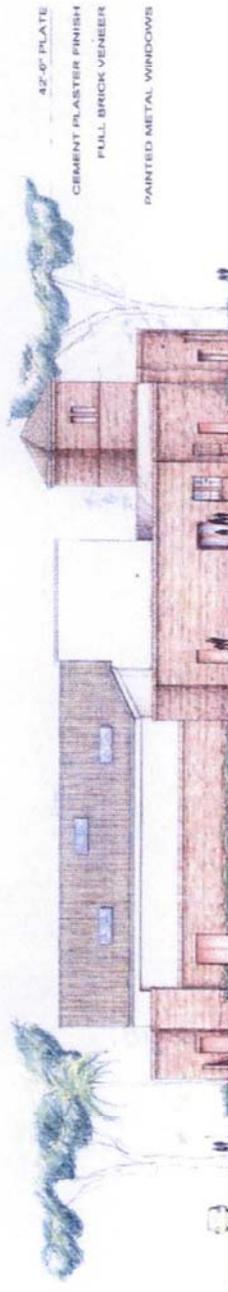
MECH. ROOF WELLS  
BARRELL TILE ROOF  
CEMENT PLASTER FINISH  
PAINTED METAL WINDOWS  
FULL BRICK VENEER

CLASSROOM BLDG EAST ELEVATION (FACING QUAD AREA)



SKYLIGHTS  
CONCRETE TILE ROOF  
FULL BRICK VENEER  
18'-0" PARAPET

MULTI-PURPOSE BLDG EAST ELEVATION (FACING QUAD AREA)



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

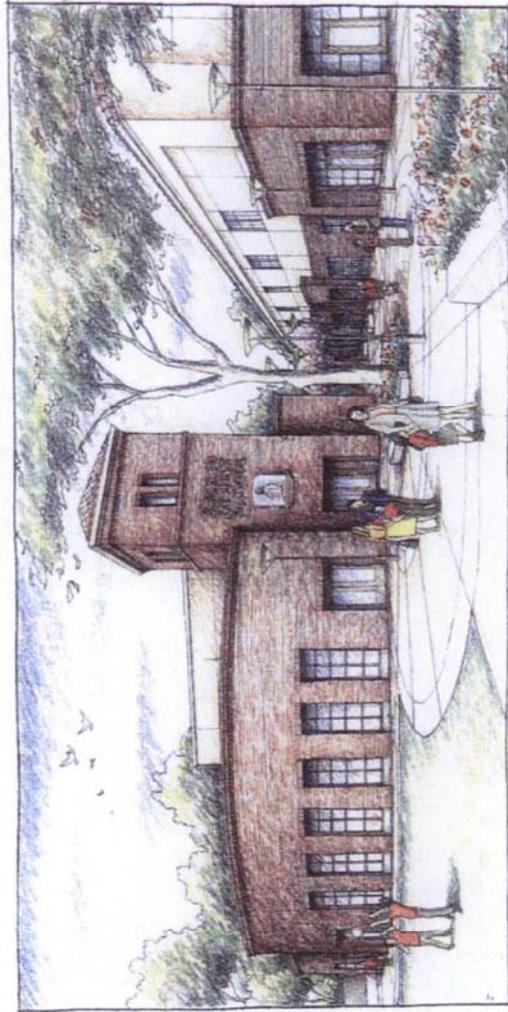
MULTI-PURPOSE BLDG WEST ELEVATION

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

B.A.-10 - BUILDING ELEVATIONS  
FEBRUARY 08, 2007  
CATHOLIC DIOCESE OF SACRAMENTO

916 786-8178  
LEARNING ENVIRONMENTS GROUP  
WILLIAMS + PADDON, ARCHITECTS + PLANNERS

Exhibit 13B: View of Campus Entry Perspective



VIEW OF THE CAMPUS ENTRY

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

B.A.-11 - VIEW OF THE CAMPUS ENTRY  
FEBRUARY 06, 2007  
CATHOLIC DIOCESE OF SACRAMENTO

916.786.8176  
LEARNING ENVIRONMENTS GROUP  
WILLIAMS + PADDON, ARCHITECTS + PLANNERS



Exhibit 1C: Perspective of Housing Option 1 and 2



**INDEX OF DRAWINGS**

- C.A-0 COVER / PERSPECTIVES / INDEX OF DRAWINGS
- C.A-1 SITE PLAN
- C.A-2 FLOOR PLAN
- C.A-3 SECTION
- C.A-4 OPTION 1 - PERSPECTIVE
- C.A-5 OPTION 1 - EXTERIOR ELEVATIONS
- C.A-6 OPTION 2 - PERSPECTIVE
- C.A-7 OPTION 2 - EXTERIOR ELEVATIONS
- C.A-8 CONTEXTUAL IMAGES
- C.A-9
- CL-1 LANDSCAPE SITE PLAN



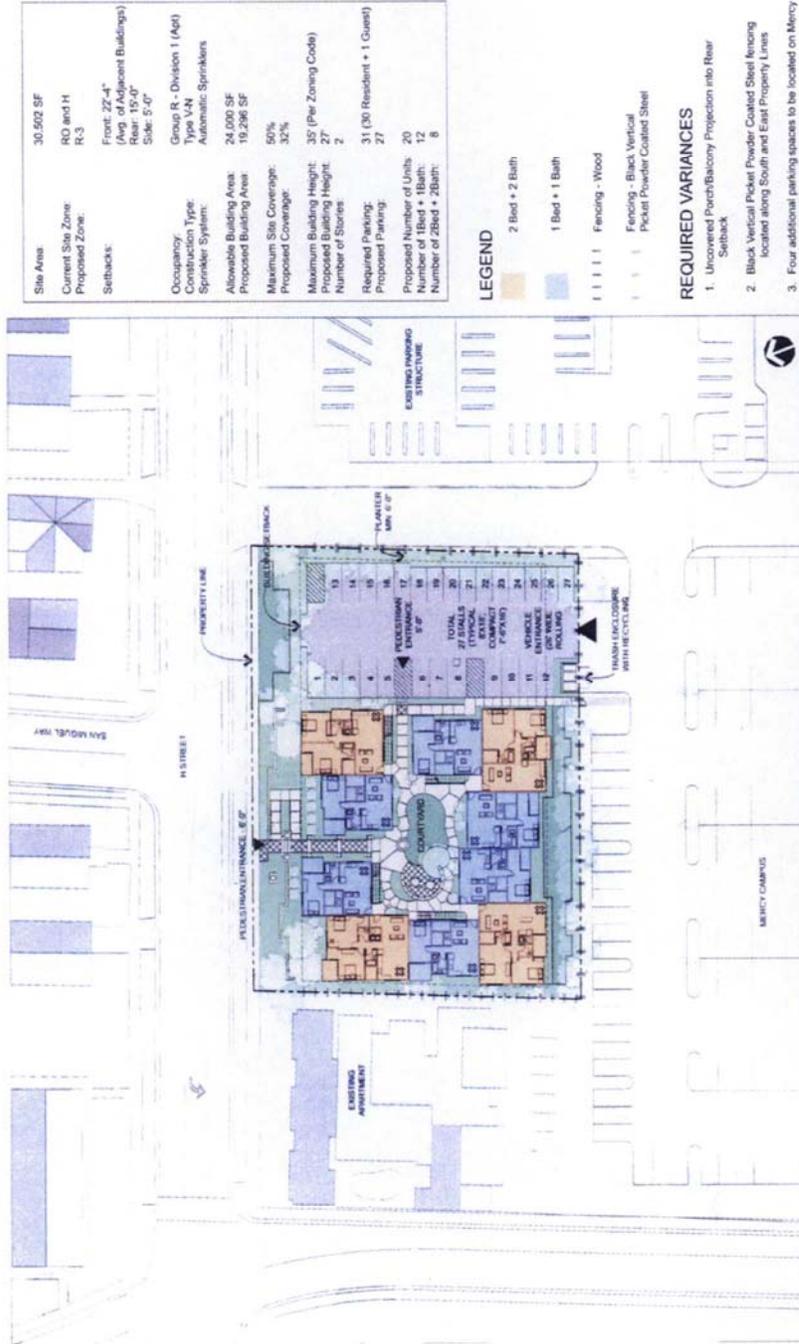
**Schematic Design**  
 Residential Development  
 November 26, 2007 City Council Hearing

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



C.A-0

Exhibit 2C: Site Plan



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

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

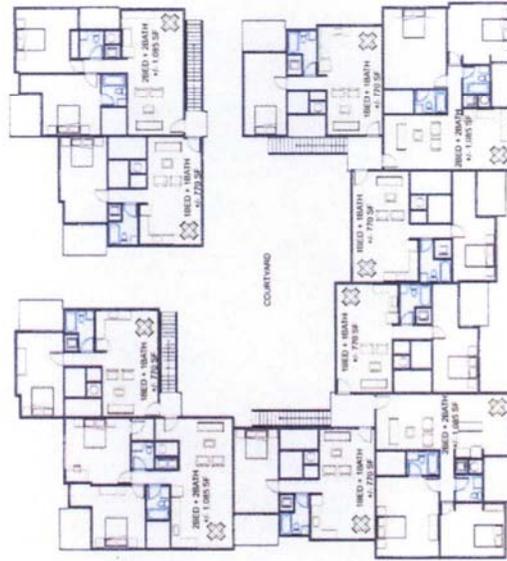
Schematic Design Residential Development  
November 25, 2007 City Council Hearing

Stantec

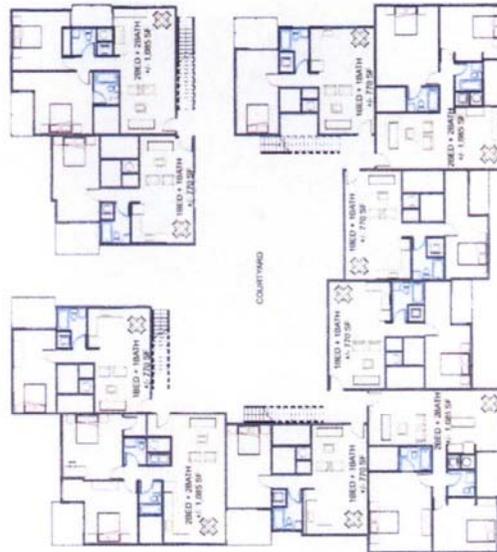
RAVELLUSSEN PROPERTIES

C.A-1

Exhibit 3C: Floor Plans



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



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

LEGEND

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

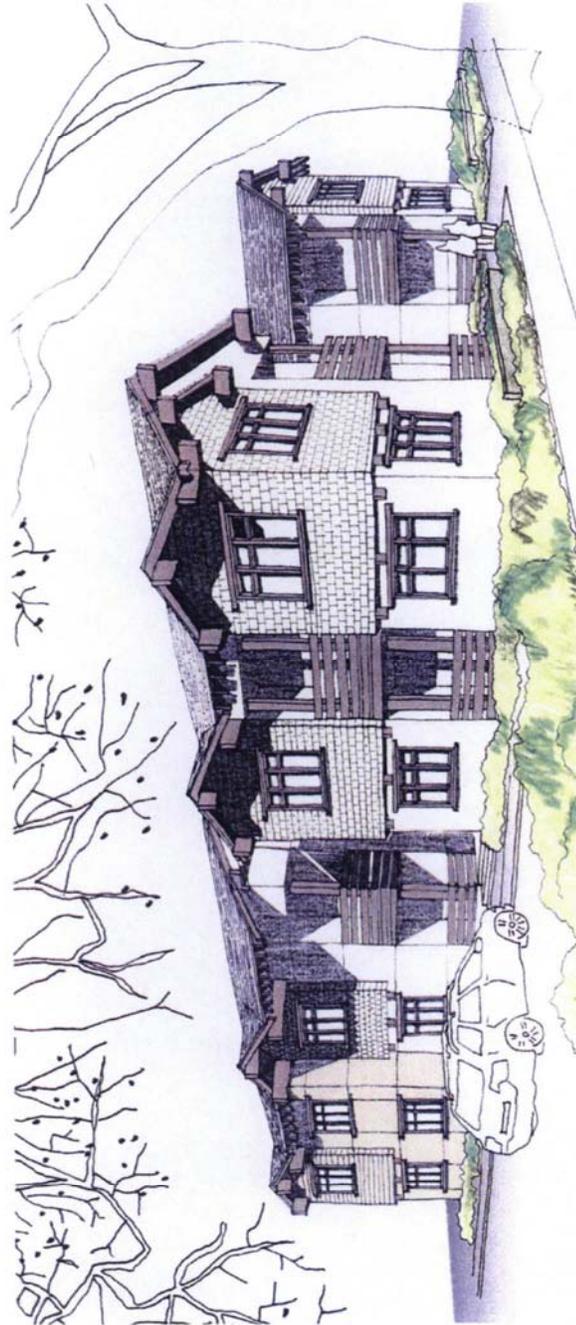



**Schematic Design**  
**Residential Development**  
 November 25, 2007 - City Council Hearing

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

C.A-2

Exhibit 4C: Perspective of Housing Option 1



OPTION 1



RAVEL  
RASMUSSEN  
PROPERTIES

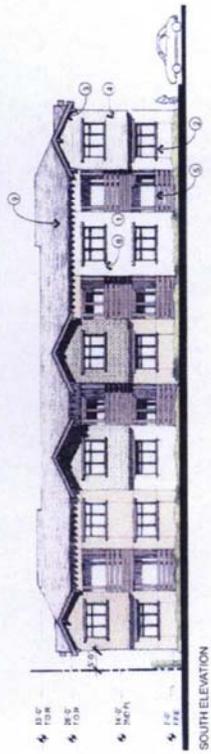
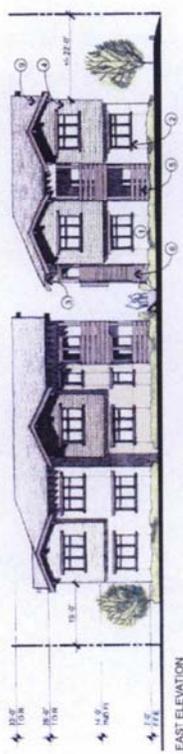
C.A-3

Schematic Design  
Residential Development  
November 26, 2007 City Central Housing

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

# Exhibit 5C: Elevations of Housing Option 1

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



OPTION 1



C.A-4

Schematic Design  
Residential Development  
November 23, 2007 City Council Hearing

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

Exhibit 6C: Perspective of Housing Option 2



OPTION 2



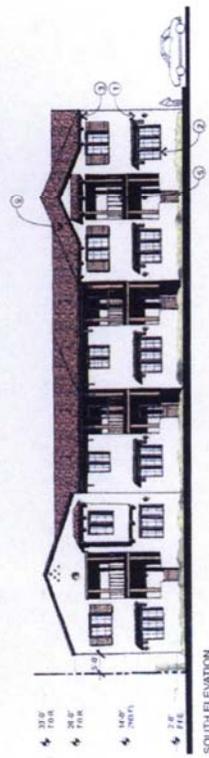
C.A-5

Schematic Design  
Residential Development  
November 29, 2007 City Council Meeting

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 SHINGLES
  - ⑤ WOOD RAILING
  - ⑥ WOOD RAILING SYSTEM / STAIR
  - ⑦ WOOD SIDING SOFFIT
  - ⑧ ROOFING
  - ⑨ TERRA COTTA ROOFING



OPTION 2



C.A-6

Schematic Design  
Residential Development  
November 23, 2007 City Council Hearing

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

Exhibit 8C: Streetscape



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

Schematic Design  
Residential Development  
November 26, 2007 City Council Hearing



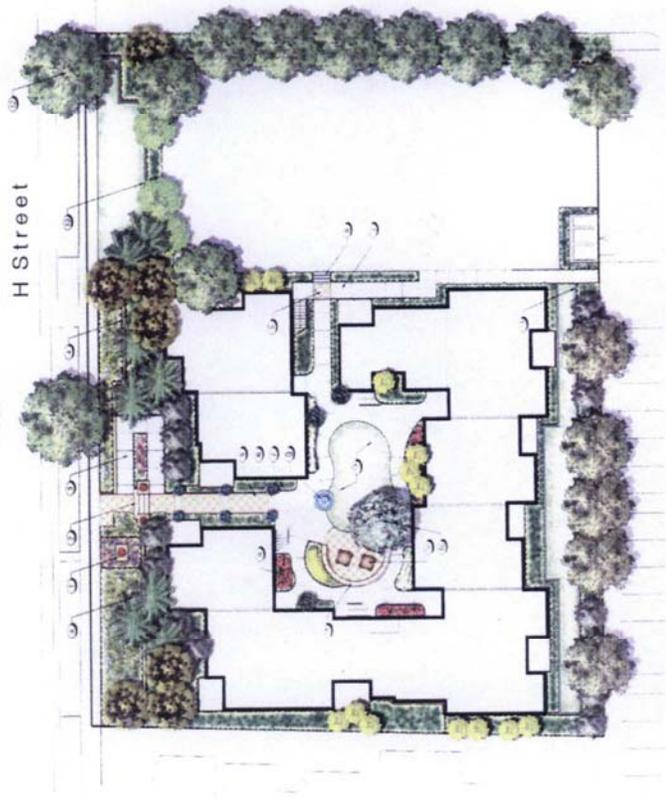
C.A-7

- Site Legend**
- ① 6" High Project Identity Sign w/ Pin on Top
  - ② 18" Wide Steps
  - ③ ADA Ramp w/ nosing
  - ④ Retaining Wall
  - ⑤ Colored and Formed Concrete
  - ⑥ 4" High Concrete Accent Walling
  - ⑦ 12" High Concrete w/ Large Flat
  - ⑧ 12" Wide Slabs
  - ⑨ Final Plant
  - ⑩ Final Plant
  - ⑪ Architectural Footwall
  - ⑫ Existing Tree to Remain
  - ⑬ 6" Wide Concrete Monocurt
- Sustainable Features**
- ⑭ Concrete that work shall include the use of fly ash or recycled concrete.
  - ⑮ Site furnishings made from recycled materials shall be used.
  - ⑯ 100% Recycled plastic mulch shall be used throughout the proposed parking lot.
  - ⑰ Base aggregate shall consist of crushed recycled concrete.
  - ⑱ Micro storm mitigation on traditional porous pavements for parking lot shall be used.
  - ⑲ Recycled plastic lumber as planter headers.
  - ⑳ Separate recycle bin in enclosure.

| Plant Name                                     | Quantity | Notes           |
|--|----------|-----------------|
| 1. 12" High Concrete w/ Large Flat             | 1        | See Site Legend |
| 2. 12" Wide Slabs                              | 1        | See Site Legend |
| 3. Final Plant                                 | 1        | See Site Legend |
| 4. Final Plant                                 | 1        | See Site Legend |
| 5. Architectural Footwall                      | 1        | See Site Legend |
| 6. Existing Tree to Remain                     | 1        | See Site Legend |
| 7. 6" Wide Concrete Monocurt                   | 1        | See Site Legend |
| 8. 6" High Project Identity Sign w/ Pin on Top | 1        | See Site Legend |
| 9. 18" Wide Steps                              | 1        | See Site Legend |
| 10. ADA Ramp w/ nosing                         | 1        | See Site Legend |
| 11. Retaining Wall                             | 1        | See Site Legend |
| 12. Colored and Formed Concrete                | 1        | See Site Legend |
| 13. 4" High Concrete Accent Walling            | 1        | See Site Legend |
| 14. 100% Recycled plastic mulch                | 1        | See Site Legend |
| 15. Base aggregate                             | 1        | See Site Legend |
| 16. Crushed recycled concrete                  | 1        | See Site Legend |
| 17. Micro storm mitigation                     | 1        | See Site Legend |
| 18. Recycled plastic lumber                    | 1        | See Site Legend |
| 19. Separate recycle bin                       | 1        | See Site Legend |

**Shade Calculations**

| Area   | Shade | Notes           |
|--|-------|-----------------|
| 1. 12" High Concrete w/ Large Flat             | 1     | See Site Legend |
| 2. 12" Wide Slabs                              | 1     | See Site Legend |
| 3. Final Plant                                 | 1     | See Site Legend |
| 4. Final Plant                                 | 1     | See Site Legend |
| 5. Architectural Footwall                      | 1     | See Site Legend |
| 6. Existing Tree to Remain                     | 1     | See Site Legend |
| 7. 6" Wide Concrete Monocurt                   | 1     | See Site Legend |
| 8. 6" High Project Identity Sign w/ Pin on Top | 1     | See Site Legend |
| 9. 18" Wide Steps                              | 1     | See Site Legend |
| 10. ADA Ramp w/ nosing                         | 1     | See Site Legend |
| 11. Retaining Wall                             | 1     | See Site Legend |
| 12. Colored and Formed Concrete                | 1     | See Site Legend |
| 13. 4" High Concrete Accent Walling            | 1     | See Site Legend |
| 14. 100% Recycled plastic mulch                | 1     | See Site Legend |
| 15. Base aggregate                             | 1     | See Site Legend |
| 16. Crushed recycled concrete                  | 1     | See Site Legend |
| 17. Micro storm mitigation                     | 1     | See Site Legend |
| 18. Recycled plastic lumber                    | 1     | See Site Legend |
| 19. Separate recycle bin                       | 1     | See Site Legend |



The H.A. Group | Landscape Architects & Planners, Inc.  
 1000 University Street, Suite 200 | Sacramento, California 95811  
 916.447.2222 | Fax: 916.447.2223 | www.hagroup.com

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

Schematic Design  
 Residential Development  
 March 30, 2007 Design Review Submittal

CHONG | PARTNERS ARCHITECTURE



C.L-1