

APPLICABLE GENERAL PLAN POLICIES

The following policies and guidelines are, at a minimum, applicable to the proposed Santa Rosa Memorial Medical Center-Planned Development District:

A. URBAN DESIGN ELEMENTS

1. Relate Building design, height and placement to terrain and other natural features.
2. Encourage the design of buildings that are in scale with adjacent development and that harmonize with the character of the district.
3. Discourage usual clutter along major roads.
4. Ensure that the height and bulk of buildings are compatible with their sites, adjoining structures and adjacent roads.
5. Encourage high quality design in all private and public projects.
6. Encourage diversity in site planning of large projects.

B. SOCIAL PLANNING ELEMENT

Every individual should have equal access to available health care resources.

C. NOISE ELEMENT

1. Deep lots should be encouraged which will permit generous setbacks (noise buffer zones) from the edge of the roadway.
2. To alleviate noises, a combination of walls, fences, acoustical barriers, screens and landscaping should be utilized.
3. Careful site planning can help to orient windows, etc away from unacceptable noise sources.

D. SEISMIC SAFETY AND SAFETY ELEMENT

1. Ensure that all new construction in the City is designed, using latest state-of-the-art techniques, to withstand natural hazards to acceptable levels of risk (and in conformance with the provision of SB 519-Alquist, Hospital Construction).
2. Provide for the maintenance and upgrading of disaster response plans.

E. CIRCULATION/TRANSPORTATION ELEMENT

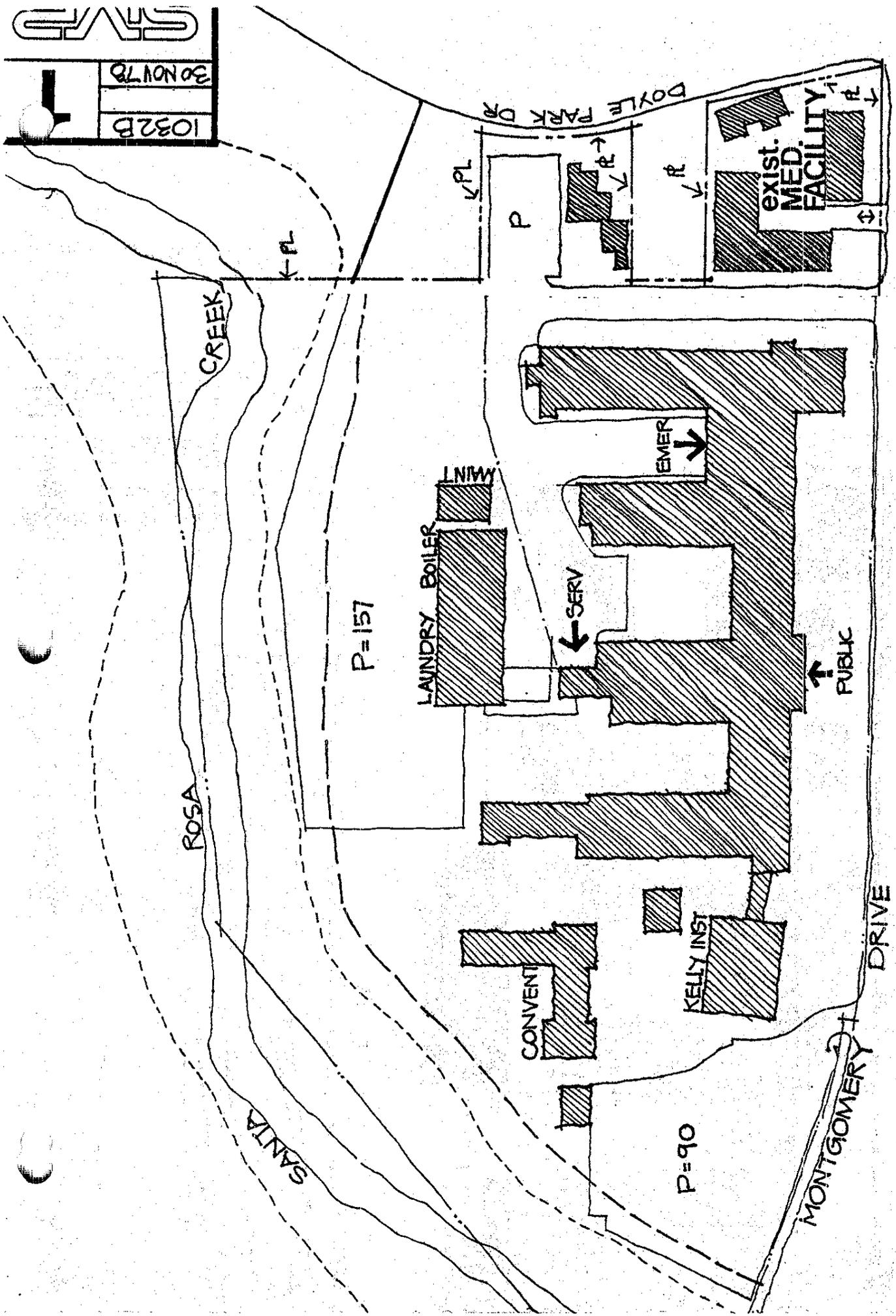
Improve the appearance and traffic flow of all (new) major streets by the use of median strips and the exclusion of unnecessary on-street parking.

**LONG
RANGE
DEVELOPMENT
PLAN**

**SANTA
ROSA
MEMORIAL
HOSPITAL**

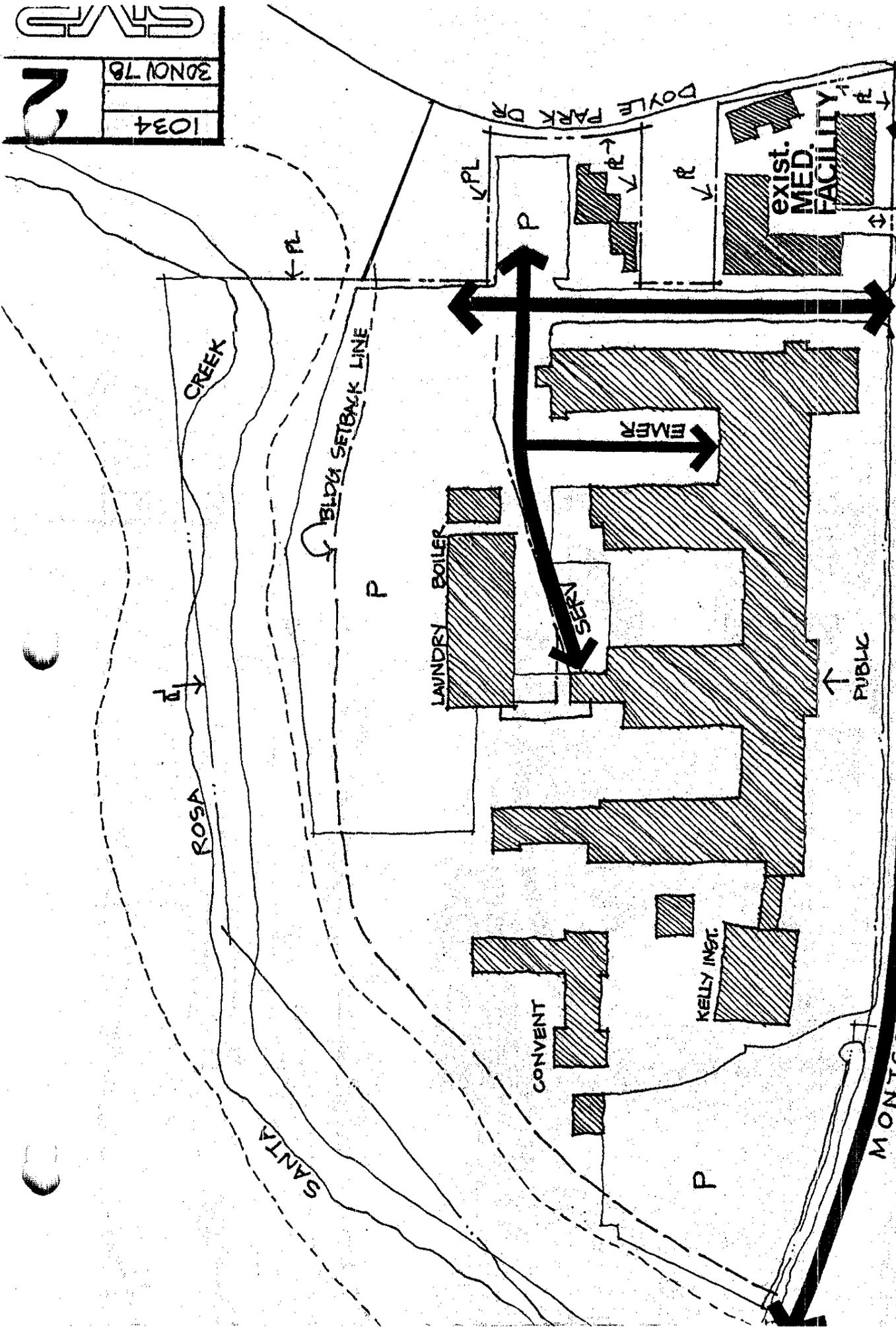
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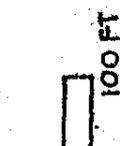


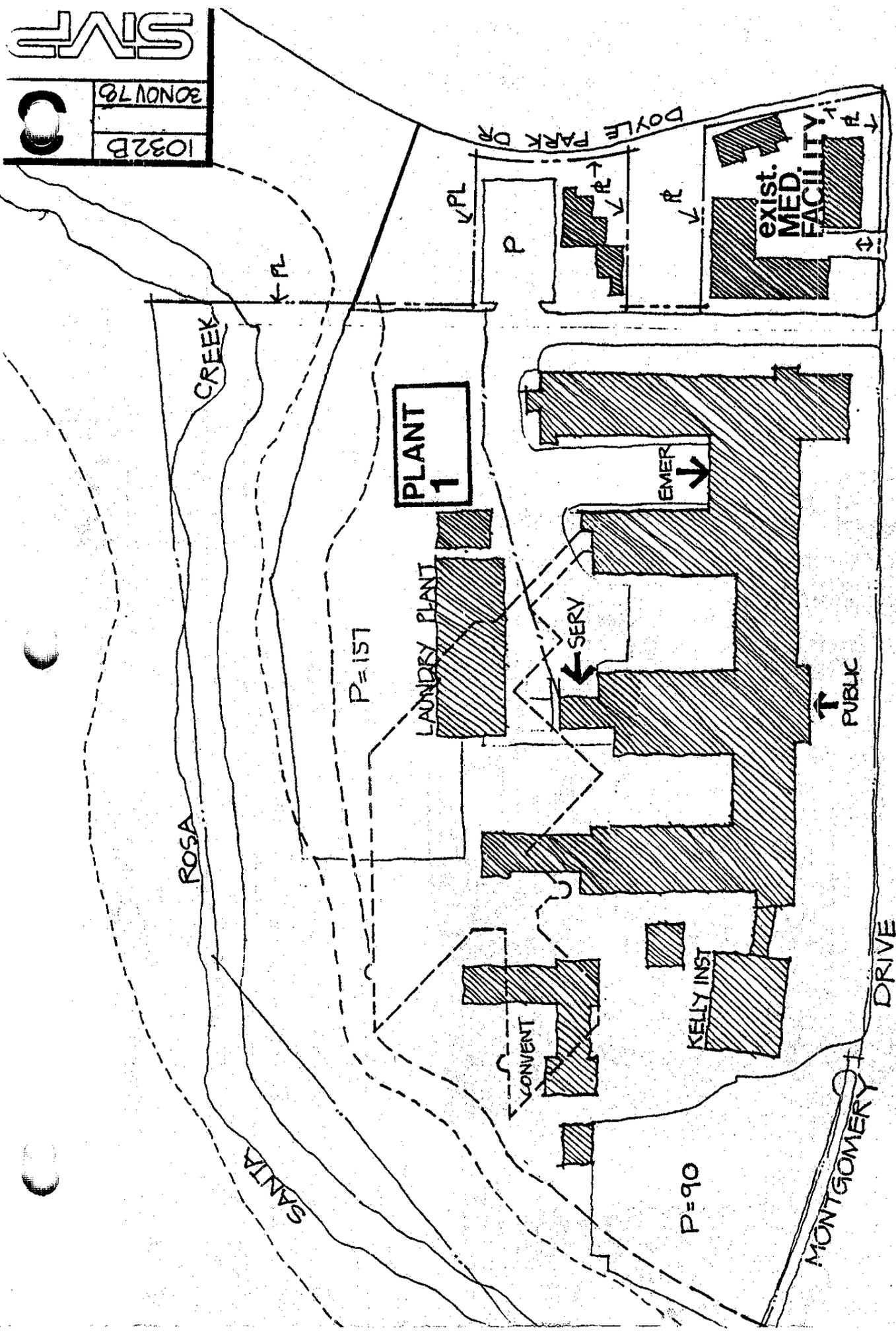
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EXISTING SITE PLAN

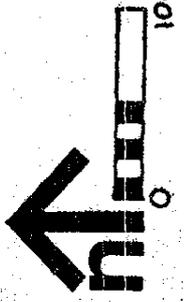


EXISTING CIRCULATION PLAN

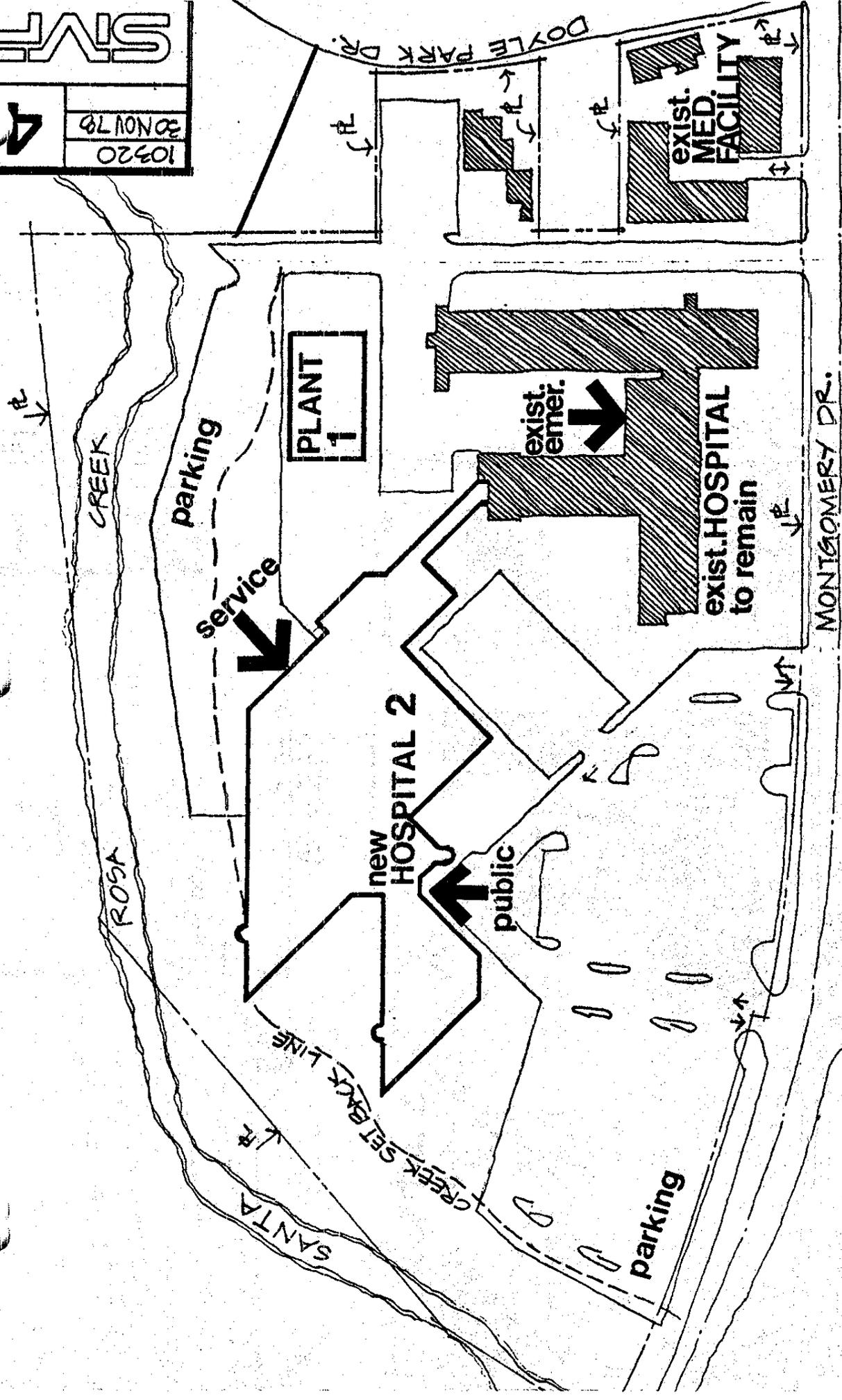




PHASE 1: CENTRAL PLANT



10320
30 NOV 78
4
SMP

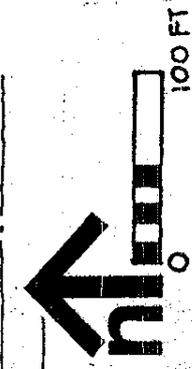
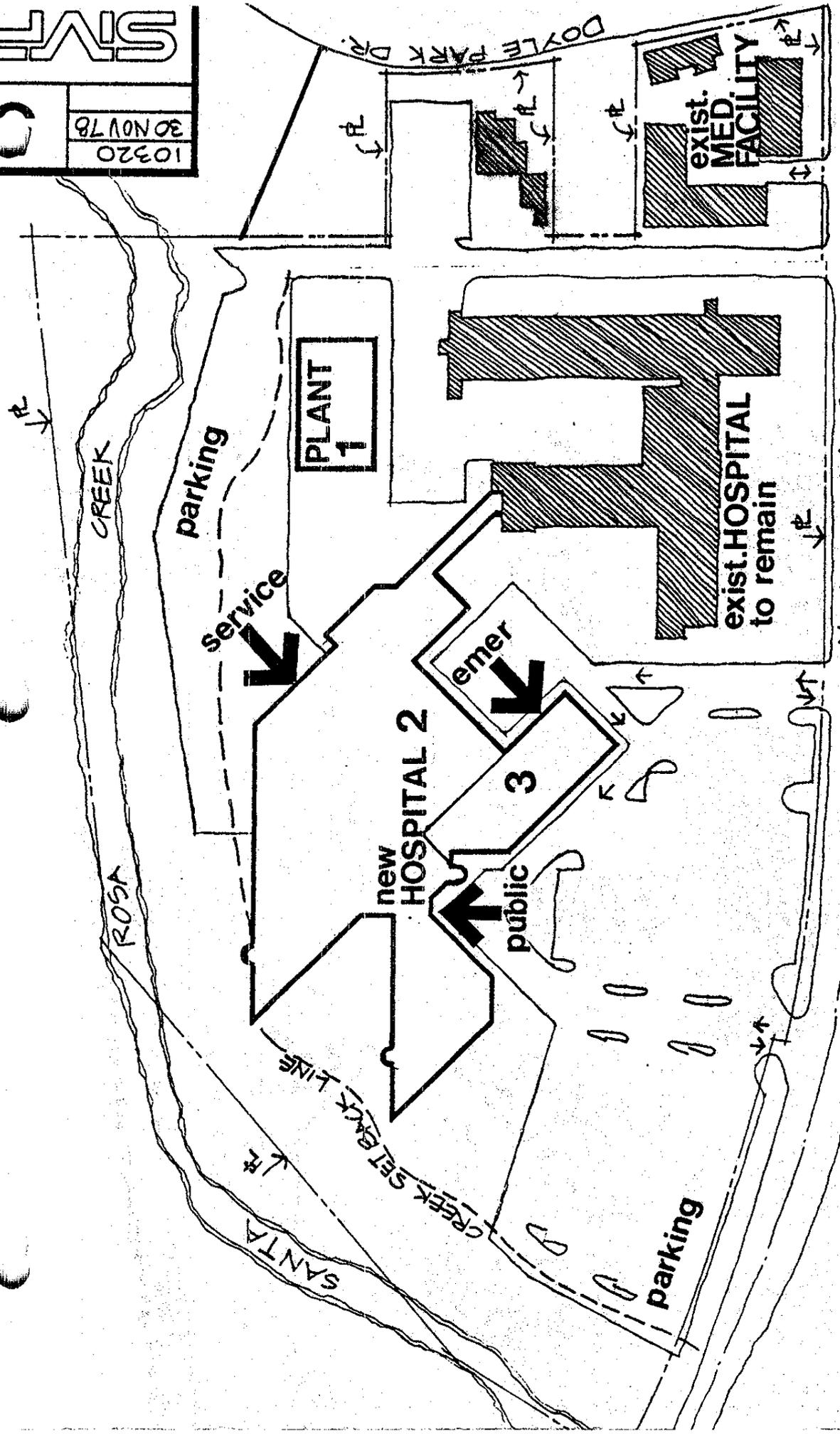


PHASE 1: CENTRAL PLANT
PHASE 2: HOSPITAL ADDITION
219 BEDS: 121 NEW, 98 EXIST.



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10320
30 NOV 78
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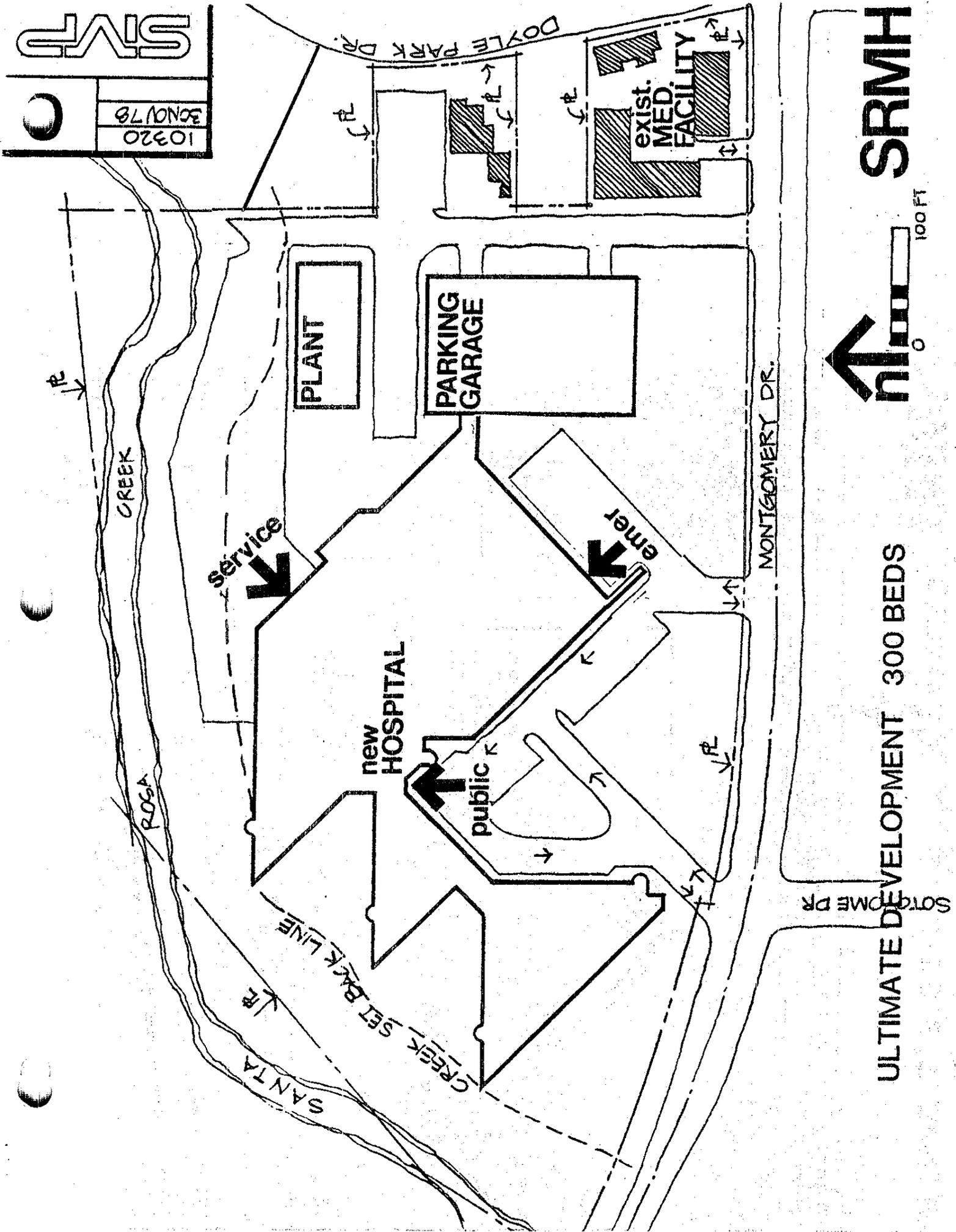
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PHASE 3 : EMERGENCY & LABORATORY ADDITION

SOTOYNE DR.

SIMP

10320
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SRMH

ULTIMATE DEVELOPMENT 300 BEDS

SANTA CREEK DR

STATEMENT OF DEVELOPMENT POLICY

SANTA ROSA MEMORIAL HOSPITAL

AUGUST, 1979

I. BACKGROUND

On December 13, 1978, the Planning Commission of the City of Santa Rosa issued a Use Permit to Santa Rosa Memorial Hospital for the partial replacement of existing facilities and services (See Exhibit A). At that time, the Commission recommended to the City Council that certain hospital properties be rezoned from the R-4 District to the Medical Center-Planned Development (MC-PD) District to assure that such properties would be consistent with the General Plan designation of "Institutional". (See Exhibit B).

II. PURPOSE AND INTENT

It is the intent of this Policy Statement to establish an MC-PD District to include the following properties:

1. AP# 09-171-02
2. AP# 09-151-10
3. AP# 09-151-11
4. AP# 09-151-12
5. AP# 09-151-14

Please refer to Exhibit C for a composite map of the above-mentioned five parcels.

The establishment of an MC-PD District would provide the institution and the City of Santa Rosa with a long-range, comprehensive statement of proposed development consistent with the health needs of a growing population and the policies and guidelines of the Santa Rosa General Plan (See Exhibit D).

III. OVERVIEW OF PROPOSED DEVELOPMENT

The ultimate development plan of the institution proposes a four-phase expansion to 300 beds, which would result in a total replacement of the existing 219 bed facility.

- Phase I - This phase, which was recently approved by the Commission will replace the institutions' Central Plant Services. Work on Phase I began during July, 1979 and will be completed in 12 months. (See Exhibit E, Map #3).

- Phase II - During this phase (also previously approved by the Commission) a hospital addition will be constructed to house 121 acute care beds and supporting ancillary services. The hospital addition will replace the Main Wing and West Wing of the existing facility, as well as the old plant, laundry, Kelly Institute and Hampton Hall (See Exhibit E, Map #4). Phase 2 will commence during Spring 1980 and will be completed in 27 months.
- Phase III - At this point in the institutions' master plan, the Phase 2 hospital addition will be expanded to accommodate Emergency Services and Laboratory (which, until this time, will remain in the present hospital building). Phase 3 is scheduled to begin during the fall of 1982 and be completed in 24 months. (See Exhibit E, Map #5).
- Phase IV - This phase represents the final element in the institutions' long range development plan and would include: 1) construction of a new patient wing, 2) expansion of ancillary and administrative service space, and 3) additional parking. The remainder of the existing hospital would be taken down during Phase 4.

The new patient wing will accommodate approximately 81 general acute care beds. It should be noted that 60 of these beds will be transferred from the site of the existing Santa Rosa General Hospital at 7th & A Streets, which is currently being acquired by Memorial Hospital. This move will reduce the present duplication of hospital facilities in Santa Rosa and will allow for alternative uses of the present Santa Rosa General Hospital properties.

A preliminary schedule for development of Phase 4 is as follows:

- | | |
|-------------|--|
| 1983 - 1985 | Development of schematics, design development and construction documents. |
| 1986 - 1988 | Construct a new patient wing. Move 60 beds from General Hospital and administrative services to new wing. |
| 1988 - 1990 | Move balance of patient beds in the East wing of the old facility to the new wing. Take down remainder of old facility. Add parking. Increase ancillary service space in Phase 2 addition. |

Please refer to Exhibit E, Map #6 for a graphic representation of ultimate development.

STATEMENT OF DEVELOPMENT POLICY
SANTA ROSA MEMORIAL HOSPITAL
AUGUST, 1979
Page Three

New construction associated with all four (4) phases of the ultimate development plan will be concentrated on Santa Rosa Memorial Hospital's main campus (AP# 09-161-02). The Hospital will continue to utilize properties along Doyle Park Drive for administrative and outpatient uses (AP# 09-151-10, 11, 12 & 14).

The existing Convent (Sisters' Boarding House) on lot #09-161-02 will be taken down during February of 1980 and a new Convent will be constructed on lot #09-151-10. The anticipated start date for construction of the new Convent is October, 1979.

IV. SPECIFIC PLANNING CONSIDERATIONS

A. Proposed Uses Pursuant to Article 5.5, Section 455.2, Zoning Ordinance

	<u>Present Use</u>	<u>Ultimate Use</u>
Medical and Dental Offices	No	Possible
Medical and Dental Laboratories	No	Possible
Prescription Opticians Shop	No	Possible
Prescription Pharmacies	Yes	Yes
Hospitals and Clinics	Yes	Yes
One Family Dwellings	No	No
Duplexes	No	No
Multiple Family Dwellings (Sisters' Boarding)	Yes	Yes
Hotels and Motels	No	No
Child Nurseries	No	Possible
Resocialization or Group Care Facilities	No	Possible
Parking Lots and Garages	Yes	Yes
Public Buildings	No	No
Public Utility Structures	No	No
Commercial Services	No	No

Accessory Buildings and Uses	Yes	Yes
Other compatible, necessary or essential uses	Yes	(to be determined)

B. Height Limits

The maximum height of any portion of any building in the Santa Rosa Memorial Medical Center District shall be four (4) stories (approximately 66 ft).

C. Parking

1. Phases I, II & III

296 parking spaces will be provided on-site and another 121 spaces on Doyle Park Drive (AP# 14-028-24), which will exceed the one and one-quarter space per hospital bed required by the Ordinance. In addition 83 parking spaces on the corner of Sotoyome and Montgomery Drive are being leased for six years to reduce parking problems during the construction period.

2. Phase IV

A minimum of 375 parking spaces will be provided as required by Ordinance. Santa Rosa Memorial Hospital favors surface parking but is considering the construction of a parking garage in the event that property configuration will not allow sufficient surface parking spaces.

3. All parking areas shall be paved. Open parking lots shall be provided with concrete curbing around all planter areas, unless alternatives are approved by the Department of Community Development. Parking lots shall be striped according to City standards and all handicapped and compact spaces so identified. Parking areas shall be maintained in good condition.

D. Signing

1. All signing shall be as designated on previously approved plans; any additional signs shall be approved only upon application and Use Permit.
2. The following signs are prohibited: rotating, animated, moving projecting, flashing, directly illuminated, nonappurtenant, painted, fluorescent.
3. All exterior signs shall receive Design Review approval prior

to obtaining a building permit for the installation of those signs.

E. Landscaping

1. All landscaping and irrigation shall be installed and continually maintained according to approved plans.
2. All street trees shall be installed prior to occupancy in accordance with specifications of the Department of Recreation and Parks.

F. Grading and Drainage

1. Grading and drainage of the site shall be according to approved plans and as approved by the Building and Code Compliance Division of the Department of Community Development.
2. Site drainage shall be to the curbs, under the sidewalk and as approved by the Department of Community Development.

G. Miscellaneous

1. All roof appurtenances and accessory mechanical equipment shall be totally screened from public view.
2. Outdoor storage of materials or refuse bins/cans shall be maintained within a completely screened structure or area.

LJM:db

AN ORDINANCE AMENDING APPENDIX B OF THE SANTA ROSA CITY CODE -
REZONING PROPERTY LOCATED AT 1165 MONTGOMERY DRIVE - MEMORIAL
HOSPITAL

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. All conditions required by law having been satisfied and all necessary findings with relation thereto having been made, Appendix B of the Santa Rosa City Code is hereby amended by amending the "Zoning Map of the City of Santa Rosa" as described in Section 203, so as to change the zoning of the hereinafter described property as follows:

Assessor Parcel Numbers 09-161-02, 09-151-10, 09-151-11, 09-151-12, 09-151-13, 09-151-14 from the R-4 District to the MC-PD District. The Policy Statement is on file in the Department of Community Development dated August 30, 1979, and attached as Exhibit A.

Section 2. This ordinance shall be in full force and effect from and after its adoption and publication or as soon thereafter as all precedents of law have been satisfied.

IN COUNCIL DULY PASSED this 23rd day of October, 1979

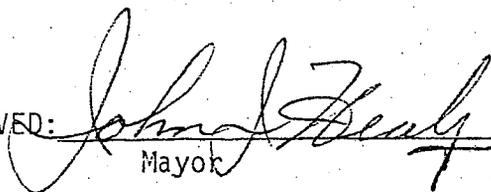
AYES: (4) Mayor Healy, Councilmen Barone, Guggiana and Wilhelm

NOES:

ABSENT:

ABSTAIN: (1) Councilman Born

APPROVED:


Mayor

ATTEST: 
Assistant City Clerk

APPROVED AS TO FORM
CITY ATTORNEY

BY.....

RESOLUTION NO. 4344

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
RATIFYING THE NEGATIVE DECLARATION FOR MEMORIAL HOSPITAL - 1165
MONTGOMERY DRIVE

WHEREAS, pursuant to Santa Rosa City Code Section 27.128, the decision making body shall ratify or disapprove a Negative Declaration if a hearing by said body is required for approval of a project; and

WHEREAS, in conjunction with its hearing and recommendations regarding Memorial Hospital, the Planning Commission has also reviewed and considered the environmental matters regarding said project; and

WHEREAS, after receiving and considering the report and findings of the Environmental Coordinator, the Planning Commission hereby adopts and incorporates said findings as a basis to ratify the Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa ratifies the Negative Declaration for Memorial Hospital.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 14th day of December 1978, by the following vote:

AYES: Chairman Andrews, Commissioners Holmes, Cooper, Crownover, and LaCornu

NOES: None

ABSENT: Commissioner Zeni

ABSTAIN: None

APPROVED: CHET ANDREWS
Chairman

ATTEST: JAMES K. BURNS
Secretary

I hereby certify that the foregoing resolution is a true and correct copy of a resolution duly and regularly adopted by the Planning Commission of the City of Santa Rosa at a regular meeting thereof held December 14, 1978.

Linda Grisso

RESOLUTION NO. 4346

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA INDICATING ITS INTENTION TO RECOMMEND REZONING OF PROPERTIES LOCATED ALONG MONTGOMERY DRIVE FOR MEMORIAL HOSPITAL - 1165 MONTGOMERY DRIVE

WHEREAS, the Planning Commission of the City of Santa Rosa has recommended to City Council rezoning of properties located along Montgomery Drive from the R-4 District to the MC-PD District, which action results in Assessor's Parcel Numbers 09-161-02, 09-151-11, 12, & 14, becoming consistent with the General Plan designation of Institutional.

NOW, THEREFORE, BE IT RESOLVED that the Santa Rosa City Planning Commission hereby indicates its intention to conduct a public hearing for the purpose of recommending to City Council rezoning of Assessor's Parcel Numbers 09-161-02, 09-151-11, 12, & 14, from the R-4 District to the MC-PD District.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 14th day of December 1978, by the following vote:

AYES: Chairman Andrews, Commissioners Holmes, Cooper, Crowrover, and LaCornu

NOES: None

ABSENT: Commissioner Zeni

ABSTAIN: None

APPROVED: CHET ANDREWS
Chairman

ATTEST: JAMES K. BURNS
Secretary

I hereby certify that the foregoing resolution is a true and correct copy of a resolution duly and regularly adopted by the Planning Commission of the City of Santa Rosa at a regular meeting thereof held December 14, 1978.

David H. Hirsch

RESOLUTION NO. 4345

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING A USE PERMIT FOR MEMORIAL HOSPITAL - 1165 MONTGOMERY
DRIVE

WHEREAS, the Planning Commission of the City of Santa Rosa has duly considered the above referenced use permit application; and

WHEREAS, the Planning Commission finds that the granting of this use permit meets the requirements of the Santa Rosa Zoning Ordinance when the following conditions are complied with.

NOW, THEREFORE, BE IT RESOLVED that a use permit for Memorial Hospital is approved, subject to the following conditions:

1. Compliance with all standards, codes, and ordinances of the City of Santa Rosa.
 - a. Approval may require compliance with Resolution Number 9820 which requires that buildings built prior to 1958 be reviewed for structural adequacy and that any deficiencies be abated by repair or removal. Copies of the resolution are available at the Department of Community Development.
2. All conditions as specified by the Department of Public Works.
3. That all work be done according to approved plans on file at the Department of Community Development and as submitted to the Building and Code Compliance Division for a building permit.
4. Landscaping:
 - a. All landscaping and irrigation must be installed per approved plans on file at the Department of Community Development.
 - b. All landscaping must be continuously maintained in accordance with those approved plans.
 - c. All street trees shall be installed prior to occupancy in accordance with the Department of Recreation and Parks specifications.
5. That all exterior lighting be shown and specified on plans submitted for issuance of a building permit.
6. Grading and drainage:
 - a. That grading and drainage of the site shall be as per the approved plans and as approved by the Building and Code Compliance Division of the Department of Community Development.
 - b. Site drainage shall be to the curb, under the sidewalk, and as approved by the Department of Community Development.
7. The parking lot area:
 - a. That the parking area be paved.
 - b. That the parking lot be provided with concrete curbing around all planter areas unless specifically approved by the Department of Community Development in some other fashion.
 - c. That the parking lot be striped according to City standards and all handicapped and compact spaces be so identified.

8. Signing:
 - a. All signing shall be as designated on the approved plans and any additional signs shall be approved only upon application to the Department of Community Development and obtaining a building permit.
 - b. All exterior signs shall receive design review approval prior to obtaining a building permit for the installation of those signs.
9. That all roof appurtenances and accessory mechanical equipment shall be totally screened from public view by an approved architecturally designed element.
10. That any outdoor storage of materials or refuse bins/cans shall be maintained within a completely screened structure or area, the design of which is to receive approval by the Department of Community Development.
11. Final building plans submitted to the Building and Code Compliance Division shall be in sufficient detail to reflect the proposed finished appearance as indicated by color renderings or other exhibits on file in the Department of Community Development.
12. If not implemented or accomplished within one (1) year from the date of approval, this approval shall automatically expire and shall be invalid.
13. This approval is granted for a period of one (1) year only, but may be renewed at the end of one year period as provided by Chapter 9, Article 7, of the Planning Commission Policies for use permit approvals and Article 1, Section 307, of the Zoning Ordinance for design review approvals.
14. That the attached site plan is the approved site plan for the project and any substantial modifications to the site plan shall be reviewed by the Planning Commission for approval of a use permit.
15. Any modification of the parking area or the amount of spaces located on the attached site plan and the parking lot located at 450 Doyie Park Drive shall require a new use permit which shall be subject to the requirements set forth at the time of the modification of the new use permit.
16. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of the building permit review and approval.

BE IT FURTHER RESOLVED that the Planning Commission finds and determines this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval. This entitlement to use, unless renewed upon written application, shall automatically terminate one year from the date of approval or upon determination by a court of competent jurisdiction that one or more of the conditions of issuance are invalid, whichever shall first occur.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 14th day of December 1978, by the following vote:

AYES: Chairman Andrews, Commissioners Holmes, Cooper, Crownover, and LaCornu
 NOES: None
 ABSENT: Commissioner Zeni
 ABSTAIN: None

APPROVED: CHET ANDREWS
Chairman

ATTEST: JAMES K. BURNS
Secretary

I hereby certify that the foregoing resolution is a true and correct copy of a resolution duly and regularly adopted by the Planning Commission of the City of Santa Rosa at a regular meeting thereof held December 14, 1978.

Linda G. Giesse