

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Herman F. Lorenz, Jr. - P.O. Box 1893, Sacramento, CA 95809-1893		
OWNER	Valley Health Care Corp. & Methodist Hospital of Sacto. - 7500 Timberlake Way		
PLANS BY	The Hill Partnership Inc. - 115 Twenty Second St., Newport Beach, CA 92663		
FILING DATE	3-9-83	50 DAY CPC ACTION DATE	REPORT BY: TM:sg
NEGATIVE DEC	4-2-84	EIR	ASSESSOR'S PCL NO. 117-170-33; 117-120-16, 20, 21 117-181-21

- APPLICATION:**
1. Negative Declaration
  2. Amend General Plan from Residential to Hospital
  3. Amend Valley Hi Community Plan from Light Density Residential and Medium Density Residential to Hospital (PUD)
  4. Amend the Methodist Hospital PUD from 17± acres to 32± acres
  5. Adopt Schematic Plan for Methodist Hospital designation, future hospital expansion areas and other associated land uses
  6. Rezone 10± vacant acres from Agriculture (A); 2± vacant acres from General Commercial (C-2); 4± developed acres from Office Building-Review (OB-R) - all to Hospital-Planned Unit Development (H(PUD))
  7. Special Permit to develop a 51 bed psychiatric center

**LOCATION:** Various parcels east of Bruceville Road, south of the junction of Bruceville Road and Stockton Boulevard, north of the City limits.

**SUMMARY:** The requested entitlements are to expand an existing 17± acre hospital planned unit development by 16± acres to provide for development guidelines for the PUD and to designate a variety of land uses; including a psychiatric care facility, an expansion area for the hospital, and additional medical offices. A special permit is also being requested for the psychiatric care facility.

**PROJECT INFORMATION:** On January 12, 1965 the Commission approved the necessary entitlements (P-2127) to allow the development of the hospital complex as a planned unit development. Subsequent to this action numerous expansions and office proposals were approved for the subject site and adjacent properties. However, no comprehensive plan or PUD guidelines were adopted.

In April of 1983 Methodist Hospital presented a draft plan for staff review and comment. This plan, as indicated by the following table, consists of a long term development plan for the hospital and associated land uses through the year 2000.

<u>Land Use</u>	<u>Present</u>	<u>1990</u>	<u>2000 &amp; Beyond</u>
Hospital	11± acres 113,467 sq. ft.	13± acres 249,151 sq. ft.	18± acres 249,151 sq. ft.
Medical Office Building	7± acres 114,000 sq. ft.	10± acres 164,000 sq. ft.	13± acres 214,000 sq. ft.
Psychiatric Care Facility	0	6± acres 50,000 sq. ft.	6± acres 50,000 sq. ft.
SNF/INF FACILITY*	0	8± acres 97,205 sq. ft.	8± acres 97,205 sq. ft.
Congregate Living*	0	10± acres 264,225 sq. ft.	13± acres 352,316 sq. ft.
Activities Center*	0	1± acre 28,875 sq. ft.	1± acre 28,875 sq. ft.

\*Not a part of the current application

The current application does not encompass the plan as ultimately envisioned by the hospital but only the existing hospital site and 15± acres due north. Each subsequent expansion of the PUD and specific development proposal beyond the psychiatric care facility will require subsequent special permits and possibly PUD amendments.

STAFF EVALUATION: The staff has the following comments regarding this application:

1. Land Use - The subject site consists of various parcels bounded by Highway 99 to the east, Union House Creek to the west, Wyndham Drive to the north, and vacant agricultural parcels to the south.

The staff finds that the proposed hospital expansion and related land uses desirable at this site due to the need for such facilities in the South Sacramento area as well as the physical characteristics of the site which insure that the proposed uses do not impact adjacent residential land uses. Therefore, staff supports the requested plan amendments and rezoning requests.

2. PUD Expansion and Schematic Plan - The proposed PUD Schematic Plan indicates not only the current expansion request but also possible future expansion of the PUD. Staff notes that subsequent expansions will require future PUD amendments.

The current expansion includes the following modifications; an increase in the size of the hospital structure from 113,467 square feet to 249,151 square feet, an increase in on-site medical office space from 110,000 square feet to 160,000 square feet, and the development of a 110 bed special care facility.

Staff finds these proposed uses and their schematic locations acceptable as well as compatible with both adjacent land uses and each other.

3. PUD Guidelines - The applicant has submitted draft guidelines based upon other City of Sacramento PUD Guidelines (see Attachment A). Both the applicant and staff are in agreement with most of the requirements and standards as set forth in these guidelines. The applicant requested additional time to review the signage requirement and will therefore present his comments regarding signage at the Commission hearing.
4. Psychiatric Care Facility - This facility is to be located immediately south of the junction of Stockton Boulevard and Bruceville Road, on approximately 6± acres. The facility is proposed to be developed in two phases. The first phase consists of a 38,000± square foot building housing 51 acute and sub-acute beds, and the second phase consists of an additional 23,000± square feet, housing 49 beds.

The subject special permit concerns only the first phase. A subsequent special permit will be required for the second phase.

On January 17, 1984 the Golden Empire Health Council approved the proposed 51 bed care facility. In addition to this approval, the applicant must also obtain a Certificate of Need from the Office of Statewide Health Planning as well as the subject special permit.

The care center is intended to provide for 24 hour care for both adolescents and adults in need of psychiatric treatment. Out-patient treatment such as drop-in clinics or general counseling is not provided.

The South Sacramento area does not have a facility such as this. The locational criteria for establishing such facilities, as adopted by the City Council, indicates that such uses should be located in close proximity to supportive services and that such facilities not be sited within residential neighborhoods which already contain such services. Staff finds this proposed facility consistent with this criteria.

In regard to the site plan, staff finds the building location, parking arrangements and general site development acceptable aside from one item. Staff recommends that the proposed secondary access and parking area along the southern perimeter of the site be deleted. This recommendation is to eliminate the necessity of the additional driveway entrance as well as to reduce the total amount of paved area.

5. The City Traffic Engineer has reviewed the overall schematic plan and has indicated that Stockton Boulevard from Bruceville Road to Timberlake Way should be abandoned or significantly realigned to provide for a 90° intersection with Stockton Boulevard. The applicant has tentatively agreed to pursue the abandonment of Stockton Boulevard. The PUD Schematic Plan will need to be revised to reflect this change.

STAFF RECOMMENDATION: The staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Amendment of the General Plan from Residential to Hospital;
3. Amendment of the Valley Hi Community Plan from Light Density Multiple Family and Medium Density Multiple Family to Hospital (PUD);
4. Amendment of the Methodist Hospital PUD by increasing the area from 17± acres to 32± acres and by adoption of the attached guidelines;
5. Adoption of the Schematic Plan including the attached PUD guidelines;
6. Approval of the requested Rezonings to Hospital (H);
7. Approval of the Special Permit, subject to conditions and based upon findings of fact which follow;

Special Permit - Conditions

- a. The site plan shall be revised to eliminate the secondary access as discussed in the staff evaluation prior to issuance of building permits;

- b. The applicant shall submit detailed landscape and irrigation plans for staff review and approval prior to issuance of building permits. These plans shall incorporate the landscape treatments as indicated in the PUD guidelines;
- c. The applicant shall submit a revised PUD schematic indicating the abandonment of Stockton Boulevard from Bruceville Road to Timberlake Way and the incorporation of this area into the adjacent developments.

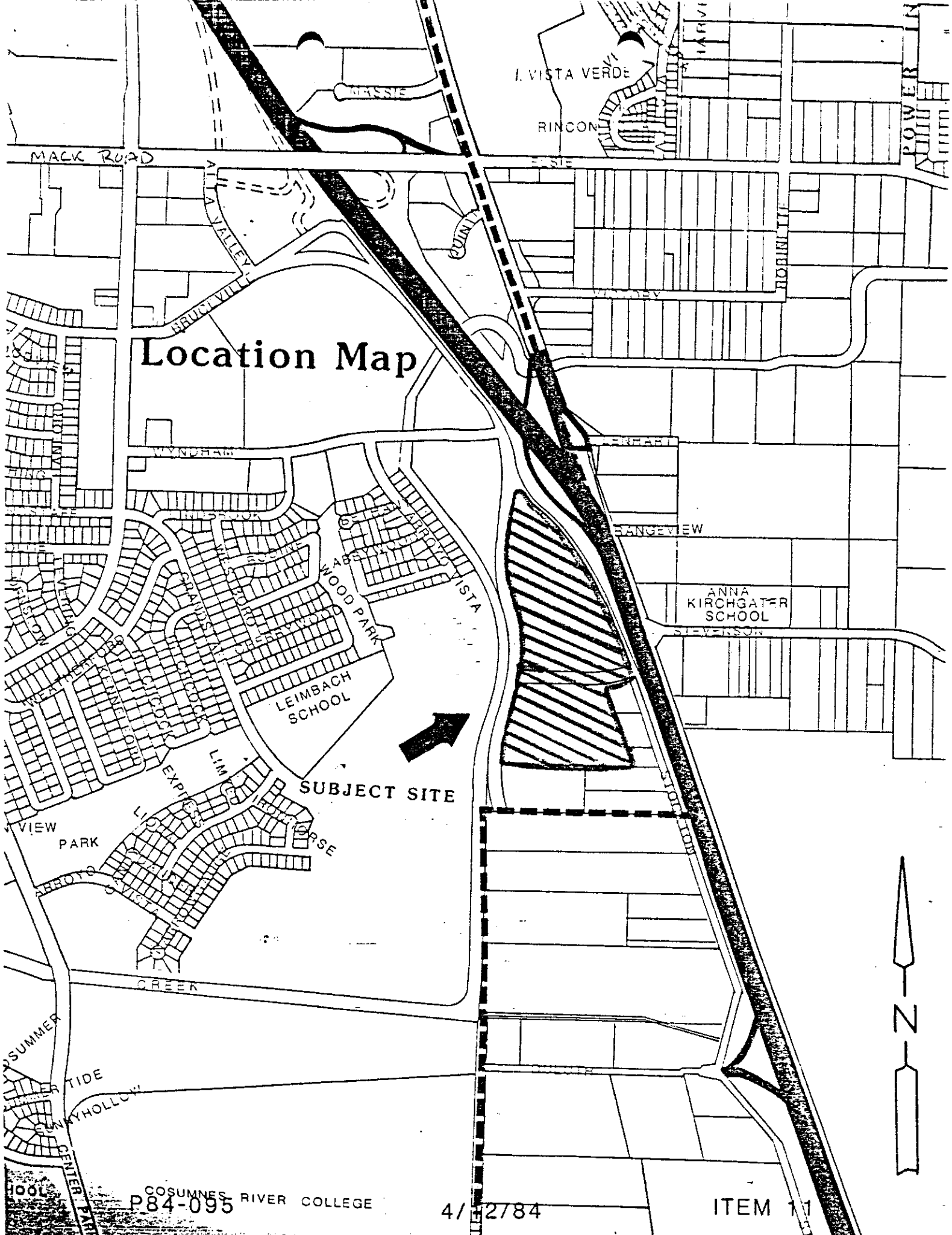
Special Permit - Findings of Fact

- a. The special permit is based upon sound principles of land use in that it provides for the location of the care facility in close proximity to other medical facilities. Also, the subject site is physically set apart from adjacent land uses by the channelized creek system and Highway 99;
- b. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that adequate parking and setbacks are required;
- c. The special permit is consistent with the public facilities and services element of the General Plan to:

Continue to support efforts by other agencies which are directed at consolidating medical and health care planning efforts and the goal of the land use element of the General Plan to;

Allocate residential, commercial, industrial and other land uses in such a manner as to result in a desirable urban environment which satisfies the needs of the total community.

# Location Map



COSUMNES RIVER COLLEGE  
P84-095

4/2784

ITEM 11

COMMERCIAL

# Land Use and Zoning

KAISER

HOSPITAL

VICTORY

C-2  
vacant

H

C-2  
H  
vacant

WYNDHAM

R-3  
Apartments

R-3  
Apartment

R-3  
vacant

LENHART

LINDBROCK

UNIT No 5

BETHANY

UNIT No 9

RANGEVIEW

SW

WOOD PARK

ABBEYWOOD

ANNA

SC

STEVE

UNIT No 1

CHERRYWOOD

UNIT No 7

TIMBERLAKE

OB-D

OB-D

HI

LEIMBACH  
SCHOOL

METHODIST  
HOSPITAL

VACANT  
A

VACANT  
R-1A

GREENS

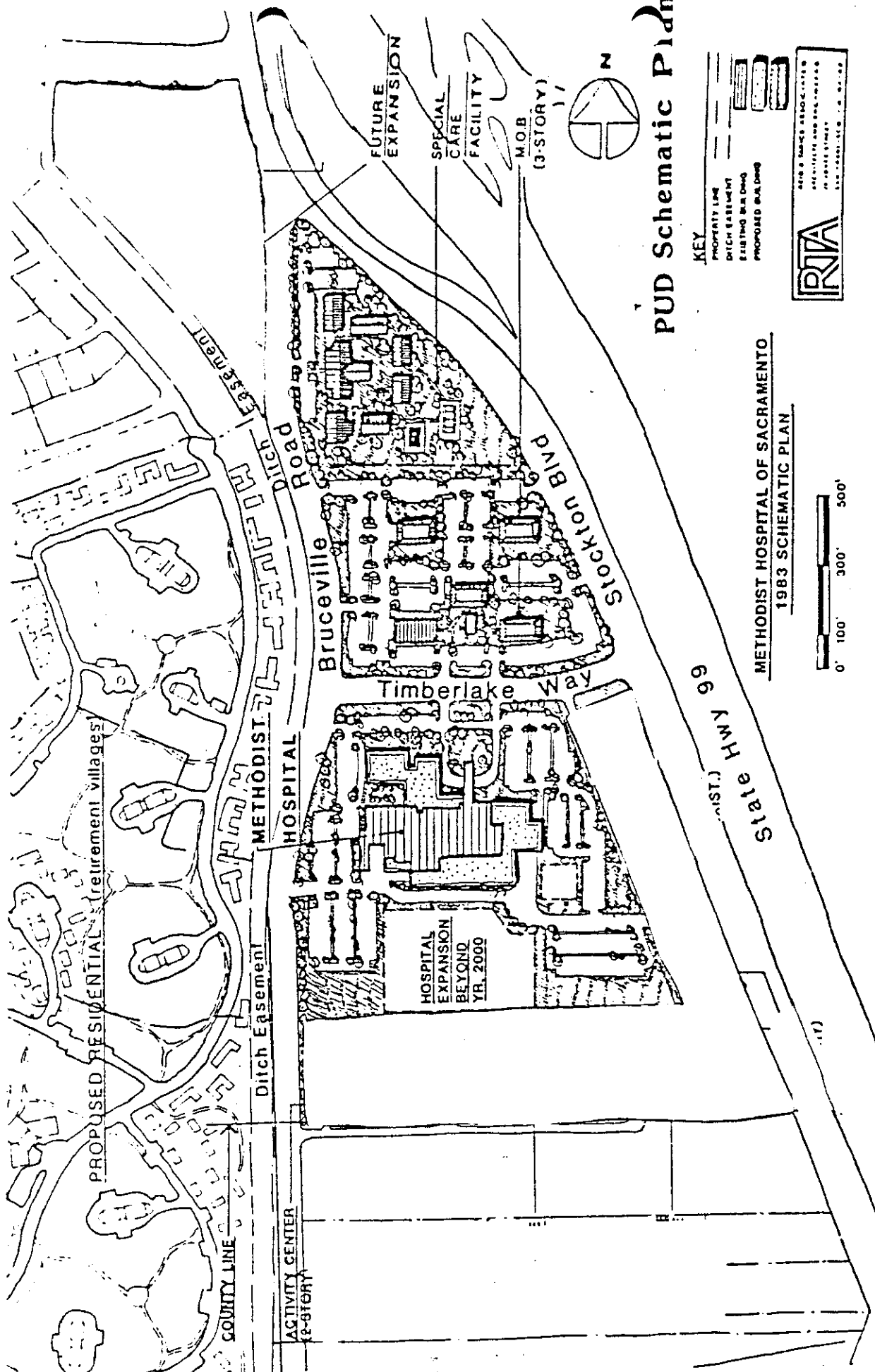
HEWITT

VALLEY

HI

SUBD. No 4

# PUD Schematic Plan



## PUD Schematic Plan

**KEY**

- PROPERTY LINE
- DITCH EASEMENT
- EXISTING BUILDING
- PROPOSED BUILDING

**RTA**  
 REALTY TRADING ASSOCIATES  
 100 STATE STREET  
 SACRAMENTO, CALIF. 95814

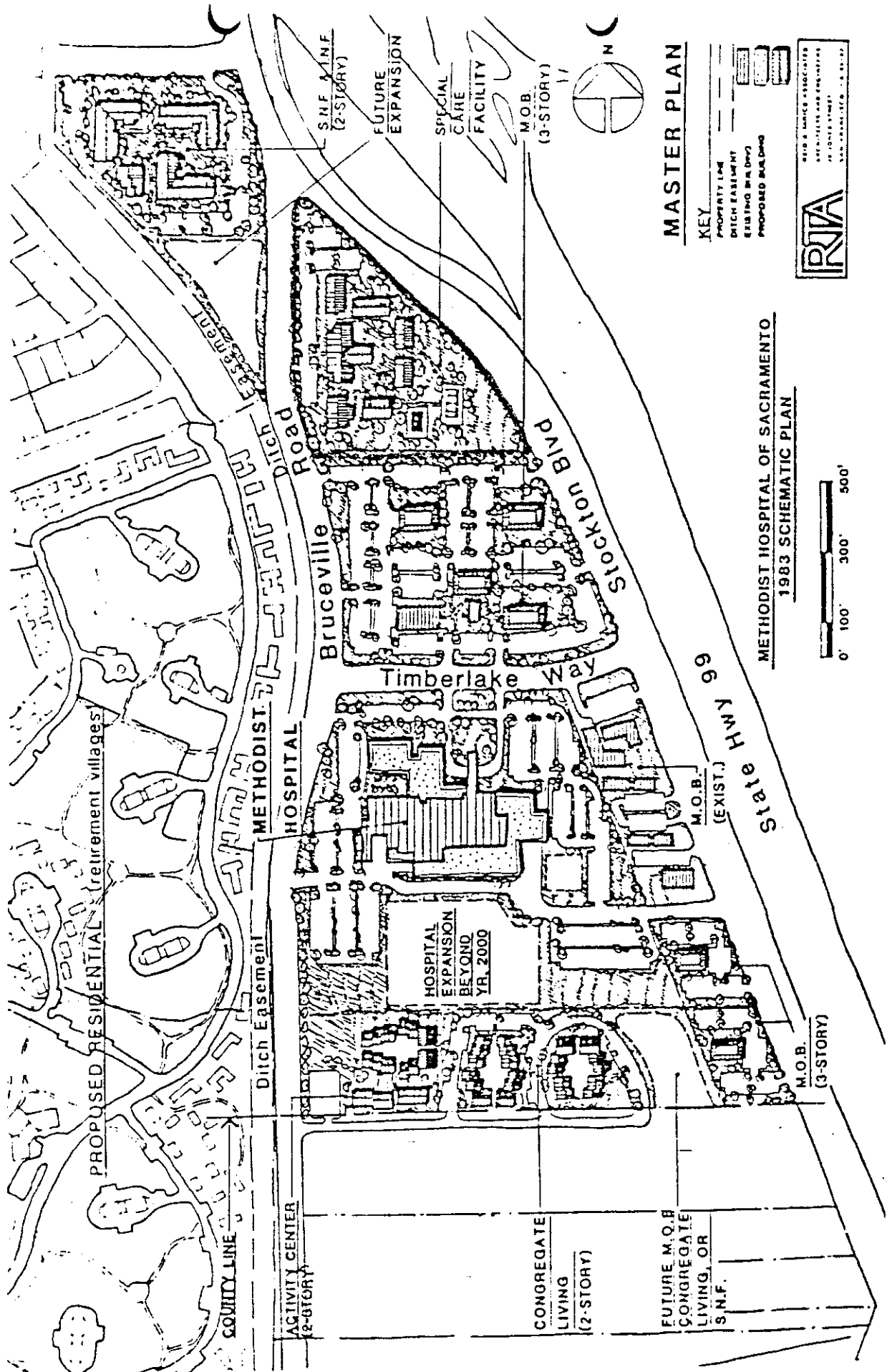
METHODIST HOSPITAL OF SACRAMENTO  
 1983 SCHEMATIC PLAN



exhibit 'A'

# Master Plan

P84-095



METHODIST HOSPITAL OF SACRAMENTO  
1983 SCHEMATIC PLAN



**MASTER PLAN**

KEY

- PROPERTY LINE
- DITCH EASEMENT
- EXISTING M.O.B.
- PROPOSED M.O.B.

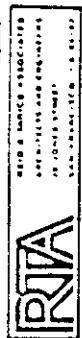


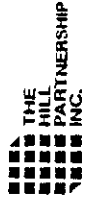
exhibit 'A'

4/12/84

ITEM 11



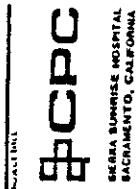
# Psychiatric Care Center



THE HILL PARTNERSHIP  
INC.

ARCHITECTURE  
PLANNING  
INTERIORS  
ENGINEERING

115 TWENTY SECOND STREET  
MAYFORD BLVD. SACRAMENTO, CALIFORNIA  
95811



HCPHC  
SERRA SUNRISE HOSPITAL  
SACRAMENTO, CALIFORNIA

CONSTRUCTION BY THE HILL PARTNERSHIP INC. 115  
22ND STREET, SACRAMENTO, CALIFORNIA 95811

PROJECT NUMBER: 84-095	DATE: 4/12/84
PROJECT NAME: PSYCHIATRIC CARE CENTER	SCALE: AS SHOWN
PROJECT LOCATION: 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT OWNER: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT ARCHITECT: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT ENGINEER: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT LANDSCAPE ARCHITECT: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT CIVIL ENGINEER: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT ELECTRICAL ENGINEER: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT MECHANICAL ENGINEER: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT PLUMBING ENGINEER: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT STRUCTURAL ENGINEER: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT ENVIRONMENTAL ENGINEER: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT GEOTECHNICAL ENGINEER: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT TRAFFIC ENGINEER: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT HISTORIC ARCHITECTURE CONSULTANT: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT ARCHITECTURAL RENDERING ARTIST: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT PHOTOGRAPHER: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT MODEL BUILDER: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT SIGNAGE DESIGNER: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT FURNITURE DESIGNER: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT LIGHTING DESIGNER: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT SOUND DESIGNER: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT VIDEO DESIGNER: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
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PROJECT MANUFACTURER: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT INSTALLER: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT MAINTENANCE: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT REPAIR: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT REPLACEMENT: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT RENOVATION: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT RESTORATION: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT RECONSTRUCTION: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT DEMOLITION: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84
PROJECT CONSTRUCTION: THE HILL PARTNERSHIP INC. 115 TWENTY SECOND STREET, SACRAMENTO, CALIFORNIA	DATE: 4/12/84

PRELIMINARY  
SITE PLAN

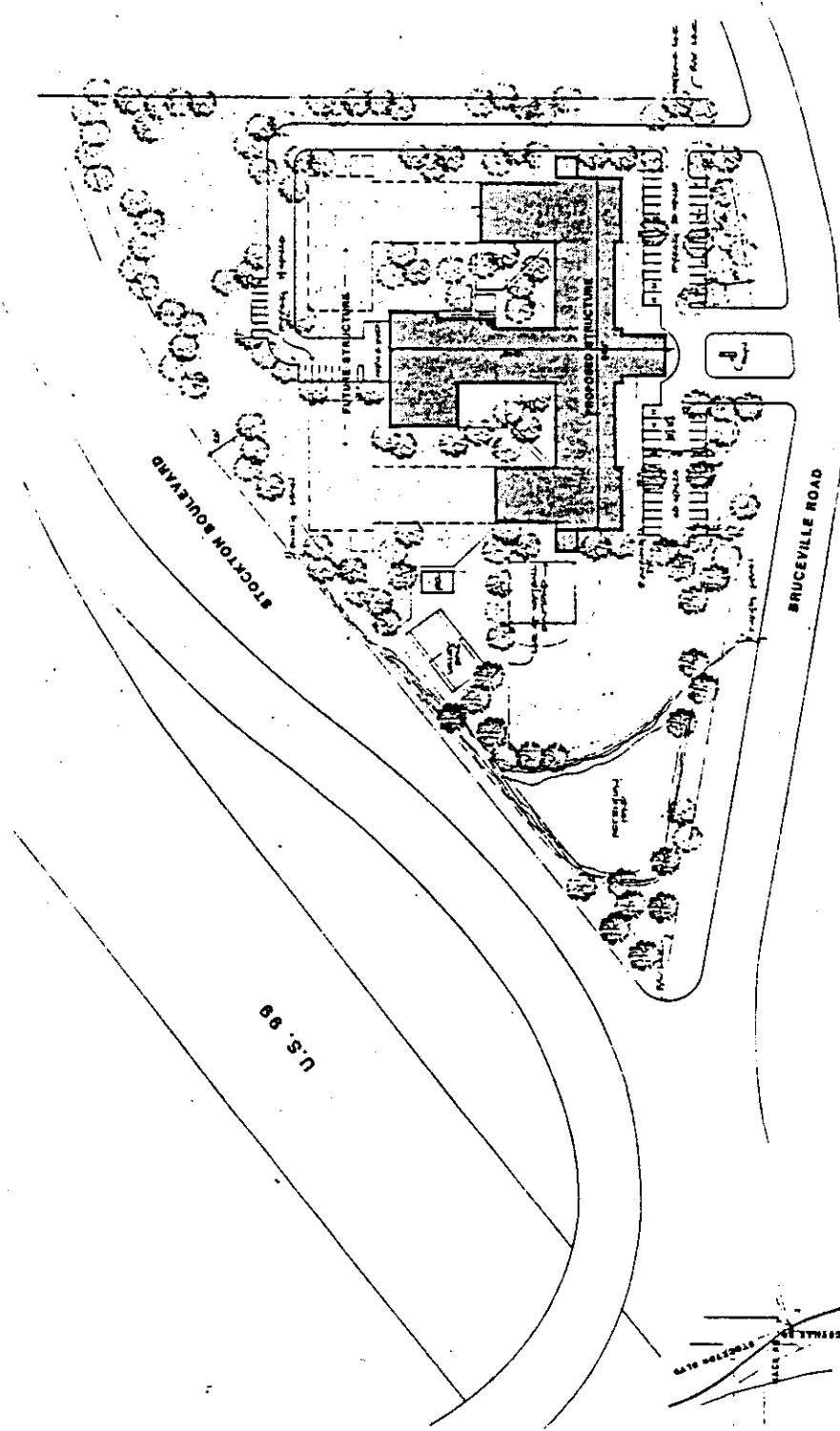
PROJECT NUMBER

A-1

NOT FOR CONSTRUCTION

### SITE DATA

SITE BLDG. AREA	LANDSCAPE AREA	PAVED AREA	PARKING REQ'D	PARKING PROVIDED	
				PROPOSED	FUTURE (MAX.)
310,216	37,878 - 125	60,078 - 162	88	70	70
310,216	61,884 - 205	60,078 - 162	70	70	70



SITE PLAN



VICINITY MAP

# Psychiatric Care Center

THE HILL PARTNERSHIP INC.

ARCHITECTURE  
PLANNING  
INTERIORS  
ENGINEERING

115 TWENTY SECOND STREET  
MAYWOOD, CALIFORNIA  
94554

PROJECT TITLE  
**PCPC**

BERNA SUNRISE HOSPITAL  
SACRAMENTO, CALIFORNIA

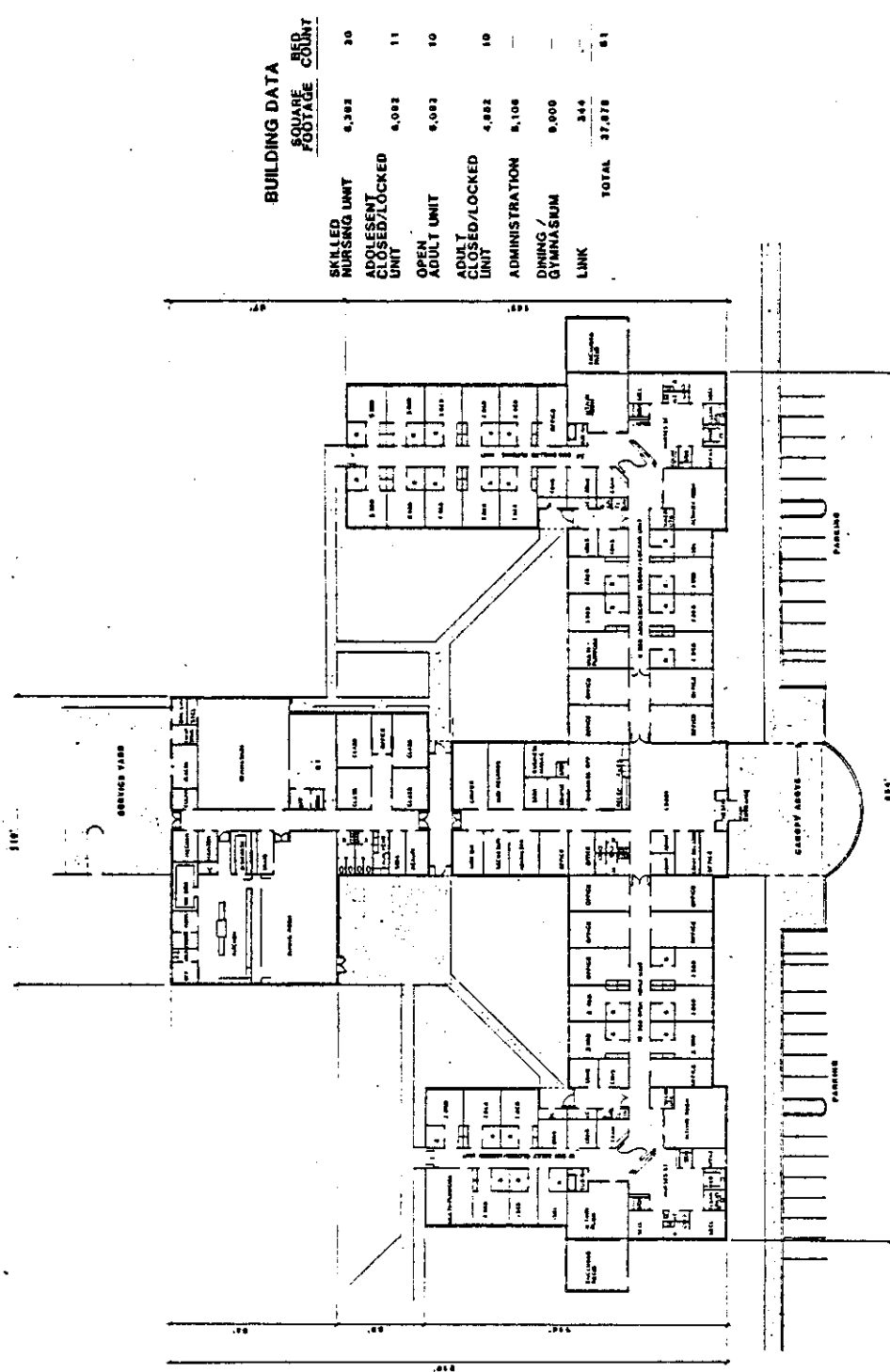
CONSULTING ARCHITECTS  
1000 COLLETT DRIVE  
SANTA ANA, CALIFORNIA

DATE: 4.12.84  
DRAWN BY:  
CHECKED BY:  
SCALE: AS SHOWN  
PROJECT NO.:  
SHEET NO.: 1 OF 1

PRELIMINARY  
FLOOR PLAN

A-2

NOT FOR CONSTRUCTION



	SQUARE FOOTAGE	BED COUNT
SKILLED NURSING UNIT	4,282	30
ADOLESCENT CLOSED/LOCKED UNIT	4,092	11
OPEN ADULT UNIT	4,092	10
ADULT CLOSED/LOCKED UNIT	4,882	10
ADMINISTRATION	5,108	-
DINING / GYMNASIUM	9,000	-
LINK	344	-
<b>TOTAL</b>	<b>37,878</b>	<b>81</b>



FLOOR PLAN  
4-20-84

# Psychiatric Care Center



ARCHITECTURE  
PLANNING  
INTERIORS  
ENGINEERING

115 TWENTY SECOND STREET  
ALHAMBRA BRANCH, CALIFORNIA  
91803

WEST ELEVATION



SIERRA SUNRISE HOSPITAL  
SACRAMENTO, CALIFORNIA

NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



COMPLETION: 1984  
1000 EAST FORTY-SEVENTH STREET  
SANTA ANA, CALIFORNIA

PROJECT NUMBER	2013A-2
DATE	7/1/84
DESIGNED BY	THE HILL PARTNERSHIP INC.
SCALE	AS SHOWN
DATE	7/1/84
PROJECT	SIERRA SUNRISE HOSPITAL
LOCATION	SACRAMENTO, CALIFORNIA
ARCHITECT	THE HILL PARTNERSHIP INC. 115
ADDRESS	20 SECOND STREET ALHAMBRA
CITY	ALHAMBRA, CALIFORNIA
STATE	CALIFORNIA
COUNTRY	U.S.A.

PRELIMINARY  
ELEVATIONS

SHEET NUMBER

A-3

NOT FOR CONSTRUCTION

# Attachment A

April 12, 1984

PROTECTIVE COVENANTS

FOR

METHODIST HOSPITAL

A PLANNED UNIT DEVELOPMENT

Hospital  
Medical Offices  
Convalescent Homes  
Facilities for Physically and Mentally Handicapped  
Residential Care Facilities

CITY PLANNING DEPARTMENT FILE NO. P84-095

1. PURPOSE AND INTENT

Valley Health Care Center is being created as a planned unit development composed of hospital and medically related uses which is intended to provide a unified total environment, using a set of common themes while encouraging architectural variation. All development within the PUD shall be in general conformance with the approved Schematic Plan (See Exhibit A).

Valley Health Care Center is dedicated to the establishment and maintenance of the highest quality hospital and medically related services environment. The quality of life in the lands of Valley Health Care is governed by the protective controls on building heights, open spaces, landscaping, signage, colors and textures. The protective covenants exist to assure that the investment of the property owner, occupant, lessee and employee is secure.

These covenants have been adopted by the Valley Health Care Corporation Architectural Review Committee, which consists of the Chief Executive Officer of Valley Health Care Corporation, the Executive Vice-President of Methodist Hospital of Sacramento, the Development Committee of Valley Health Care Corporation and its Chairman, or their designated appointees and other holders of interest.

The Architectural Review committee shall adhere to the following general objectives in reviewing the development plans:

- a. To provide adequate natural light, pure air and safety from fire and other dangers.
- b. To enhance the value of land and structures within and adjacent to the project.
- c. To minimize congestion due to vehicular and pedestrian circulation within the project area.
- d. To preserve and enhance the aesthetic values throughout the project.
- e. To promote public health, safety, comfort, convenience and general welfare.

These guidelines are intended to act as a supplement to existing City Ordinances and shall prevail when more specific than the City Ordinance. Any amendments hereto can only become effective upon approval by the Planning Commission of the City of Sacramento.

## 2. PERMITTED USES

Uses normally established in the H zone are permitted. These include hospitals, convalescent homes, group care facilities for the physically and mentally handicapped, medical offices, laboratories, pharmacies, and other uses as permitted.

3. PROCEDURES FOR APPROVAL

Development of parcels in PUDs are subject to special permit approval by the City Planning Commission. Special permit development plans shall be in conformance with the schematic plan approved by the City Planning Commission.

A preliminary review of special permit applications may be required when the City determines that such review, by City, County, State and other agencies, is essential to a thorough review.

Drawing Check List

- a. Names and addresses of builder, contractor, developer, etc.
- b. Project site plan with dimensions taken from signed record plan.
- c. Location of existing and proposed buildings.
- d. All submissions must include topography showing existing grades at one foot intervals with spot elevations as required to clarify drawings; also, show building corner elevations and floor elevations.
- e. Proposed landscaping, including automatic irrigation system.
- f. Building elevation to include height to top plate and top of roof.
- g. Street names and right-of-way widths.
- h. Locations and details of temporary and permanent signs.
- i. Temporary and permanent fences.
- j. Easements and right-of-ways.
- k. Pipes, berms, ditches, swales, retaining walls.
- l. Driveways, parking areas, traffic patterns, pathway and lighting, existing and proposed.
- m. Locations and details of benches and patios.

- n. Exterior storage and screening devices for trash, mechanical equipment and meters.
- o. Light poles and transformers with height and type indicated.
- p. Sewer alignments and location of manholes and inverts.
- q. Show existing inlets and top of plate elevations, if any.
- r. Roof projections and screening treatment.
- s. Land coverage: four ratios
  - 1) building pad area and % of total lot coverage
  - 2) landscaped area and %
  - 3) paved other area and %
- t. Dimensions for typical parking stalls and maneuvering areas, indicating setbacks of buildings, building separation, etc.
- u. Bars scales on all plans.

#### 4. ENVIRONMENTAL STANDARDS

##### A. GENERAL

The role of landscaping in the development is exceptionally important. Landscaping provides a pleasing visual continuity to the development, softens the visual impact of building structures, and ensures the area will be an attractive place to visit.

Each building site shall be planted and maintained at the cost of the building owner or lessee. The entire area between the street curb line and the building (or parking) setback line - exclusive of walks, drives and approaches - shall be landscaped. Landscaping of traffic islands, entryways and landscape strips along the building itself are strongly encouraged. Emphasis will be placed on mounds and berms in the street-front area. The main landscape elements shall be sod lawns (at least two-thirds of the total area), specimen trees and low shrubs.



The property owner or lessee shall install automatic sprinkler equipment and hose bibs for maintenance of the landscaping. Continuous professional maintenance is required.

B. LANDSCAPE REQUIREMENTS

Planned functions on the lands of Valley Health Care include hospital, medical office, group care, handicapped facilities, convalescent homes, and residential care facilities. The role of landscaping as a common element to unify these functions cannot be overstated. It is essential that all landscaping be in accordance with these requirements and of a common palette of materials from site to site. Also, consideration shall be given to harmonize with the landscaping on lands adjacent to this Planned Unit Development.

Minimum Landscaping coverage per Project in PUD: All landscaping referred to in this section shall be maintained in neat and orderly fashion. Minimum landscape coverage percentage for property within the PUD and for any project within the PUD shall be 25 percent.

~~about~~ oh

Front Yard Setback Area: Landscaping in these areas shall consist of an effective combination of trees, ground cover, and shrubbery.

Side and Rear Yard Setback Area: All unpaved areas not used for parking and storage shall be landscaped utilizing ground cover and/or shrubbery and tree material. Undeveloped areas

proposed for future expansion shall be maintained in a reasonably weed-free condition but need not be landscaped. Boundary landscaping is required on all interior property lines with a minimum of four feet on each property except in such cases where the interior property line area is utilized as a point of common access or parking.

Said areas shall be placed along the entire breadth of these property lines (except for interconnecting roadways) or be of sufficient length to accommodate the number of required trees. Trees shall be planted in the above defined areas in addition to required ground cover and shrub material.

Public Road Frontage: The major treatment for all setback areas along Bruceville Road, Stockton Blvd., and Timberlake Way should be lawn and trees. The public road frontage is to have a minimum setback of twenty (20) feet and an average of twenty-five (25) feet of landscaped setback. At least two-thirds of the ground cover treatment within landscaped areas shall be lawn.

Off-Street Setback Area: An average of twenty-five (25) feet setback shall be provided on all private and public streets within the PUD. The setback area shall be developed and maintained as open landscaped and green area. The major treatment for all setback areas should be lawn and trees.

Special Landscaped Areas: Valley Health Care Corporation or its successor, shall be responsible for landscaping and its maintenance for properties west of Bruceville Road, from curb line to the chain link fence on the east bank of the canal, except for that land which is planned for tenant development, in which case the tenant shall be responsible for landscaping and maintenance. Landscaping shall be implemented when opposite properties east of Bruceville Road are developed.

Irrigation: All landscaped areas should be irrigated with automatic underground irrigation systems.

C. SPECIAL FEATURES

Pedestrian Circulation: Pedestrian circulation will be based primarily on the standard public sidewalks. Secondary walkways will connect adjacent buildings and abutting properties through the boundary landscaping.

Noise Abatement: Any structure housing persons overnight on a continuous basis, such as a hospital, convalescent care, handicapped or residential care facility, shall be setback a minimum of 300 feet from State Highway 99. Any such structures located within 300 feet of State Highway 99 shall submit noise generation data to the Sacramento City Planning Department and shall abate noise to acceptable levels by means of earth berms, masonry sound walls, special features in the construction of the facilities, or by other suitable means.

D. PARKING STANDARDS

1. The intent of these standards is to provide adequate off-street parking to accommodate all parking needs of the site. On-street parking shall be allowed at the Hospital and Medical Office Buildings as allowed by the City Traffic Engineer for peak conditions. City parking requirements shall prevail when more restrictive than the following standards.

2. Required Parking:

a. Hospital Use

Three (3) spaces shall be provided for each patient bed or as determined by actual parking demand studies. Such studies shall be submitted to the City Planning Department to establish parking requirements.

b. Non-Patient Hospital Use

1. One (1) space shall be provided for each 225 square feet of gross floor area for unspecified office space.

2. One (1) space shall be provided for each 1000 square feet of gross floor area for laboratory space.

3. Two (2) parking spaces shall be provided for each three (3) employees, but in no event less than one (1) space for each thousand (1,000) square feet of gross floor area for warehousing, diatetic and laundry space.

c. Medical Office

One (1) space shall be provided for each 200 square feet of gross floor area.

d. Facilities for Physically and Mentally Handicapped

One (1) space shall be provided for each one (1) patient bed.

e. Convalescent Care

One (1) space shall be provided for each two (2) patient beds.

f. Residential Care

One (1) space shall be provided for each one (1) dwelling unit.

3. Curbs, walls, decorative fences with effective landscaping or similar barrier devices shall be located along the perimeter of parking lots, garages, and storage areas, except at entrances and exits indicated on approved parking plans. Such barriers shall be so designated and located to prevent parked vehicles from extending beyond property lines of parking lots and garages or into yard spaces where parking is prohibited and to protect drainages from parking lots.
4. Minimum dimension shall correspond to standards provided in the City Zoning Ordinance. As permitted in the zoning ordinance, the front two feet of all stalls, the area into which the vehicle bumper overhangs, shall be incorporated into the adjacent landscape or walkway improvements, resulting in a net decrease of two feet of

the required surfaced depth of the parking stall. No individual prefabricated wheel stop will be permitted, except to protect buildings or other structures, trees, signs, etc., but in no instance shall they be used in lieu of a raised concrete curb.. A continuous six-inch raised concrete curb shall be provided along all landscape areas abutting parking or drives.

5. Curbs and drives shall be constructed in accordance with the requirements of the City of Sacramento.
6. Parking plans for each tenant improved land parcel shall be intergrated with adjacent land parcels to afford maximum interior circulation, except where security and/or privacy is deemed necessary. Parking plans shall be submitted to the Architectural Review Committee for approval, prior to special permit application.
7. The Architectural Review Committee reserves the right to require parking and traffic way modification to existing tenant improved land parcels. Such modifications would include changing parking layouts, curb cuts, extending paving, etc. as required to facilitate intergrated parking and circulation between tenant land parcels.

E EXTERIOR LIGHTING

1. The exterior fixtures shall be compatible throughout the entire development. Fixture types in the landscaping or along the walkways shall be comparable to those presently existing at Methodist Hospital.

2. Lighting shall be designed in such a manner as to provide safety for the occupants of the development and the general public.
3. The lighting design shall be such as not to produce an hazardous or annoying glare to motorists, building occupants, adjacent residents or the general public.
4. The lighting shall be oriented away from the Properties adjacent to the PUD.
5. The recommended minimum lighting intensities, in foot-candles, shall be as follows:

Entrance Driveways	3 Foot-Candles
Parking Areas	1 Foot-Candle

F. ENVIRONMENTAL POLLUTANTS

1. Every use shall conform to the regulations of the Air Pollution Control District, County of Sacramento Health Department and these regulations, and shall serve as minimum guidelines or determining permissible emissions.

5. BUILDING STANDARDS

A. BUILDING SETBACK

1. Minimum 25-foot street setback for all buildings shall be provided.
2. Residential care and bed patient facilities shall be set back 300 feet from State Highway 99, except as set forth in Section 4-C.

B. BUILDING HEIGHT

1. The building height shall be limited to 45 feet.

C. EXTERIOR WALL MATERIALS

1. The purpose and intent of this section is to encourage, not restrict, the creative and innovative use of materials and methods of construction, and to prevent indiscriminate and insensitive use of materials and design.
2. Finish building materials shall be applied to all sides of a building which are visible to the general public and occupants of the same and other buildings.
3. Concrete block or concrete tiltup walls, exposed to the exterior shall not be acceptable to any purpose or use, unless approved by the Architectural Review Committee and the City of Sacramento Planning Department.
4. The effect of a material used on a building shall be considered in relationship to all other buildings in the development and shall be compatible with other buildings. The use of brick, concrete or stucco for walls and clay tile roofs is encouraged for buildings near Methodist Hospital.

D. COLORS

1. All colors shall be harmonious and compatible with colors of other buildings in the development and the natural surroundings.



2. The general overall atmosphere of color shall be natural tones. Wood, natural stone, brick, natural clay tile, aluminum finishes, etc., shall be the background colors. Accent colors shall be used whenever necessary, but shall be subject to review by the Architectural Review Committee and approval by the City Planning Department. Samples of all final colors and exterior materials shall be submitted to the Architectural Design Review Committee for approval.
3. Projections shall be painted or screened to match roof or building.

F. GARBAGE, LOADING DOCK, AND OTHER SERVICES SCREENING

1. These elements shall be so located as to cause no nuisance to the general public, occupants of the same and other buildings.
2. They shall be located in the most inconspicuous manner possible. The project applicant shall coordinate with the utility companies in the location of utility company equipment. Equipment shall be screened from street view. Access doors shall face away from the street. Placement of detached utility boxes shall be indicated on required special permit plans.

3. All garbage and refuse shall, if not contained and concealed within the building, be concealed by means of a screening wall of a material similar to and compatible with that of the building.
4. These facilities shall be intergral with the concept of the building planning and in no way attract attention because of their unplanned character.

G. MECHANICAL EQUIPMENT

1. All mechanical equipment, utility meters and storage tanks shall be located in such a manner so as not to be visible to the general public.
2. If concealment within the building is not possible, then such utility elements shall be concealed by screen.
3. Penthouses and mechanical equipment screening shall be of a design and materials similar to and compatible with those used in the related buildings.
4. Underground utility lines throughout the project shall be required.
5. All mechanical equipment shall be located in such a manner so as not to cause nuisance or discomfort from noise, fumes, odors, etc.

H. EXTERIOR FIRE STAIRS

Non-enclosed, exterior fire stairs in no case shall be permitted.

I. TEMPORARY STRUCTURES

1. The only temporary structures permitted shall be those attendant to the construction of a permanent building.
2. The exception to Item #1 above is Methodist Hospital. Existing approved temporary structures may be maintained until new construction is completed. Temporary structures, if approved by City Planning, may be placed at the Methodist Hospital site during and after construction activities for temporarily dislocated hospital activities.
3. Such structures shall be placed as inconspicuously as possible and cause no inconvenience to the general public.

J. WALKWAY MATERIALS

Materials selected for walks shall be related to the materials of the buildings and compatible with existing concrete walk and path system standards. Surface shall be non-skid finish. Layout and design shall provide maximum comfort and safety to pedestrians. Asphalt paved walk and pathways are not permitted.

K. SIGN REGULATIONS

There are three main elements which greatly influence the attractiveness of the planned unit development - the first two are the landscaping treatments and the buildings - the third

equally important consideration is the sign program. The size, location and color of signs identifying the building occupant will be carefully monitored.

These regulations are intended to complement the City of Sacramento Sign Ordinance. In all cases, the most restrictive requirements shall apply.

No sign, either attached or detached, shall be permitted if that sign would be visible from adjacent residential properties.

1. Identification Signs

One identification sign will be permitted per street frontage of each parcel or developed site. Where a parcel or developed site has in excess of three hundred feet of street frontage, one additional detached sign may be erected for each additional three hundred feet of street frontage. The distance between said signs not to be less than three hundred feet. Where a parcel or developed site has two street frontages, one detached sign may be erected on each frontage. The height, area and dimensions shall be in compliance as per the following:

- a. Detached signs shall not exceed eight feet in height nor sixty square feet in area and shall be set back a minimum of ten feet from all property lines.

- b. Attached signs shall not exceed the following specifications:
  - 1) The horizontal dimension of signs shall not exceed fifty percent (50%) of the building frontage nor be greater than twenty-five feet, whichever is less.
  - 2) The total area of any one sign shall be no greater than ten percent (10%) of the total area of the building face to which it is attached or 120 square feet, whichever is less.Exceptions to the above requirements: Where a sign is required by law.
- c. Attached and detached signs located within 660 feet of the freeway and visible from the freeway shall comply with Section 3.192(a) and (c) of the City Sign Ordinance.

2. General Provisions

- a. A sign plan shall be submitted with each individual project Special Permit application to the city.
- b. No moving or flashing sign will be permitted.
- c. The wording of the signs shall not describe the products sold, prices or any type of advertising, except as part of the occupant's trade name or insignia.
- d. Two freestanding project identification sign identifying Methodist Hospital PUD shall be permitted. The maximum height of this sign shall not exceed 8 feet,

and the area shall not exceed 60 square feet. Placement of these signs shall be reviewed and approved by City Planning staff.

- e. No signs shall be permitted on canopy roofs or building roofs.
- f. No sign or any portion thereof shall project above the building or top of wall upon which it is mounted.
- g. No signs which are perpendicular to the face of the building shall be permitted, except for under canopy signs.
- h. The location of signs shall be only as shown on the approved improvement plan.
- i. Painted lettering will not be permitted.
- j. All electrical signs shall bear the UL label, and their installation must comply with all local building and electrical codes.
- k. No exposed conduit, tubing or raceways will be permitted.
- l. All conductors, transformers and other equipment shall be concealed.
- m. All signs, fastenings, bolts and clips shall be of hot-dipped galvanized iron, stainless steel, aluminum, brass or bronze, and no black iron of any type will be permitted.

- n. No labels or other identification will be permitted on the exposed surface of signs, except those required by local ordinance, which shall be located in an inconspicuous location.
- o. Each occupant will be permitted to place upon each entrance to its premises not more than 144 square inches of lettering, not to exceed two inches in height, indicating hours of business, emergency telephone numbers and proprietorship. No other window signs will be allowed. Lettering and materials shall be gold leaf or decal application.
- p. Each occupant who has a door for receiving merchandise may have a uniformly applied sign in two-inch-block letters indicating the occupant's name and address. Where more than one occupant uses the same door, each name and address may be applied.
- q. Occupants may install street address numbers as required by the U.S. Post Office.
- r. Informational and directional signs relating to pedestrian and vehicular flows within the development shall conform to the standards of the City Sign Ordinance.

- s. One sign denoting the name of the project, the marketing agent, the contractor, architect and engineer shall be permitted until such time as the first building is fit for occupancy.
  
- t. A sign advertising the sale or lease of the building or lease of tenant space shall be permitted, but shall not exceed 24 square feet.

6. ISSUANCE OF BUILDING PERMITS

Except as otherwise provided in the Special Permit, no building permit shall be issued for any building or structure until the plans have been reviewed by the Planning Director and it has been determined that the plans substantially conform to the Special Permit.

7. BUILDING OCCUPANCY

In accordance with Section 8 of the Zoning Ordinance, "no building or structure unit within a Planned Unit Development may be occupied until an inspection of the project has been made by the Planning Director to see that all conditions of the Special Permit have been complied with".

8. STORAGE AREAS

No materials, equipment or vehicles shall be stored in any area on a site, except inside a closed building or as approved by the Planning Commission. Exterior storage may be allowed, provided that such storage is fully screened from the view of adjoining properties and



from the public street, with exceptions as noted under "Special Features". A wall at least two feet higher than the screened objects will be required. Proposed exterior storage, not reviewed at the time of Special Permit consideration by the Planning Commission, is subject to the Planning Director's review and appealable to the Planning Commission.

APPROVED PLANTING LIST

Major Street tree	Major tree	Minor tree	Fall color	Flowering color	Fragrant flowers	Dense shade	Evergreen	1.	TREES
	X				X		X		Acacia pendula - Weeping Myall
		X							Acer palmatum - Japanese Maple
	X								Acer Pseudo-platanus - Sycamore Maple
X	X								Aesculus camea - Red Horsechestnut
X	X								Albizzia julibrissin - Silk Tree
X									Alnus rhombifolia - Alder
	X	X					X		Arbutus unedo - Strawberry Tree
	X	X							Betula albo-European - White Birch
X	X	X							Catalpa bignonioides - Catalpa
X							X		Cedrus atlantica 'Glauca' - Blue Atlas Cedar
X					X	X			Cedrus deodora - Deodor Cedar
	X								Celtis sinensis - Chinese Hackberry
	X	X							Cercis occidentalis - Western Red Bud
X	X				X	X			Cinnamomum caphora - Camphor Tree
	X	X	X						Cornus florida - Dogwood
	X						X		Eleagnus angustifolia - Russian Olive
	X	X					X		Eriobotrya japonica - Loquat
	X	X					X		Eucalyptus rudis - Desert Gum
X		X					X		Eucalyptus sideroxylon 'Rosea' - Red Iron Bark
	X	X					X		Eucalyptus torquata - Coral Gum
X									Fagus sylvatica - European Beech
X							X		Ficus rubiginosa - Rusty Leaf Fig
X		X							Ginkgo bilobo - Maidenhair Tree
X									Gleditzia triacanthos inermis - Honey Locust (Var.Sunburst)
X		X							Jacaranda acutifolia - Jacaranda
X		X	X						Koelreuteria bipinnata - Chinese Flame Tree
	X	X							Lagerstroemia indica - Crepe Myrtle
	X						X		Lauris nobilis - Grecian Laurel
X		X							Liquidambar styraciflua - Sweet gum
X	X								Liriodendron tulipifora - Tulip Tree
X				X	X	X			Magnolia grandiflora - Southern Magnolia
	X	X	X						Magnolia stellata - Star Magnolia
	X	X							Malus 'Almey' - Flowering Crabapple
X	X								Nyssa sylvatica - Sour Gum
X							X		Olea europea - Olive
X							X		Pinus canariensis - Canary Island Pine
X							X		Pinus muricata - Bishop Pine
X							X		Pinus ponderosa - Yellow Pine
X	X						X		Pinus thunbergi - Japanese black pine
X	X								Pistacia chinensis - Chinese Pistacho
X									Platanus acerifolia - London Plane Tree
	X	X							Prunus acerifolia 'Atropurpurea' - Purple-Leaf Plum
	X	X							Prunus serrulata - Flowering Cherry

Major Street tree  
Major tree  
Minor tree  
Fall color  
Flowering color  
Fragrant flowers  
Dense shade  
Evergreen

1. TREES (Continued)

Major Street tree	Major tree	Minor tree	Fall color	Flowering color	Fragrant flowers	Dense shade	Evergreen	
X	X				X	X		Quercus agrifolia - Coast Live Oak
X					X	X		Quercus ilex - Holly Oak
	X				X	X		Schinus terebinthifolius - Brazilian Pepper
	X					X		Schinus molle - California Pepper
		X	X	X				Sapium sebiferum - Chinese Tallow Tree
	X					X		Sequoia sempervirens - Coast Redwood
X	X							Zelkova serrata - Saw-tooth Zelkova

Small  
Medium  
Large  
Flowers  
Fragrant  
Attractive Fruit  
Shade only

2. SHRUBS

Small	Medium	Large	Flowers	Fragrant	Attractive Fruit	Shade only	
X			X			X	Azalea indica - Azalea
	X						Berberis thunbergii - Japanese Barberry
	X						Berberis verruculosa - Warty Barberry
		X	X				Callistemon citrinus - Lemon Bottlebrush
X		X				X	Camellia japonica - Camellia
		X					Chamaecyparis obtusa - Hinoki False Cypress
	X						Chamaecyparis pisifera aurea - Golden Thread Cypress
X		X					Convolvulus cneorum - Bush Morning Glory
X		X			X		Correa pulchella - Australian Fuchsia
		X		X			Cotoneaster lactea - Parney Cotoneaster
	X		X		X		Daphne burkwoodii - Burkwood Daphne
		X					Dodonaea viscosa - Hopseed Bush
	X						Eleagnus pungens - Silverberry
	X				X		Fatsia japonica - Japanese Aralia
		X					Feijoa sellowiana - Pineapple Guavo
	X	X					Forsythia suspensa - Weeping Forsythia
	X			X			Heteromeles arbutifolia - Toyon
X				X			Ilex cornuta - Chinese Holly
	X	X					Leptospermum scoparium - Tea plant
	X	X	X	X			Mahonia aquifolium - Oregon Grape
	X				X		Manonia lomariifolia - Chinese Holly Grape
	X			X			Nandina domestica - Heavenly Bamboo
		X	X				Osmanthus fragrans - Sweet Osmanthus
		X					Photinia fraseri - Fraser Photinia
	X		X				Pittosporum tobira - Mock Orange

Small  
Medium  
Large  
Flowers  
Fragrant  
Attractive  
Fruit  
Shade only

2. SHRUBS (Continued)

	X		X		Pittosporum rhombifolium - Queensland Pittosporum
	X	X			Plumbago capensis - Caple Blumbago
	X		X		Phracantha sp. - Firethorn
X		X		X	Raphiolepis indica - Indian Hawthorne
	X	X			Rhododendron sp.
X			X	X	Sarcococca ruscifolia - Fragrant Sarcococca
	X	X	X	X	Syringa vulgaris - Lilac
X				X	Ternstroemia japonica - Ternstroemia
X	X				Viburnum tinus - Laurestinus
X		X			Vitex agnus castus - Chaste Tree
X			X		Xylosma congestum - Shiny Xylosma

Flowers  
Traffic  
Fragrant  
Shade only

3. GROUND COVERS

		X		Acer circinatum - Vine Maple
X				Achillea sp. - Yarrow
X		X		Ajuga reptans 'Atropurpurea' - Bronze Ajugo
X	X			Ceanothus griseus horizontalis - Carmel Creeper
X	X			Ceratostigma plumbaginoides - Dwarf Plumbago
X				Convolvulus mauritanicus - Ground Morning Glory
		X		Fragaria chiloensis - Wild Strawberry
X				Gazania - Gazania
	X			Hedera canariensis - Algerian Ivy
	X			Hedera helix - English Ivy
X	X			Hypericum calycinum - Aaron's Beard
	X			Juniperus horizontalis 'Bar Harbor' - Bar Harbor Juniper
	X			Juniperus horizontalis 'Plumosa' - Andorra Juniper
X				Osteospermum fruiticosum - Trailing African Daisy
		X		Pachysandra terminalis - Japanese Spurge
X	X			Phyla nodiflora - Lippia
X		X		Potentilla verna - Cinquefoil
X	X	X		Rosmarinus officinalis 'Prostratus' - Dwarf Rosemary
X	X	X	X	Trachelospermum jasminoides - Star Jasmine
X				Verbena peruviana - Peruvian Verbena

4. BULBS & BULBLIKE PLANTS

Acanthus mollis - Bears Breech  
 Agapanthus africanus - Lily of the Nile  
 Amaryllis belladonna - Belladonna Lily  
 Helleborus orientalis - Lenten Rose  
 Hemerocallis sp. - Day Lily  
 Iris xiphium - Spanish Iris  
 Kniphofia uvaria - Torch Lily  
 Narcissus sp. - Daffodil  
 Moraea iridioides - Moraea Iris  
 Woodwardia fimbriata - Woodwardia

5. ANNUAL COLOR

Alyssum sp.  
 Begonia (fibrous rooted)  
 Calendula officinalis  
 Coreopsis tinctoria  
 Petunia hybrida  
 Tagetes  
 Viola tricolor hortensis

Flowers  
 Fruit  
 Fall color

6. VINES

X		Bougainvillea sp. - Bougainvillea
X		Clematis sp. - Clematis
X		Clytostoma callistegioides - Violet Trumpet Vine
X		Gelsemium sempervirens - Carolina Jessamine
X		Ficus pumila - Creeping Fig

Flowers  
Fruit  
Fall color

6. VINES (Continued)

<input checked="" type="checkbox"/>			<i>Lonicera hildebrandiana</i> - Giant. Burmese Honeysuckle
<input checked="" type="checkbox"/>			<i>Lonicera japonica</i> - Honeysuckle
	<input checked="" type="checkbox"/>		<i>Parthenocissus quinquefolia</i> - Virginia Creeper
<input checked="" type="checkbox"/>			<i>Passiflora alata caerulea</i> - Passion Vine
<input checked="" type="checkbox"/>			<i>Phoedranthus buccinatorius</i> - Red Trumpet Vine
<input checked="" type="checkbox"/>			<i>Wisteria sinensis</i> - Chinese Wisteria

7. TURF

Blue-grass Mixtures  
Hybrid Bermuda Varieties  
*Ophiopogon Japonicum*  
*Festuca Ovina* 'Glaucua'