



CITY OF SACRAMENTO

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CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

FILED

By the City Council
Office of the City Clerk

June 25, 1980

CONT'D
7-29-80
JUL 1 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Subdivision Modification to waive service hookups
2. Tentative Map (P-9018)

LOCATION: Northeast corner of 39th and J Streets

SUMMARY

This is a request for entitlements necessary to divide 4.1 acres into four parcels located within the Mercy Hospital site. The purpose of the division is to relocate existing property lines and for financing purposes. The staff and Planning Commission recommended approval of the requests subject to conditions. The Planning Commission also approved a variance to allow a portion of the required parking for buildings on Lots A & B on other than the building site (Lots C & D).

BACKGROUND INFORMATION

The subject site is part of the overall Mercy Hospital complex. The proposed parcelization will create two parcels (Parcels A & B) which will contain medical office buildings and a limited amount of parking stalls. The remaining parcels (Parcels C & D) will consist of parking lots. These lots will provide parking for both office buildings on Lots A and B and additional spaces for the main hospital building. The tentative map is necessary for the hospital to implement a controlled parking program to serve both the hospital and existing office buildings.

In reference to the subdivision modification to waive service connections, staff has no objection to this request. The service connections are merely being deferred until building permits are obtained.

VOTE OF PLANNING COMMISSION

On May 22, 1980 the Planning Commission, by a vote of seven ayes, two absent, recommended approval of the tentative map subject to conditions.

City Council


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June 25, 1980

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the requests and adopt the tentative map resolution.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:bw

July 1, 1980
District No. 3

Attachments
P-9018

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

JULY 1, 1980

ADOPTING FINDINGS OF FACT, APPROVING A REQUEST
FOR SUBDIVISION MODIFICATION AND TENTATIVE MAP
FOR MERCY HOSPITAL, POR. LOTS 12, 13, 14, 15
McINTYRE TRACT - 2BM13 (APN: 08-034-33, 34, 35, 36)
(P-9018)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a tentative map for Mercy Hospital, located at the northeast corner of 39th and J Streets (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at a public hearing conducted on July 1, 1980, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the East Sacramento Community Plan in that both plans designate the subject site for Shopping-Offices-Commercial uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration, with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.
- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.

G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

H. In the matter of the requested subdivision modification, the Council determines as follows:

a. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impracticable or undesirable in the particular case to conform to the strict application of these regulations.

Fact: Street improvements are presently existing and it would not be practical to locate the service connections because the size of the lines cannot be determined until the building permit is requested.

b. That cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.

Fact: The service connections are only being deferred until building permits are obtained.

c. That the modification will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity.

Fact: Water and sewer service connections will be provided during construction.

d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City.

Fact: The project is consistent with the 1974 General Plan in that hospital and medical facilities are encouraged.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map and Subdivision Modification be approved subject to the following conditions:
 - 1. Applicant shall readjust the property lines on Parcel 2 to conform with Building Code requirements or obtain a variance from the Building Department prior to recordation of the final map.
 - 2. Applicant shall obtain a variance from the Planning Commission. to locate the required and unmet portion of the parking for Parcels A and B on other than the building site prior to recordation of the final map.

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MAYOR

ATTEST:

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CITY CLERK

P-9018





CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

July 2, 1980

Mr. D.J. Drefel, Administrator
Mercy Hospital of Sacramento
4001 J Street
Sacramento, CA 95819

Dear Sir:

At the regular meeting of the City Council held on July 1, 1980, your request for Tentative Map and Subdivision Modification for the northeast corner of 39th and J Streets, was continued to the meeting of July 29, 1980, for a report regarding the traffic problem in that area.

Sincerely,


Lorraine Magana
City Clerk

LM:sj
cc: Traffic Engineer

Item No. 35