

City Planning Commission
Sacramento, California

Members in Session

SUBJECT: 1. Negative Declaration
2. Amendment of Special Permit condition relative to timing of abandonment of Stockton Boulevard in conjunction with the approved psychiatric center in the Methodist Hospital PUD

BACKGROUND INFORMATION: On April 12, 1984 the Commission approved various land use entitlements to allow the expansion of the Methodist Hospital Planned Unit Development (see attached staff report). One of these entitlements consisted of a special permit to allow the development of a 51 bed psychiatric center on 6± acres due south of the junction of Bruceville Road and Stockton Boulevard. This approval was subject to the following conditions:

1. The site plan shall be revised to eliminate the secondary access as discussed in the staff evaluation prior to issuance of building permits.
2. 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.
3. 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.

Condition '3' is the only condition which is subject to change by this application.

Subsequent to the Commission hearing, the applicant arranged a meeting with the City Traffic Engineer, Public Works Director, Planning staff and Councilman Kastanis to discuss the abandonment of Stockton Boulevard and possible realignment of the freeway on-ramp located northeast of the site. As a result of this meeting, the Public Works Department prepared five acceptable alternatives for the improvement/realignment of Stockton Boulevard (see attached alternatives).

The intent of the subject request is to provide an alternative solution to the abandonment of Stockton Boulevard as currently required by Condition '3'. Attached is the original staff report for Commission information.

STAFF EVALUATION: The request for abandonment of Stockton Boulevard from Bruceville Road to Timberlake Way was initiated by the City Traffic Engineering Division. The original intent was to either significantly realign or abandon this portion of Stockton Boulevard. To eliminate the hazardous configuration of the Bruceville Road-Stockton Boulevard intersection, the five attached alternatives incorporate various corrective measures which fulfill this intent. Therefore, staff does not oppose the subject request.

The choice of the implemented alternative is dependent upon whether Cal Trans will allow changes to the freeway on-ramp as indicated on alternatives 2A and 3A. All of the indicated alternatives can be accommodated within the PUD Schematic Plan without significant impacts. The City Public Works Department supports the freeway ramp connection concept (Alt. 2A and 3A) in that it will provide a more direct and shorter connection from properties on the east side of the freeway.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: The staff recommends the following:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, subject to conditions and based upon Findings of Fact which follow.

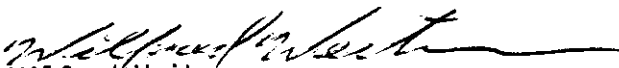
Special Permit - Condition

3. The applicant shall submit a revised PUD Schematic Plan which incorporates one of the attached alternative design solutions for Stockton Boulevard prior to occupancy of the proposed psychiatric facility.

Special Permit - Findings of Fact

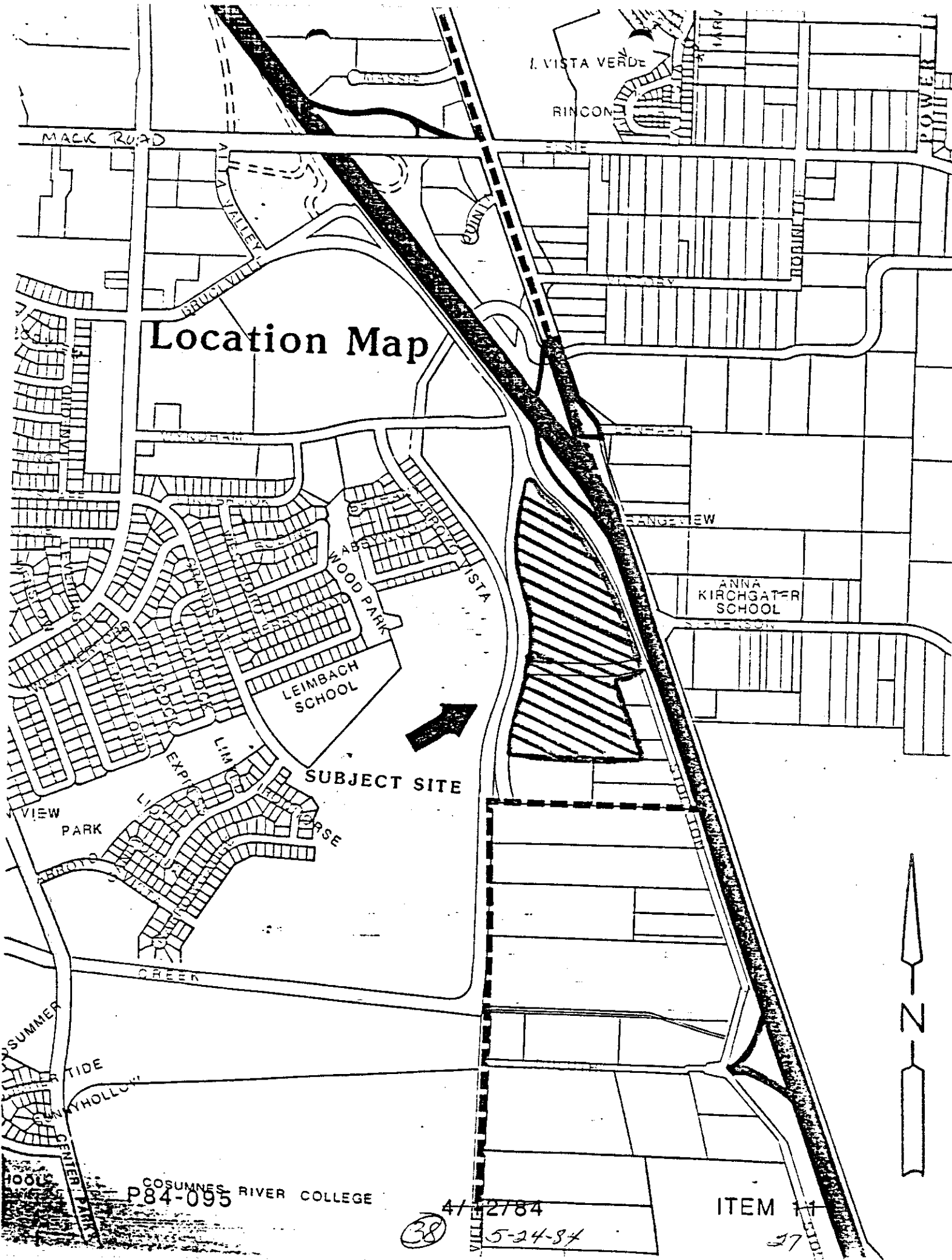
- a. The special permit, as conditioned, is based upon sound principles of land use in that it does not affect the relationship of existing or proposed land uses;
- b. The special permit will not be detrimental to the public health, safety or welfare in that it allows for an alternative design solution for Stockton Boulevard which will result in resolution of existing adverse circulation impacts;
- c. The special permit is consistent with the City General Plan goal to
"Achieve a safe, efficient, coordinated and balanced system of transportation facilities capable of serving the needs of all citizens."

Respectfully submitted,


Wilfred Weitman
Senior Planner

TM:bw

Location Map



VISTA VERDE

RINCON

MAACK ROAD

VALLEY

BRUNT WILLY

QUINTA

ROBINSON

LANGFREW

ANNA KIRCHGATER SCHOOL

LEIMBACH SCHOOL

SUBJECT SITE

VIEW PARK

GREEN

SUMMER

TIDE

WYHOLLOW

SCHOOL

P84-095 COSUMNES RIVER COLLEGE

(38)

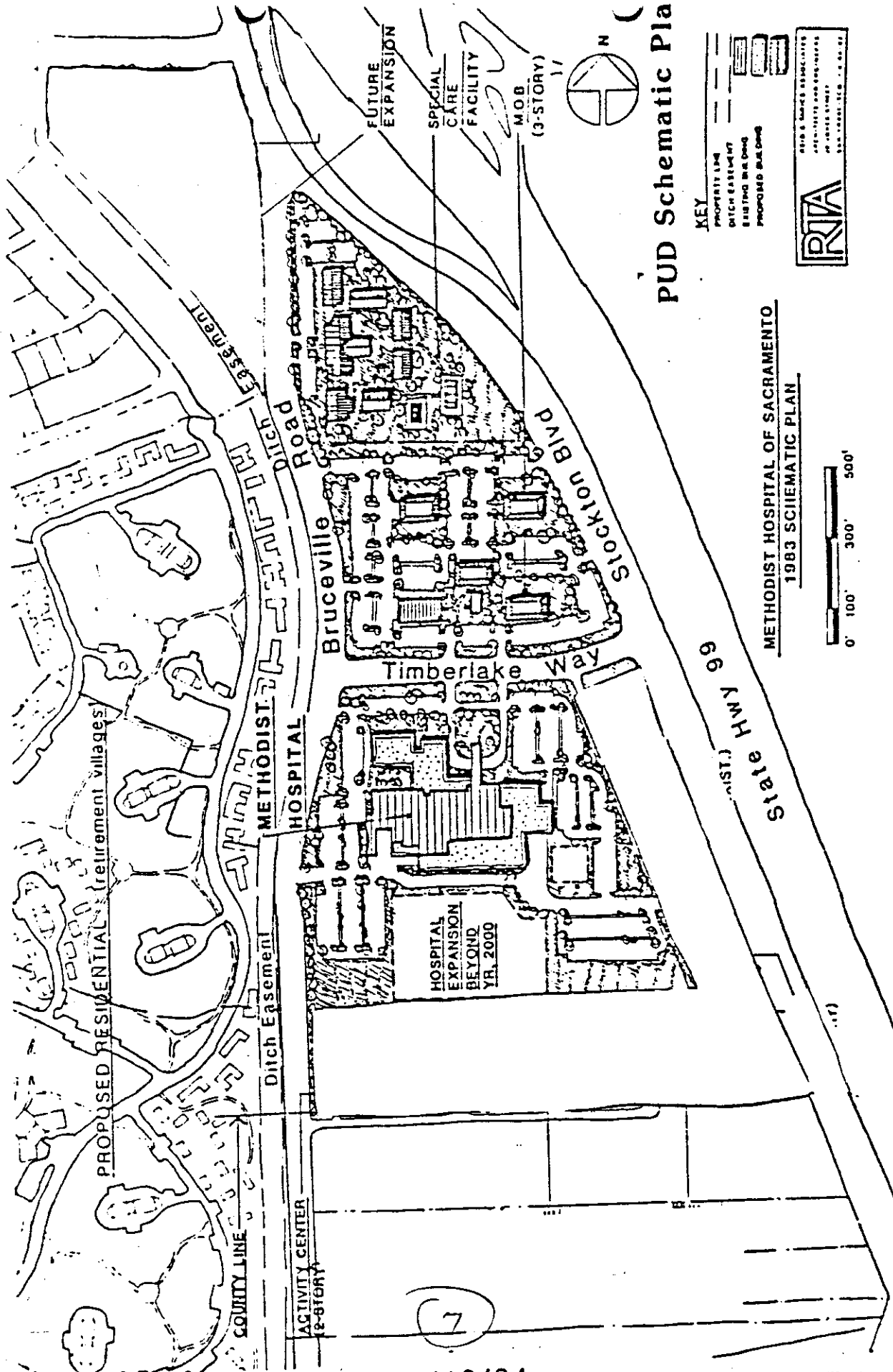
41-2784

5-24-84

ITEM 74

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PUD Schematic Plan



PUD Schematic Plan

KEY

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

RTA
 REALTY TRADING ASSOCIATES
 SPECIALISTS AND BROKERS
 1000 MARKET STREET, SUITE 100
 SACRAMENTO, CA 95811

METHODIST HOSPITAL OF SACRAMENTO
 1983 SCHEMATIC PLAN



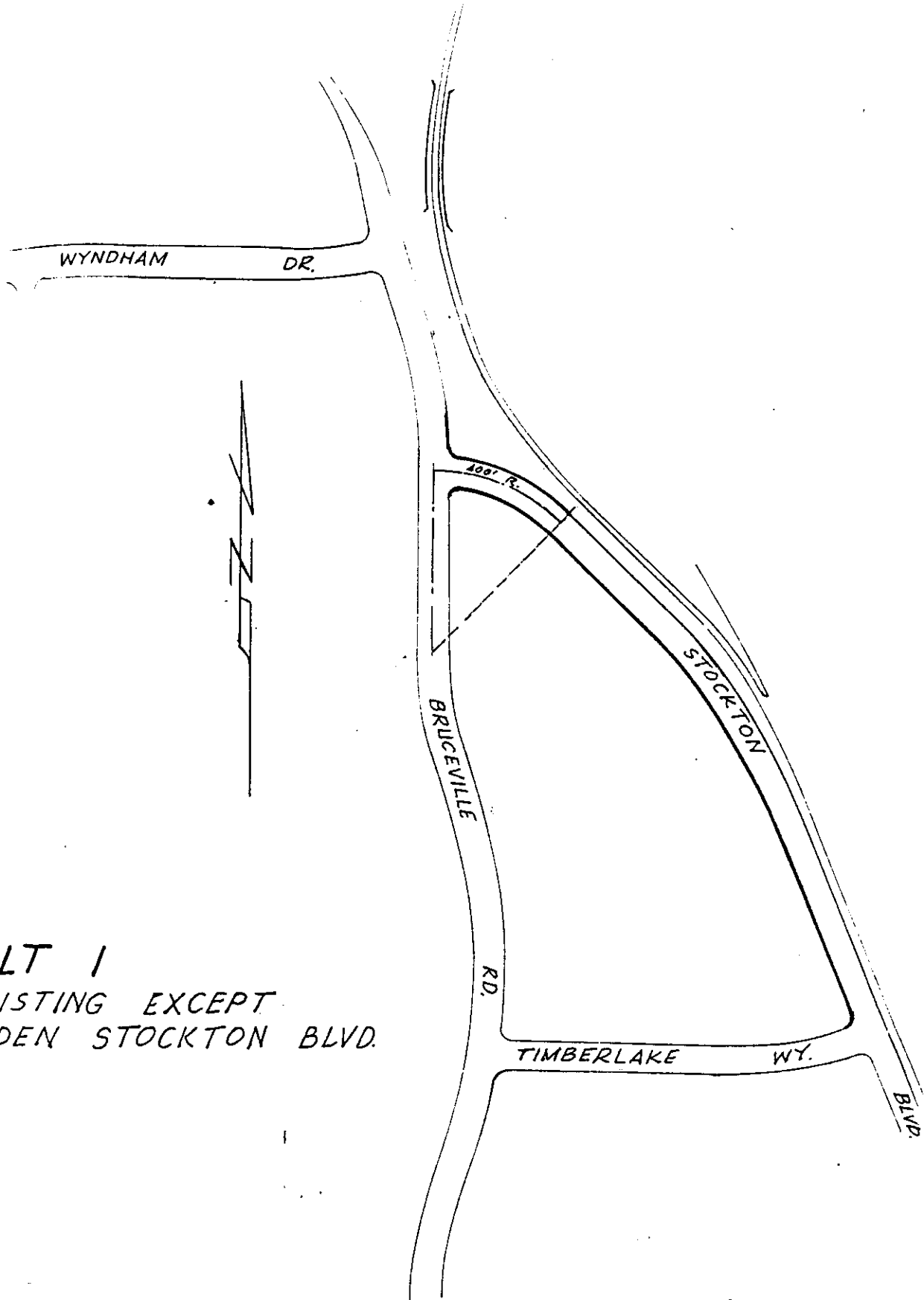
exhibit 'A'-1

P84-095

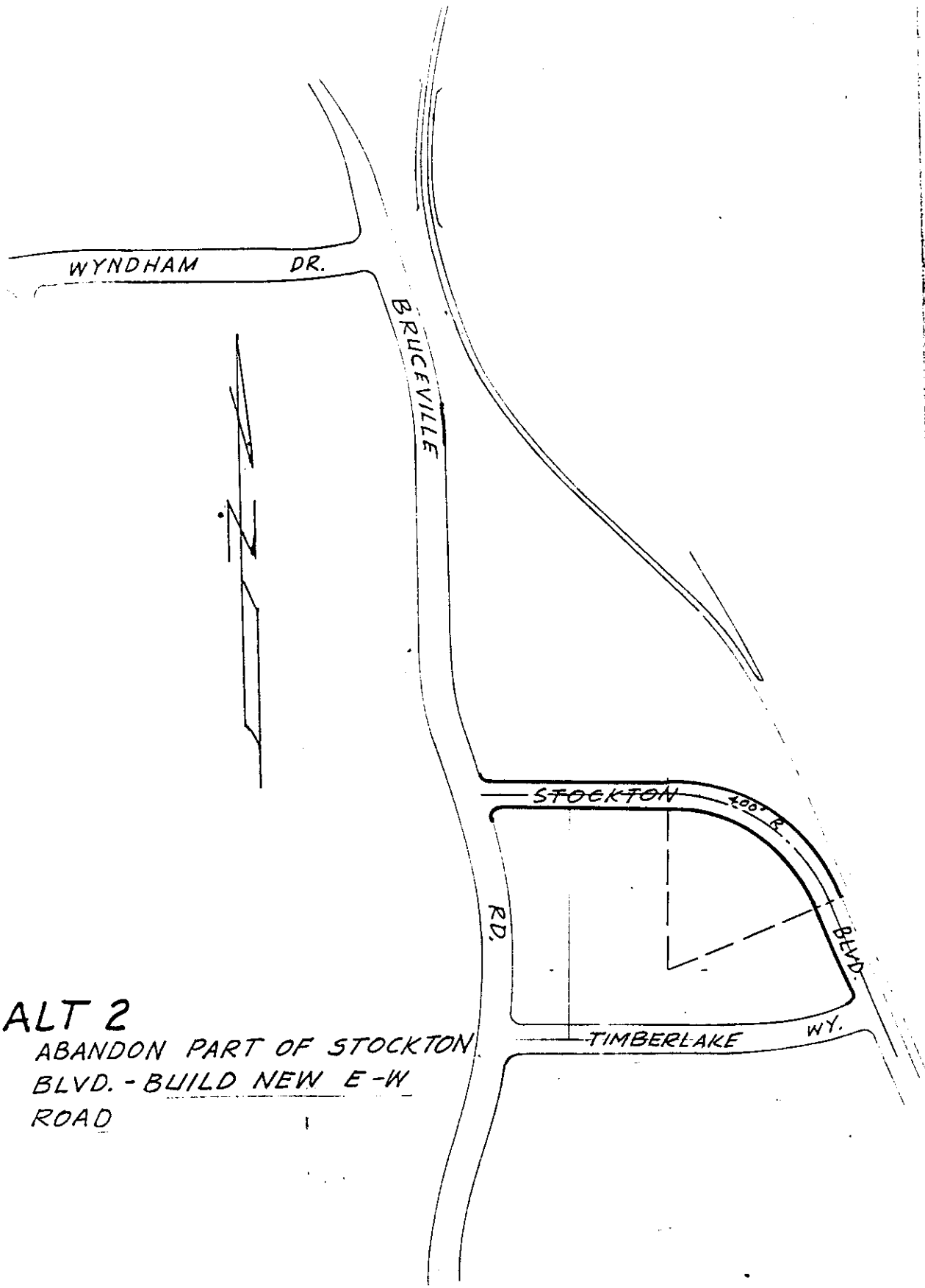
4/12/84

ITEM 1127

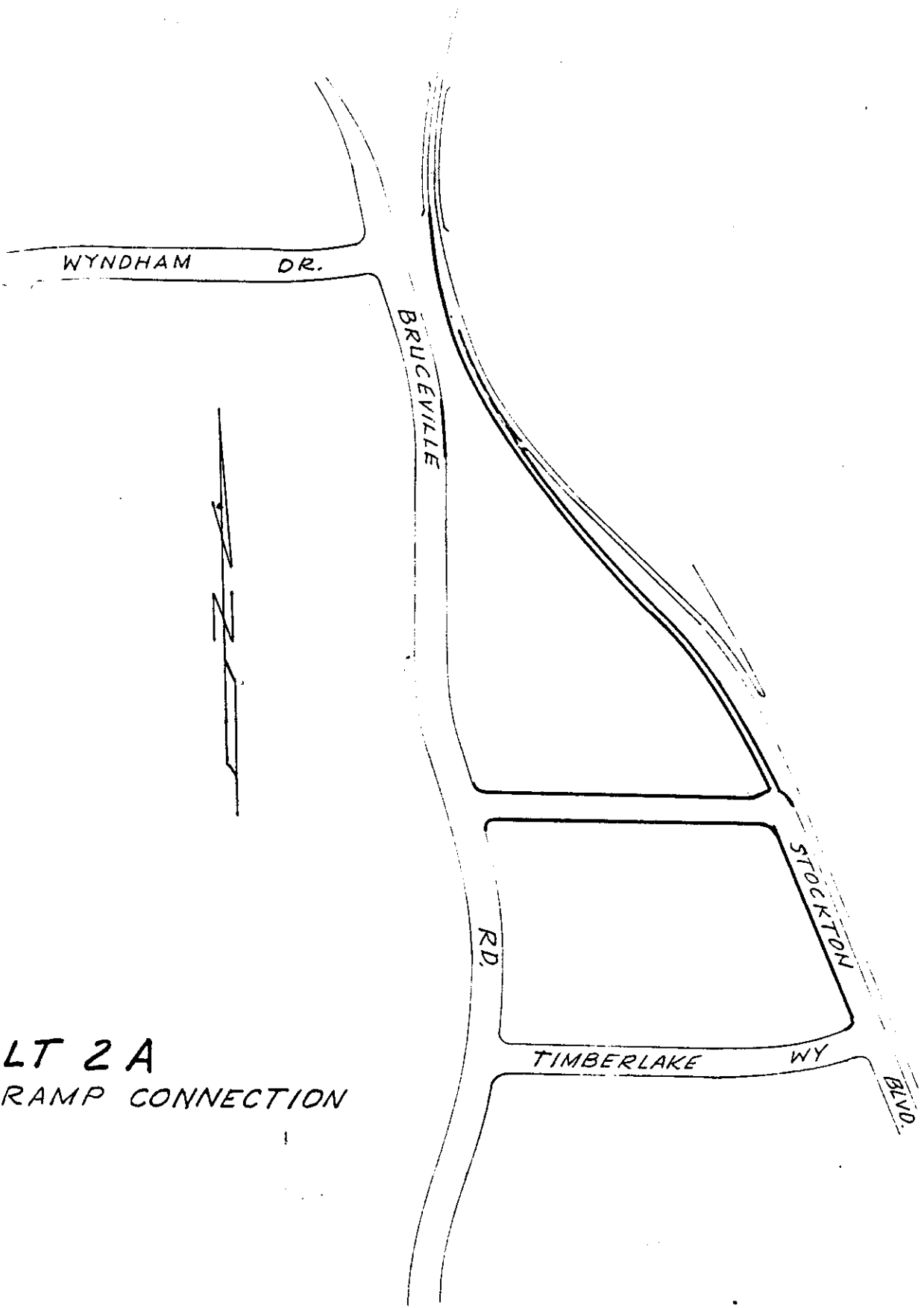
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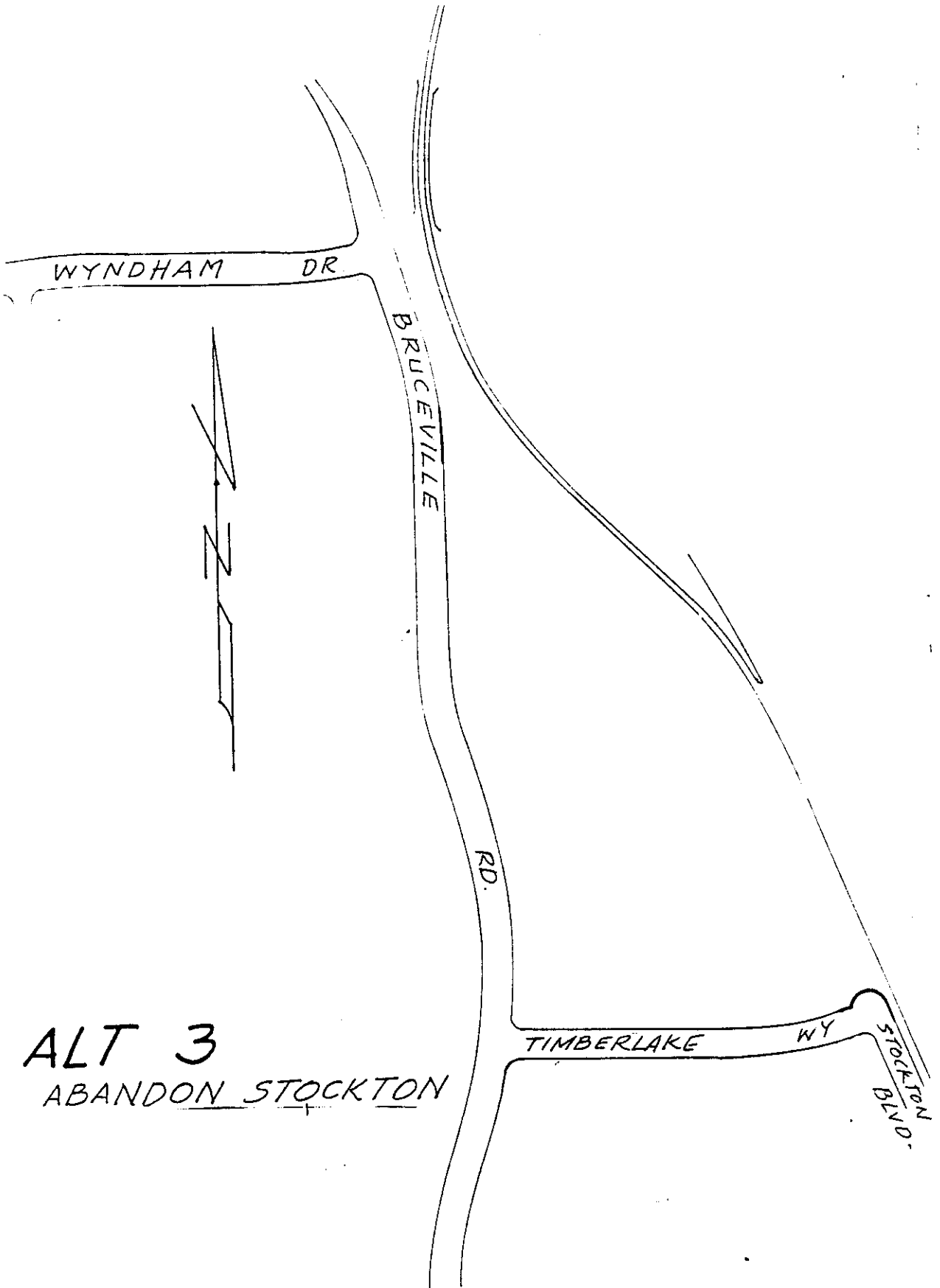
ALT 1
EXISTING EXCEPT
WIDEN STOCKTON BLVD.



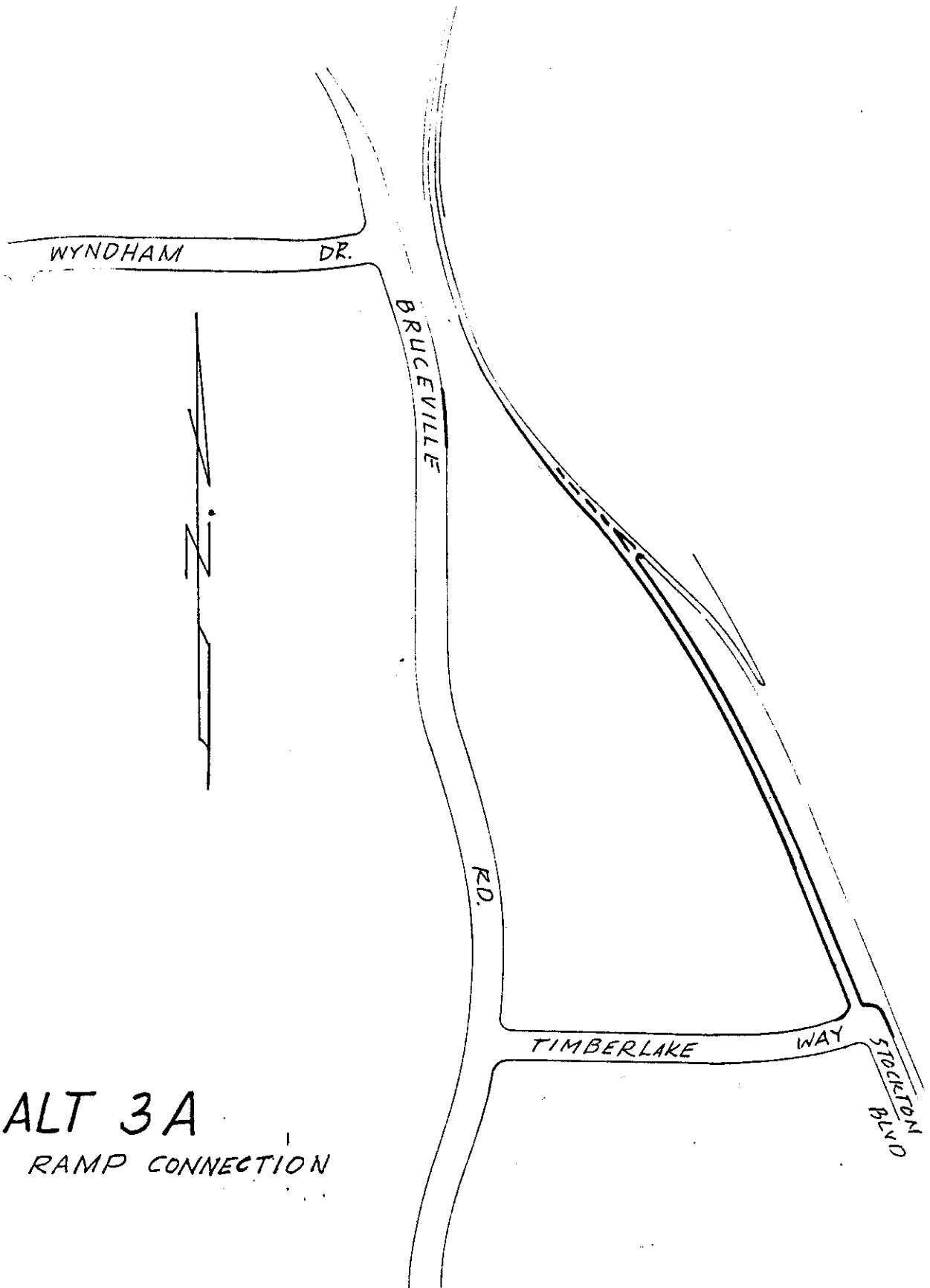
ALT 2
ABANDON PART OF STOCKTON
BLVD. - BUILD NEW E-W
ROAD



ALT 2 A
RAMP CONNECTION



ALT 3
ABANDON STOCKTON



ALT 3A
RAMP CONNECTION

COMMERCIAL

VICTORY

Land Use and Zoning

KAISER

HOSPITAL

H

C-2
vacant

C-2
H
vacant

WYNDHAM

R-3
Apartments

R-3
Apartment

R-3
vacant

LENHART

RANGEVIEW

SW

ANNA K

SC

STEVE

UNIT No 5

UNIT No 9

UNIT No 1

UNIT No 7

UNIT No 3

HI

LEIMBACH
SCHOOL

VACANT
R-1A

GREENS

TIMBERLAKE

METHODIST
HOSPITAL

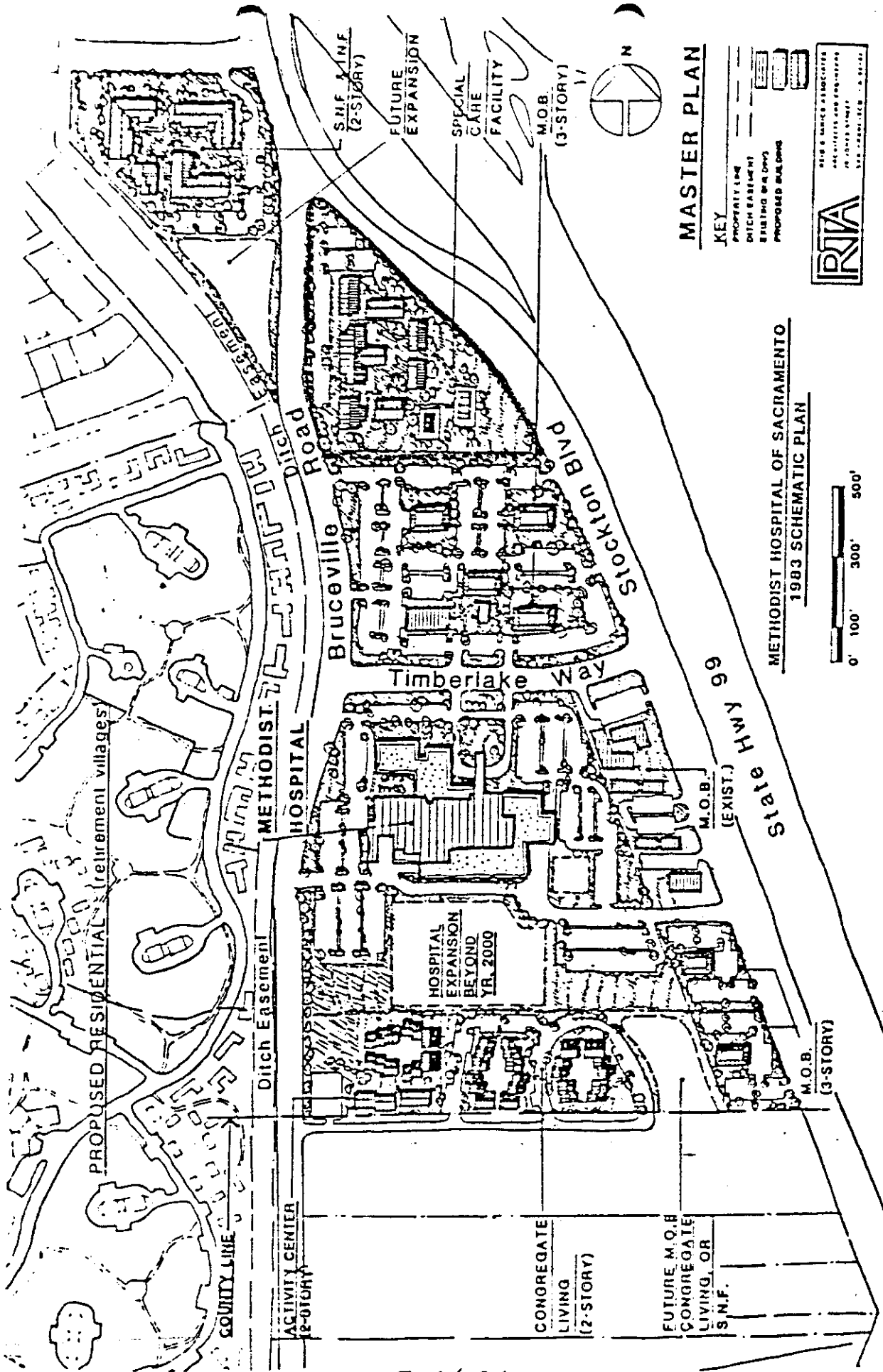
VACANT
A

HEWITT

SUBD. No 4

Master Plan

P84-095



MASTER PLAN

- KEY**
- PROPERTY LINE
 - DITCH EASEMENT
 - EXISTING BLDG. (DWS)
 - PROPOSED BUILDING



METHODIST HOSPITAL OF SACRAMENTO 1983 SCHEMATIC PLAN



5-24-84
4/12/84
④

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Psychiatric Care Center

SITE DATA

SITE BLDG. AREA	LANDSCAPE AREA	PAVED AREA	PARKING REQ'D	PARKING PROVIDED	PROPOSED	FUTURE (MAX.)
3,10,100	37,070 - 150	60,070 - 100	50	70	70	10
3,10,100	54,000 - 200	60,070 - 100	70	70	70	10

THE HILL PARTNERSHIP INC.

ARCHITECTURE
INTERIORS
ENGINEERING

115 TWENTY SECOND STREET
SAN FRANCISCO, CALIFORNIA
94102

HCPC
SERRA LUMBER HOSPITAL
SACRAMENTO, CALIFORNIA

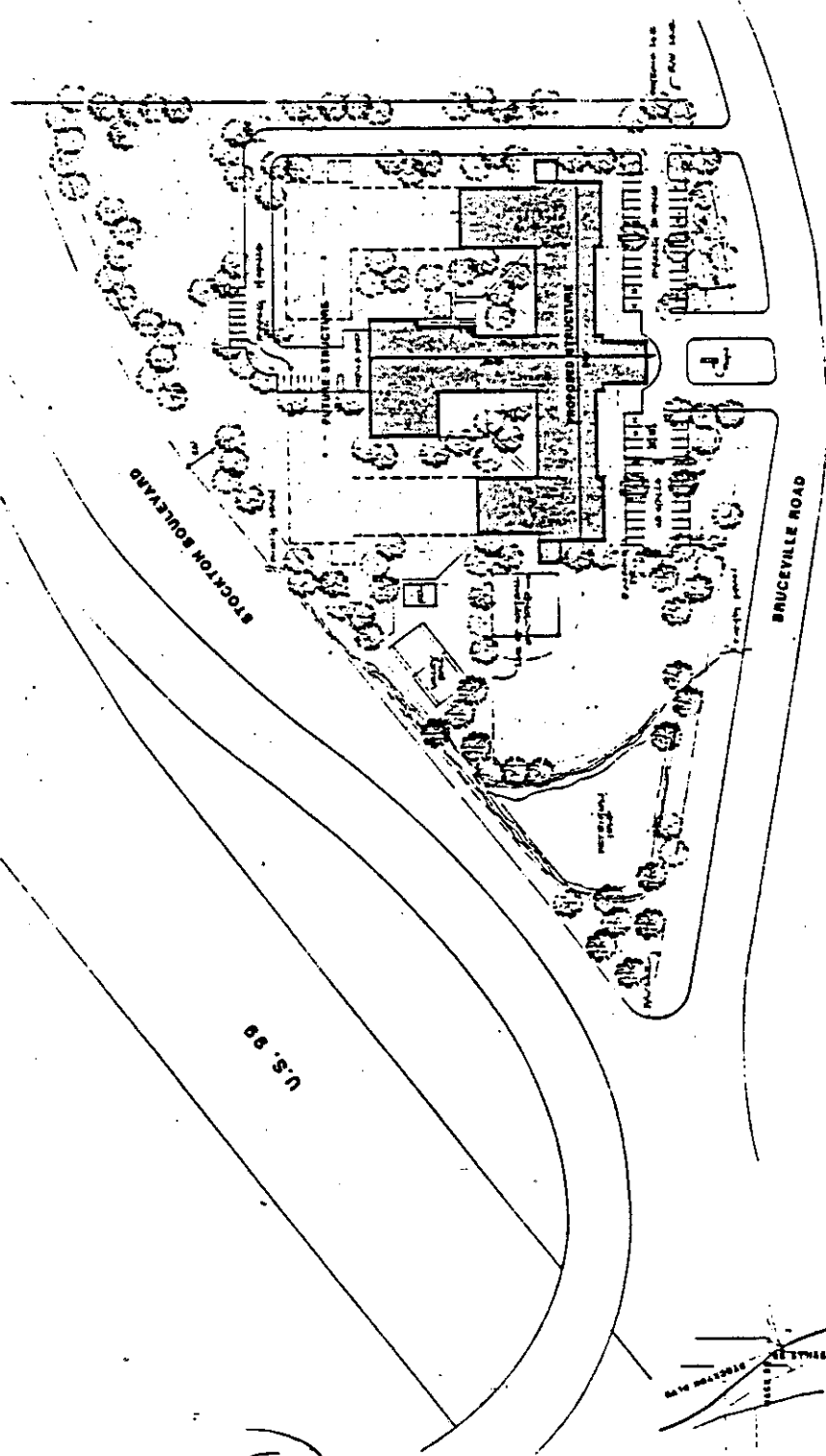
COMMUNITY PSYCHIATRIC CENTER
100 EAST PALM ST
SAN FRANCISCO, CALIFORNIA

DATE: 5/24/84
SCALE: AS SHOWN
DRAWN BY: [illegible]
CHECKED BY: [illegible]
DATE: 5/24/84
SCALE: AS SHOWN
DRAWN BY: [illegible]
CHECKED BY: [illegible]

PRELIMINARY
SITE PLAN

A-1

LANDSCAPE ARCHITECTURE



SITE PLAN



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4/12/84

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Psychiatric Care Center



ARCHITECTURE
PLANNING
INTERIORS
ENGINEERING

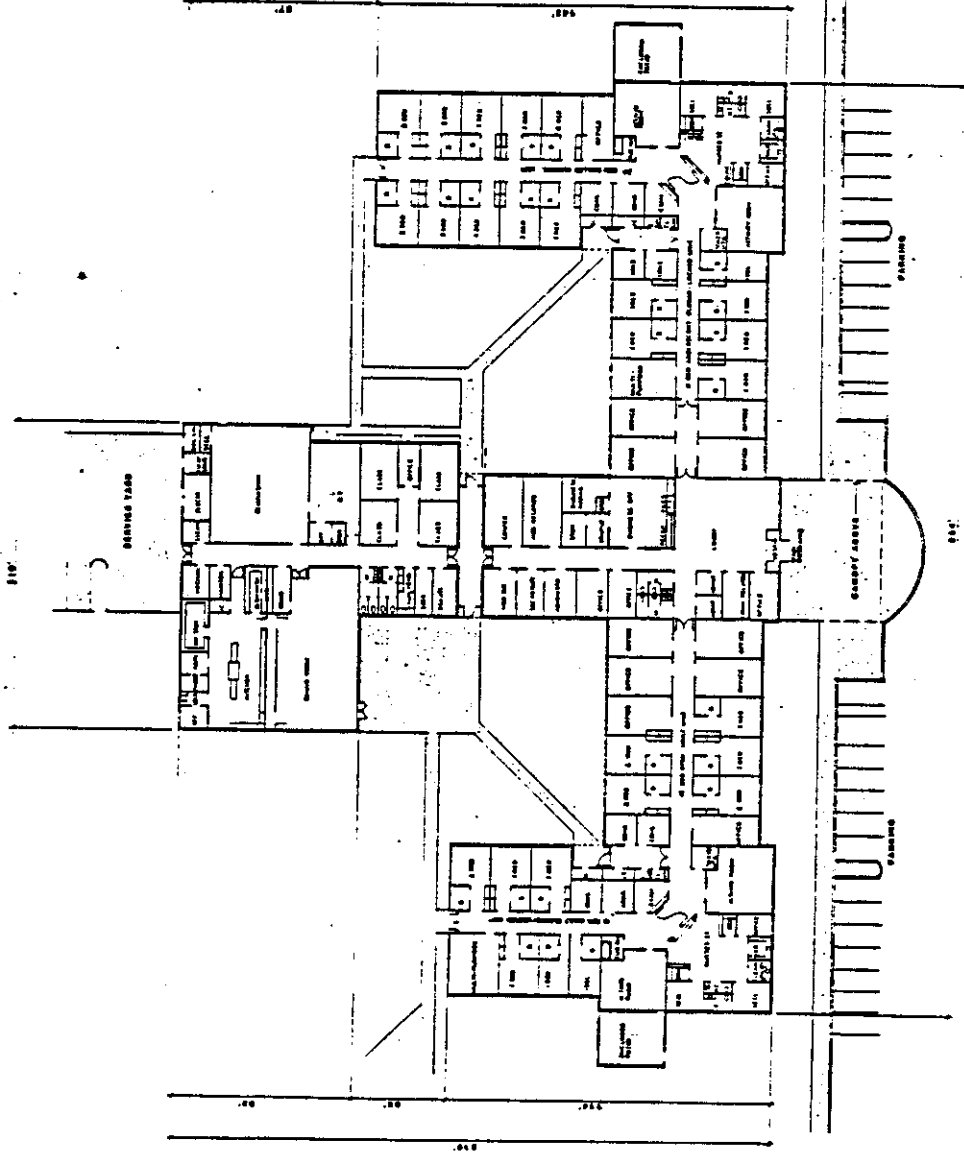
115 FIVE MILE SUCROBE, SUITE 113
MIRAMONTE HILLS, CALIFORNIA 91769
714 778-1000



SHERRILL HOSPITAL
SACRAMENTO, CALIFORNIA

COMMUNITY PSYCHIATRIC CENTER
2100 EAST TOWERS STREET
SUITE 100, SACRAMENTO, CALIFORNIA

BUILDING DATA		SQ. FT.	BSF
		FOOTAGE	COUNT
SKILLED NURSING UNIT		9,302	30
ADOLESCENT UNIT		9,000	11
OPEN ADULT UNIT		9,000	10
ADULT CLOSED/LOCKED UNIT		4,663	10
ADMINISTRATION		9,108	
DINING / GYMNASIUM		9,000	
LINK		344	
TOTAL		57,978	61



FLOOR PLAN
P. 2-20-83

PRELIMINARY FLOOR PLAN

A-2

NOT FOR CONSTRUCTION

(42)

P84-095

4/12/84 - 5-24-84

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Psychiatric Care Center



ARCHITECTURE
PLANNING
INTERIORS
ENGINEERING

115 TWENTY SECOND STREET
SAN FRANCISCO, CALIFORNIA 94103
415 774 8432
CONTRACT NO.

WEST ELEVATION



COMMUNITY PLANNING CENTER
3000 BAY STREET
SAN FRANCISCO, CALIFORNIA

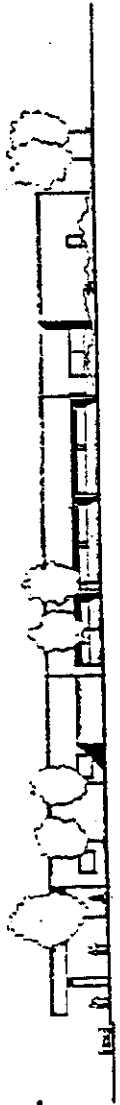
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



COMMUNITY PLANNING CENTER
3000 BAY STREET
SAN FRANCISCO, CALIFORNIA



PROJECT NUMBER: 84-095
DATE: FEB. 2, 1984
DRAWN BY: J.M.
CHECKED BY: J.M.
SCALE: AS SHOWN
BY: THE HILL PARTNERSHIP INC. 115
22ND STREET

PRELIMINARY
ELEVATIONS

WEST ELEVATION

A-3

WEST ELEVATION

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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 & 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

APPLC. NO. P84-095

MEETING DATE April 12, 1984

CPC ITEM NO. 11

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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.

