

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Hermann E. Lorenz, Jr., 1107-9th St., Ste. 880, Sacramento, CA 95814		
OWNER	Valley Health Care Corp. & J&G Whisenhunt c/o 1107-9th St., Ste. 880, Sacto. 95814		
PLANS BY	Ogren, Juarez & Givas, 2017 'O' Street, Sacramento, CA 95814		
FILING DATE	8-10-84	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	9-17-84	EIR	ASSESSOR'S PCL. NO. 117-181-10

- APPLICATION:
- A. Negative Declaration
 - B. General Plan Amendment from Residential to Hospital
 - C. Community Plan Amendment from Hospital, Light Density Residential & Medium Density Residential to Hospital
 - D. Rezone 6.75+ acres from A to H
 - E. Special Permit to construct a 60,000+ square foot, 140 bed skilled nursing/intermediate care facility
 - F. PUD Schematic Plan Amendment to expand Methodist Hospital PUD by 6.75+ acres and designate additional hospital associated land uses

LOCATION: 870+ feet south of Timberlake Way on east side of Bruceville Road extension.

PROPOSAL: The applicant is requesting the necessary entitlements to designate a 6.75+ acre site for a skilled nursing/intermediate care facility.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1968 Valley Hi Community Plan Designation:	Hospital, Light and Medium Density Residential
Existing Zoning of Site:	A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Hospital; A
 South: Vacant; A
 East: Vacant, Highway 99; A, TC
 West: Vacant; R-1A

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Parking Required:	70 spaces
Parking Provided:	70 spaces
Parking Ratio:	1 space per 2 beds (140 beds proposed)
Property Dimensions:	Irregular
Property Area:	6.75+ acres
Square Footage of Building:	60,000+ square feet
Topography:	Flat
Street Improvements:	To be provided
Utilities:	Available to site
Exterior Building Colors:	Earth tones with accent colors
Exterior Building Materials:	Stucco

APPLC. NO. P84-319

MEETING DATE December 13, 1984.

CPC ITEM NO. 5

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

- A. Land Use: The subject site is a 6.75+ acre portion of a 9.18+ acre parcel located in the Agricultural (A) zone. Methodist Hospital is located to the north of the site, while vacant parcels surround the site on the remaining three sides. The General Plan currently designates the site for residential use, and the 1968 Valley Hi Community Plan designates the site for hospital and residential uses.

The applicant is proposing to expand the Methodist Hospital facility by adding the 6.75+ acre subject site to the Methodist Hospital PUD Schematic Plan. A skilled nursing/intermediate care facility is proposed to be constructed on the site at a future date. The applicant is requesting a rezone, community and general plan amendment and schematic plan amendment in order to expand the PUD to include the subject site.

Staff has no objections to the requested rezoning and plan amendments. The site is adjacent to the existing PUD area and is a logical extension of the hospital complex. The care facility proposed for the site will not adversely impact adjacent existing and proposed residential land uses. The South Sacramento area is in need of hospital related uses such as the facility proposed. The extension of Bruceville Road to the site and a tentative map to subdivide the parcel will need to be accomplished, however, before the skilled nursing/intermediate care facility can be constructed on the subject site.

- B. Site Plan and Building Design: The applicant has submitted a preliminary site plan, a floor plan, and elevations for the skilled nursing/intermediate care facility (Exhibits C, D and E). Without a tentative map or the alignment of Bruceville Road determined, however, it is difficult to draw an accurate site plan for the subject site. The preliminary site plan does not meet many of the requirements of the Methodist Hospital PUD Guidelines and will require revision. The submitted floor plans and elevations were originally drawn for a wider site and will also need revision. Staff recommends that the special permit request be withdrawn until a tentative map application is submitted and an accurate site plan can be drawn. Staff has discussed this recommendation with the applicant and he does not object to the withdrawal of the special permit entitlement.

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

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the General Plan Amendment from Residential to Hospital;
- C. Approval of the Community Plan Amendment from Hospital, Light Density Residential and Medium Density Residential to Hospital;
- D. Approval of the Rezone of 6.75+ acres from Agricultural (A) to Hospital (H);

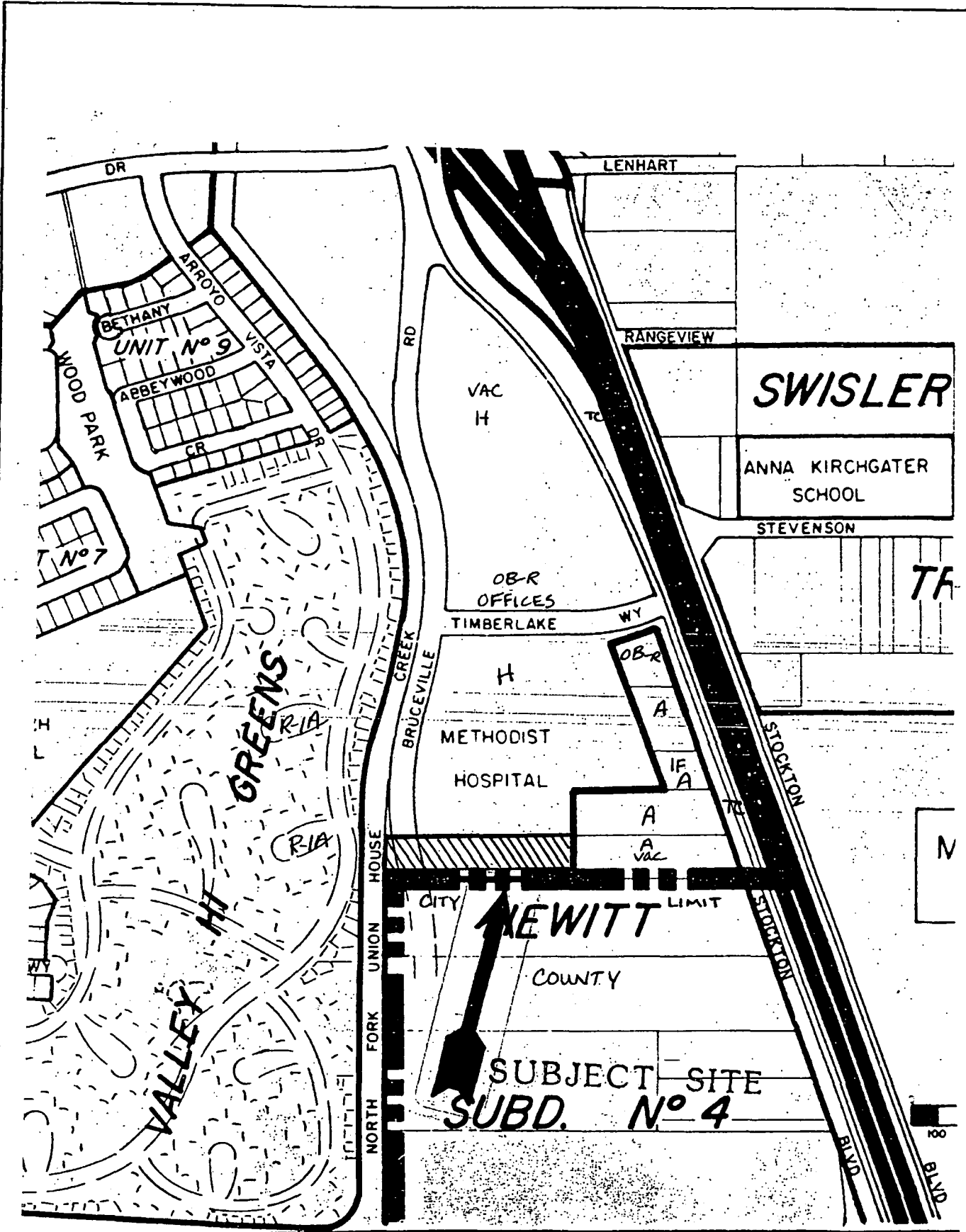
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- E. Withdrawal of the Special Permit request for a 140-bed skilled nursing/intermediate care facility due to insufficient information;
- F. Approval of the PUD Schematic Plan Amendment to expand Methodist Hospital PUD by 6.75+ acres and designate the site for a skilled nursing/intermediate care facility.

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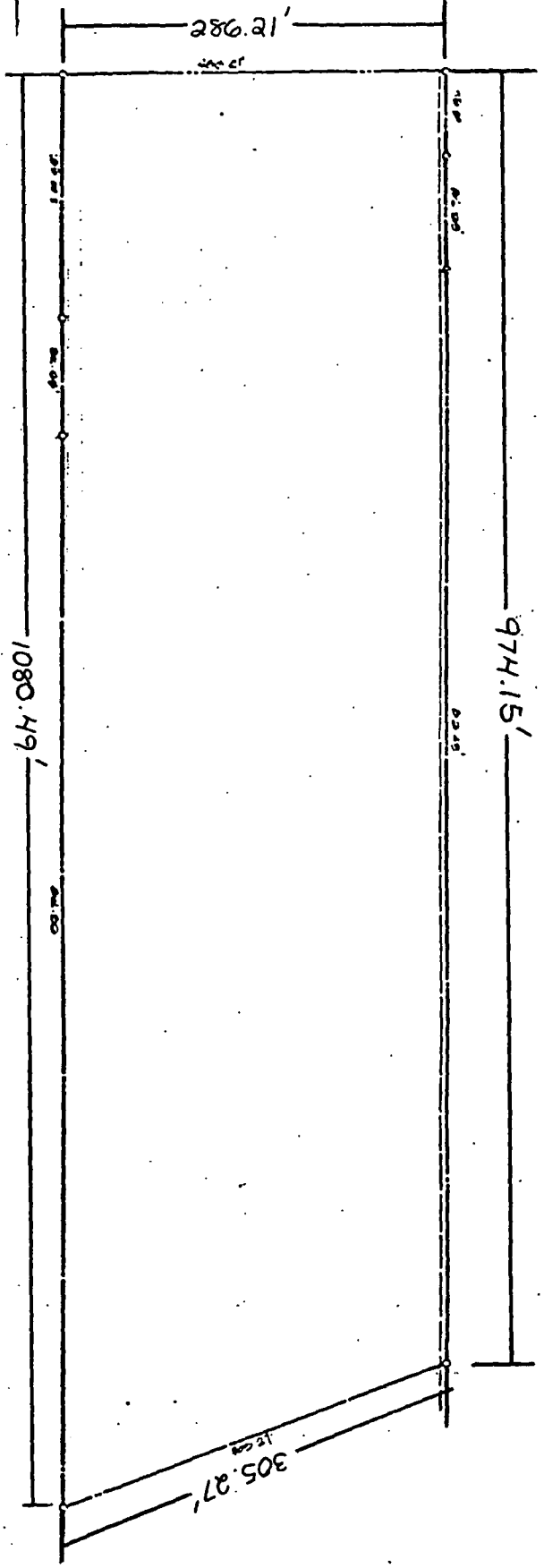
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VICINITY - LAND USE - ZONING

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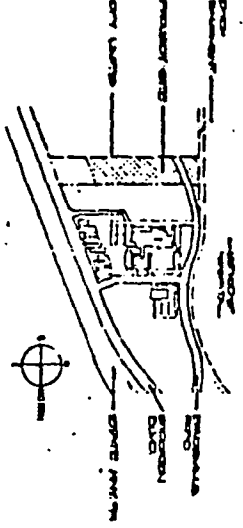
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REZONING EXHIBIT FOR A PORTION OF APN 117-181-10

SITE PLAN
SCALE: 1" = 30'

LEGEND
1. LAND USE - (MAPPING) (C. 350)



LOCATION MAP
NO. 5

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EXHIBIT A

BRUCEVILLE TERRACE NURSING FACILITY
CLIENT: VALLEY HEALTH CARE CORPORATION
LOCATION: SACRAMENTO, CALIFORNIA

Ogren, Juárez and Givas

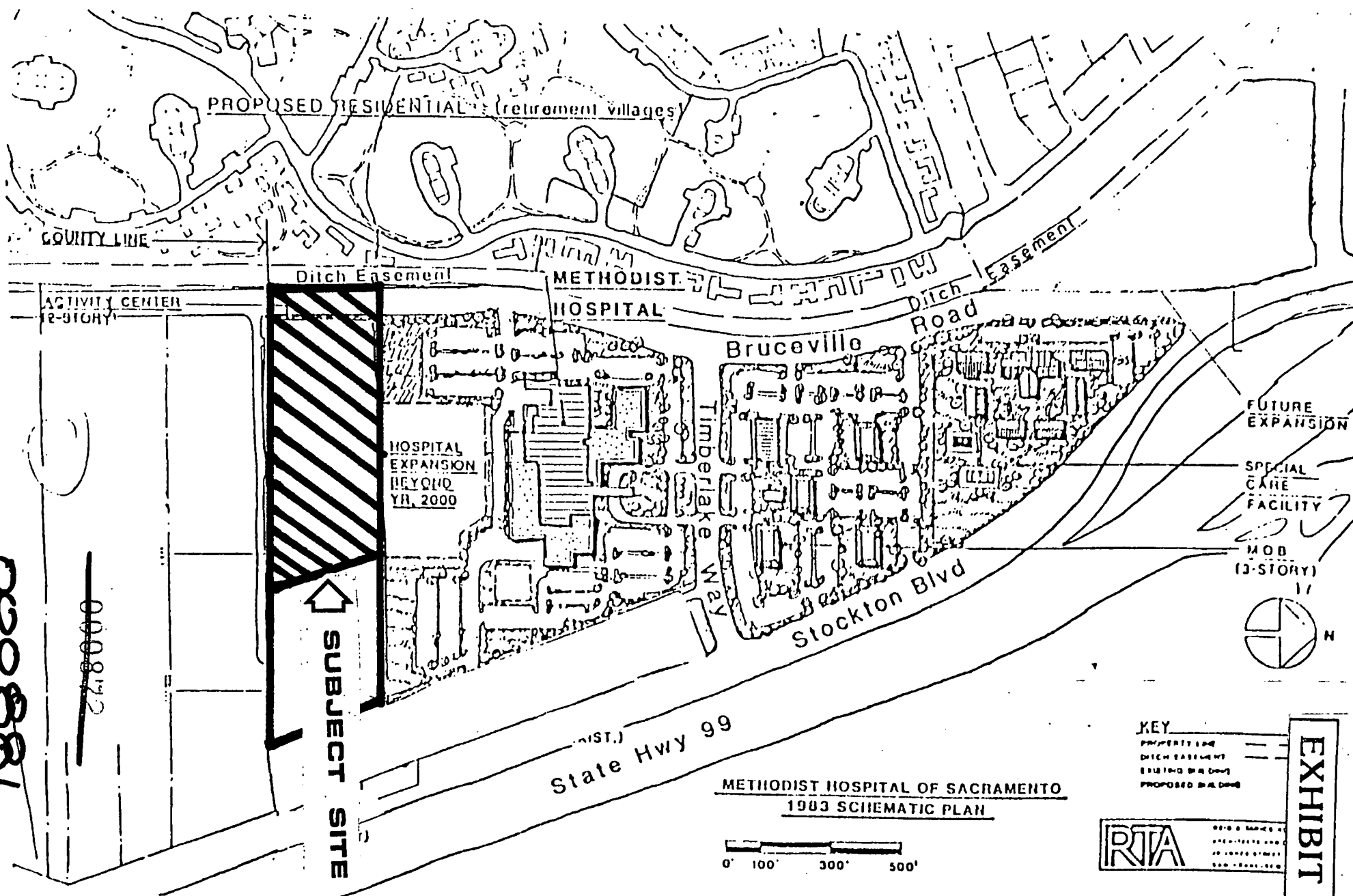
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PUD Schematic Plan

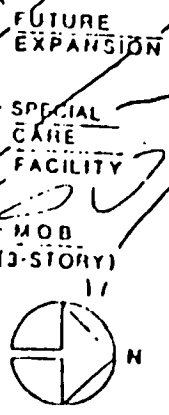
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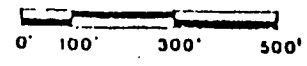
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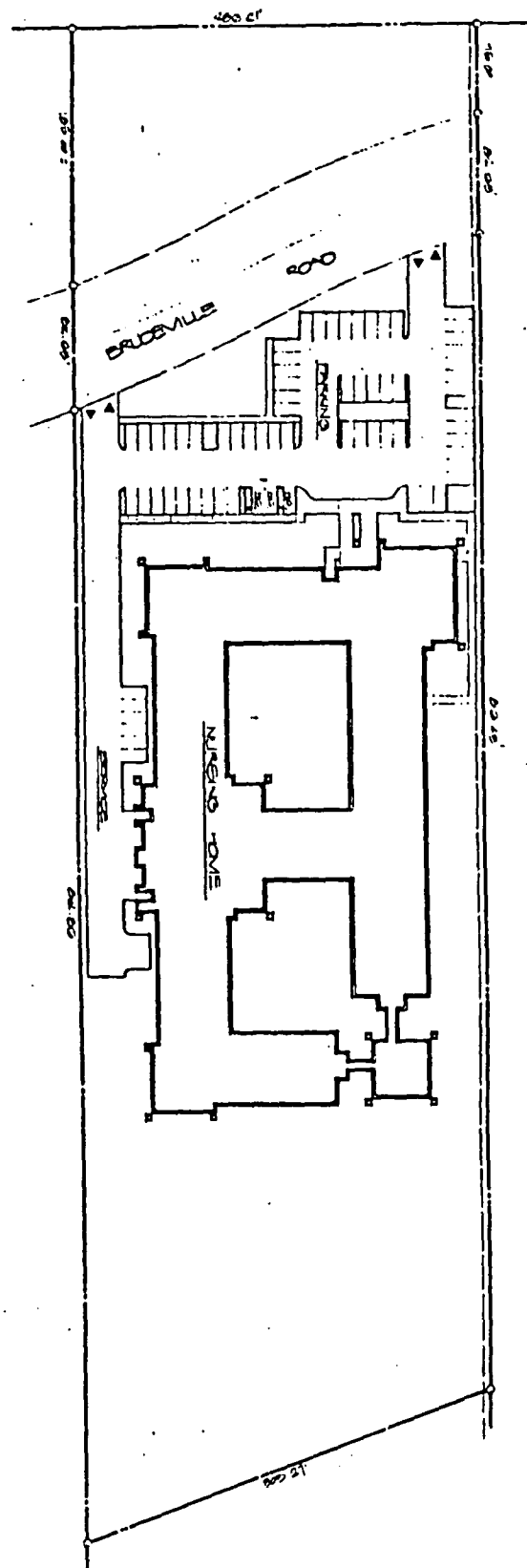
METHODIST HOSPITAL OF SACRAMENTO
1983 SCHEMATIC PLAN



- KEY**
- PROPERTY LINE
 - DITCH EASEMENT
 - EXISTING BLDG FOOT
 - PROPOSED BLDG FOOT

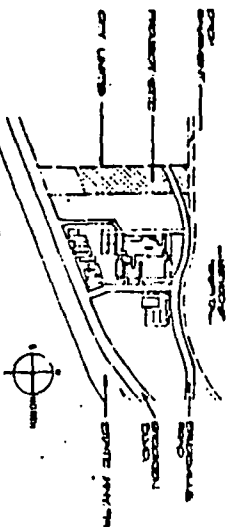


EXHIBIT B



SITE PLAN
 NORTH

- LEGEND
- 1) UND. AREA - 100% (6.75 AC)
 - 2) WALKING BEDS - 30 BEDS
 - 3) SKILLED CARE - 20 BEDS
 - 4) SKILLED CARE - 20 BEDS
 - 5) SKILLED CARE - 20 BEDS



MOUNT MAP

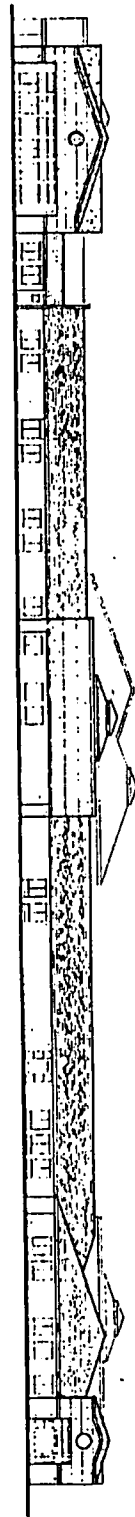
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EXHIBIT C

NO.	1
DATE	
BY	
FOR	
SCALE	

SITE PLAN
BRUCEVILLE TERRACE NURSING FACILITY
 CLIENT: VALLEY HEALTH CARE CORPORATION
 LOCATION: SACRAMENTO, CALIFORNIA

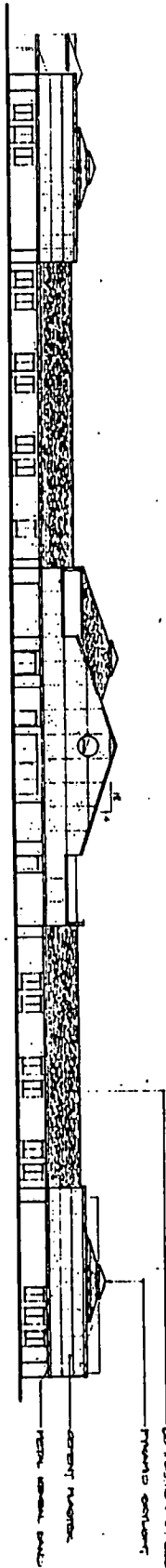
Ogren, Juarez and Givas
 ARCHITECTS AND PLANNERS
 1111 K STREET, SACRAMENTO, CALIFORNIA 95811
 (916) 441-4444



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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EXHIBIT D

ELEVATIONS
BRUCEVILLE TERRACE NURSING FACILITY
CLIENT: VALLEY HEALTH CARE CORPORATION
LOCATION: SACRAMENTO, CALIFORNIA

Ogren, Juarez and Givas
Architects and planners, a.p.c. 2617 G Street Sacramento, CA 95814 (916) 444-6561

DATE	
BY	
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