

# CITY PLANNING COMMISSION

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

APPLICANT	Hermann E. Lorenz, Jr., P.O. Box 1893, Sacramento, CA 95809		
OWNER	Methodist Hospital of Sacramento, 7500 Timberlake Way, Sacramento, CA 95823		
PLANS BY			
FILING DATE	12-10-84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	Ex. 15111(c)/ EIR 15304(e)	ASSESSOR'S PCL NO.	117-181-06,07,21

**APPLICATION:** Special Permit to install a 60' x 24' temporary building for office space and storage use on existing parking lot of Methodist Hospital site.

**LOCATION:** 7500 Timberlake Way (southeast cor. Bruceville Road and Timberlake Way).

**PROJECT INFORMATION:**

1974 General Plan Designation:	Hospital/Residential
1968 Valley Hi Community Plan Designation:	Hospital site
Existing Zoning of Site:	OB-R
Existing Land Use of Site:	Methodist Hospital (10 bed acute general hospital)

**Surrounding Land Use and Zoning:**

North:	Medical Office Building; OB-R
South:	Vacant and Agricultural; A
East:	Medical Office Building; OB & A
West:	Vacant; R-1A

Property Area:	7± acres
Total Parking Provided on Hospital Site:	268 spaces
Parking Required:	150 spaces
Square Footage of Proposed Building:	1,440 sq. ft. (24' x 60')

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**BACKGROUND INFORMATION:** A special permit (P-9439) was granted by the Planning Commission for the period of three and one-half years only. The special permit has now expired. The Methodist Hospital has installed a 60' x 24' mobile-type office structure behind the main hospital building on the southerly portion of the subject site. The structure is located within an existing parking lot and displaces approximately seven parking spaces.

The office structure will be used on a temporary basis for three years pending construction of a permanent office building. The applicant has indicated the structure has been used for administrative office space for the hospital's Environmental Services and Purchasing Departments.

**STAFF EVALUATION:** Staff has no objection to the new special permit request. The hospital site provides a total of 268 parking spaces and staff feels the loss of approximately seven spaces will not have a significant effect on the supply of hospital parking. Staff made a site inspection on January 11, 1985 and found ample off and on-street parking available.

The driveway adjacent to the proposed office site is approximately 27 feet wide. The driveway width would be reduced to 25 feet with the installation of the office unit within the parking area. The driveway width is adequate to serve two-way traffic flow. A minimum width of 24 feet is required by the City Traffic Engineering Department.

STAFF RECOMMENDATION: Staff recommends that the Commission approve the special permit requested to continue using a temporary building for office space use on the hospital site, subject to the following conditions and Findings of Fact:

Conditions

1. The term of the special permit shall be established for a maximum of 36 months (3 years);
2. The temporary structure shall be removed within the specified term of the special permit.

Findings of Fact

1. The project is based on sound principles of land use, in that:
  - a. adequate parking is available on the subject site;
  - b. adequate driveway width is provided adjacent to the subject structure.
2. The project, as conditioned, is not injurious to the general public or surrounding properties, in that the proposed use is established on a temporary basis not to exceed 36 months, and therefore will not change the long-term characteristics of the area.
3. The project is consistent with the 1974 General Plan and Valley Hi Community Plan, in that both plans designate the subject property as a hospital use.

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County Assessor  
Division of Standard Assessment  
700 H Street, Room 2640  
Sacramento, California 95814

RE: APN 117-181-06.07.21 (§ 65862 GOVERNMENT CODE)

Dear Mr. Lynch:

Pursuant to section 65862 of the Government Code of the State of California you are hereby notified that the following action was taken by the City of Sacramento with respect to the above-numbered property:

Rezoned from \_\_\_\_\_

to \_\_\_\_\_

Special Use Permit granted permitting locate 1,440± sq.

ft. temporary office & storage structure in parking area

on 7± acres in H(PUD) zone

Variance from § \_\_\_\_\_ Ordinance No. 2550,

Fourth Series granted. Permitting \_\_\_\_\_

\_\_\_\_\_

Very truly yours,

P. 85-019

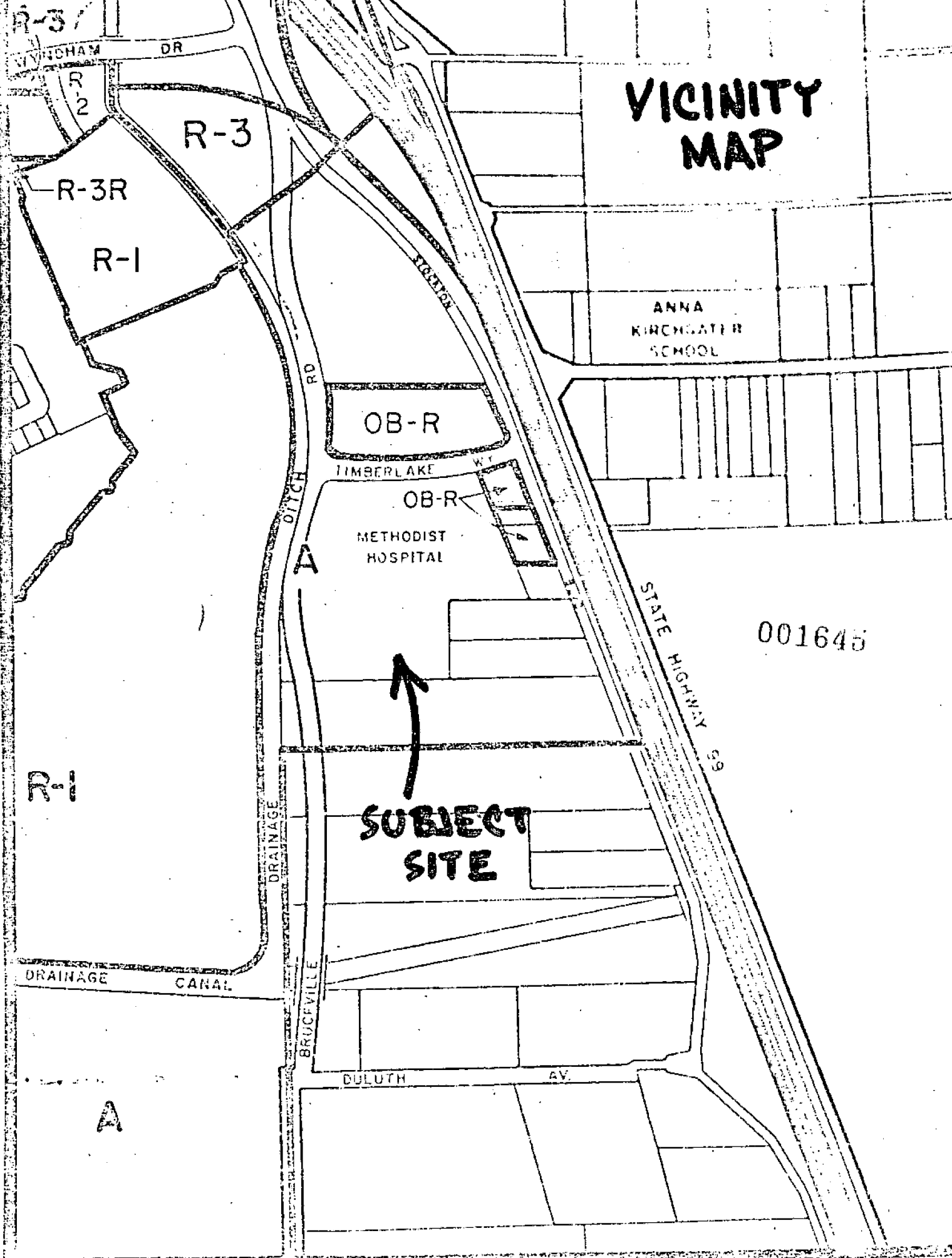
*Suzanne Glimstad*

Suzanne Glimstad,  
Sec. to Planning Commission

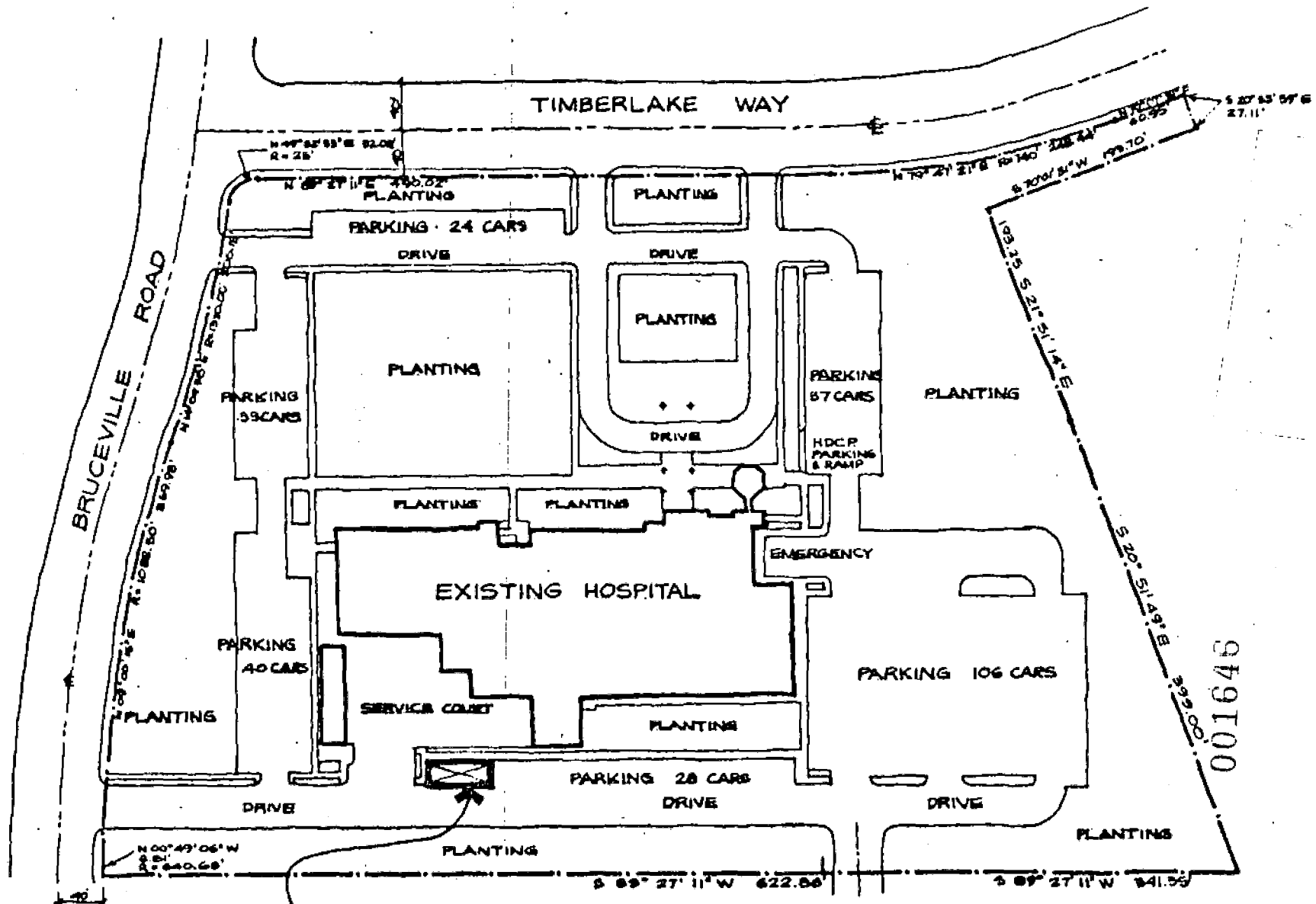
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February 6, 1985

# VICINITY MAP



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PROPOSED ONE STORY STRUCTURE

SIZE: 24'-0" X 60'-0"

LIGHTING: LOW LEVEL LIGHTING  
OVER ENTRY DOORS AND  
AT S.E. CORNER OF  
STRUCTURE.

MATERIALS: EXTERIOR WOOD SIDING.  
COLOR: EARTH TONES.

REQUIRED UTILITIES: ELECTRICITY, ONLY.  
LANDSCAPING NOT AFFECTED.  
SITE DRAINAGE NOT AFFECTED.

### HOSPITAL SITE PLAN

SCALE: 1" = 100'

PARKING: 208 CARS



P85-D19