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CITY PLANNING COMMISSION
927-10th Street . SACRAMENTO, CALIFORNIA 95814

APPLICANT	Hermann Lorenz, Jr., 901 'H' Street, #408, Sacramento, CA 95814		
OWNER	Methodist Hospital of Sacramento, 7500 Timberlake Way, Sacto., CA 95823		
PLANS BY	The Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	6-10-82	50 DAY CPC ACTION DATE	8-26-82
REPORT BY	SC:bw		
NEGATIVE DEC	8-2-82	EIR	ASSESSOR'S PCL. NO 117-120-16; 117-181-21,22

APPLICATION: 1. Environmental Determination
2. Rezone 17± acres from A to H zone

LOCATION: 7500 Timberlake Way

PROPOSAL: The applicant is requesting a rezone to bring the existing hospital PUD into compliance with the new H zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Agricultural
1968 Valley Hi Community Plan Designation:	Hospital
Existing Zoning of Site:	A
Existing Land Use of Site:	Hospital

Surrounding Land Use and Zoning:

North:	Office;	OB-R
South:	Parking;	A
East:	I-99	TC
West:	Vacant;	R-1

Parking Required:	150 spaces
Parking Provided:	268 spaces
Property Dimensions:	900 x 700 square feet (irregular)
Property Area:	696,960 square feet
Topography:	Flat
Street Improvements/Utilities:	Existing

BACKGROUND INFORMATION: The Methodist Hospital opened in the Fall of 1973 and is part of a Planned Unit Development which contains medical offices, the hospital and parking facilities. The original PUD is located on a 23-acre parcel. There are, however, an additional 15 acres that are intended for future development of the medical complex.

On March 23, 1982, the City Council approved an ordinance amendment prohibiting major medical care facilities from all zones, except the H or Hospital zone, which is a new classification in the zoning ordinance. This new classification was developed due to a recent supreme court decision which prohibited the exclusion of mental health facilities in zones where hospitals and convalescent homes are allowed. Since the City was in the process of developing guidelines to monitor mental health facilities, it was necessary to remove the right of hospitals to locate in all zones and to create a separate zone for this type of use.

This ordinance amendment has, however, left the Methodist Hospital complex, and a number of other developments meeting the definition of a major medical care facility, as non-conforming uses 001522

APPLC. NO. P82-121

MEETING DATE August 26, 1982

CPC ITEM NO. 7

A letter was sent to all facilities affected by the new zoning, informing them that they may initiate a rezoning on the site for the H zone without fees until October 22, 1982. It is due to this provision that the applicant is now requesting the rezone on the subject property.

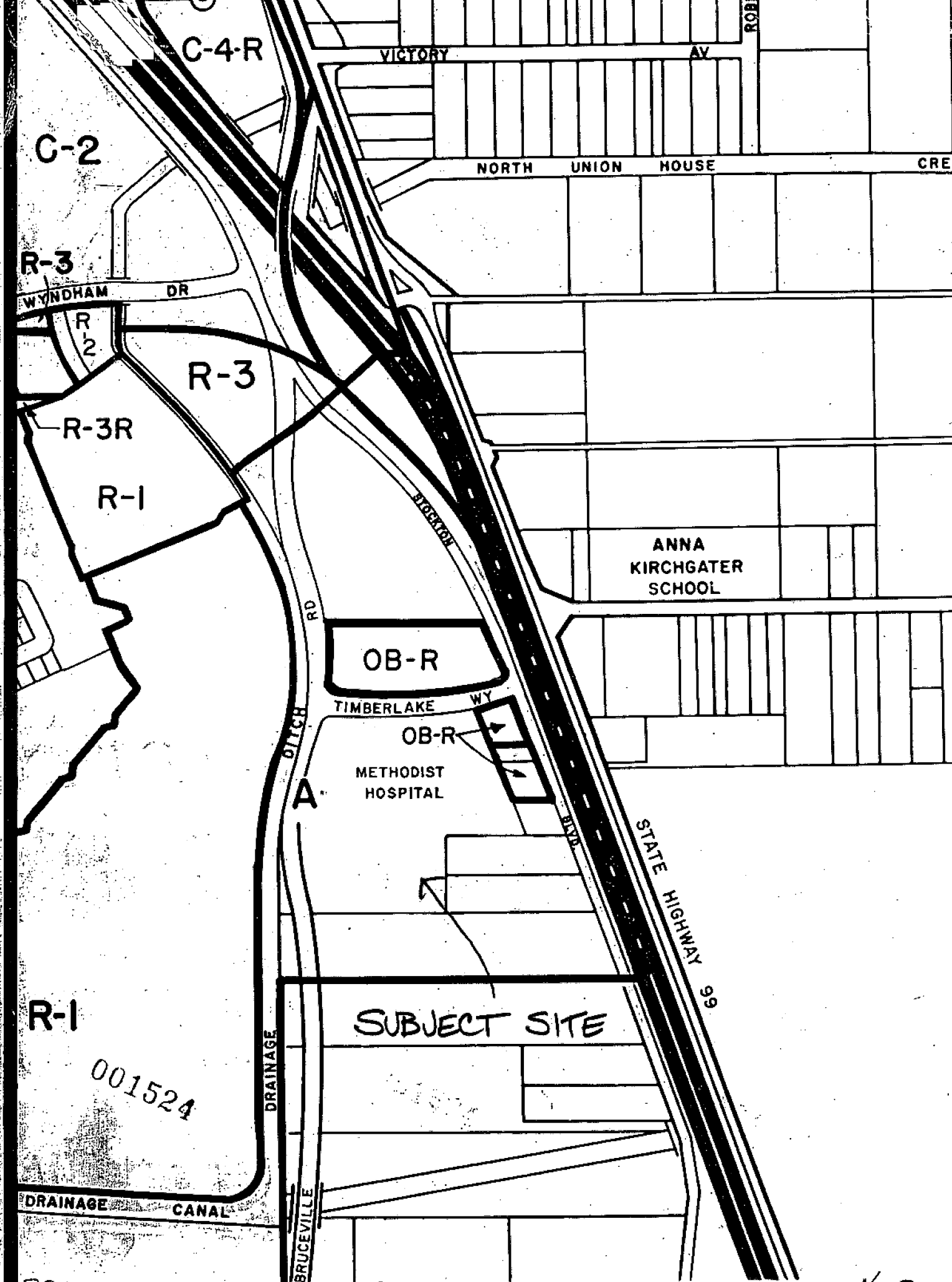
STAFF EVALUATION: Staff has the following comments concerning this request:

1. The Methodist Hospital Complex is presently a non-conforming use in the existing zones on the site. The requested rezoning will bring the project into conformance with the newly adopted Hospital Zone. The existing medical office on the north side of Timberlake Way is also a part of the original PUD. However, this site is zoned OB. Further expansion of this complex would require a special permit.
2. There are several other parcels that will be developed as part of this medical complex in the future. Since a master plan is unavailable for any additional development and the parcels are not included in the PUD, staff recommends that prior to any future development of this medical complex a schematic plan of the entire complex be submitted for staff review and comment.

The applicant has indicated that a schematic plan for the properties to the north and southeast is being developed and will be submitted in the near future.

RECOMMENDATION: Staff recommends the following actions:

1. Ratify the Negative Declaration;
2. Approve the Rezone of 17± acres from A, Agriculture, to H, Hospital zone.



C-4-R

VICTORY AV

AV

ROB

C-2

NORTH UNION HOUSE

CRE

R-3

WYNDHAM DR

R-2

R-3

R-3R

R-1

ANNA
KIRCHGATER
SCHOOL

OB-R

TIMBERLAKE WY

OB-R

METHODIST
HOSPITAL

DITCH

RD

BLVD

STATE HIGHWAY 99

R-1

SUBJECT SITE

001524

DRAINAGE CANAL

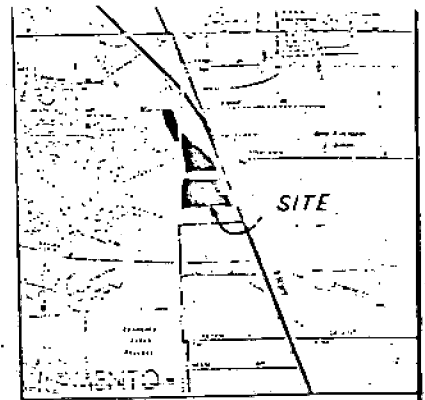
DRAINAGE

BRUCEVILLE

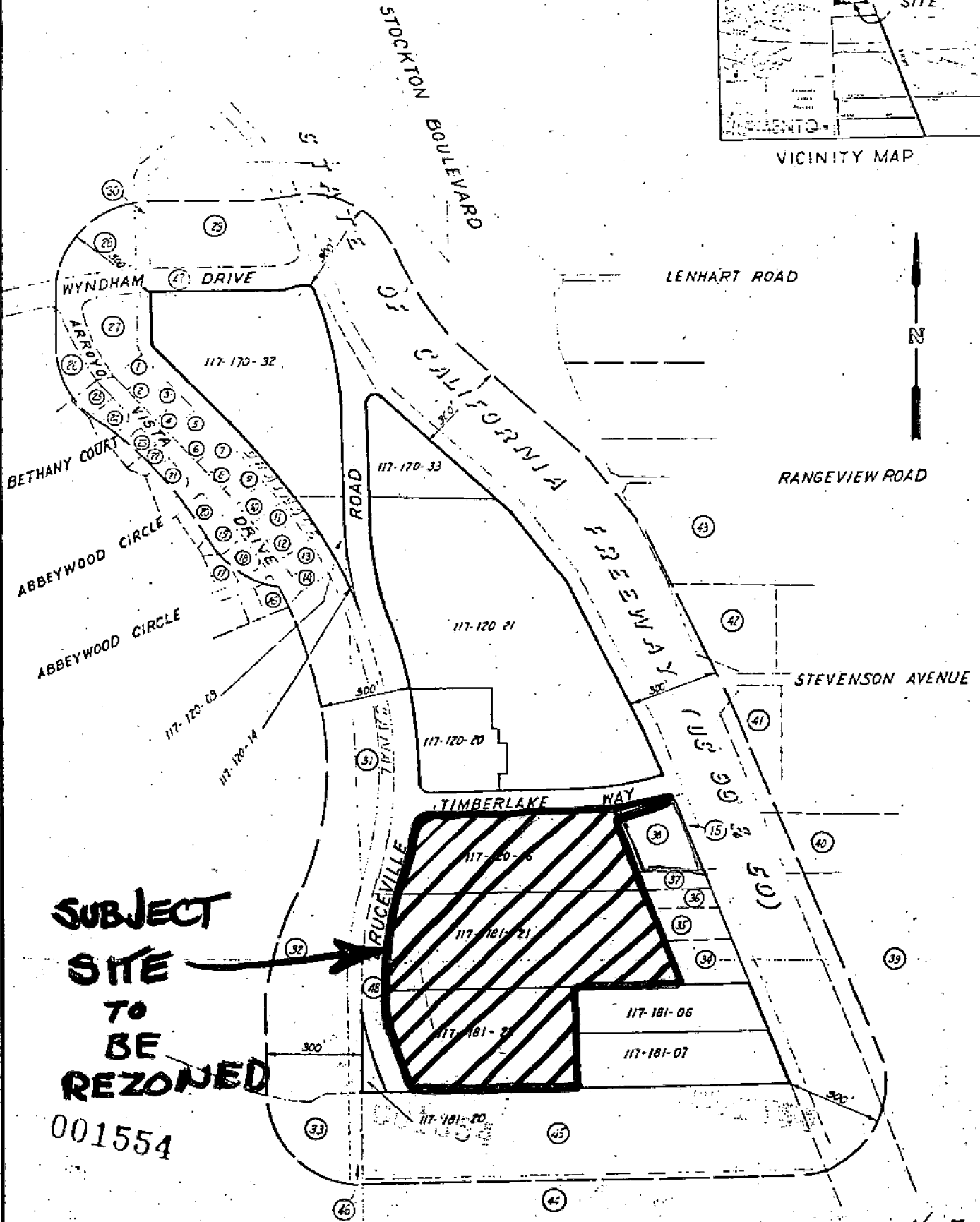
OWNERSHIP EXHIBIT 1AP TO ACCOMPANY
REZONING REQUEST BY METHODIST HOSPITAL
CITY OF SACRAMENTO CALIFORNIA

JUNE, 1982

SCALE 1"=200'



VICINITY MAP



**SUBJECT
SITE
TO
BE
REZONED**

001554

No. 7



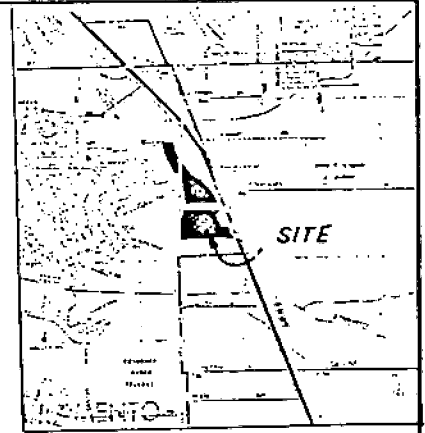
OWNERSHIP EXHIBIT MAP TO ACCOMPANY
REZONING REQUEST BY METHODIST HOSPITAL

CITY OF SACRAMENTO

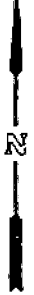
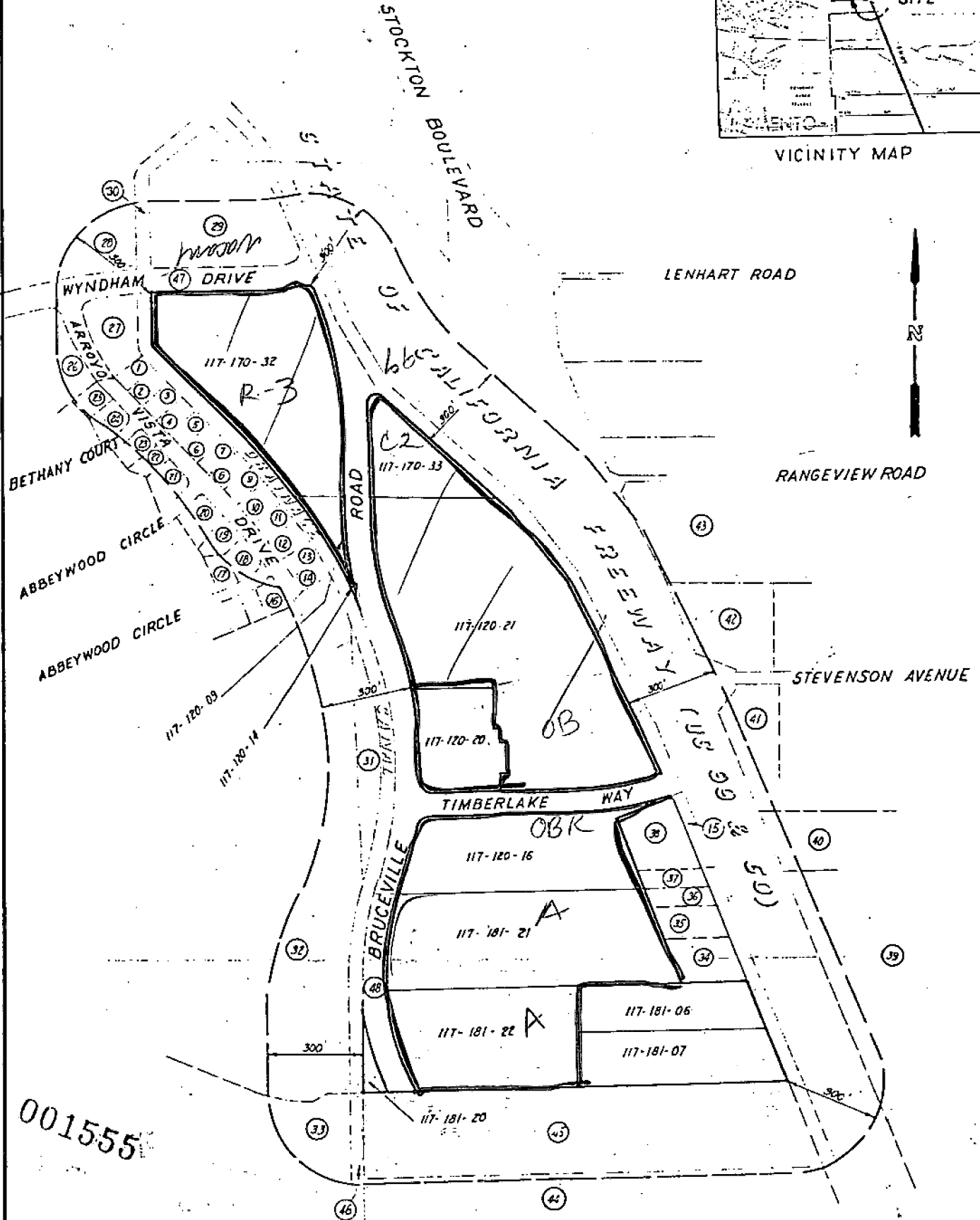
CALIFORNIA

JUNE, 1982

SCALE 1"=200'



VICINITY MAP



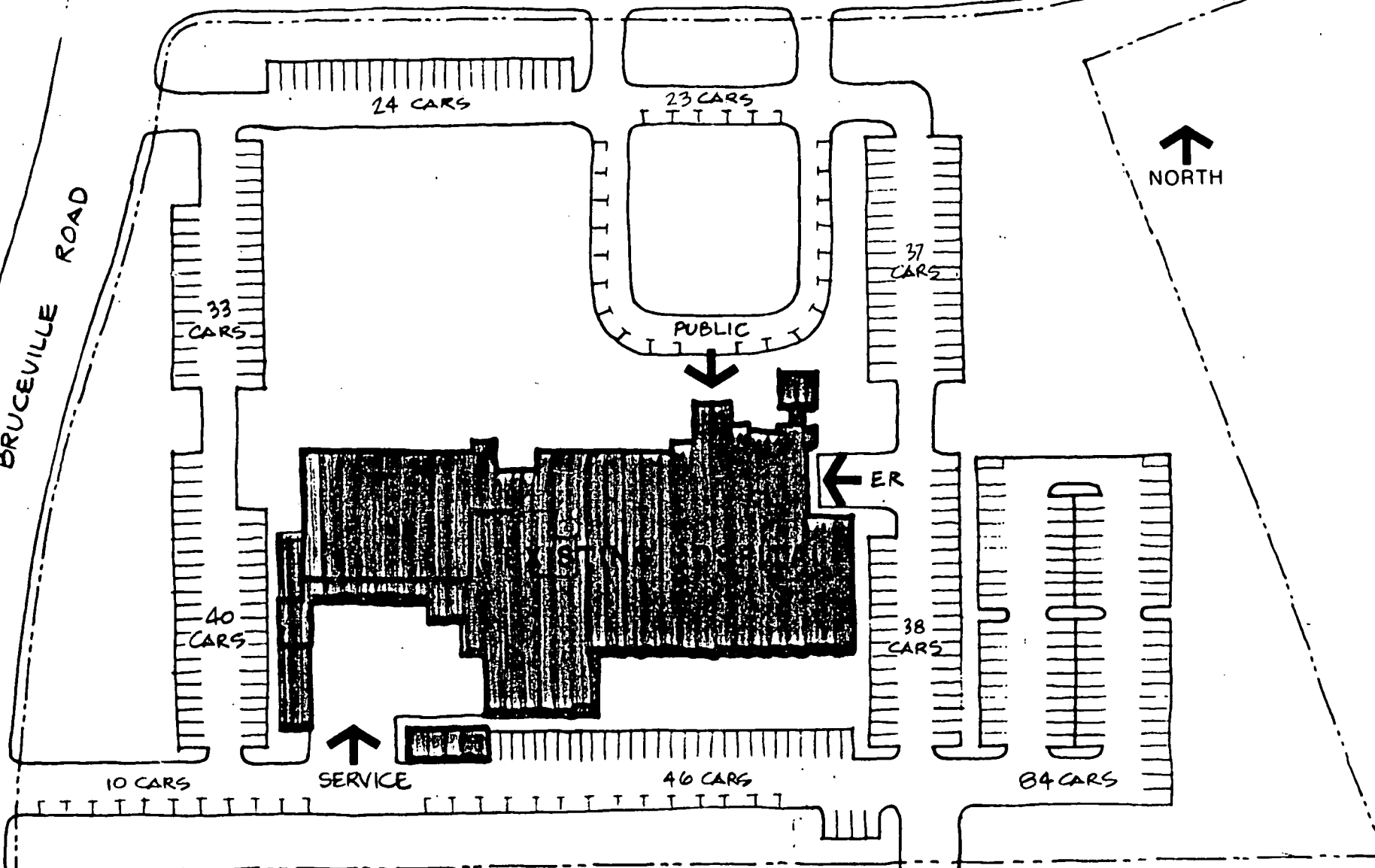
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BRUCEVILLE ROAD

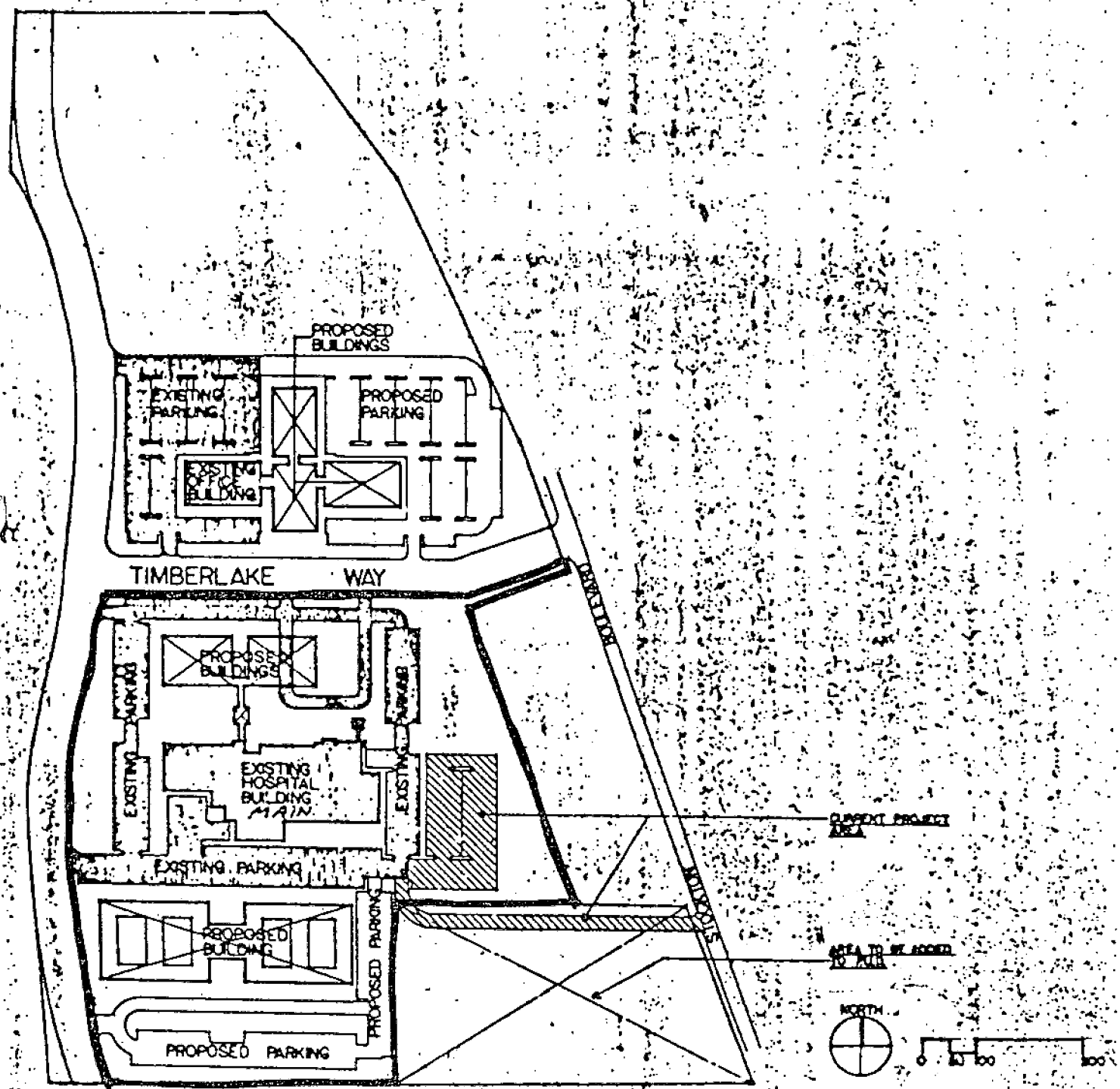
TIMBERLAKE WAY



EXISTING SITE PLAN

TOTAL 335 CARS

EXHIBIT "A"



001527

N NACHT & LEWIS ARCHITECTS
 SACRAMENTO CALIFORNIA
 PROJ: 3040 H
 DATE: 2/1/80

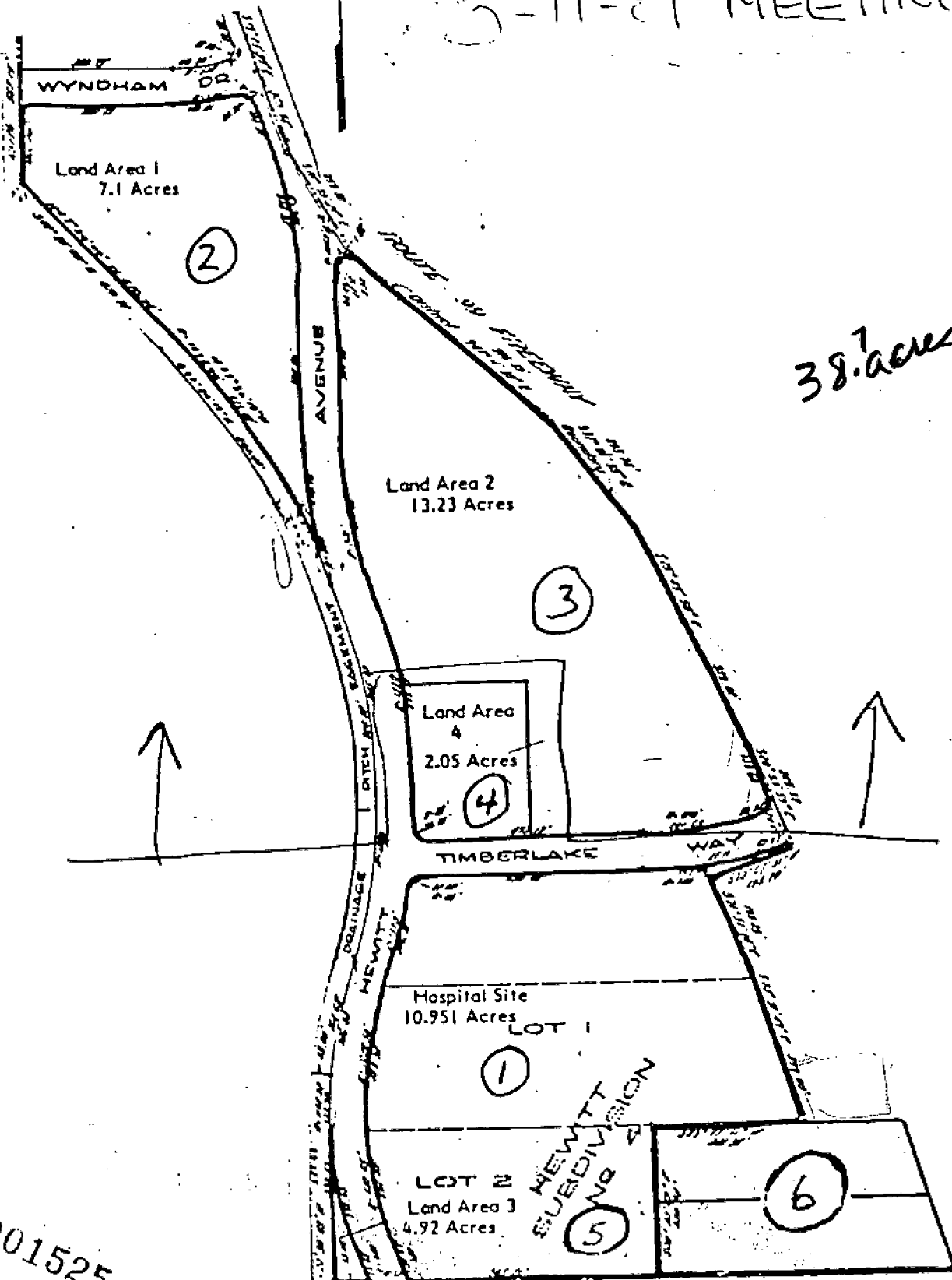
SITE PLAN FOR P.U.C.
 METHODIST HOSPITAL OF SACRAMENTO
 7500 TIMBERLAKE WAY
 SACRAMENTO CALIFORNIA

P-8947
P82-121

8-26-82
3-13-80

ITEM # 7

NOT FOR
MEMO OF
3-11-81 MEETING



,000 (3)

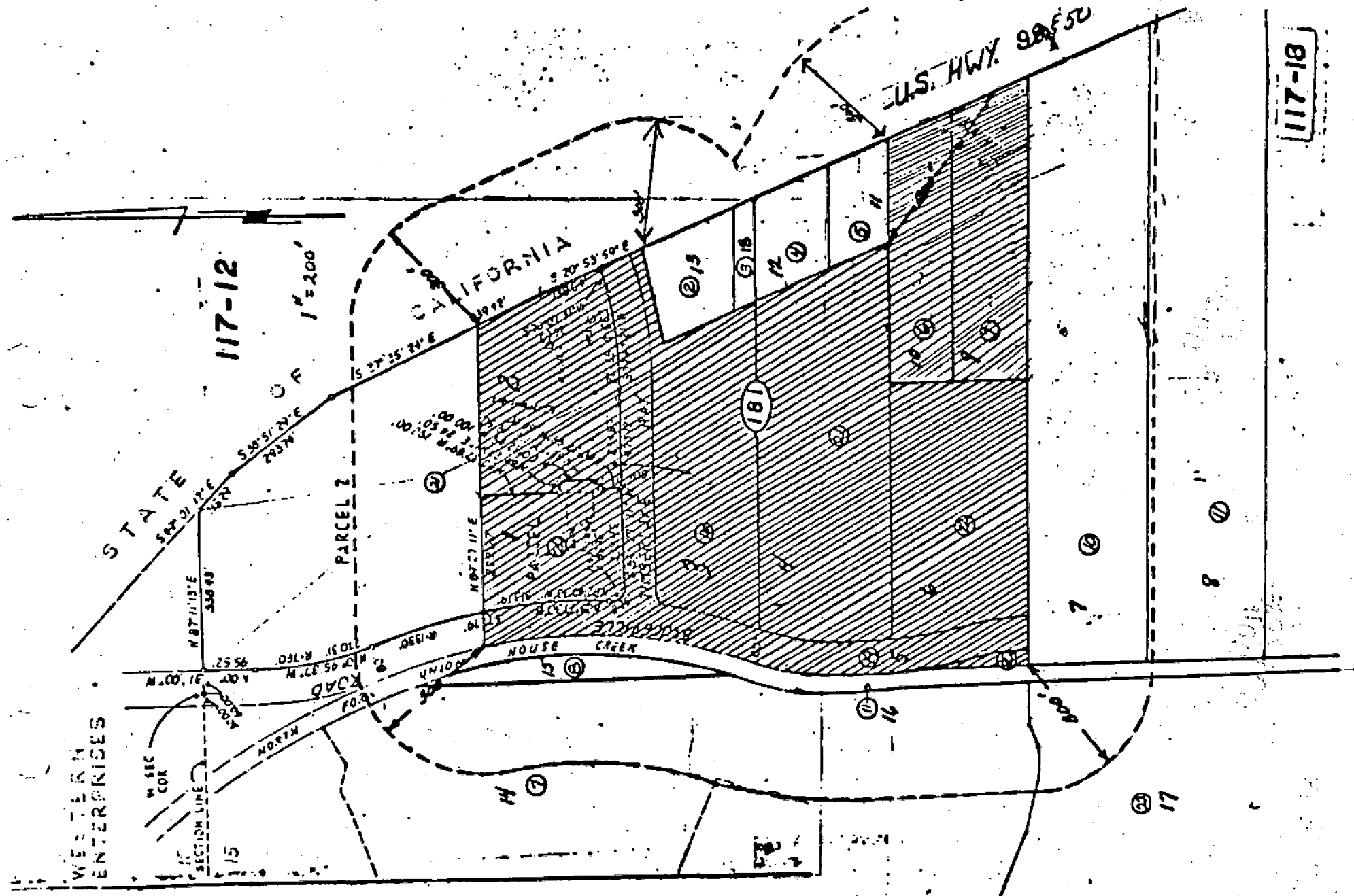
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816

001525



117-12

117-18

U.S. HWY. 99 F50

CALIFORNIA

PARCEL 2

181

HOUSE CREEK

WESTERN ENTERPRISES

001526