

# CITY PLANNING COMMISSION

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

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Sacramento Methodist Health Care Co., 7500 Timberlake Way, Sacramento, CA 95823		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	7/26/84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC	8/21/84	EIR	ASSESSOR'S PCL NO 117-170-33 & 117-120-51

## APPLICATION:

- A. Negative Declaration
- B. Rezone 2.3± acres from Light Density Multiple Family (R-3) to Hospital (H) zone.
- C. Tentative Parcel Map
- D. PUD Schematic Plan Amendment to add abandoned Stockton Boulevard to Methodist Hospital PUD.

LOCATION: Between Freeway 99 and Bruceville Road

PROPOSAL: The applicant is requesting the necessary entitlements to divide 11.7 vacant acres into two parcels and expand the PUD.

## PROJECT INFORMATION:

1974 General Plan Designation:	Hospital
1965 Valley Hi Community Plan Designation:	Methodist Hospital PUD
Existing Zoning of Site:	R-3 and H
Existing Land Use of Site:	Vacant and street

### Surrounding Land Use and Zoning:

North:	Highway
South:	Hospital, offices; H, OB-R
East:	Vacant, Highway
West:	Vacant; R-1A, R-1, R-3

Property Dimensions:	Irregular
Property Area:	11.7 acres (net)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION. On September 26, 1984, by a vote of four ayes and five absent, the Subdivision Review Committee recommended approval of the tentative map, subject to the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- A. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code along old intersection frontage with Stockton Boulevard;
- B. Prepare a sewer and drainage study for the review and approval of the City Engineer; provide an easement and drain lines as necessary to pass drainage from east of Highway 99 through Parcel A to Union House Creek;

APPLC. NO. P84-288

MEETING DATE October 25, 1984

CPC ITEM NO. 7

002736

- C. Final map cannot be filed until abandonment proceedings for Stockton Boulevard are completed.

BACKGROUND INFORMATION: On January 12, 1965, the Planning Commission approved the necessary entitlements (P-2127) to allow the development of the Methodist Hospital as a Planned Unit Development. On April 12, 1984, the Commission approved the necessary entitlements (P84-095) to allow the development of a psychiatric center on the subject site. On October 11, 1984, the Commission recommended approval of the abandonment of Stockton Boulevard (M84-050).

PROJECT EVALUATION:

- A. The subject site is designated for hospital use on both the General Plan and the Valley Hi Community Plan. Presently, the site is zoned Hospital (H) and Light Density Multiple Family (R-3). The applicant's proposal to rezone and divide the subject property would be compatible with the applicable land use plans and the Methodist Hospital PUD Schematic Plan.
- B. The tentative map involves the division of 11.7± net acres, plus 2.3± net acres of the Stockton Boulevard right-of-way which is being abandoned into two parcels. In addition, the applicant is requesting that the abandoned Stockton Boulevard right-of-way be rezoned from Light Density Multiple Family (R-3) to Hospital (H) and included in the PUD Schematic Plan. The site is proposed to be developed as a psychiatric center. The abandoned right-of-way will be incorporated into the schematic PUD plan as landscaping and parking areas.

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: Staff recommends the Commission take the following actions:

- A. Ratification of the Negative Declaration;
- B. Recommend approval of the Rezone;
- C. Recommend approval of the Tentative Map, subject to conditions which follow;
- D. Recommend approval of PUD Schematic Plan Amendment.

Conditions - Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements, pursuant to Section 40.811 of the City Code along old intersection frontage with Stockton Boulevard;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer; provide an easement and drain lines as necessary to pass drainage from east of Highway 99 through Parcel A to Union House Creek;
3. Final map cannot be filed until abandonment proceedings for Stockton Boulevard are completed.

FARMS

HOSPITAL

DR

LENHART

BETHANY

UNIT No 9

RANGEVIEW

WOOD PARK

ARROYO VISTA

ARBEYWOOD

CR

SWISLER

ANNA KIRCHGATER  
SCHOOL

STEVENSON

AV

TRACT

UNIT No 7

TIMBERLAKE

WY

GREENS

BRUCEVILLE  
CREEK RD

METHODIST  
HOSPITAL

STOCKTON

MAP NO. 10

10/83

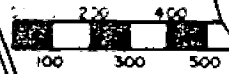
VALLEY

HI

NORTH FORK UNION HOUSE

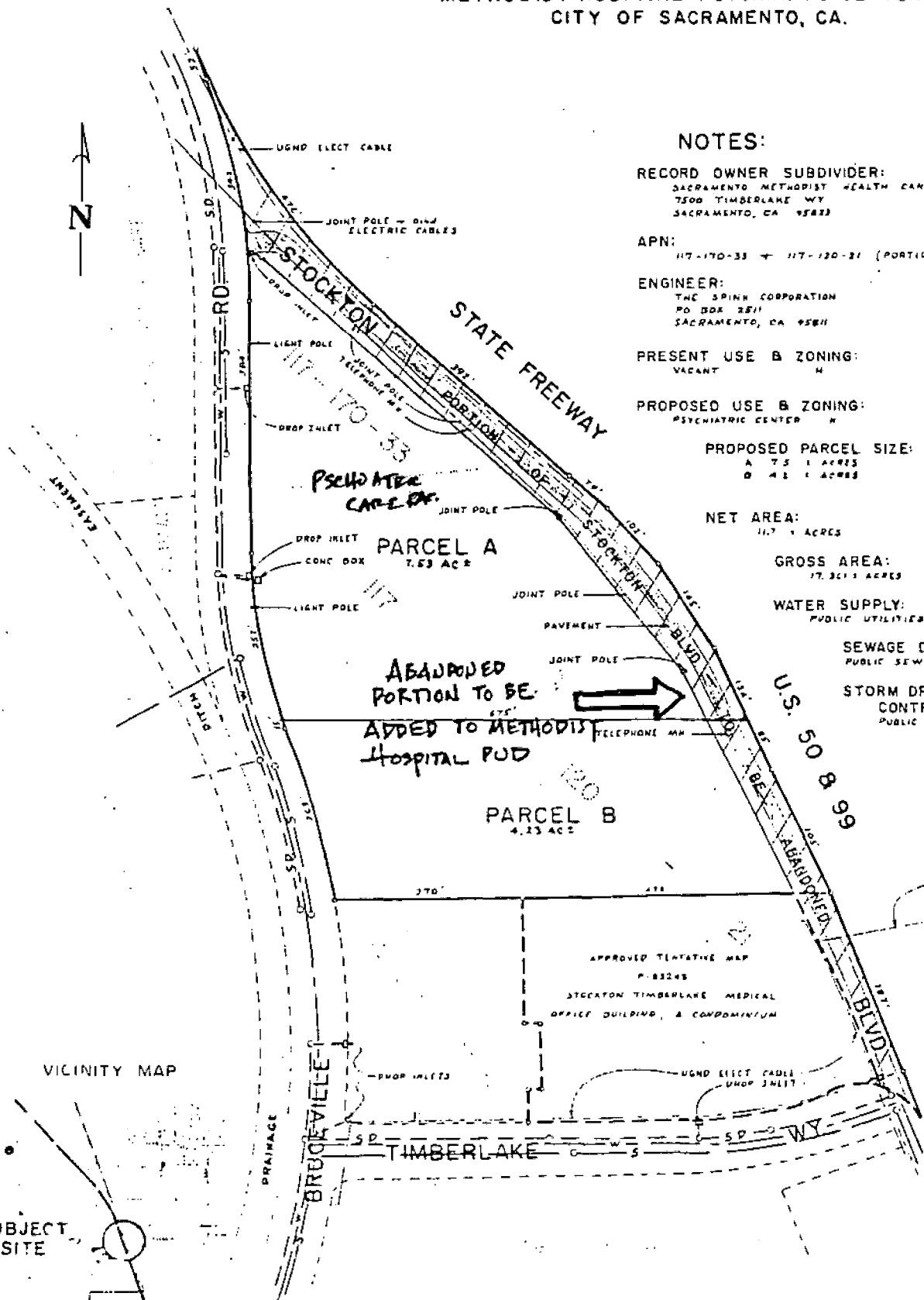
HEWITT

SUBD. No 4



# TENTATIVE PARCEL MAP

## METHODIST HOSPITAL PSYCHIATRIC CENTER CITY OF SACRAMENTO, CA.



**NOTES:**

RECORD OWNER SUBDIVIDER:  
SACRAMENTO METHODIST HEALTH CARE CO  
7500 TIMBERLAKE WY  
SACRAMENTO, CA 95823

APN:  
117-170-33 + 117-120-21 (PORTION OF)

ENGINEER:  
THE SPINK CORPORATION  
PO BOX 2511  
SACRAMENTO, CA 95811

PRESENT USE & ZONING:  
VACANT H

PROPOSED USE & ZONING:  
PSYCHIATRIC CENTER H

PROPOSED PARCEL SIZE:  
A 7.53 ACRES  
B 4.23 ACRES

NET AREA:  
11.76 ACRES

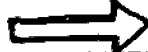
GROSS AREA:  
17.361 ACRES

WATER SUPPLY:  
PUBLIC UTILITIES

SEWAGE DISPOSAL:  
PUBLIC SEWERS

STORM DRAIN & FLOOD CONTROL:  
PUBLIC STORM DRAIN

ABANDONED PORTION TO BE ADDED TO METHODIST HOSPITAL PUD



PARCEL B  
4.23 AC


APPROVED TENTATIVE MAP  
P-83245  
STOCKTON TIMBERLAKE MEDICAL  
OFFICE BUILDING, & CONDOMINIUM

VICINITY MAP

SUBJECT SITE

SACRAMENTO

002741

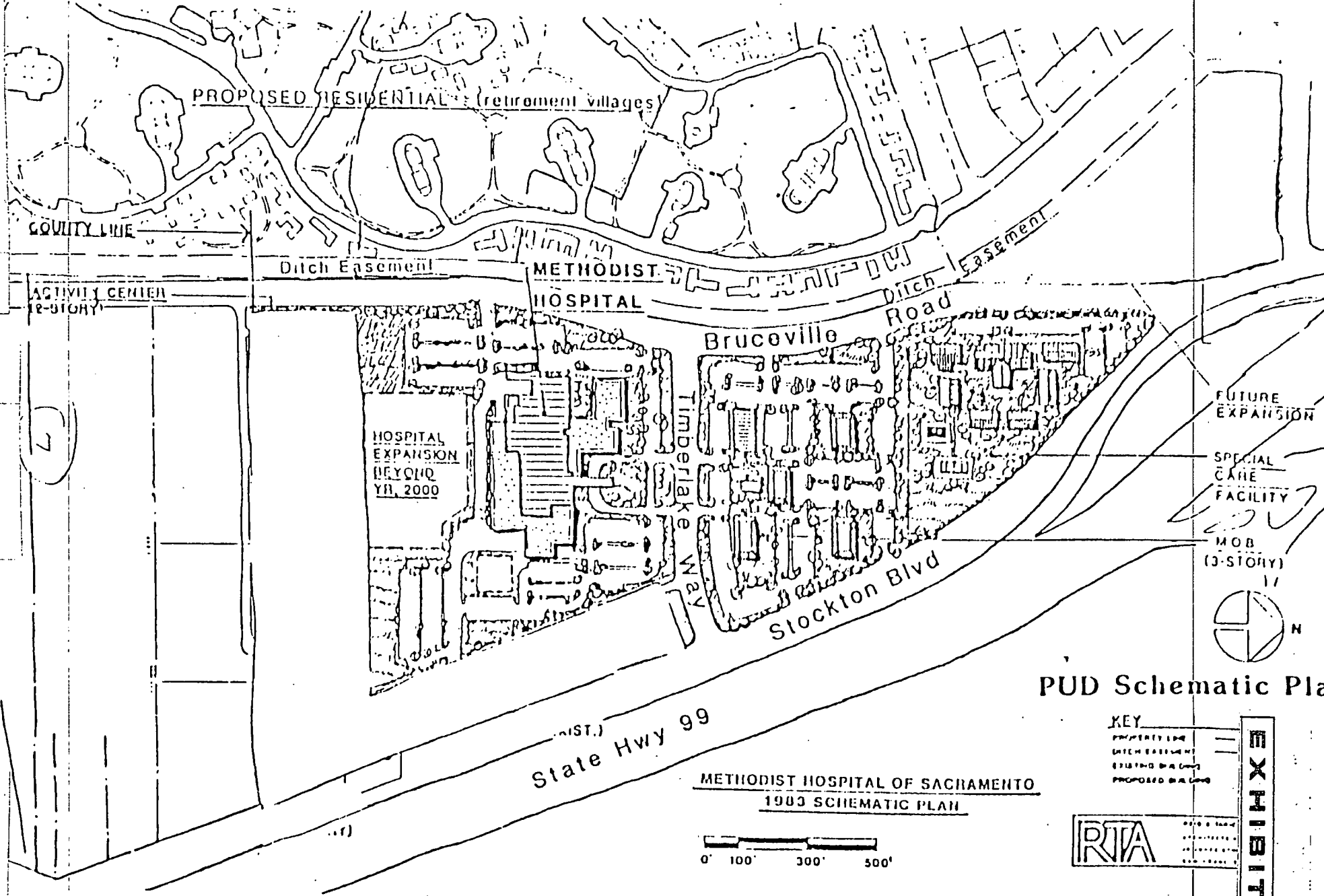
REVISIONS	JOB NO. SER. 001	TITLE: TENTATIVE PARCEL MAP METHODIST HOSPITAL PSYCHIATRIC CENTER	 <p>SPINK ENGINEERING COMPANY ENGINEERS PLANNERS SURVEYORS SACRAMENTO, CALIFORNIA</p>
	DATE: 7-10-84	CLIENT: METHODIST HOSPITAL	
	F.S. _____		
	SCALE: _____		
	DRAWN BY: TLF		
CHECKED BY: _____		CODE: R. 2. 2. 2. DA MC. 1. 2. 2.	

# PUD Schematic Plan

784-288

10-25-84

No. 7



## PUD Schematic Plan

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



METHODIST HOSPITAL OF SACRAMENTO  
1983 SCHEMATIC PLAN

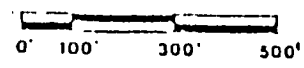


EXHIBIT C

exhibit 'A'

002742