

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment and a negative declaration has been filed.

RECOMMENDATIONS: Staff recommends the following:

- A. Approve the negative declaration;
- B. Recommend approval of the rezoning from Hospital-PUD (H(PUD)) and Agricultural (A) to Office Building-PUD (OB(PUD));
- C. Approve the special permit, subject to conditions and based upon findings of fact which follow;
- D. Recommend approval of the PUD schematic plan amendment from parking lot to office building and the addition and designation of 0.7_± acres into the PUD as a parking lot; and
- E. Approve the lot line adjustment by adopting the attached resolution.

Conditions - Special Permit

1. A revised site plan shall be submitted for review and approval by the Planning Director prior to issuance of building permits indicating the following:

Location, number and size of all trash enclosures.

2. The applicant shall submit a complete landscaping and irrigation plan for review and approval by the Planning Director prior to issuance of building permits. The landscape plan shall indicate compliance with the 50% parking lot shading ordinance.
3. The applicant shall construct all driveways in accordance with City standards. Driveway location and permits shall be approved by the City Traffic Engineer.
4. The on-site trash enclosure shall be constructed in accordance with the following standards:
 - a. The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main residential structures. Split face concrete block finish is recommended. Brick or tile veneer exterior finish should be avoided.
 - b. The trash enclosure structure shall have decorative heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position.
 - c. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.

- d. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
- e. The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.
- f. A concrete apron shall be constructed either in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at point of dumpster pickup.

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width, 10 feet or width of enclosure facility; length, 20 feet. Larger trash enclosure facilities shall require a large concrete apron, subject to the approval of the City Building Inspections Division Building Technicians (Plan Checker).

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

Findings of Fact - Special Permit:

1. The special permits are based upon sound principles of land use in that:
 - a. the proposed uses (office/parking lot) are compatible with the surrounding land uses which consist primarily of hospital/medical uses.
 - b. The office is consistent with the Hospital Master Plan.
2. The proposals, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in creation of a nuisance in that adequate parking, landscaping and setbacks are provided.
3. The proposed project, as conditioned, is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for office use in the Draft 1986 South Sacramento Community Plan and the proposed office complex conforms with the plan designation.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO
MERGE TWO LOTS AND READJUST COMMON
PROPERTY LINE BETWEEN A THIRD LOT
(P86-193)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located on the west side of Bruceville Road, approximately 915+ feet south of Timberlake Way; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and 1968 Valley Hi Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for office use by the General Plan and the proposed dental/office use conforms with the Plan Designation;

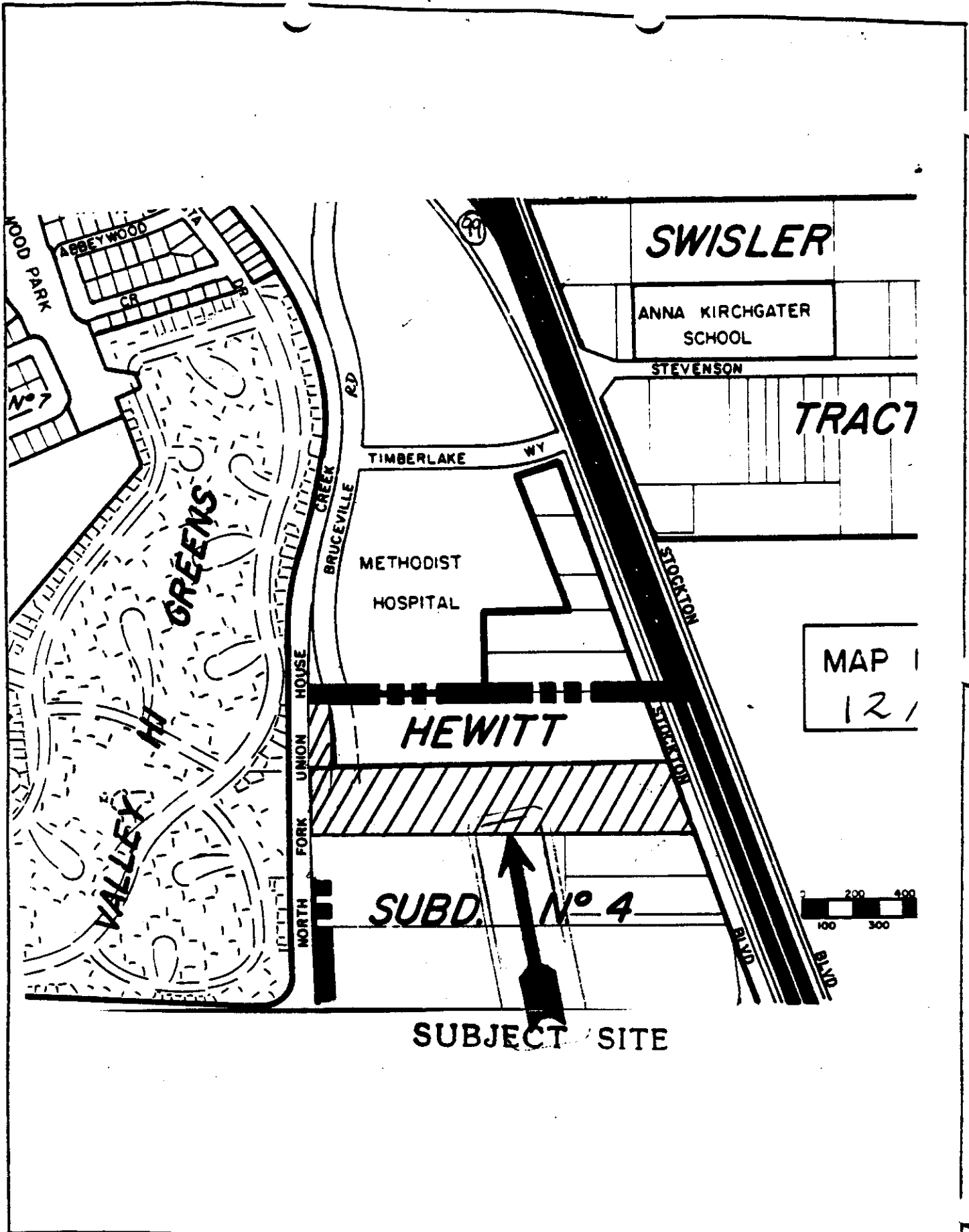
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located on the west side of Bruceville Road, approximately 915+ feet south of Timberlake Way, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

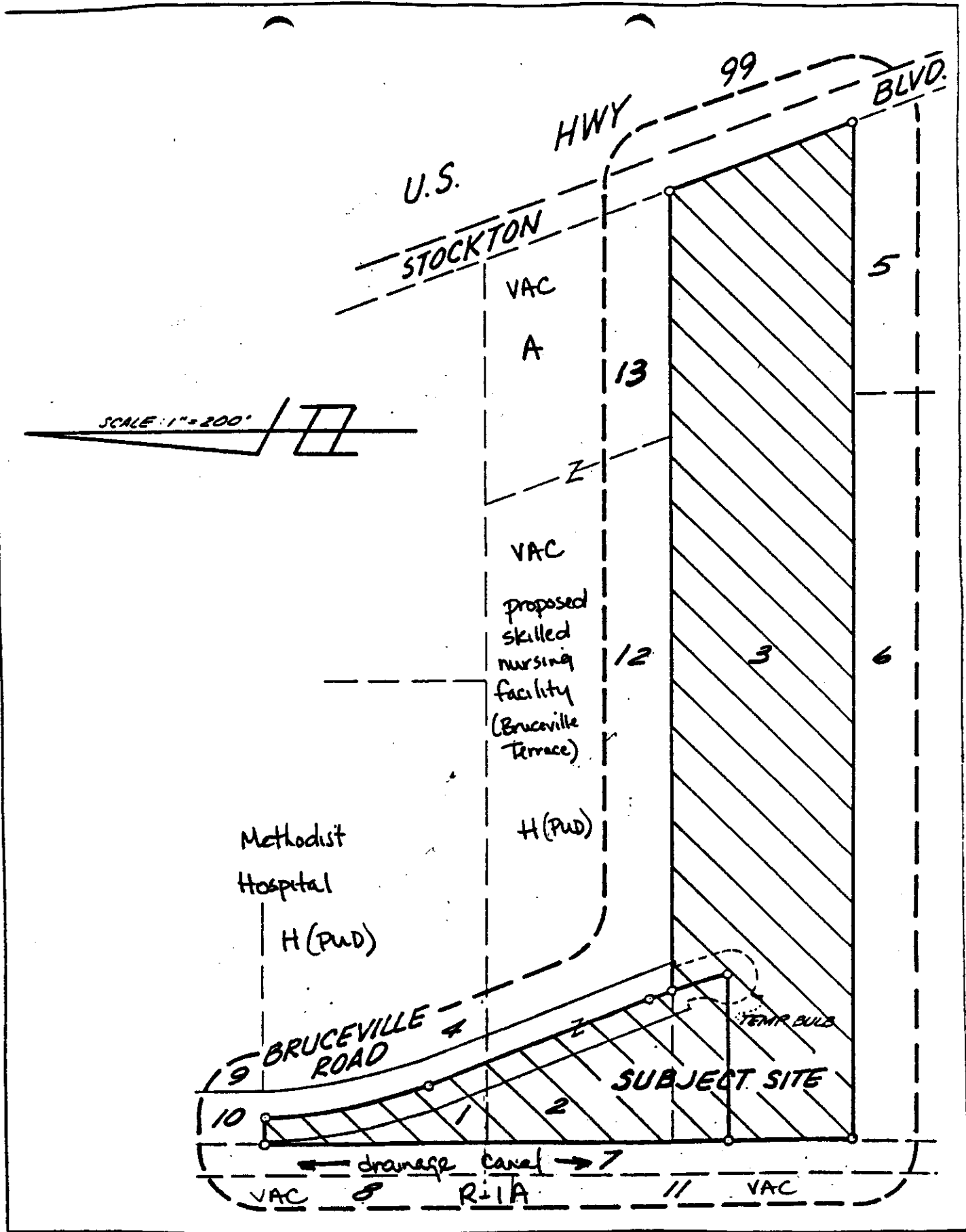


VICINITY MAP

P86-193

6-26-86

Item 12



LAND USE & ZONING MAP



architects • engineers • planners
the friendsen group
 2838 fulton avenue
 sacramento, ca 95821 916-488-0177
 for: P.O.M. DEVELOPMENT
 sacramento, ca.
 brookville road near timberlake

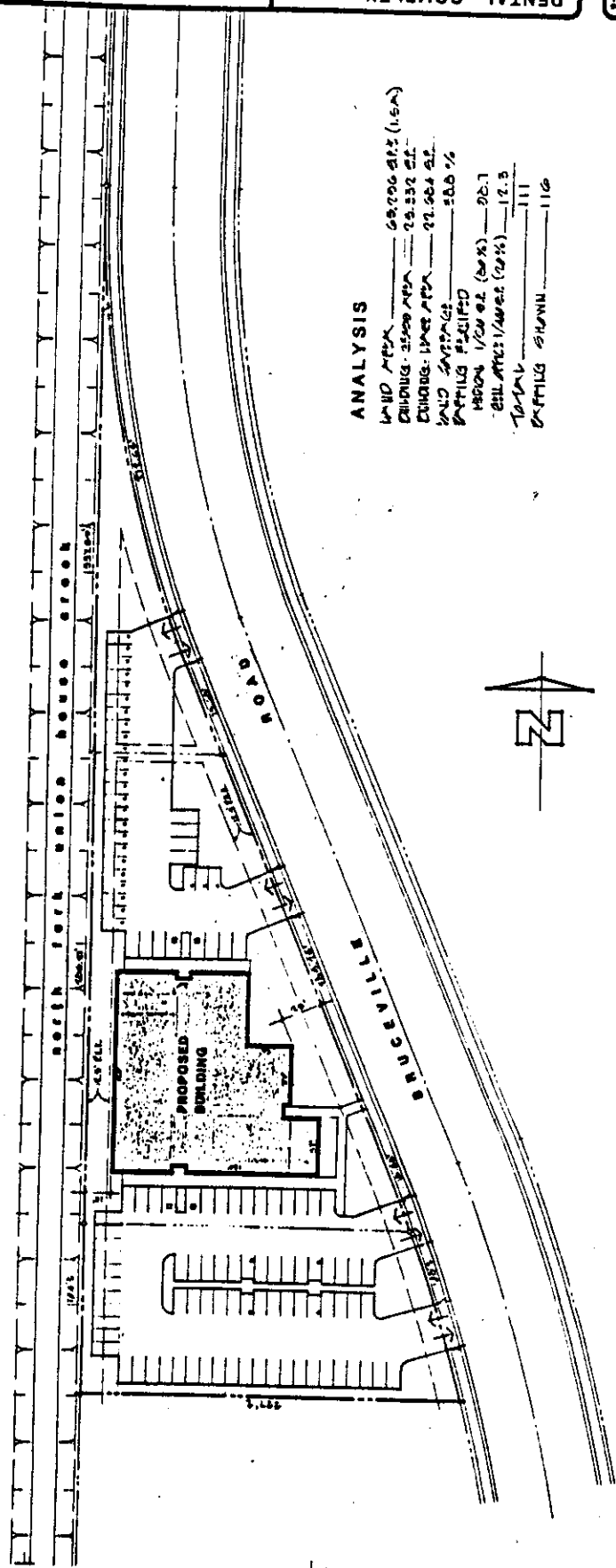
REVISIONS

DATE	4/15/86
JOB NO.	P-2086-3
SHEET NO.	A-1

SIGNATURE

ANALYSIS

LAND AREA 68,706 sq ft (1.25)
 CHANG. 31000 sq ft 45.13%
 CHANG. 19000 sq ft 27.65%
 TOTAL CHANG. 50.78%
 IMPROV. 1/2000 (20%) 12.5
 TOTAL IMPROV. 63.28%
 EXISTING STAMIN 116



SITE PLAN 1"=30'

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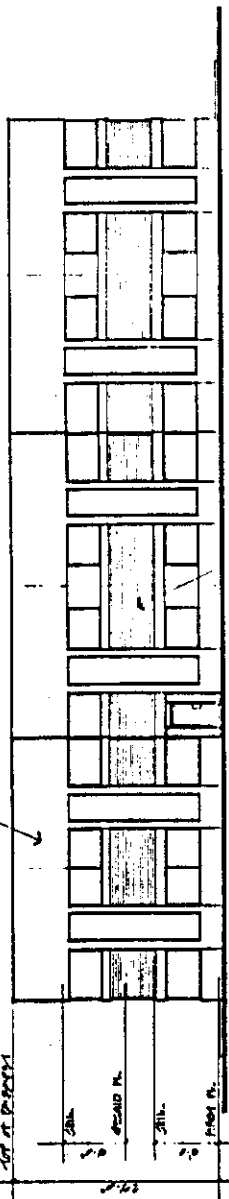
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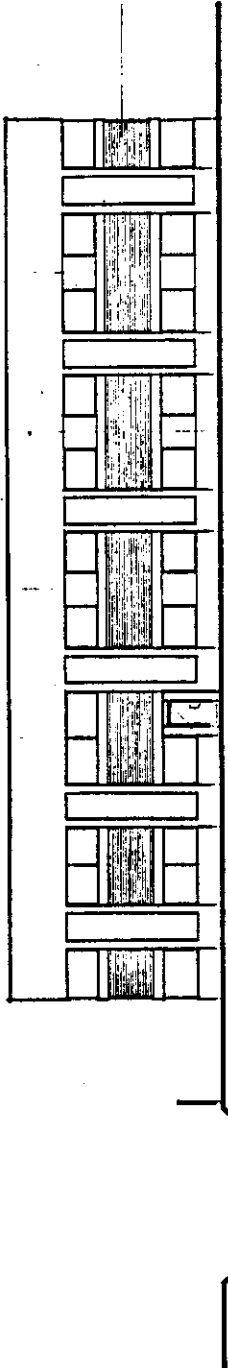
architects • engineers • planners
the frandsen group
 2838 fuitt
 85821 818-488-0173
 suite-5
 RECREATION

DENTAL COMPLEX
 BRUCEVILLE ROAD NEAR TIMBERLAKE
 SACRAMENTO, CA.
 FOR P.O.M. DEVELOPMENT

SIGNATURE	REVISIONS
	DATE
	NO. NO.
P-2588-3	
SHEET NO.	



EAST ELEVATION 1/8"=1'-0"



SOUTH ELEVATION 1/8"=1'-0"

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DESCRIPTION OF PROPOSED PARCELS

PARCEL NO. 1:

All that portion of Lots 2, 3 and 4, as said lots are shown on the official plat of "Hewitt Subdivision No. 4," recorded in the office of the Recorder of Sacramento County in Book 14 of Maps, Map No. 55, described as follows:

Beginning at a point on the Westerly boundary of said Lot 4, from which the Northwest corner thereof bears North 00° 30' 49" West 86.90 feet; thence from said point of beginning along the Westerly boundaries of said Lots 2, 3, and 4, North 00° 30' 49" West 710.70 feet to a point on the Westerly right-of-way line of Bruceville Road; thence North 89° 29' 11" East 40.00 feet to the centerline of Bruceville road; thence Southerly along the said centerline the following four (4) courses: (1) curving to the left on an arc of 680.65 feet radius, subtended by a chord bearing South 11° 25' 05" East 257.52 feet; (2) South 22° 19' 21" East 364.44 feet; (3) curving to the right on an arc of 1000.00 feet radius, said arc being subtended by a chord bearing South 21° 19' 42" East 34.70 feet to a point on the Southerly boundary of said Lot 3; and (4) thence continuing along an arc of 1000.00 feet radius, said arc being subtended by a chord bearing South 17° 43' 39" East 90.96 feet; thence leaving said centerline South 89° 27' 11" West 263.36 feet to the point of beginning; containing 2.212 acres, more or less.

PARCEL NO. 2:

All that portion of Lot 4, as said lot is shown on the official plat of "Hewitt Subdivision No. 4," recorded in the office of the Recorder of Sacramento County in Book 14 of Maps, Map No. 55, described as follows:

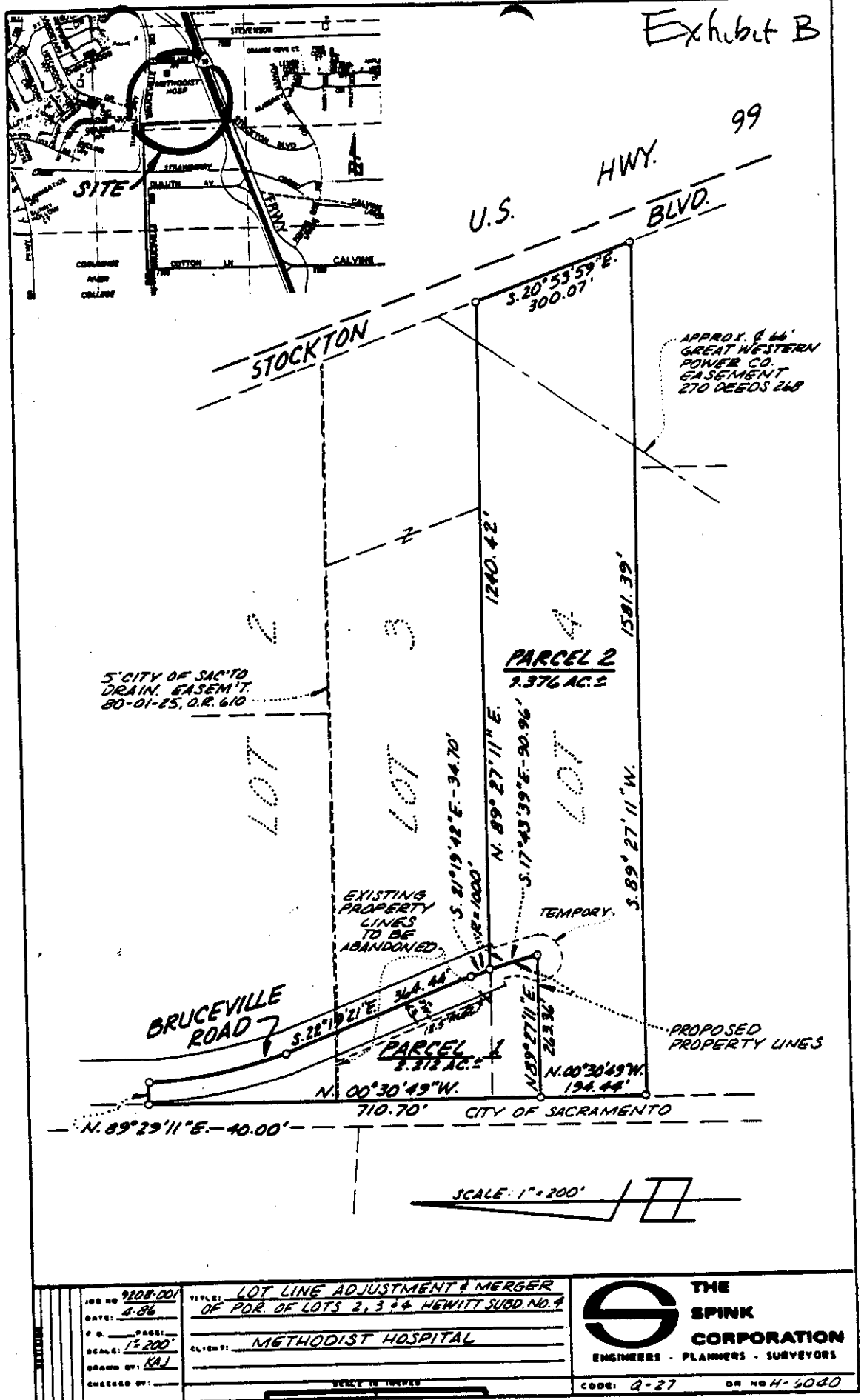
Beginning at the Southwest corner of said Lot 4; thence from said point of beginning North 00° 30' 49" West 194.44 feet; thence North 89° 27' 11" East 263.36 feet to the centerline of Bruceville Road; thence along said centerline, curving to the right on an arc of 1000.00 feet radius, said arc being subtended by a chord bearing North 17° 43' 39" West 90.96 feet to a point on the Northerly boundary of said Lot 4; thence along said Northerly boundary North 89° 27' 11" East 1240.42 feet to a point located on the Westerly boundary of that certain tract of land described in the Deed to the State of California, recorded in the office of said Recorder in Book 2592 of Official Records at Page 553; thence along said Westerly boundary South 20° 53' 59" East 300.07 feet to the Southeast corner of said Lot 4; thence along the Southerly boundary of said Lot 4 South 89° 27' 11" West 1581.39 feet to the point of beginning; containing 9.376 acres, more or less.

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Exhibit B



JOB NO. 9208-001
 DATE: 4-86
 P. O. NO. _____
 SCALE: 1" = 200'
 DRAWN BY: KAJ
 CHECKED BY: _____

TITLE: LOT LINE ADJUSTMENT & MERGER
 OF POR. OF LOTS 2, 3 & 4 HEWITT SUBD. NO. 4
 CLIENT: METHODIST HOSPITAL

THE SPINK CORPORATION
 ENGINEERS - PLANNERS - SURVEYORS

CODE: Q-27 OR NO. H-5040

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