



CITY OF SACRAMENTO

24

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

September 29, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination;
2. Rezone 17+ acres from Agricultural, A to Hospital H (P82-121)

LOCATION: 7500 Timberlake Way

SUMMARY

The applicant is requesting the rezone in order to bring the existing Methodist Hospital complex into compliance with the new Hospital, H zoning classification. The staff and Planning Commission recommend approval of the rezoning as requested.

BACKGROUND INFORMATION

On March 23, the Council approved a Zoning Ordinance amendment which created the Hospital, H zone. This ordinance amendment left the Methodist Hospital complex as a nonconforming use since it is currently located in the A, Agricultural zone. Pursuant to Council's direction, a letter was sent to all such facilities affected by this amendment. This letter informed them that they could apply for the necessary rezoning without payment of fees until October 22, 1982. It is due to this provision that the applicant is now requesting the rezone for the subject complex.

VOTE OF COMMISSION

On August 26, 1982, the Planning Commission, by a vote of six ayes and three absent, recommended approval of the rezoning as requested.

APPROVED
BY THE CITY COUNCIL

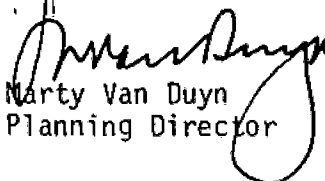
OCT 5 1982

OFFICE OF THE
CITY CLERK

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the rezoning by adopting the attached rezoning ordinance.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:TM:cp
Attachments
P82-121

October 5, 1982
District No. 7

SACRAMENTO CITY PLANNING COMMISSION

24

MEETING DATE 8-26-82
 ITEM NO. 7 FILE NO. P-82121
 M-_____

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING ENVIRONMENTAL DET.
- SPECIAL PERMIT OTHER _____
- VARIANCE _____

Recommendation _____ LOCATION: 7500 Timberlake Way

- Favorable
- Unfavorable
- Petition
- Correspondence

NAME	PROPOSERS	ADDRESS

NAME	OPPOSERS	ADDRESS

MOTION NO. _____

MOTION:

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

	YES	NO	MOTION	2ND
Augusta	✓			✓
Pong	absent			
Goodin	absent			
Holloway	✓		✓	
Larson	✓			
Muraki	✓			
Silva	✓			
Simpson	absent			
Hunter	✓			

ORDINANCE NO. 82-080

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 7500 TIMBERLAKE WAY

FROM THE A. AGRICULTURAL ZONE

AND PLACING SAME IN THE H, HOSPITAL

ZONE (FILE NO. P- 82-121) (APM: 117-181-06,07,21)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the A. Agricultural zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the H. Hospital zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.

b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission August 26, 1982, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

APPROVED
BY THE CITY COUNCIL

OCT 5 1982

OFFICE OF THE
CITY CLERK

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

EXHIBIT A

LEGAL DESCRIPTION

All that portion of Sections 10 and 15, Township 7 North, Range 5 East, M.D.B. & M., described as follows:

Beginning at the Southwest corner of that certain 36.267 acre tract of land as shown on that certain Record of Survey entitled "Portion of the North one-half of Section 15, T. 7 N., R. 5 E., M.D.B. & M., and Portion of Lots 1 & 2, Hewitt Subdivision No. 4", recorded in the office of the Recorder of Sacramento County in Book 15 of Surveys, Map No. 4; thence from said point of beginning along the West boundary of said 36.267 acre tract of land North 00° 30' 49" West 337.59 feet; thence curving to the right on an arc of 1168.50 feet radius, said arc being subtended by a chord bearing North 09° 00' 16" East 386.43 feet; thence curving to the left on an arc of 1250.00 feet radius, said arc being subtended by a chord bearing North 03° 10' 40" West 924.37 feet; thence curving to the left on an arc of 1895.00 feet radius, said arc being subtended by a chord bearing North 25° 37' 20" West 49.25 feet; thence Northwesterly, curving to the left on an arc of 1895.00 feet radius, said arc being subtended by a chord bearing North 34° 21' 01" West 526.36 feet; thence North 42° 20' 00" West 470.74 feet; thence North 210.00 feet; thence East 340.79 feet; thence curving to the left on an arc of 550.00 feet radius, said arc being subtended by a chord bearing North 80° 18' 15" East 185.26 feet to a point located on the Northeasterly boundary of that certain 384.987 acre tract of land as shown on said Record of Survey; and the Southwesterly boundary of that certain 24.31 acres of land deeded to the State of California, in Quitclaim Deed recorded September 10, 1954, in Book 2670, Page 361, Official Records; thence along the Southwesterly boundary of said State Land and along the Northeasterly boundary of said Record of Survey the following three (3) courses and distances: (1) South 19° 23' 20" East 185.66 feet, (2) South 28° 33' 21" East 259.72 feet and (3) South 47° 11' 38" East 471.13 feet; thence along the boundary of said 36.267 acre tract of land the following seven (7) courses and distances: (1) South 47° 11' 38" East 115.29 feet, (2) South 37° 01' 55" East 293.74 feet, (3) South 25° 45' 50" East 539.42 feet, (4) South 20° 53' 59" East 245.77 feet; (5) South 70° 07' 31" West 193.70 feet, (6) South 21° 51' 14" East 193.25 feet, (7) South 20° 51' 49" East 399.00 feet; thence North 89° 27' 11" East 203.40 feet to a point located on the Westerly right-of-way line of Stockton Boulevard, a public street; thence along said Westerly right-of-way line South 20° 53' 59" East 352.76 feet; thence South 89° 27' 11" West 1370.54 feet to the point of beginning, containing 50.40 acres, more or less.

THE SPINK CORPORATION
CHECKED: _____ DATE _____
TYPING _____
TRAVERSE *C.W.* 10-25-82

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.

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.

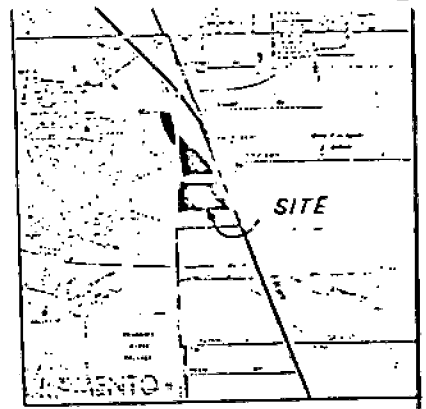
RECOMMENDATION: Staff recommends the following actions:

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

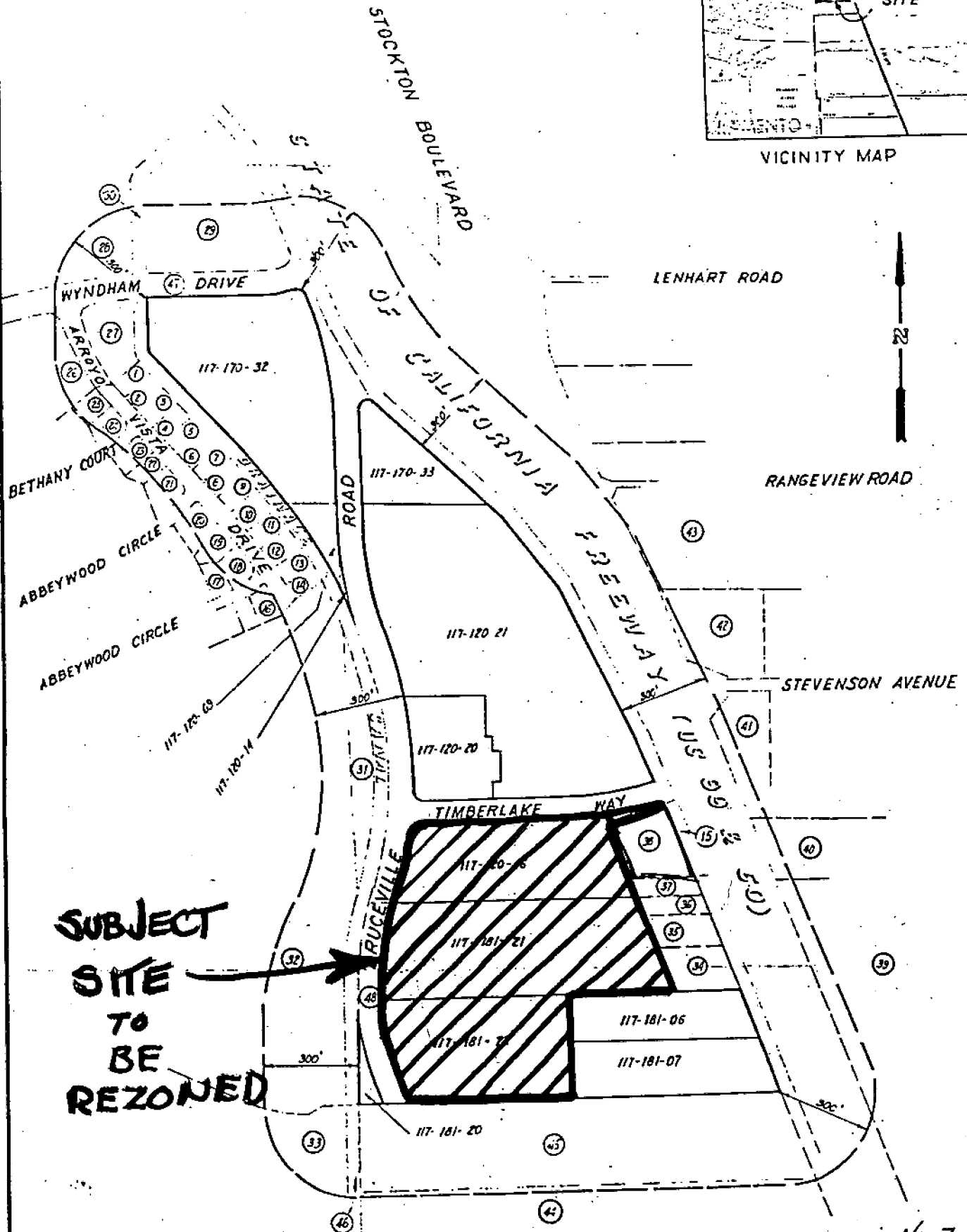
OWNERSHIP EXHIBIT 1AP TO ACCOMPANY
REZONING REQUEST BY METHODIST HOSPITAL
CITY OF SACRAMENTO
CALIFORNIA

JUNE, 1982

SCALE 1"=200'



VICINITY MAP



**SUBJECT
SITE
TO
BE
REZONED**

C-4-R

VICTORY AV

C-2

NORTH UNION HOUSE CR

R-3

WYNDHAM DR

R-2

R-3

R-3R

R-1

ANNA KIRCHGATER SCHOOL

OB-R

TIMBERLAKE WY

OB-R

METHODIST HOSPITAL

A

STATE HIGHWAY 99

R-1

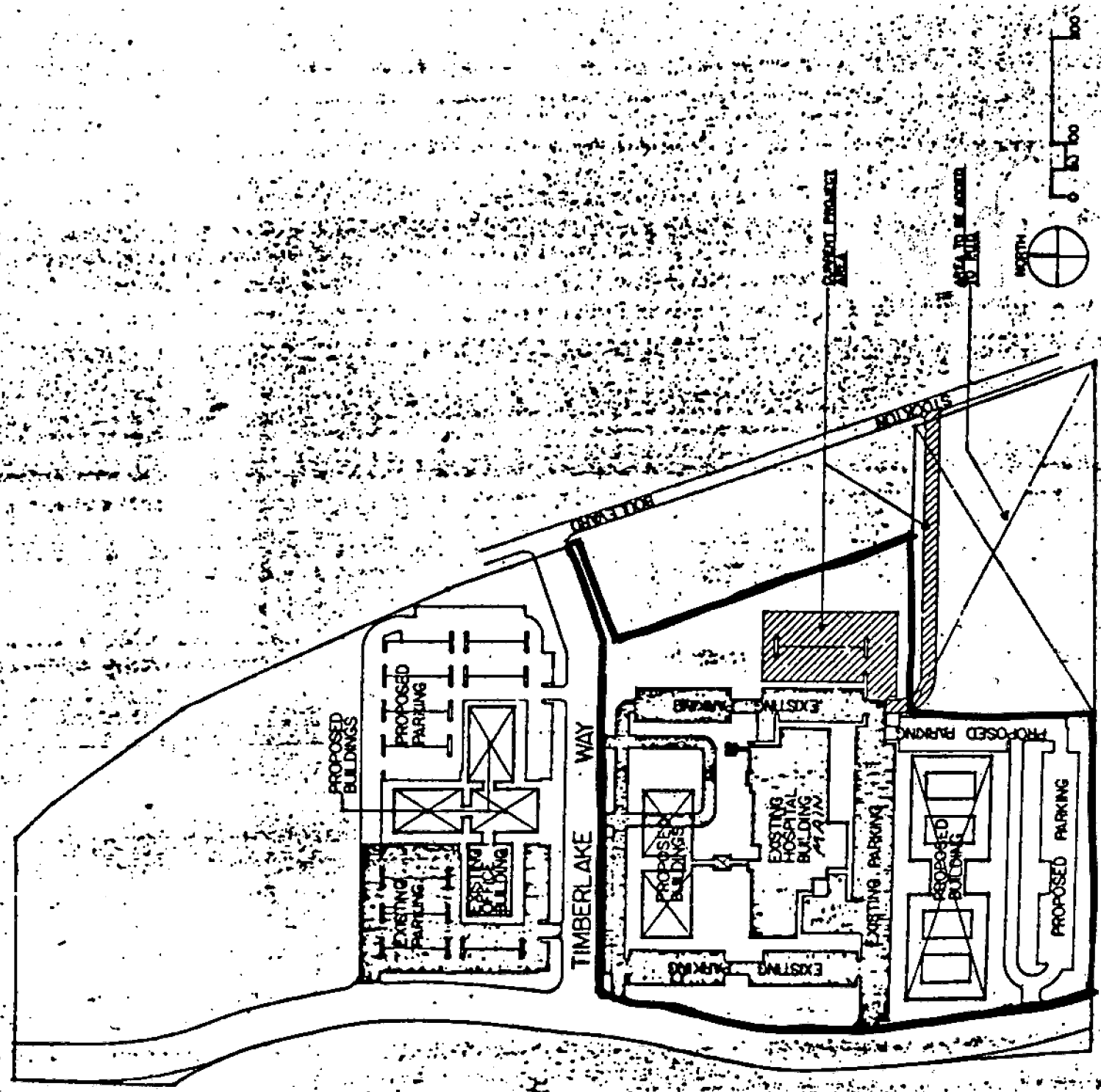
SUBJECT SITE

DRAINAGE CANAL

DRAINAGE DITCH

BRUCEVILLE

EXHIBIT "A"



NACHTLEW ARCHITECTS
 SACRAMENTO
 CALIFORNIA
 TEL: 90404
 FAX: 5/180

SITE PLAN FOR PUD
 METHODIST HOSPITAL OF SACRAMENTO
 1000 TIMBERLAKE WAY
 SACRAMENTO CALIFORNIA

24 (6)



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

September 20, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone 17+ acres from A to H zone

LOCATION: 7500 Timberlake Way

SUMMARY

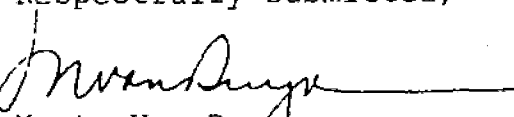
This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.

BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to October 5, 1982.

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE
CITY MANAGER

PASSED FOR
PUBLICATION
& CONTINUED
TO 10-5-82

MVD:cp
Attachment
P82-121

September 28, 1982
District No. 7

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 7500 TIMBERLAKE WAY

FROM THE A, AGRICULTURAL ZONE

AND PLACING SAME IN THE H, HOSPITAL

ZONE (FILE NO. P- 82-121) (APN: 117-181-06,07,21)

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PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

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THE SPINK CORPORATION
CHECKED: _____ DATE _____
TYPING _____
TRAVEL _____
MAP _____