

CITY PLANNING COMMISSION

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

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Valley Health Care Corp., 1107-9th Street, Ste. 880, Sacramento, CA 95814		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	12/7/84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	Ex. 15315	EIR	ASSESSOR'S PCL. NO. 117-181-10

- APPLICATION:**
- A. Tentative Map (P85-011)
 - B. Variance to create a lot in the Agricultural (A) zone less than five acres in size.
 - C. Subdivision Modification to create a lot less than five acres in size in the Agricultural (A) zone (Sec. 40.323 Sub. Ord.)

LOCATION: Terminus of Bruceville Road

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 9+ vacant acres into three parcels in order to construct a 140 bed skilled nursing home.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North:	Hospital; A
South:	Vacant; A
East:	Vacant, Highway 99; A, TC
West:	Vacant; R-1A

Parking Required:	70 spaces	001215
Parking Provided:	70 spaces	
Parking Ratio:	One space/two beds	
Property Dimensions:	Irregular	
Property Area:	7+ acres	
Square Footage of Building:	60,000	
Topography:	Flat	
Street Improvements/Utilities:	To be provided	
Exterior Building Colors	Earth tones with accents	
Exterior Building Materials:	Stucco	
Height of Structure:	One story	

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On December 26, 1984, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification, subject to the attached conditions.

BACKGROUND INFORMATION: On December 13, 1984, the Commission considered the necessary rezoning and plan amendments to designate a portion of the subject site a skilled nursing/intermediate care facility and include it in the Methodist Hospital PUD.

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

- A. Land Use: The subject site is a 9+ acre parcel. Methodist Hospital is located to the north of the site, while vacant parcels surround the site on the remaining three sides. The General Plan currently designates the site for residential and hospital use, and the 1968 Valley Hi Community Plan designates the site for hospital and residential uses.

The applicant is proposing to expand the Methodist Hospital facility by adding the 6.75+ acre portion of the subject site to the Methodist Hospital PUD Schematic Plan. A skilled nursing/intermediate care facility is proposed to be constructed on the site at a future date. The applicant has no use for Parcel 3 at this time and is requesting to subdivide the property in order to market the unneeded parcel.

Parcel One is a remnant piece resulting from the proposed alignment of Bruceville Road. It will be incorporated into future hospital development. Staff has no objection to the requested tentative map.

- B. The zoning and subdivision ordinances both require parcels created in the Agricultural (A) zone to be a minimum of five acres. Since the applicant does not propose to develop Parcel 3 staff has no objection to creating an agricultural parcel 2.5+ acres in size. In this way any future development is subject to review by the Commission and Council. Staff, therefore supports the requested Variance/Subdivision Modification.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15315).

RECOMMENDATION: Staff recommends the following:

001216

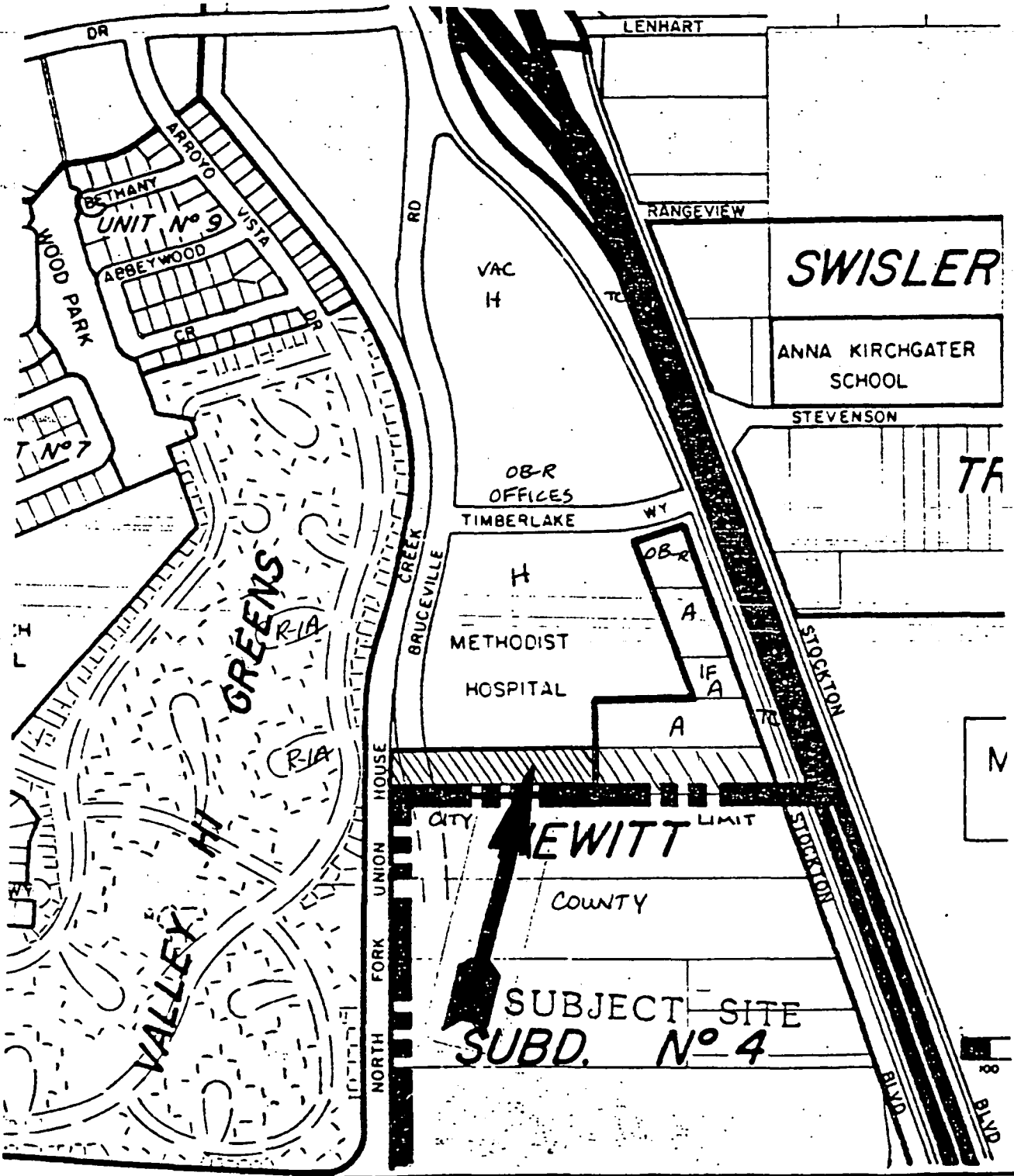
- A. Approval of the Tentative Map, subject to conditions which follow.
B. Approval of the Variance to create a lot less than five acres in size in the Agricultural (A) zone, based upon Findings of Fact which follow.
C. Approval of the Subdivision Modification to create a lot less than five acres in size in the Agricultural (A) zone.

Conditions - Tentative Map

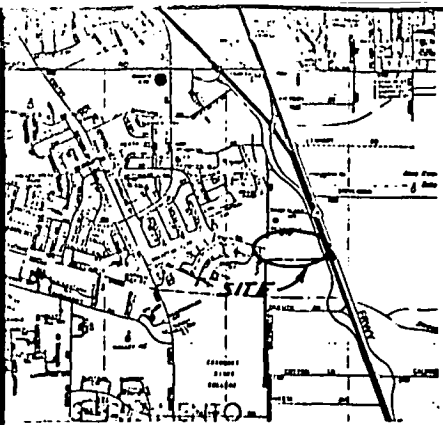
The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code along Bruceville Road and Stockton Boulevard;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer; may require off-site sewer extension; coordinate with County Sanitation District. Lot grading shall provide sufficient freeboard above 100 year floodplain for Unionhouse Creek;
3. Owner may require existing 1911 Bond to be paid off. If not, file the necessary segregation requests and fees to segregate existing assessments;

001221

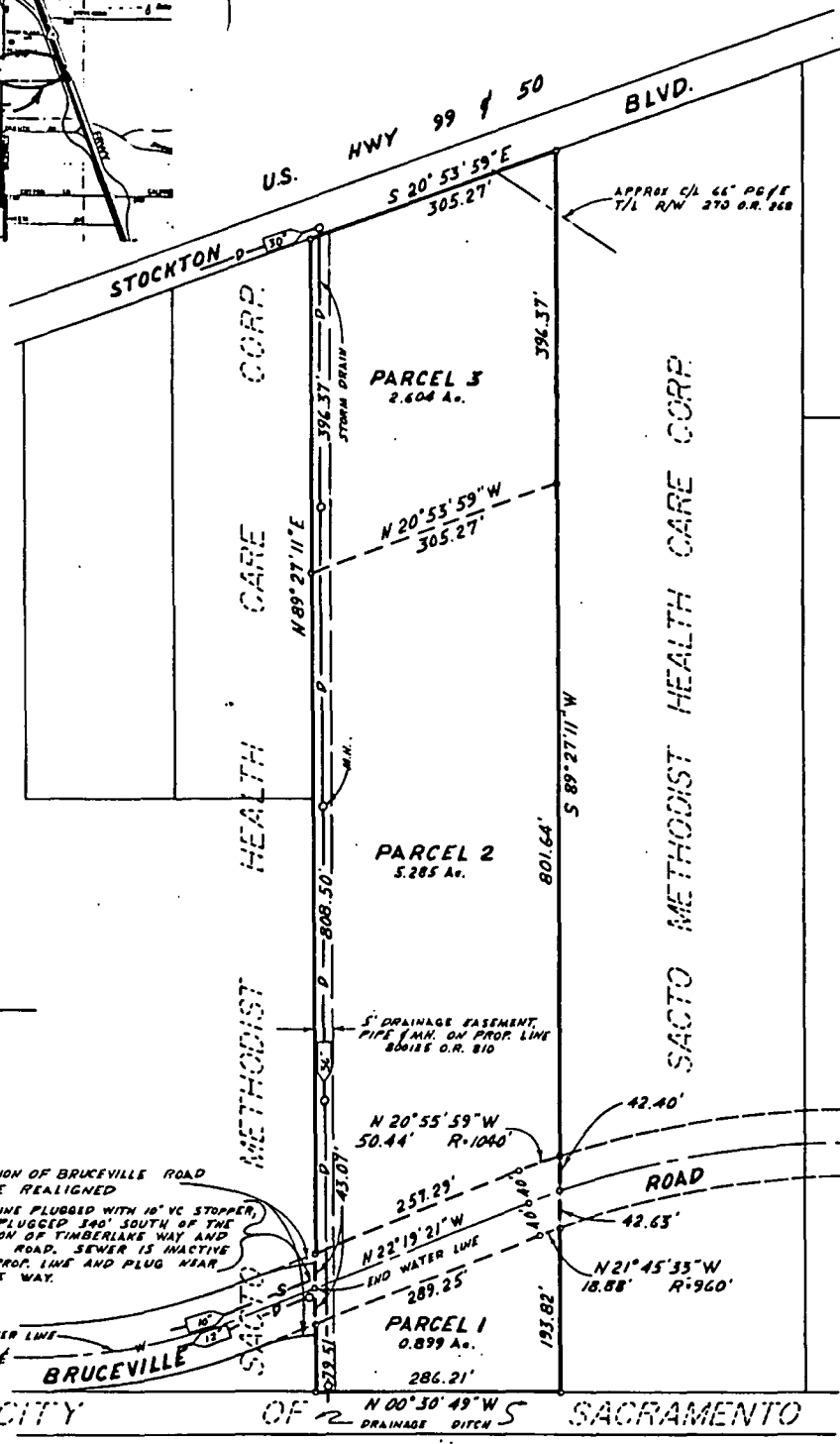


VICINITY - LAND USE - ZONING



001222

SCALE 1"=100'



RECORD OWNER/SUBDIVIDER:
 VALLEY HEALTH CARE CORPORATION, JOHN F. WHISENHUNT & GERRITT H. WHISENHUNT
 C/O HERMAN E. LORING JR.
 107 NINTH ST, SUITE 800
 SACRAMENTO, CA. 95814

ENGINEER:
 THE SPINK CORPORATION
 120 GOV LESH
 SACRAMENTO, CA. 95811

PRESENT USE & ZONING:
 VACANT A
 APN: 117-181-10

PROPOSED USE & ZONING:
 HOSPITAL N

NUMBER OF LOTS:
 EXISTING: 1
 3,354 Ac.
 PROPOSED: 3
 0,899 Ac. NET
 2,285 Ac. NET
 2,604 Ac. NET

WATER SUPPLY: PUBLIC UTILITIES
SEWAGE DISPOSAL: PUBLIC SEWERS
STORM DRAIN: PUBLIC DRAINS

P 85011

REVISIONS	JOB NO. 2265-007	TITLE: TENTATIVE PARCEL MAP OF LOT 3 NEWITT
	DATE: 11-27-84	SUBDIVISION # 4, M O M S S
	F.R. PB.	CLIENT: VALLEY HEALTH CARE CORPORATION
	SCALE: 1"=100'	
	DRAWN BY: TF	
CHECKED BY:		

THE SPINK CORPORATION
 PROFESSIONAL PLANNING, ENGINEERING
 120 GOV LESH, SACRAMENTO, CA. 95811

CODE R-27 DR. NO. A-1220

4. Provide additional five-foot drainage easement for existing line. Assure adequate access to drain line along easement to the satisfaction of the City Public Works Director;
5. Provide off-site dedication and improvement construction of the extension of Bruceville Road to Duluth Avenue in the County.

Findings of Fact - Variance

1. Granting the variance does not constitute a special privilege extended an individual property owner, in that there is no proposed use for the parcel at this time and the site remains large enough for future development;
2. Granting the variance does not constitute a use variance, in that no use is proposed for the site and it will remain vacant at this time;
3. Granting the variance will not be injurious to public welfare or to property in the vicinity, in that any development of the site will be subject to public review and hearing;
4. The variance is compatible with the residential land use designations of the General Plan and the 1968 Valley Hi Community Plan, in that Agricultural zoning allows single family development.

*see amended
page*

001215

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PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
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- South: Vacant; A
- East: Vacant, Highway 99; A, TC
- West: Vacant; R-1A

Parking Required:	70 spaces
Parking Provided:	70 spaces
Parking Ratio:	One space/two beds
Property Dimensions:	Irregular
Property Area:	7+ acres
Square Footage of Building:	60,000
Topography:	Flat
Street Improvements/Utilities:	To be provided
Exterior Building Colors	Earth tones with accents
Exterior Building Materials:	Stucco
Height of Structure:	One story

001211

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On December 26, 1984, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification, subject to the attached conditions.

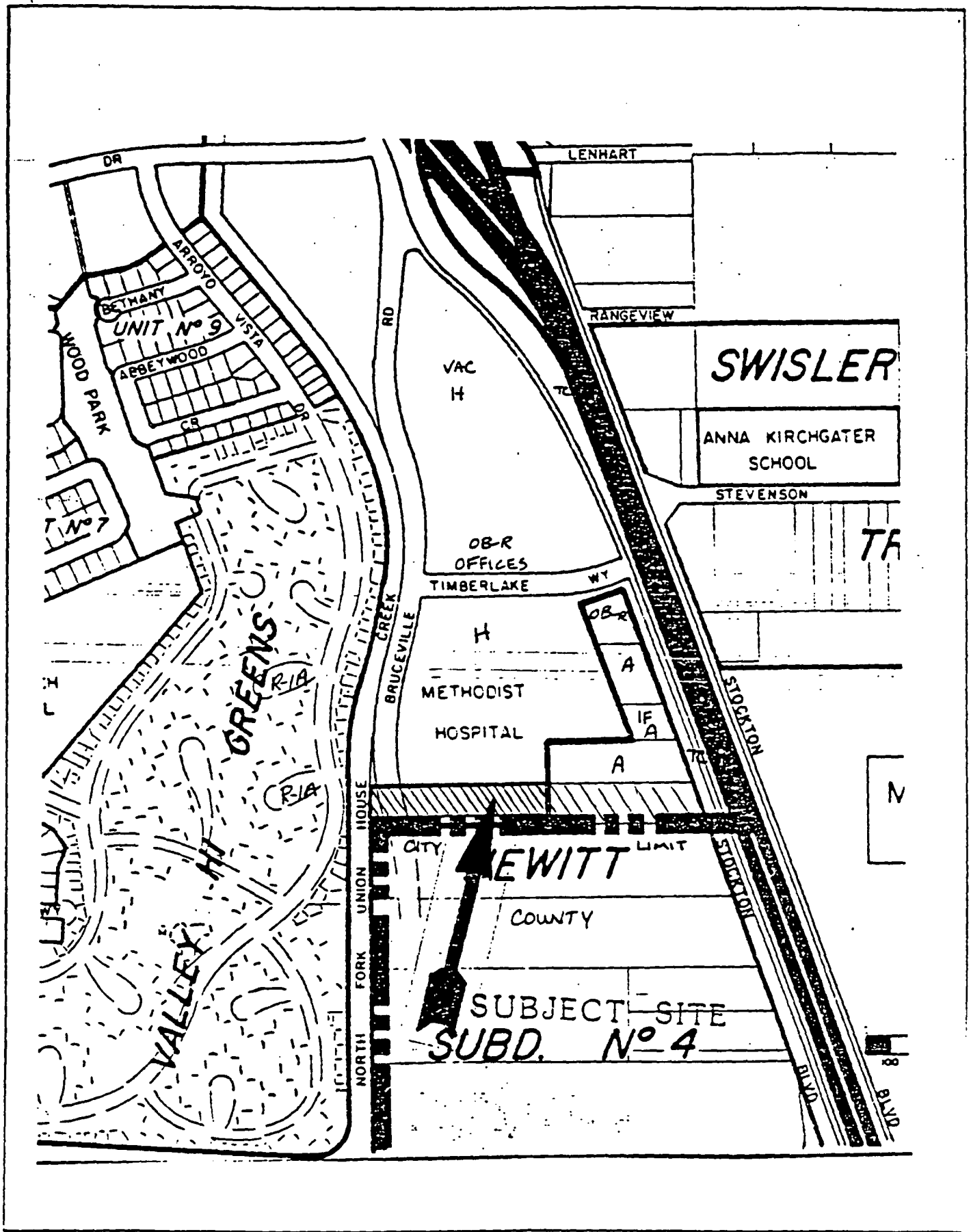
BACKGROUND INFORMATION: On December 13, 1984, the Commission considered the necessary rezoning and plan amendments to designate a portion of the subject site a skilled nursing/intermediate care facility and include it in the Methodist Hospital PUD.

4. Provide additional five-foot drainage easement for existing line. Assure adequate access to drain line along easement to the satisfaction of the City Public Works Director;
5. Provide off-site dedication and improvement construction of the extension of Bruceville Road to Duluth Avenue in the County.

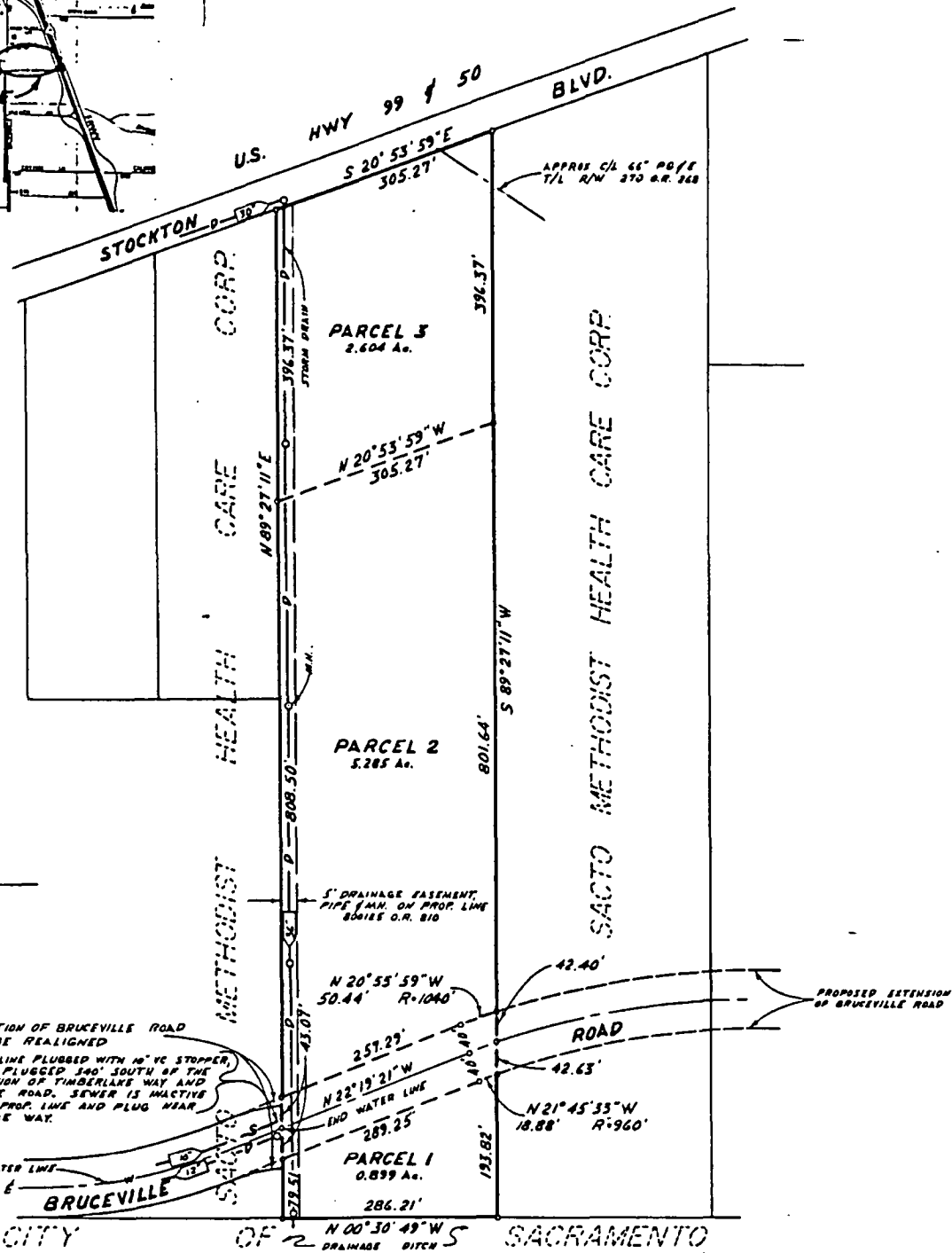
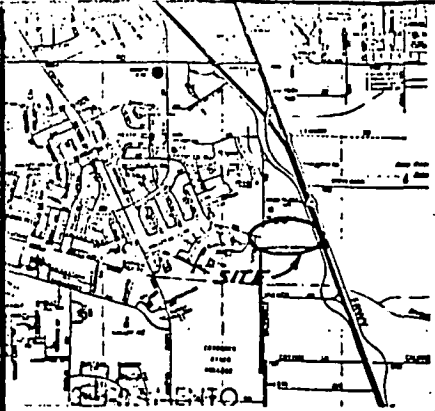
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3. Granting the variance will not be injurious to public welfare or to property in the vicinity, in that any development of the site will be subject to public review and hearing;
4. The variance is compatible with the residential land use designations of the General Plan and the 1968 Valley Hi Community Plan, in that Agricultural zoning allows single family development.

001213



VICINITY - LAND USE - ZONING



SCALE 1"=100'

RECORD OWNER/SUBDIVIDER:
 VALLEY HEALTH CARE CORPORATION, JOHN F. WISENHUNT & GENEVET M. WISENHUNT
 C/O NERMAN E. LORAND JR.
 1107 NINTH ST. SUITE 880
 SACRAMENTO, CA. 95814

ENGINEER:
 THE SPINK CORPORATION
 PO BOX 1511
 SACRAMENTO, CA. 95811

PRESENT USE & ZONING:
 VACANT A
 APN: 117-181-10

PROPOSED USE & ZONING:
 HOSPITAL H

NUMBER OF LOTS:
 EXISTING: 1
 9.354 Ac.
 PROPOSED: 5
 0.899 Ac. NET
 5.385 Ac. NET
 2.604 Ac. NET

WATER SUPPLY: PUBLIC UTILITIES
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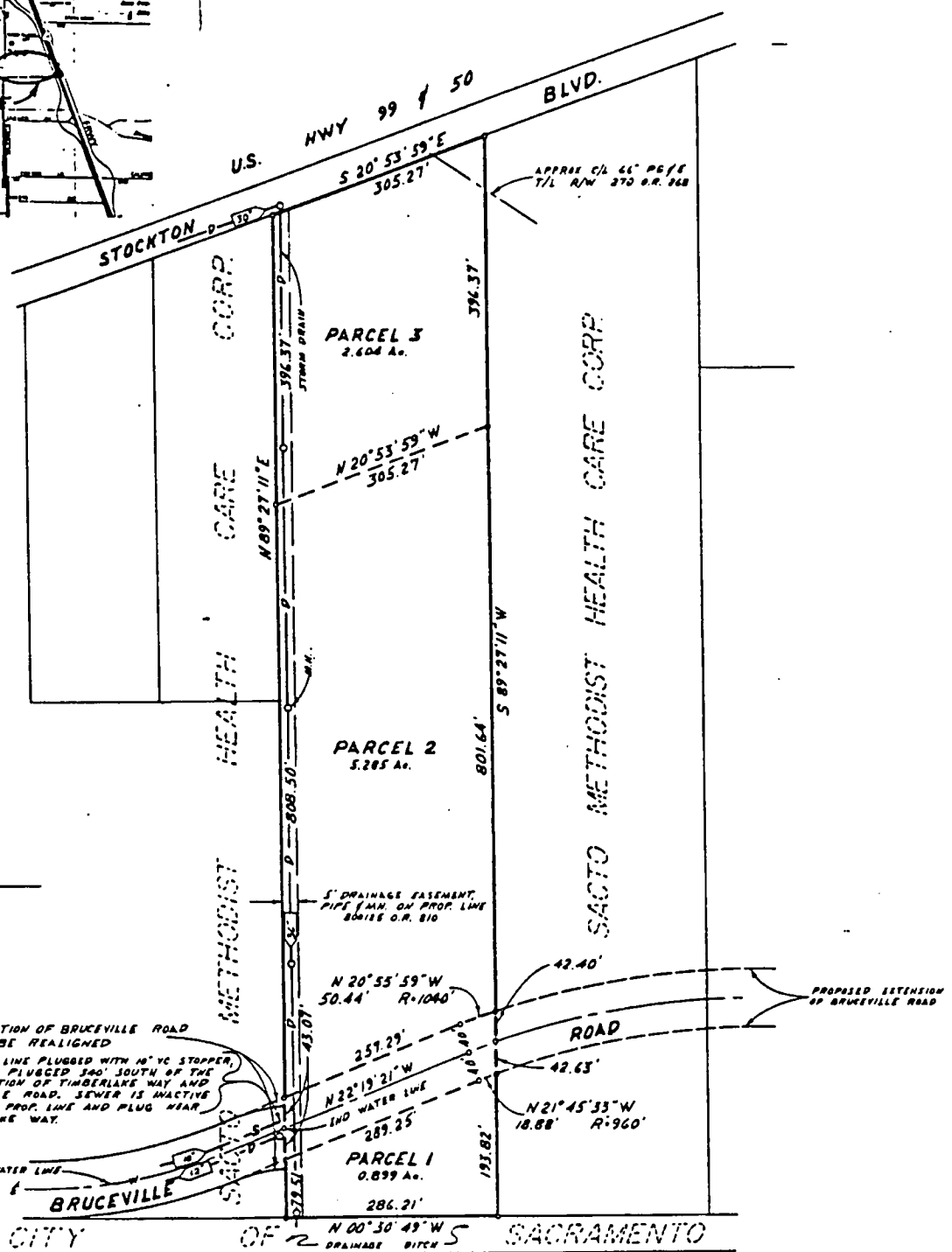
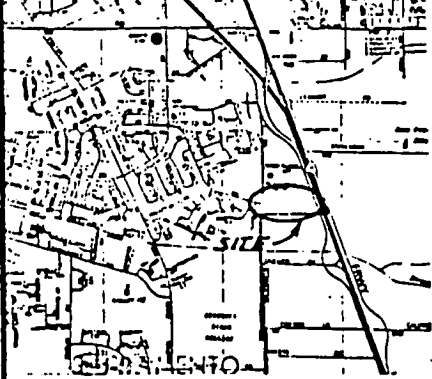
P 85011

PROPERTY	JOB NO. 1243-007	TITLE: TENTATIVE PARCEL MAP OF LOT 3 HEWITT	
	DATE: 11-27-85	SUBDIVISION # 2, # 08 55	
	P.R. _____	CLIENT: VALLEY HEALTH CARE CORPORATION	
	SCALE: 1"=100'		
	DRAWN BY: TF		
CHECKED BY: _____		CODE: 2-87	DR. NO. 1-1122

P85-011

1-10-85

No. 16



SCALE 1"=100'

RECORD OWNER/SUBDIVIDER:
 VALLEY HEALTH CARE CORPORATION, JOHN F. WHISENHUNT & GINNETT H. WHISENHUNT CO. HERMAN S. LORING JR. 1101 NINTH ST SUITE 880 SACRAMENTO, CA. 95814

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

PRESENT USE / ZONING:
 VACANT A
 APN: 117-181-10

PROPOSED USE / ZONING:
 HOSPITAL H

NUMBER OF LOTS:
 EXISTING: 1
 9354 A.
 PROPOSED: 3
 0.899 A. NET
 5.285 A. NET
 2.604 A. NET

WATER SUPPLY: PUBLIC UTILITIES
SEWAGE DISPOSAL: PUBLIC SEWERS
STORM DRAIN: PUBLIC DRAIN

P 85011

REVISION	JOB NO. 7945-007	TITLE: TENTATIVE PARCEL MAP OF LOT 3 HEWITT	 THE SPINK CORPORATION 1101 NINTH STREET SUITE 880 SACRAMENTO, CALIFORNIA 95811 PHONE (916) 441-1111
	DATE: 11-27-84	SUBDIVISION W & M CM 55	
	P.R. PR	CLIENT: VALLEY HEALTH CARE CORPORATION	
	SCALE: 1"=100'		
	DRAWN BY: TT		
CHECKED BY:		CODE: 9-87	DR. NO. 1-122

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

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ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15315).

001212

RECOMMENDATION: Staff recommends the following:

- A. Approval of the Tentative Map, subject to conditions which follow.
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