



CITY OF SACRAMENTO

33

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

CITY MANAGER'S OFFICE
RECEIVED
SEP 1 1983

MARTY VAN DUYN
PLANNING DIRECTOR

August 31, 1983

City Council
Sacramento, California

Honorable Members in Session:

APPROVED
BY THE CITY COUNCIL

SUBJECT: 1. Environmental Determination (Exempt 15115);
2. Subdivision Modification to waive sewer and water service connections;
3. Tentative Map (P83-148)(APN: 117-120-21)(FT)

SEP 16 1983
OFFICE OF THE
CITY CLERK

LOCATION: 7500 Timberlake Way

SUMMARY

The applicant is requesting the necessary entitlements to divide an 11.4+ acre parcel located within the Methodist Hospital PUD into two parcels of 8.0+ acres and 3.4+ acres as well as create an office condominium project on the 3.4+ acre parcel. The staff and Subdivision Review Committee recommend approval of the request subject to conditions.

BACKGROUND INFORMATION

On April 26, 1983 the City Council approved the necessary entitlements (P83-067) to allow the development of a 50,000 sq. ft. office building on the subject site. The applicant proposes to subdivide this office building site into airspace office condominiums as well as to separate from the remaining 8.0+ acres of the site which are vacant.

A subdivision modification to waive sewer and water service connections to the vacant parcel was requested by the City Engineer. This request is actually a deferment of these services until building permits for this site are requested.

This application did not necessitate review by the Planning Commission because it involves less than four lots and there are no concurrent special permit, rezoning, variance or other applications that require review by the Planning Commission.

Surrounding land use and zoning are as follows:

- North: Vacant; and C-2
- South: Hospital and H (PUD)
- East : State Highway 99; and TC
- West : Vacant; and R-1A

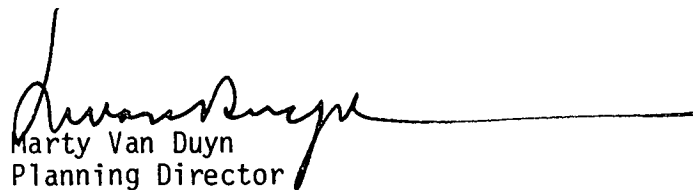
The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

RECOMMENDATION

The Parcel Map Advisory Agency (Planning Director and City Engineer), based upon review by the Subdivision Review Committee, recommends that the City Council approve the project by:

Adopting the attached resolution adopting findings of fact approving the tentative map and subdivision modification with conditions.

Respectfully submitted


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipe, City Manager

MVD:TM:cp
Attachments
P83-248

September 6, 1983
District No. 7

RESOLUTION NO. 83-706

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR PROPERTY LOCATED AT 7500 TIMBERLAKE WAY

APPROVED BY THE CITY COUNCIL

(P-83-148)(APN: 117-120-21)

SEP - 6 1983

OFFICE OF THE CITY CLERK

WHEREAS, the City Council, on September 6, 1983, held a public hearing on the request for approval of a tentative map for Methodist Hospital located at 7500 Timberlake Way;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental determination pursuant to CEQA, Section 15115 ;

WHEREAS, the Parcel Map Advisory Committee has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

- 1. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the Valley Hi Community Plan designate the subject site for hospital-office use(s).

- 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
- 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
- 5. In the matter of the hereby approved requested subdivision modification to waive sewer and water service connections :
 - a. there are special circumstances surrounding this subdivision
that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the granting of the subdivision modification would only defer installation of service connections until building permits are obtained.
 - b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that Service connections will be required upon development of the site .
 - c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that granting of the modification will not change the characteristics of the area .
 - d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated for residential uses .
- 6. The tentative map for the proposed subdivision is hereby approved subject to the following conditions which must be satisfied prior to the filing of 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.
 - b. Place the following note on the final map: Water and sewer service connections do not exist between the main lines and Parcel A. These services must be paid for and installed at the time of obtaining building permits.
 - c. Pay off any existing assessments or file necessary assessment segregation requests and fees.

- d. Applicant shall dedicate and improve right-of-way on Stockton Boulevard per Traffic Engineering standards.

MAYOR

ATTEST:

CITY CLERK

P83-248

TENTATIVE PARCEL MAP

METHODIST HOSPITAL, ASSISTANCE CONTINGENTUM DEVELOPMENT

PARCEL 2 OF 94 PM 55

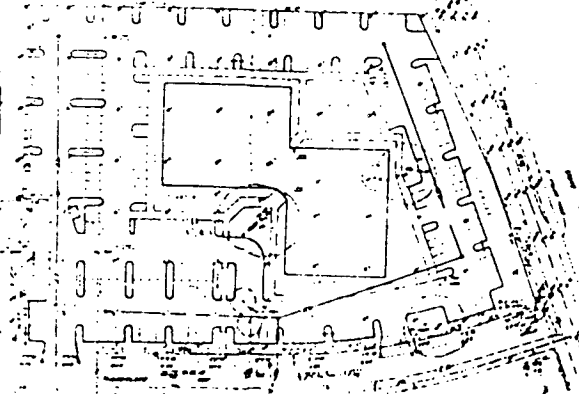
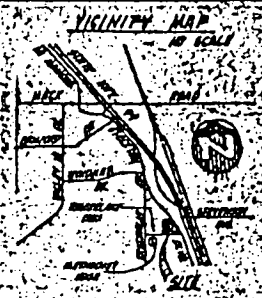
APN 117-120-21

CITY OF SACRAMENTO COUNTY OF SACRAMENTO CALIFORNIA

JULY 22nd 1963

JTS

ENGINEERING CONSULTANTS, INC.



OWNER: METHODIST HOSPITAL OF SACRAMENTO
7500 TIMBERLAKE WAY
SACRAMENTO, CA. 95823

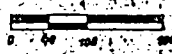
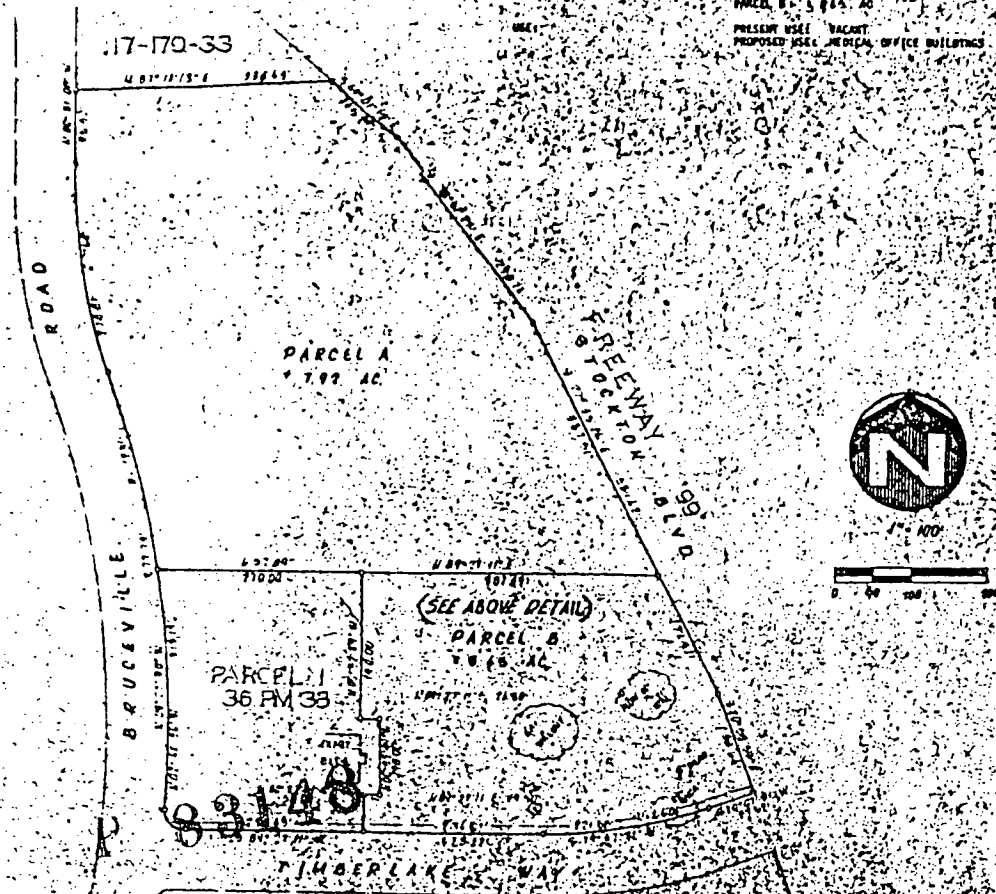
DEVELOPER: CARL PAU
PARATOR, S MASSIE
8408 JRC
SACRAMENTO, CA. 95826
(916)

ENGINEER: JTS ENGINEERING CONSULTANTS, INC.
811 J STREET
SACRAMENTO, CA. 95814
(916) 441-4700

LEGAL DESCRIPTION: PARCEL 2 AS SHOWN ON THAT CERTAIN
PARCEL MAP ENTITLED "PORTION OF THE
NORTH 1/4 OF SEC. 19, T 7 N, R 6 E,
N. B. & M." RECORDED IN BOOK 34 OF
PARCEL MAPS, AT PAGE 30, RECORDS OF
SACRAMENTO COUNTY.

APN: 117-120-21

USE: METHODIST HOSPITAL BLDG.
PARCEL A: 7.92 AC
PARCEL B: 8.16 AC
PRESENT USE: VACANT
PROPOSED USE: MEDICAL OFFICE BUILDINGS



UTILITY REPRESENTATIVES		
UTILITY	REPRESENTATIVE	PHONE
WATER	SAKAL, 21 AMBL, 212 21	242-4942
SEWER	SAKAL, 21 AMBL, 212 21	242-4942
ELECTRIC	SPRING STREET, 212 21	242-1221
TELEPHONE	CITY OF SACRAMENTO	242-4942
GAS	CITY OF SACRAMENTO	242-4942
RAILROAD	CITY OF SACRAMENTO	242-4942
STREET LIGHTS	CITY OF SACRAMENTO	242-4942
TRASH	CITY OF SACRAMENTO	242-4942

JUL 22 1963

FLEMMING HIGHWAY ³³
₂₉

FARMS

C-2
vacant

R-3
vacant

C-2
vacant

LENHART

RANGEVIEW

SWISLER

ANNA KIRCHGATER
SCHOOL

STEVENSON AV

TRACT

**SUBJECT
SITE**

TIMBERLAKE WY

METHODIST
HOSPITAL

U-B-R

U-B-R

A

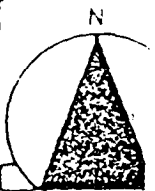
A

A

HEWITT

MAP NO. 10
12-81

VICINITY
MAP



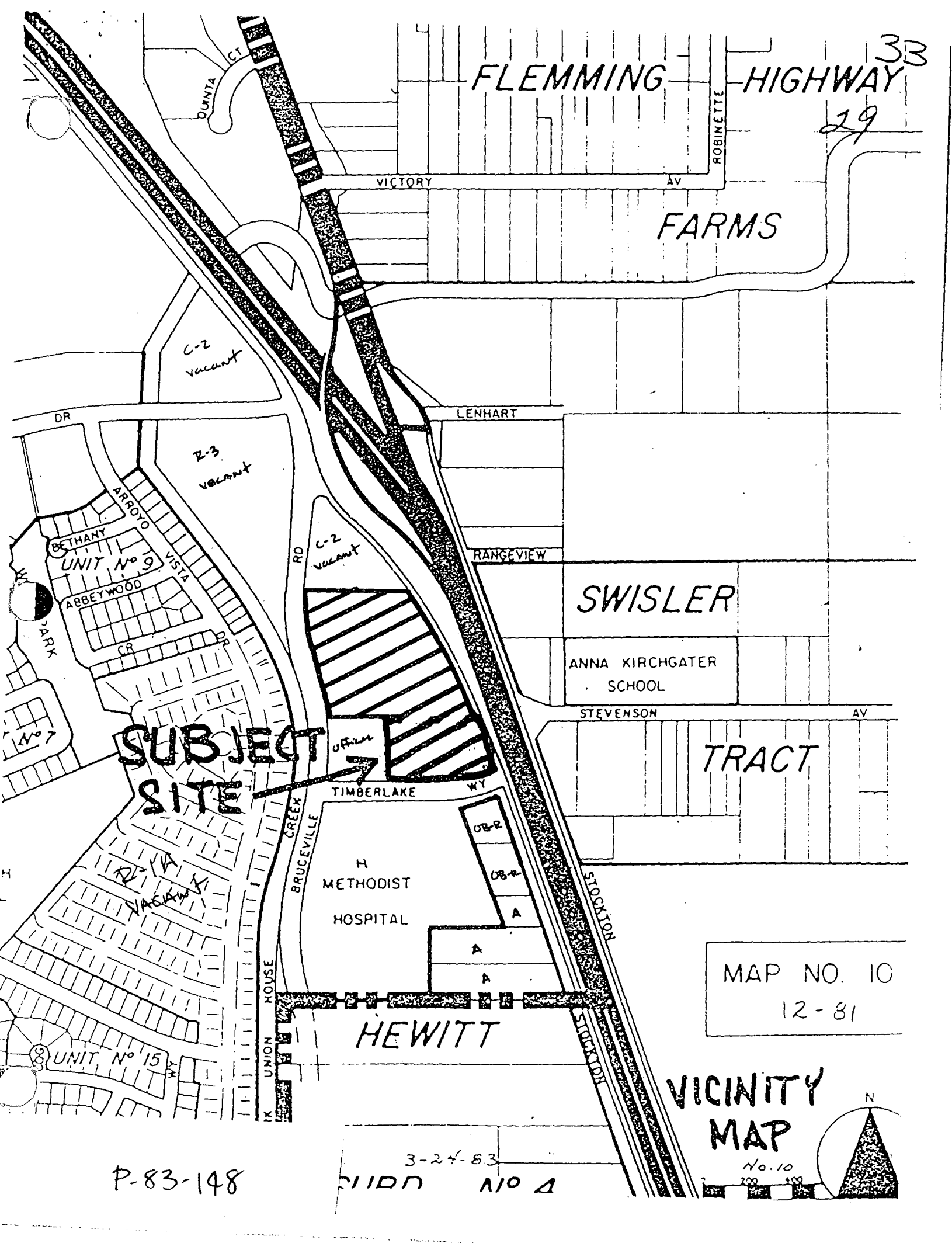
P-83-148

3-24-83

PLANNING NO 4

No. 10

200 400



CITY OF SACRAMENTO
NOTICE OF HEARINGS

PUBLIC NOTICE is hereby given that the following hearings will be held on date of _____ at the hour of 7:30 p.m. in the Council Chamber of the City Hall, 915 I Street, Sacramento, CA:

- P83-248 Various requests for property located at 7500 Timberlake Way. (D7)(APN: 117-120-21)(FT)
- a. Tentative Map to subdivide 11.4+ acres into two parcels of 7.9+ and 3.4+ acres and to create an office condominium development on the 3.4+ acre site.
 - b. Subdivision Modification to waive water and sewer service connections to Lot A.
- P83-243 Tentative Map to divide 0.34+ acres developed with two detached residences into two parcels located in the single family (R-1) zone for property located at SW corner of River Star Circle and Long River Drive. (D8)(APN: 031-280-29)(FT)

SACRAMENTO CITY COUNCIL

BY: LORRAINE MAGANA
CITY CLERK

AD NO. _____

RUN 1 TI: _____

2 PUBLISHED PROOFS



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

METHODIST HOSPITAL
7500 Timberlake Way
Sacramento, CA 95823

August 19, 1983

On August 17, 1983, the following matter was filed with my office to set a hearing date before the City Council:

- Various requests for property located at 7500 Timberlake Way (D7)
(APN: 117-120-21) (FT) (P-83248)
- A. Tentative Map to divide 11.4± acres into two parcels of 7.9± and 3.4± acres and to create an office condominium development on the 3.4± acre site
 - B. Subdivision Modification to waive water and sewer service connections to Lot A

This hearing has been set for September 6, 1983, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the **City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.**

Sincerely,

Lorraine Magana
City Clerk

LM/sml

cc: PANATTONI, OATES & MASSIE
(8) (P-83248)



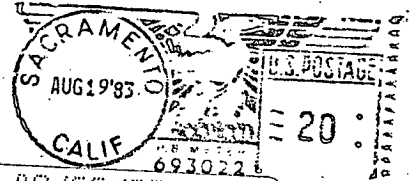
OFFICE OF THE CITY CLERK

515 J STREET SACRAMENTO CALIFORNIA 95814
CITY HALL ROOM 203 TELEPHONE (916) 448-6428

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

AUG 25 10 52 AM '83

NOTICE OF CITY COUNCIL HEARING



RYO 55 062329N1 08/23/83
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

6055 Sundale Way #32
Fair Oaks, CA 95628
115-201-17

PROOF OF PUBLICATION

(2015.5 CCP)

STATE OF CALIFORNIA

S.S.

County of Sacramento

I am the principal clerk of THE DAILY RECORDER, a newspaper of general circulation published in the City of Sacramento, County of Sacramento, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case Number 16,180 that the notice, of which the annexed is a printed copy (set in type not smaller than non-pareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

8/23

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

P. Cabano

Signature

Dated Aug 23, 1983

THE DAILY RECORDER

1115 H Street, P.O. Box 1048
Sacramento, California 95805
(916) 444-2355

Mail Proof of Publication to:

City Clerk
City of Sacramento
915 I Street, Room 203
Sacramento, CA 95814

This space is for the County Clerk's filing stamp

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

AUG 26 10 23 AM '83

P 83248
9-6-83
H 33

Proof of publication of
PUB, 05260/Timberlake Wy

**CITY OF SACRAMENTO
NOTICE OF HEARINGS**

PUBLIC NOTICE is hereby given that on the date of September 6, 1983, at the hour of 7:30 p.m., the following hearing(s) will be held in the Council Chamber, City Hall, Second Floor, 915 "I" Street, Sacramento, California:

Various requests for property located at 7500 Timberlake Way (D7) (P-83248)

A. Tentative Map to divide 11.4 more or less acres into two parcels of 7.9 more or less and 3.4 more or less acres and to create an office condominium development on the 3.4 more or less acre site.

B. Subdivision Modification to waive water and sewer service connections to Lot A.

Tentative Map to divide 0.34 more or less acres developed with two detached residences into two parcels located in the single family (R-1) zone for property located at SW corner of River Star Circle and Long River Drive (D8) (P-83249)

Further information may be obtained from the Office of the City Clerk, 915 "I" Street, Room 203, Sacramento, California (916) 444-2355

SACRAMENTO CHAMBER OF COMMERCE
BY JORJANNE ACANAL, CLERK
CITY CLERK

AD NO: 05260
30431-August 23, 1983

September 12, 1983

METHODIST HOSPITAL
7500 Timberlake Way
Sacramento, CA / 95823

Dear Sir or Madam:

On September 6, 1983, the Sacramento City Council took the following action(s) for property located at 7500 Timberlake Way (P-83248):

Adopted a Resolution adopting Findings of Fact and approving a Tentative Map to waive water and sewer service connections to Lot A

Enclosed, for your records, is a fully certified copy of above referenced resolution.

Sincerely,

Lorraine Magana
City Clerk

Enclosure: Certified copy of Resolution No. CC83-706

LM/s1/33

cc: Planning Department
PANATTONI, OATES & MASSIE, APPLICANT