

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Morton & Pitalo, Inc., 1788 Tribute Road, Sacramento, California 95815				
OWNER	Methodist Hospital of Sacramento, 7500 Timberlake Way, Sacramento, California 95823				
PLANS BY	Morton & Pitalo, Inc., 1788 Tribute Road, Sacramento, California 95815				
FILING DATE	June 14, 1993	ENVIR DET	Exempt 15315	REPORT BY	Cindy Gnos
ASSESSOR'S PCL. NO.	117-0120-029				

APPLICATION: Tentative Map to subdivide 5.82± vacant acres into three parcels in the Hospital-Planned Unit Development (H[PUD]) zone.

LOCATION: East of right-of-way of Bruceville Road and West of right-of-way of Timberlake Way (Council District 8)

PROPOSAL: The applicant is requesting the necessary entitlements in order to create three parcels for future development.

PROJECT INFORMATION:

General Plan Designation:	Public/Quasi-Public - Misc.
South Sacramento Community Plan Designation:	Hospital
Existing Zoning of Site:	Hospital(PUD)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Community Psychiatric Centers; H(PUD)
South:	Methodist Hospital; H(PUD)
East:	State Highway 99
West:	Single Family Residential; R-1A

Property Dimensions:	Irregular
Property Area:	5.82± acres
Topography:	Flat
Street Improvements:	Existing and to be provided
Utilities:	Existing and to be provided

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 4, 1993, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed tentative map subject to the conditions in the attached resolution.

PROJECT EVALUATION: Staff has the following comments:

APPLC.NO. P93-099

MEETING DATE August 26, 1993

ITEM NO. 7

A. Land Use and Zoning

The subject site consists of 5.82± acres in the Hospital - Methodist Hospital Planned Unit Development (H[PUD]) zone. The General Plan designates the site Public/Quasi-Public - Misc. The South Sacramento Community Plan designates the site Hospital. The surrounding land use and zoning includes the Community Psychiatric Centers, zoned H(PUD), to the north; Methodist Hospital, zoned H(PUD), to the south; State Highway 99, to the east; and single family residential, zoned R-1A, to the west.

B. Applicant's Proposal

The applicant is proposing to subdivide the existing parcel into three parcels for future development. The proposal also includes the dedication of the re-alignment of Timberlake Way.

C. Staff Analysis

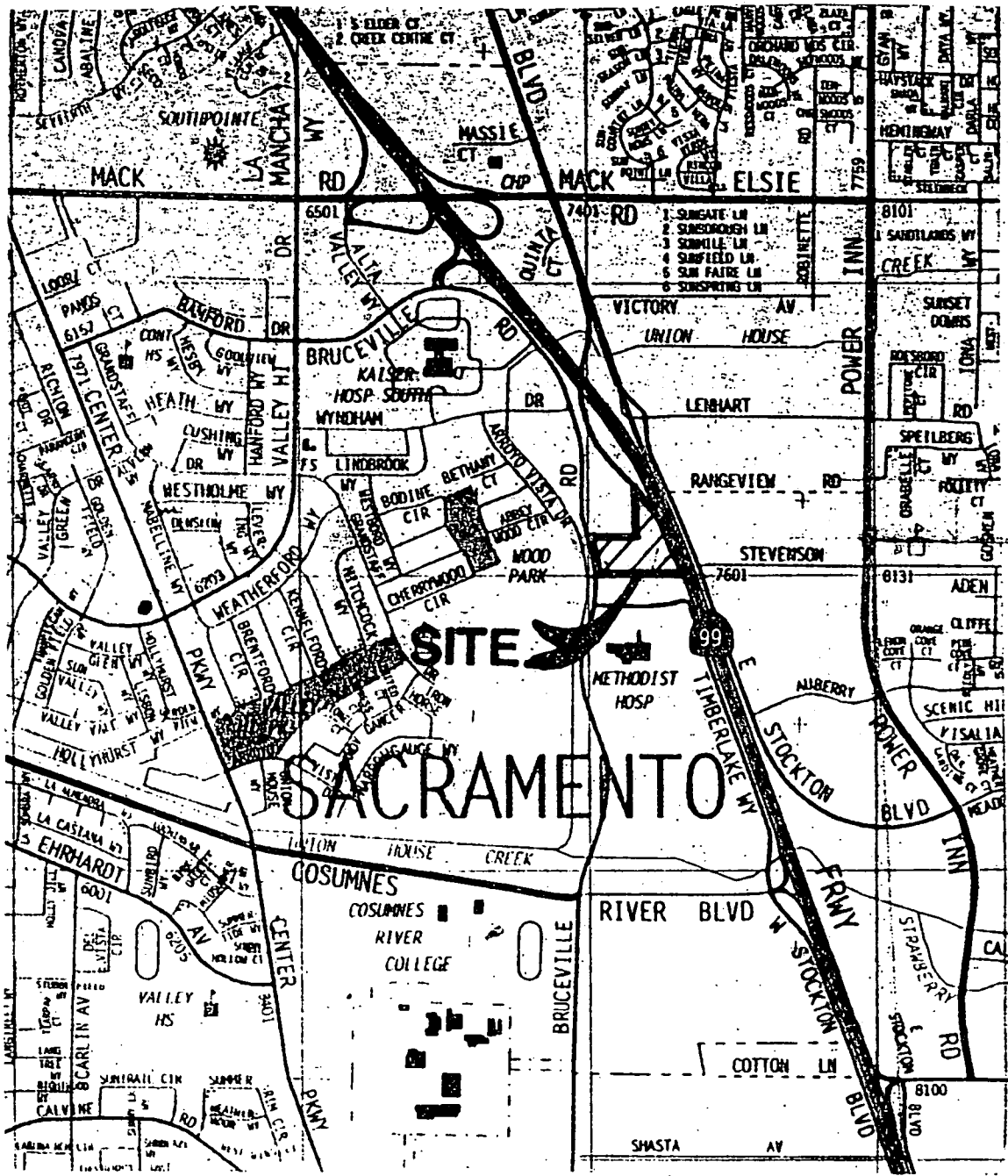
Staff has no objection to the subdivision of the parcel into three. Parcel 1 should be merged with the adjacent Community Psychiatric Centers Property or be designated as an unbuildable parcel due to its small irregular shape. Parcels 2 and 3 are for future development. Any development of the parcels requires a Special Permit to be reviewed by the Planning Commission since they contain PUD designations.

D. Agency Comments

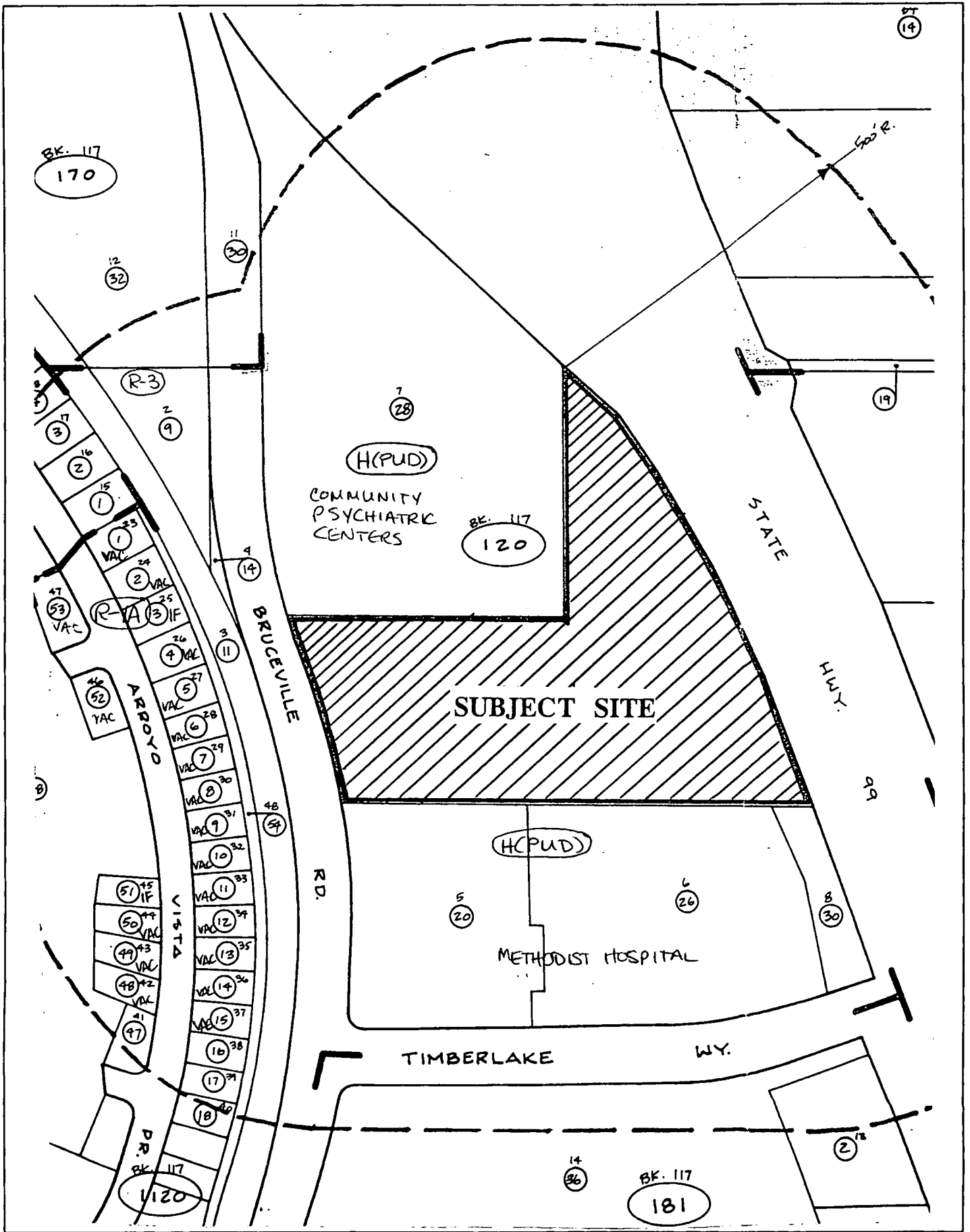
The proposed project has been reviewed by several City Departments and other agencies. Their comments have been incorporated into the condition of approval in the attached resolution.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315).

RECOMMENDATION: Staff recommends the Planning Commission adopt the attached resolution approving the tentative map to subdivide 5.82± acres into three parcels.



VICINITY MAP



LAND USE & ZONING MAP

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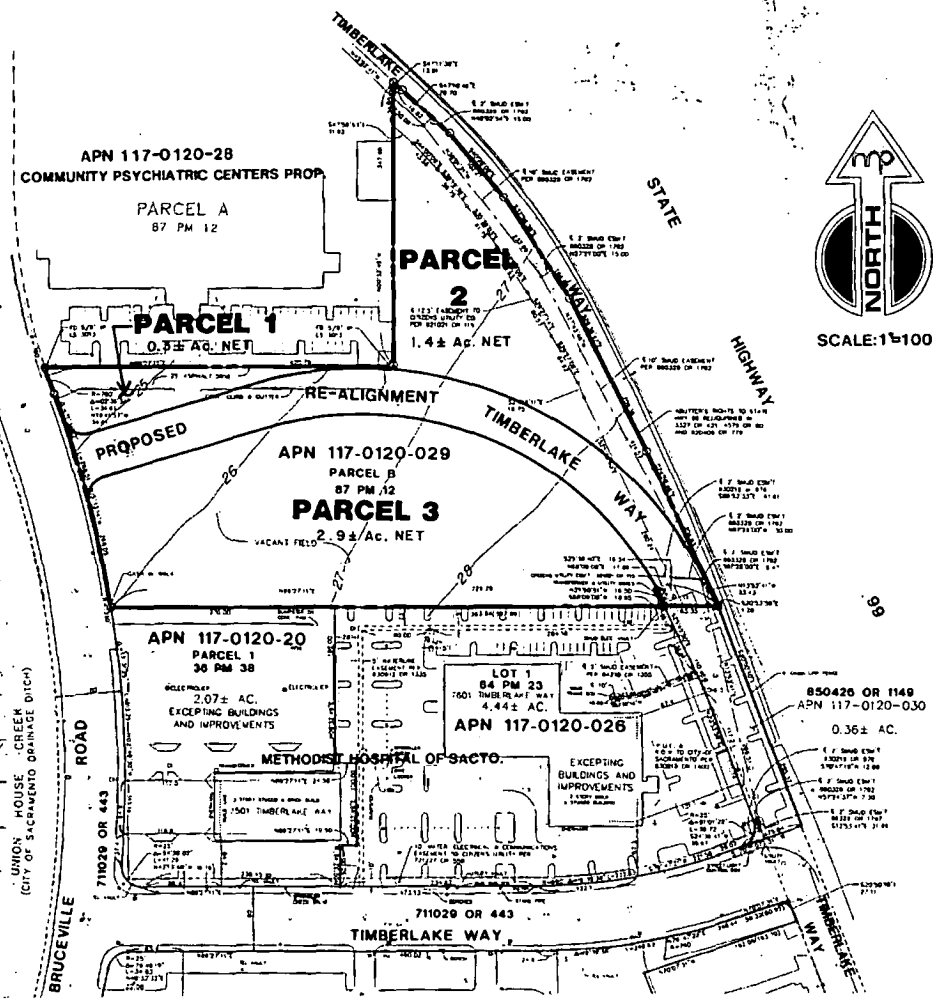
August 26, 1993

North # 7



**TENTATIVE PARCEL MAP
FOR
PARCEL B OF 87 PM 12**

CITY OF SACRAMENTO CALIFORNIA
DATE: 6-7-93 SCALE: 1"=100'



- OWNER/DEVELOPER**
METHODIST HOSPITAL OF SACRAMENTO
7500 TIMBERLAKE WAY
SACRAMENTO, CA 95823
- APPLICANT/ENGINEER**
MORTON & PITALO, INC.
1788 TRIBUTE ROAD, SUITE 200
SACRAMENTO, CA 95815
- APN**
117-0120-29
- AREA**
5.82 ± AC
- ZONING**
H. P.U.D.
- WATER**
SANITARY SEWER
STORM DRAINAGE
- FIRE**
POLICE
- GAS**
PACIFIC GAS AND ELECTRIC COMPA
ELECTRICITY
SACRAMENTO MUNICIPAL UTILITY D
- TELEPHONE**
PACIFIC BELL
- SCHOOLS**
CITY OF SACRAMENTO
- PARKS AND RECREATION**
CITY OF SACRAMENTO

**EXHIBIT A
TENTATIVE MAP**