CITY OF SACRAMENTO

(34)

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

MARTY VAN DUYN
PLANNING DIRECTOR

October 20, 1982

APPROVED
BY THE CITY COUNCIL

OCT 26 1982

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT:
1. Environmental Determination;
2. Amendment of the 1974 General Plan from Commercial and Offices to Major Public/Quasi Public Facility;
3. Amendment of the 1968 Valley Hi Community Plan from Shopping-Commercial to Major Medical Facility;
4. Rezoning 32± acres from C-2 to H Zone;
5. Subdivision Modification to waive a portion of sidewalks;
6. Tentative Map (P82-150)

LOCATION: Area bounded by Bruceville Road, Valley Hi Drive, Wyndham Drive and Highway 99

SUMMARY

This is a request for entitlements necessary to develop the first phase of a new Kaiser-Permanente Medical Center on a 32± acre site. The project consists of basically two structures containing 112 beds and 73,500 square feet of offices. The staff and Planning Commission recommend approval of the project subject to conditions. The Planning Commission also approved a Special Permit to allow the hospital use and to allow a 54-foot structure.

BACKGROUND INFORMATION

The subject site contains approximately 44± acres and is presently vacant. The applicant proposes to divide the site into two parcels. Parcel No. 1 (32± acres) is intended for the Kaiser Hospital site and Parcel No. 2 is intended for future development. There are no definite plans for Parcel 2 at this time.

The staff and Planning Commission have no objection to the proposed hospital use. The project as conditioned is compatible with surrounding land uses which consist of commercial and apartment units.

The only concern that staff and the Commission had was related to the exterior elevations. Therefore, the project was submitted to the Design Review/Preservation Board for review and consideration. On Wednesday, October 20, the Design Review/Preservation Board approved a revised plan. The plan included a modification of the site plan and the structure was redesigned with the use of a darker red brick for the basic building. The revised design also includes the use of brick sills, brick ornamental trim at the top of all building masses, and the use of brick pavers at all entrances. Copies of the revised plans are forthcoming and will be on display at the Council meeting.

The only other concern staff has is regarding the hospital's use of a paid parking lot. Patients will be required to pay for parking after the first hour. Staff's concern is that paid parking may encourage patients and visitors to park on the street instead of the parking lot. The Planning Commission, however, had no objection to the paid parking. Therefore, as part of the special permit it will be permitted. This issue is only being presented to the Council as additional information.

In reference to the Subdivision Modification request, the applicant is proposing to waive sidewalks for that portion of Bruceville Road adjacent to Highway 99. Staff and the Commission have no objection to this request because the sidewalks in this vicinity do not connect with any existing or proposed sidewalks.

VOTE OF PLANNING COMMISSION

On September 23, 1982, the Planning Commission, by a vote of 6 ayes, 3 absent, recommended approval of the project.

RECOMMENDATION

The staff recommends that the City Council approve the project by:

1. Ratifying the Negative Declaration;

2. Adopting the attached Resolution amending the 1974 General Plan and Valley Hi Community Plan;

3. Adopting the attached Rezoning Ordinance; and

4. Adopting the attached Resolution adopting Findings of Fact, approving the Tentative Map and Subdivision Modification with conditions.

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:cp
Attachments
P82-150

October 26, 1982
District No. 7

SACRAMENTO CITY PLANNING COMMISSION

34

MEETING DATE September 23, 1982

ITEM NO. 6a FILE NO. P- 82-150

M-

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

Recommendation

☑ Favorable

☐ Unfavorable ☐ Petition ☐ Correspondence

LOCATION: Area bounded by Bruceville Rd., Valley Hi Dr., Hyndham Dr. & Hwy. 99

NAME	PROPONENTS	ADDRESS
Cliff Skinner - 719 White Rock Way		
Larry Brown - 1800 Tribute Road, Suite 101		

NAME	OPPONENTS	ADDRESS

MOTION NO.

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

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

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RESOLUTION NO. 82-744

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AMENDING THE 1968 VALLEY HI COMMUNITY PLAN FROM SHOPPING-COMMERCIAL TO MAJOR MEDICAL FACILITY; AND THE 1974 GENERAL PLAN FROM COMMERCIAL-OFFICE TO MAJOR PUBLIC/QUASI PUBLIC FACILITY FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A (P82-150) (APN: 117-170-57)

WHEREAS, the City Council conducted a public hearing on October 26, 1982, concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;

2. The subject site is suitable for a hospital development; and

3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area as described on the attached Exhibit A in the City of Sacramento is hereby designated on the 1968 Valley Hi Community Plan as Major Medical Facility and the 1974 General Plan as Major Public/Quasi Public Facility.

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

OCT 26 1982

OFFICE OF THE
CITY CLERK

P82-150

EXHIBIT "A"

P 82150 34

DEVELOPMENT AREA LEGAL DESCRIPTION

A tract of land in the Southwest ¼ of Section 10, Township 7 North, Range 5 East in the City and County of Sacramento, California and more particularly described as follows:

Beginning at the most Northern corner of said tract of land at the point of intersection of the Southeast line of Bruceville Road with the Southwest line of Frontage Road (U.S. Highway 50, State Route 99); thence along said Southwest line of Frontage Road, S 40° 13' 20" E, 1034.69 feet to a point; thence S 64° 46' 40" W, 21.69 feet to a point of curve; thence Southwardly along the arc of a curve to the left having a radius of 450 feet, and a central angle of 17° 06' 40", a distance of 134.39 feet to the point of tangency; thence S 47° 40' 00" W, 162.00 feet to a point of curve, thence along the arc of a curve to the left, having a radius of 45 feet, and a central angle of 47° 40' 00", a distance of 37.44 feet to the point of tangency; thence S 0° 00' 00" W, 307.15 feet to a point on the North line of Wyndham Drive; thence Westwardly along said North line of Wyndham Drive along the arc of a curve to the left, having a radius of 1550 feet, and a central angle of 20° 45' 01", a distance of 561.34 feet to a point of reverse curve; thence continue Westwardly along the arc of a curve to the right, having a radius of 1450 feet, and a central angle of 20° 29' 56", a distance of 518.77 feet to the point of tangency; thence continue S 89° 44' 55" W, 504.39 feet to the Southeast corner of a 0.72 AC tract of land now or formerly of 7-11 Corporation; thence leaving the North line of Wyndham Drive, along the East line of said 0.72 AC tract, N 0° 15' 05" W, 185.00 feet to the Northeast corner thereof; thence along the North line of said 0.72 Acre tract, S 89° 44' 55" W, 170.00 feet to the Northwest corner thereof; thence along the West line of said 0.72 Acre tract, S 0° 15' 05" E, 185.00 feet to a point on the North line of aforementioned Wyndham Drive; thence S 89° 44' 55" W, 140.00 feet to a point of curve; thence Northwardly along the arc of a curve to the right, having a radius of 25 feet, and a central angle of 90°, 39.27 feet to the point of tangency, being also a point on the East line of Valley Hi Drive; thence along said East line, N 0° 15' 05" W, 662.35 feet to a point of curve; thence Eastwardly along the arc of a curve to the right, having a radius of 25 feet, and a central angle of 90°, 39.27 feet to the point of tangency, being also the South line of aforementioned Bruceville Road; thence along said South line, N 89° 44' 55" E, 310.00 feet to a point of curve; thence Eastwardly along the arc of a curve to the left, having a radius of 350 feet, and a central angle of 37° 29' 55", 229.07 feet to the point of tangency; thence continue along the Southeast line of said Bruceville Road, N 52° 15' 00" E, 1199.60 feet to the point of beginning.

Excepting therefrom the Western 12.675 Acres of the above described tract, said development area has an area of 31.671 Acres.

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ORDINANCE NO. 82-088

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 BOUNDED BY BRUCEVILLE ROAD, VALLEY HI DRIVE, WYNDMAN DRIVE AND HIGHWAY 99 FROM THE C-2, GENERAL COMMERCIAL ZONE AND PLACING SAME IN THE H, HOSPITAL ZONE (FILE NO. P-82-150) (APN: 117-170-57)

APPROVED BY THE CITY COUNCIL

OCT 26 1982

OFFICE OF THE CITY CLERK

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 C-2, GENERAL COMMERCIAL 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 September 23, 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.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in complaince 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

P82-150

EXHIBIT "A"

P 82150

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DEVELOPMENT AREA LEGAL DESCRIPTION

A tract of land in the Southwest ¼ of Section 10, Township 7 North, Range 5 East in the City and County of Sacramento, California and more particularly described as follows:

Beginning at the most Northern corner of said tract of land at the point of intersection of the Southeast line of Bruceville Road with the Southwest line of Frontage Road (U.S. Highway 50, State Route 99); thence along said Southwest line of Frontage Road, S 40° 13' 20" E, 1034.69 feet to a point; thence S 64° 46' 40" W, 21.69 feet to a point of curve; thence Southwardly along the arc of a curve to the left having a radius of 450 feet, and a central angle of 17° 06' 40", a distance of 134.39 feet to the point of tangency; thence S 47° 40' 00" W, 162.00 feet to a point of curve, thence along the arc of a curve to the left, having a radius of 45 feet, and a central angle of 47° 40' 00", a distance of 37.44 feet to the point of tangency; thence S 0° 00' 00" W, 307.15 feet to a point on the North line of Wyndham Drive; thence Westwardly along said North line of Wyndham Drive along the arc of a curve to the left, having a radius of 1550 feet, and a central angle of 20° 45' 01", a distance of 561.34 feet to a point of reverse curve; thence continue Westwardly along the arc of a curve to the right, having a radius of 1450 feet, and a central angle of 20° 29' 56", a distance of 518.77 feet to the point of tangency; thence continue S 89° 44' 55" W, 504.39 feet to the Southeast corner of a 0.72 AC tract of land now or formerly of 7-11 Corporation; thence leaving the North line of Wyndham Drive, along the East line of said 0.72 AC tract, N 0° 15' 05" W, 185.00 feet to the Northeast corner thereof; thence along the North line of said 0.72 Acre tract, S 89° 44' 55" W, 170.00 feet to the Northwest corner thereof; thence along the West line of said 0.72 Acre tract, S 0° 15' 05" E, 185.00 feet to a point on the North line of aforementioned Wyndham Drive; thence S 89° 44' 55" W, 140.00 feet to a point of curve; thence Northwardly along the arc of a curve to the right, having a radius of 25 feet, and a central angle of 90°, 39.27 feet to the point of tangency, being also a point on the East line of Valley Hi Drive; thence along said East line, N 0° 15' 05" W, 662.35 feet to a point of curve; thence Eastwardly along the arc of a curve to the right, having a radius of 25 feet, and a central angle of 90°, 39.27 feet to the point of tangency, being also the South line of aforementioned Bruceville Road; thence along said South line, N 89° 44' 55" E, 310.00 feet to a point of curve; thence Eastwardly along the arc of a curve to the left, having a radius of 350 feet, and a central angle of 37° 29' 55", 229.07 feet to the point of tangency; thence continue along the Southeast line of said Bruceville Road, N 52° 15' 00" E, 1199.60 feet to the point of beginning.

Excepting therefrom the Western 12.675 Acres of the above described tract, said development area has an area of 31.671 Acres.

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RESOLUTION No. 82-745

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 BOUNDED BY BRUCEVILLE ROAD, VALLEY HI DRIVE, WYNDHAM DRIVE AND HIGHWAY 99 (P-82-150)(APN: 117-170-57)

WHEREAS, the City Council, on _____, held a public hearing on the request for approval of a subdivision modification and tentative map for property bounded by Bruceville Road, Valley Hi Drive, Wyndham Drive and Highway 99.

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 will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission 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 balanced 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. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.

2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

APPROVED
BY THE CITY COUNCIL

OCT 26 1982

OFFICE OF THE
CITY CLERK

3. 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 use(s).

4. 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.

5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

6. In the matter of the hereby approved requested subdivision modification to waive sidewalks:

   a. for a portion of Bruceville Road jdacent to Highway 99 that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that _____.

   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 it is not practical or necessary to install sidewalks for this portion of the public right-of-way.

   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 sidewalks are not necessary for this portion of the street because there will be no structures or parking areas.

   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 a Hospital _____.

7. 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. Improvements to include extension of existing culvert at Unionhouse Creek.

   b. Prepare a sewer and drainage study for the review and approval of the City Engineer; study shall be submitted to County Sanitation District concurrently;

c. Right-of-way study required for Burceville Road. Study should include 800-foot radius realignment (right-of-way for Bruceville Road -80 feet);

d. Applicant shall dedicate right-of-way as determined by the right-of-way study;

e. Standard improvements for Bruceville Road to include full improvements excepting sidewalks on that portion adjacent to State Route 99;

f. Off-site taper required south of Unionhouse Creek. Taper shall be designed in accordance with City Traffic Engineer requirements.

MAYOR

ATTEST:

CITY CLERK

P82-150

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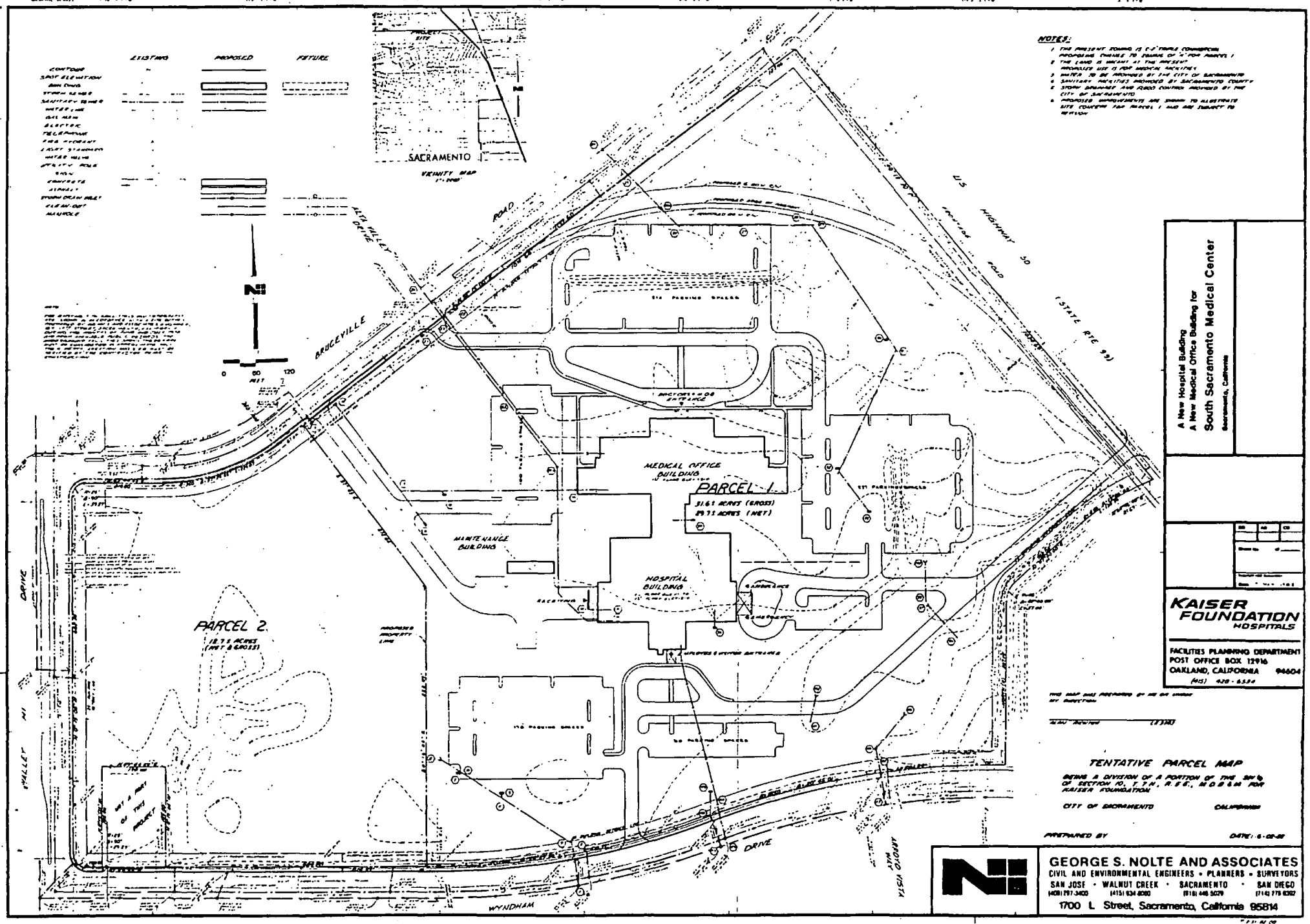
EXISTING
PROPOSED
FUTURE
SACRAMENTO
VICINITY MAP
NOTES:
BRUCEVILLE
ALTA VALLEY DRIVE
ROAD
U.S. HIGHWAY 50
(STATE RTE 99)
MEDICAL OFFICE BUILDING
PARCEL 1
MAINTENANCE BUILDING
HOSPITAL BUILDING
PARCEL 2
WYNDHAM
DRIVE
A New Hospital Building
A New Medical Office Building for
South Sacramento Medical Center
Sacramento, California
KAISER FOUNDATION HOSPITALS
FACILITIES PLANNING DEPARTMENT
POST OFFICE BOX 12916
OAKLAND, CALIFORNIA 94604
TENTATIVE PARCEL MAP
CITY OF SACRAMENTO
PREPARED BY
GEORGE S. NOLTE AND ASSOCIATES
CIVIL AND ENVIRONMENTAL ENGINEERS • PLANNERS • SURVEYORS
SAN JOSE • WALNUT CREEK • SACRAMENTO • SAN DIEGO
1700 L Street, Sacramento, California 95814

* (CORRECTED REPORT - 9/16/82) - pgs. 5 and 7

CITY PLANNING COMMISSION

927-10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

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APPLICANT	Kaiser Foundation Hospitals - P.O. Box 12916, Oakland, Ca. 94604
OWNER	Kaiser Foundation Hospitals - P.O. Box 12916, Oakland, Ca. 94604
PLANS BY	F. S. Scott & Harry J. Varwig, Hospital Building & Equipment Co. ~~717 Office Parkway, St. Louis, Missouri~~
FILING DATE	6-8-82
50 DAY CPC ACTION DATE	
REPORT BY:	TM:mm
NEGATIVE DEC.	8-11-82
EIR	
ASSESSOR'S PCL. NO.	117-170-57

Application:
1. Negative Declaration
2. Amendment of the 1974 General Plan for 32 ± acres from Commercial and Offices to Major Public/Quasi Public Facility
3. Amendment of the 1968 Valley Hi Community Plan for 32± acres from Shopping Commercial to Major Medical Facility.
4. Rezone 32± acres from General Commercial C-2 to Hospital H.
5. Tentative Map
6. Special Permit for Phase I to develop a 112 bed, four-story (exceeding the 45-foot limit by an additional 9-feet), 161,500 sq.ft. hospital and 73,500 sq.ft. of medical offices.
7. Subdivision Modification to waive sidewalks.

Location: Area bounded by Bruceville Road, Valley-Hi Drive, Wyndham Drive and Highway 99

Proposal: The applicant is requesting the necessary entitlements to develop the first of three phases in the development of a new Kaiser-Permanente Medical Center consisting of an interconnected 112 bed hospital and 73,500 sq.ft. of offices. Phases two and three will require further review under the Special Permit procedure.

Project Information:

1974 General Plan Designation:	Commercial and Offices
1968 Valley Hi Community Plan Designation:	Shopping - Commercial
Existing Zoning of Site:	C-2
Existing Land use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Commercial; and C-2
South:	Residential; and R-3
East:	Freeway and Commercial; and C-2
West:	Residential; and R-3

APPLC. NO. P82-150 MEETING DATE ~~August 26, 1982~~ September ~~8~~ 23, 1982 CPC ITEM NO. 11- 6

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PROJECT PHASING

Items	Phase I	Phase 2	Phase 3
Number of Hospital Beds	112	176	176-200
Number of health care providers	40-60	90	150
Gross Square Footage	235,000	235,000	335,000
Number of Parking Spaces	764	890	1,150

Parking required for first phase: 480 Spaces Provided: 764 Spaces
Parking ratio required: 1 space per patient bed
1 space per 200 sq.ft. of gross floor area used for office purposes
Maximum height of structure: 54 feet
Exterior building colors: Light brown and bronze
Exterior building materials: Brick masonry, glass and metal

Subdivision Review Committee Recommendation: On July 21, 1982 by a vote of 6 ayes , 2 absent, and one abstention, the Subdivision Review Committee recommended approval of the tentative map and subdivision modification providing the applicant satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically stated;

a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code. Improvements to include extension of existing culvert at Unionhouse Creek.
b. Prepare a sewer and drainage study for the review and approval of the City Engineer; study shall be submitted to County Sanitation District concurrently;
c. Right-of-way study required for Bruceville Road. Study should include 800-foot radius realignment (right-of-way for Bruceville Road 80 feet).
d. Applicant shall dedicate right-of-way as determined by the right-of-way study.
e. Standard improvements for Bruceville Road to include full improvements excepting sidewalks on that portion adjacent to State Route 99.
f. Off-site taper required south of Unionhouse Creek. Taper shall be designed in accordance with City Traffic Engineering requirements.

Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.

Staff agrees with the Subdivision Review Committee's recommendation to waive sidewalks for that portion of Bruceville Road adjacent to Highway 99 (including island created by the realignment of Bruceville). It has been standard practice not to require sidewalks between highways and frontages, especially when the sidewalks will not connect into any existing or proposed sidewalks.

Staff Evaluation: Kaiser Foundation Hospital proposes to construct a medical center on the subject site. The Center will be constructed in three phases. The environmental assessment addresses the anticipated impacts of all three phases. The Special Permit request concerns only the first phase. The eventual development of phase two and three will require additional special permits.

The phase one request, if approved, will allow the construction of two interconnected buildings. One of these buildings, identified as M.O.B. on the site plan will consist of 112 bed hospital of 235,000 sq.ft. This structure will include 24,000 sq.ft. of unfinished shell-in space to accommodate 64 additional beds required for phase two.

In general, staff is supportive of the applicant's request. However, staff has the following concerns and comments relative to the specific entitlement.

1. General Plan and Community Plan Amendments; The requested Plan Amendments are necessary to allow the proposed medical center at this site. The overriding goal of the General Plan is to improve and conserve existing urban development and, at the same time, encourage and promote quality growth in expanding areas of the City (Pg. 1-3 General Plan).

The proposed development is consistent with that goal in that the proposed use will serve an identified population, is located in one of the faster growing areas of the City, is proposed for a site fully serviced, and is conveniently located to major access routes.

2. Rezoning to Hospital, H: The proposed Hospital, H zone was recently created as a zone for Hospitals, convalescent homes, and group care facilities. In addition, medical offices, laboratories, and pharmacies are also permitted in this zoning classification.

In addition to most of those reasons listed under Item 1, staff recommends approval of the rezone for the following reasons:

a. The intended uses are allowed in the H zone.
b. The traffic and associated noise impacts of the proposed medical center are similar, or less harmful in nature, to those levels of traffic or noise which would have been generated by an alternative general office development.
c. The proposed facility will eventually provide employment for approximately 500 employees in the Community Plan Area.
d. The subject site is large enough to accommodate expansion of the medical facility without impaction of adjacent uses.

3. Special Permit: A Special Permit is requested for phase one. If approved, the special permit will allow the development of a 112 bed, 161,000 sq.ft. Hospital (54 feet high), and 73,500 sq.ft. of offices. Additional phases are anticipated to develop as indicated by the Phasing Chart listed under Project Information.

Staff's evaluation of the special permit addresses circulation, structural orientation and design, signage, setbacks, and landscaping. Specifically, staff has the following comments relative to these areas of concerns:

a. Circulation - Public street access directly to the site will be provided via Valley Hi Drive, Alta Valley Drive, Wyndham Drive, and Bruceville Road (Freeway off-ramp).

   A traffic impact analysis was provided by D. Jackson Faustman, Inc. (Holland 1982). This analysis indicated that the traffic impacts associated with this development can be mitigated with certain street improvements which include the construction of a new southbound on-ramp to Highway 99.

   On-site access will be provided from different locations (see attached site plan), the alignment of these access drives has been reviewed and approved by the City Traffic Engineer.

   Staff's concern relative to the on-site circulation is the access and visibility to the emergency entrance (see site plan). In order to reduce the circuitous internal approach, and to direct individuals to the emergency entrance, staff recommends a direct connection to the emergency entrance loop as shown on Exhibit "A" as well as a directional signage program.

b. Height and Design: The structure is proposed to be constructed out of brick masonry, glass and an unspecified metal type. Maximum height of the Hospital portion will be 54 feet.

   Staff finds that the height and mass of the structure is acceptable because of the substantial building setbacks and surrounding building heights, therefore, staff recommends approval of the 54 foot building height which exceeds the maximum 45-foot height limit in the hospital zone.

   Since the elevations are not specific as to color, depth of window, etc. staff recommends review and approval of the elevations by the Design/Review Preservation Board.

c. Signage: The applicant did not include a request for signage, therefore, staff recommends that the applicant submit a separate application for signage review. This application should include directional signage and emergency facilities signage in addition to any on-site identification signs.

   A field inspection of the site revealed several off-site billboards which are in violation of the City Sign Ordinance. Staff recommends removal of these signs prior to issuance of building permits.

d. Setbacks: The Hospital zone requires a minimum landscaped setback of 25 feet from all property lines abutting public streets. The northernmost parking lot and the area designated for future parking lot expansion in the south must be revised to reflect this setback prior to issuance of building permits.

e. Landscaping: The conceptual landscape plan indicates a substantial amount of landscaping throughout the project. The applicant has indicated that the 50% shading requirement for surfaced areas will be complied with.

In addition to the standard landscaped and irrigated areas the plan indicates that certain areas will be hydroseeded only and not irrigated. Staff find the hydroseeding appropriate for these areas reserved for future expansion, but not the required 25-foot setback area adjacent to the Bruceville Road realignment north of the northermost parking lot nor those areas adjacent to Wyndham Drive south of the parking lots. Exhibit "A" indicates those areas which should be fully landscaped and irrigated in addition to those areas proposed by the applicant.

f. Parking: The Zoning Ordinance requires a minimum of 480 spaces for the Phase I proposal (1 space per bed and 1 space per 200 sq. ft. of gross floor area used for office purposes). The applicant proposes 765 spaces which should be sufficient for phase one. The Environmental Determination indicates that the sufficiency of the on-site parking and other traffic impacts will be reevaluated when phase two is applied for.

Staff notes that the Kaiser facility located on Cottage Way in the County sometimes charges a parking fee for portions of the parking lot used for patients. Staff recommends, that such practices not be permitted in the proposed facility since it may encourage the use of on-street parking and tends to favor those who can pay for parking over those with limited budgets.

4. Tentative Map: The land division request proposes to divide the existing 44± acre parcel into 2 parcels. The Hospital use will be accommodated on parcel one. No land use is currently proposed for parcel two which will remain zoned C-2 General Commercial.

The recommended improvements primarily concern the realignment of Bruceville Road excepting sidewalks adjacent to the freeway and the triangular portion created by the realignment.

This triangular portion will still legally consist of a part of the parcel developed with the Hospital and will be zoned Hospital H. Staff recommends that future development of this portion be reviewed by the Commisssion because of the peculiar configuration of this portion of the parcel and its location near the freeway accesses.

Environmental Assessment: See attached addendum for comments on Negative Declaration. The Environmental Coordinator has reviewed the proposed project and has determined that the project, with the following mitigation measures, as resolved, will not have significant effect on the environment. The mitigation measures are;

1. Special Permit approval for Phase one only. Phase one shall consist of a maximum of a 112 bed, 161,500 gross sq. ft. hospital and 73, 500 gross square feet of offices. This will provide for future traffic and parking studies to assess if additional measures are necessary to correct Phase I problems and to provide for Phase II.

2. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code. Improvements to include extension of existing culvert at Unionhouse Creek;

3. Right-of-way study required for Bruceville Road. Study should include 800-foot radius realignment (right-of-way for Bruceville Road 80-feet).

4. Applicant shall dedicate Bruceville Road right-of-way as determined by the right-of-way study.

5. Standard improvements for Bruceville Road to include full improvements excepting sidewalks on that portion adjacent to State Route 99.

6. Off-site taper required south of Unionhouse Creek. Taper shall be designed in accordance with City Traffic Engineering requirements.

Staff Recommendation: Staff recommends the following actions:

1. Ratification of the Negative Declaration with mitigation measures;
2. Amendment of the 1974 General Plan from Shopping-Commercial to Major Public/Quasi public facility.
3. Amendment of the 1968 Valley Hi Community Plan from Shopping-Commercial Major Medical Facility
4. Rezone 32± acres to Hospital-Review, H-R.
5. Approval of the tentative map subject to conditions which follow;
6. Approval of the special permit subject to conditions and based upon findings of fact which follow;
7. Approval of the subdivision modification to waive sidewalks for the portion of Bruceville adjacent to Freeway 99 and the triangular portion of the site;

Tentative Map - Conditions: The applicant shall satisfy each of the following conditions prior to filing 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. Improvements to include extension of existing culvert at Unionhouse Creek.
b. Prepare a sewer and drainage study for the review and approval of the City Engineer; study shall be submitted to County Sanitation District concurrently;
c. Right-of-way study required for Bruceville Road. Study should include 800-foot radius realignment (right-of-way for Bruceville Road -80 feet);
d. Applicant shall dedicate right-of-way as determined by the right-of-way study;
e. Standard improvements for Bruceville Road to include full improvements excepting sidewalks on that portion adjacent to State Route 99;
f. Off-site taper required south of Unionhouse Creek. Taper shall be designed in accordance with City Traffic Engineer requirements.

Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.

Special Permit-Conditions:

1. The Special Permit shall be approved for Phase One only. Phase One shall consist of maximum of a 112 bed, 161,500 gross square foot haspital and 73,500 gross square footage of offices. Further review of the parking and traffic impacts will be required under separate Special Permits for Phases Two and Three.

2. (The City Traffic Engineer determined this was not necessary.)

3. The elevation and landscaping shall be reviewed and approved by the Design Review/Preservation Board prior to the issuance of building permits.

4. The applicant shall submit a signage program for the review and approval of the Planning Director. If the number or size of signs exceeds that specified by the Sign Ordinance then review shall be conducted under special permit application to the Commission.

5. The existing off-site signs shall be removed prior to the issuance of building permits.

6. The site plan shall be revised to include a setback of 25 feet from all property lines abutting public streets prior to the issuance of building permits. (See Exhibit "A").

7. A detailed landscape and irrigation plan shall be submitted for review and approval of staff prior to the issuance of building permits. Such plans shall include the following;
   a. Additional landscaped areas as indicated on Exhibit "A".
   b. Compliance with the City's 50-percent shading requirement for surfaced areas;
   c. A variety of tree, shrub and plant types. Tree and shrub sizes shall range from 15 gallon to one gallon sizes.
   d. The landscape plans shall incorporate drought resistent landscaping as much as possible.
   e. Deciduous trees shall be utilized to the extent feasible along the southern and western elevations to reduce energy consumption.
   f. The tree plantings located within the parking lots shall be within continuous planters of a width necessary to accommodate the required shade trees. Individual tree "cutouts" shall not be used.

8. ~~No parking fees shall be charged for patient utilizing any of the facilities~~ (deleted by CPC)

9. Regional Transit and Kaiser shall agree on the installation, maintenance, and location of a bus shuttle at the far side of the hospital's main driveway on Wyndham Way.

Special Permit - Findings of Fact:

1. The Special Permit, as conditioned, is based upon sound principles of land use in that the proposed medical center will be located in close proximity to major access routes and will provide a buffer between the existing residential uses to the west and Freeway 99 to the east.

2. The Special Permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor will it allow the creation of a nuisance in that certain improvements have been required to service the site and adequate on-site parking and setbacks have been required.

3. The Special Permit is consistent with the overriding goal of the General Plan to;

   "Improve and consume existing urban development and, at the same time, encourage and promote quality growth in expanding areas of the City". (Page 1-3 General Plan).

COMMENTS ON NEGATIVE DECLARATION (P82-150)

The Environmental Coordinator distributed on August 2 the subject document to responsible agencies, community groups and interested citizens for a 21 day public review period. Staff received a few comments on the project's impacts. These comments did not identify any new or significant environmental impacts; however, staff did respond to each comment. Staff recommends that the Negative Declaration be ratified.

BACKGROUND INFORMATION

The proposed Kaiser South Sacramento Hospital and medical office building was evaluated to determine its potential impact on the environment. The Environmental Coordinator prepared an initial study and determined that the proposed project would not have a significant environmental impact. Consequently a Negative Declaration was prepared. The Kaiser facility needs approval from the City and from the State Department of Health Services (DHS). Since the DHS is a permitting agency, DHS is required to utilize the City's (lead agency) environmental determination thereby requiring the Negative Declaration be distributed through the State Clearinghouse. As a result of this and public distribution, staff received the following comments and provided responses to each comment.

Department of Transportation

Comment - At full build-out, this project could reduce the level of service on Highway 99 from between A and B to level C.

Response- Although no analysis of Highway 99 capacity was made in the project Initial Study, assuming the project would have this effect at full build-out, level of service C is generally considered an acceptable level of service; therefore, impacts of the project on Highway 99 would not be significant.

Comment - Pages 20 and 21 have identified various adverse conditions due to this project and continued build-out of the south Sacramento region surrounding the Kaiser site.

Response- The "various adverse conditions" predicted on pages 20-21 of the Initial Study reflects the build-out of the project and continued build-out of the South Sacramento region. However, the Initial Study also indicates (on page 23) that, although cumultive traffic impacts will occur, the amount of traffic the Kaiser project will contribute to cumulative project vicinity traffic levels is relatively small.

Comment - We urge the City to consider not only the specific mitigation measures which may be implemented, but a financial commitment to these improvements as well.

Response- On page 23 of the Initial Study, three City mitigation measures are listed: a traffic signal of the Valley High/Bruceville intersection, stop signs on intersection approaches as required, and monitoring traffic conditions. The City will assume full financial responsibility for implementing these measures.

Comment - With regard to Phase 1 mitigation measures, a statement is made on Page 24 naming Caltrans as responsible for constructing a new southbound on-ramp to Highway 99 from Bruceville Road. The State's current Five-Year Transportation Improvement Plan does not include this project. Any roadway improvements necessitated by the Kaiser development would be provided by sources other than Caltrans.

Response - The City was under the impression that the ramp was part of the Mack/99 improvements. However, it is the City's understanding that in the future there may be a need for such a ramp. Since this ramp is on Caltrans property, the City is assuming that Caltrans would eventually provide this ramp. Although the project Initial Study identified the on-ramp as a near-term Phase I mitigation measure, because the project is not on the STIP, it is probably more appropriately to be considered a long range transportation improvement. It should also be noted that this on-ramp is not needed to mitigate specific traffic impacts of the Kaiser project, but rather is needed to improve areawide circulation.

Concluding Comment:

We agree that the predicted level of service C on Highway 99 is an acceptable condition and that the amount of traffic the Kaiser project would contribute to cumulative impacts would be relatively small. Our comment regarding a reduction in level of service was for information only.

At this time, it is unlikely that a southbound on-ramp to Highway 99 from Bruceville Raod would be constructed in the near future. Given the uncertainty of funding for this ramp, it would not be advisable to include it as a mitigation measure, particularly on a near-term basis.

Concluding Response:

The City Traffic Engineer indicated that this project will not generate a significant traffic impact which will exceed presently planned roadway improvements.

State Environmental Health Division

Comment - Limits with respect to days of the week and hours of the day should be established to preclude or minimize the impacts of construction noise on nearby residential streets.

Response - Construction noise will be a short-term impact. The City currently limits operation of heavy equipment to daytime hours (7 am to 5 pm) during weekdays, and construction noise is not expected to be significant given this limitation.

Comment - Table 4 indicates that noise levels due to traffic on Highway 99 and other roads adjacent to the site are such that special acoustical mitigation measures may be required to assure that noise levels in the hospital and the medical office building are compatible with the activities in those buildings. In other words, "careful study" (Table 3) of of the site appears necessary.

Response - Motor vehicle noise levels outside the medical facilities will be in the "B" range, for which the City Noise Element specifies that the use should be permitted, but only after careful study and inclusion of protective measures if needed. For this project, Kaiser Foundation plans to use heavy insulation and double-paned glass windows for energy conservation as well as noise reduction purposes. These protection measures appear to be adequate to ensure interior noise levels will be acceptable.

Comment - Emergency vehicles may enter the site at any hour of the day or night having significant and unpredictable impacts upon adjacent residential areas, particularly if they enter from certain streets. Does the hospital or the City plan to prohibit sirens on Wyndham, Valley-Hi, Bruceville, or other streets? If not, such a prohibition on certain streets at night should be considered.

Response - The ambulance entrance to the hospital has been located so that Bruceville Road will be the primary area of impact, as opposed to Wyndham or Valley Hi. In addition, ambulance drivers will be instructed to minimize siren use in residential areas, especially at night.

<u>Office of Statewide Health Planning and Development</u>

Comment - It is their opinion that the hospital will have some positive growth inducing impacts related to medical care.

Response - Editorial comment, no response necessary.

Comment - The hospital will be designed and reviewed in accordance with the Seismic Safety Act, Title 24, Construction Licensing Standards, and the state fire protection regulations.

Response - Information comment, no response necessary.

Comment - In addition, storage of hazardous substances in the hospital or on the site, when applicable, will be designed and reviewed in accordance with state licensing and seismic anchorage requirements to minimize disturbance in case of an earthquake.

Response - Informational comment, no response necessary

Regional Transit

Comment - The hospital will be a major trip destination particularly to those dependent upon transit. To encourage ridership and to make it convenient and pleasant to use the bus, RT suggests Kaiser install and maintain a bus shelter at the farside of the hospital's main entrance on Wyndham Way.

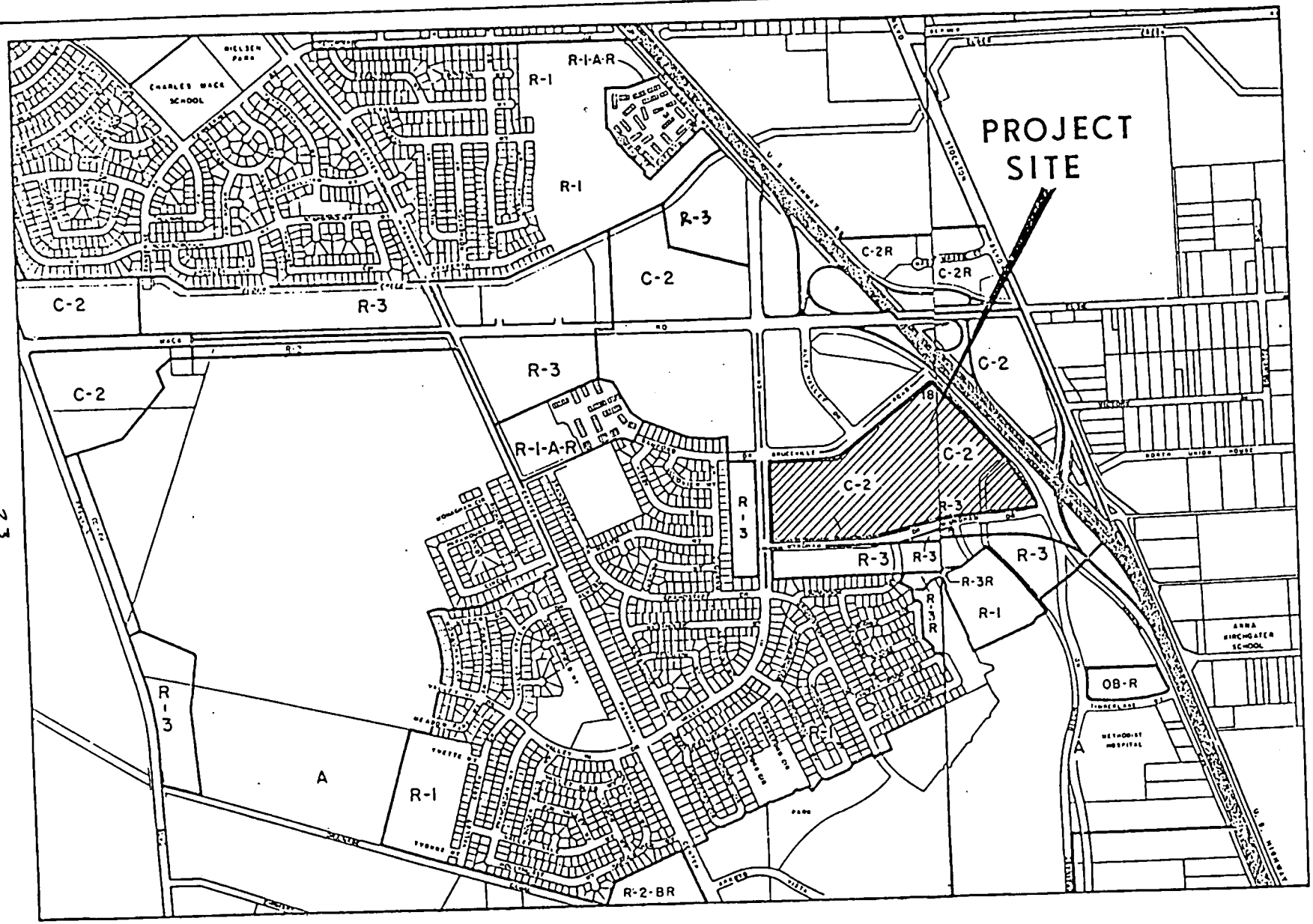
Response - A condition to the Special Permit should require RT and Kaiser to agree on the installation and maintenance of a bus shelter.

The previous comments do not identify any new or significant environmental impacts from the proposed project.

Respectfully submitted,

Clif Carstens,
Senior Planner

CS:mm



LOCATION MAP

P82-150

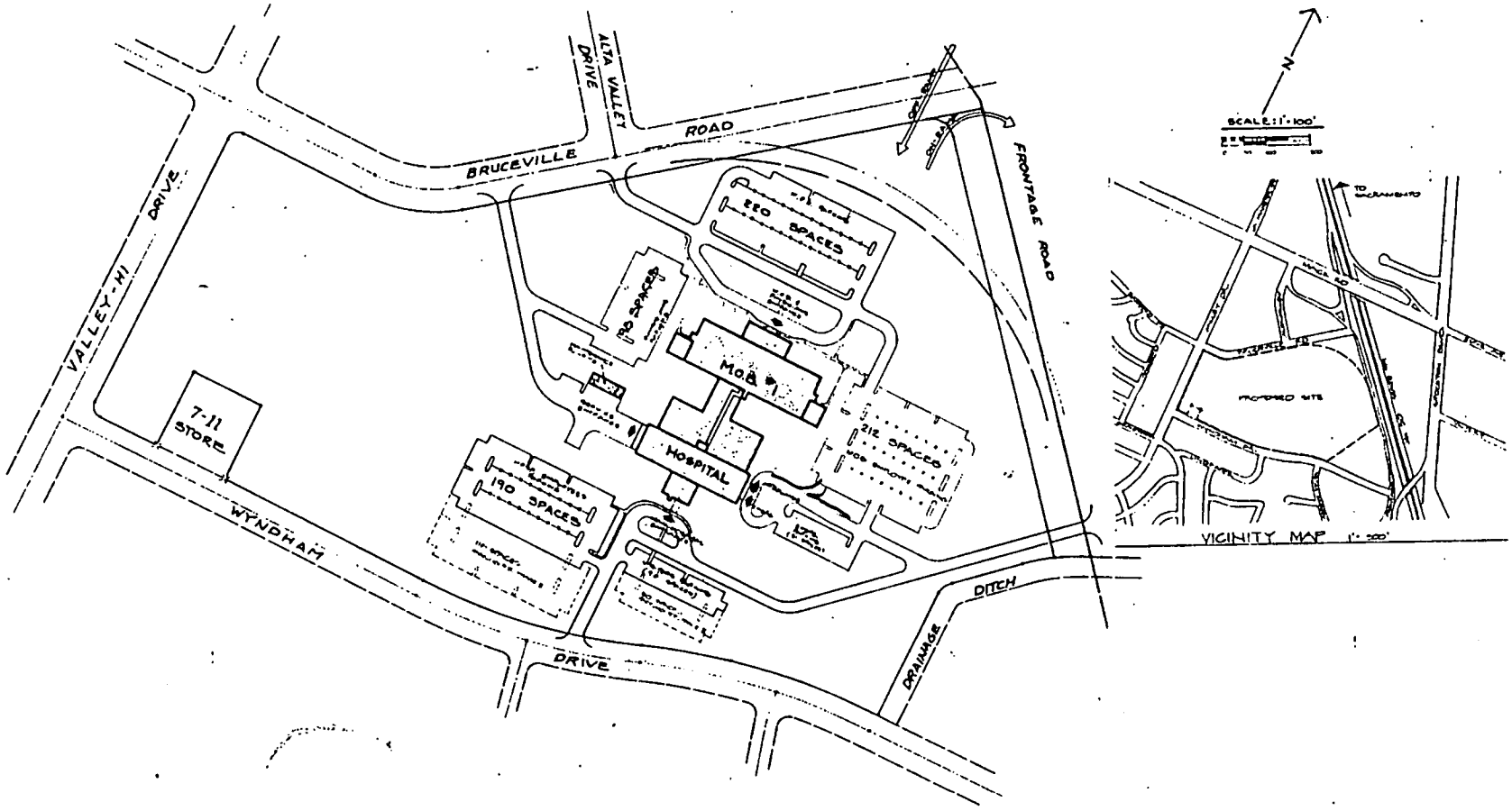
23
9-8-82
8-26-82

#6

34

SOUTH SACRAMENTO

KAISER



SITE PLAN (PHASE I & II)

Hospital Building & Equipment Company

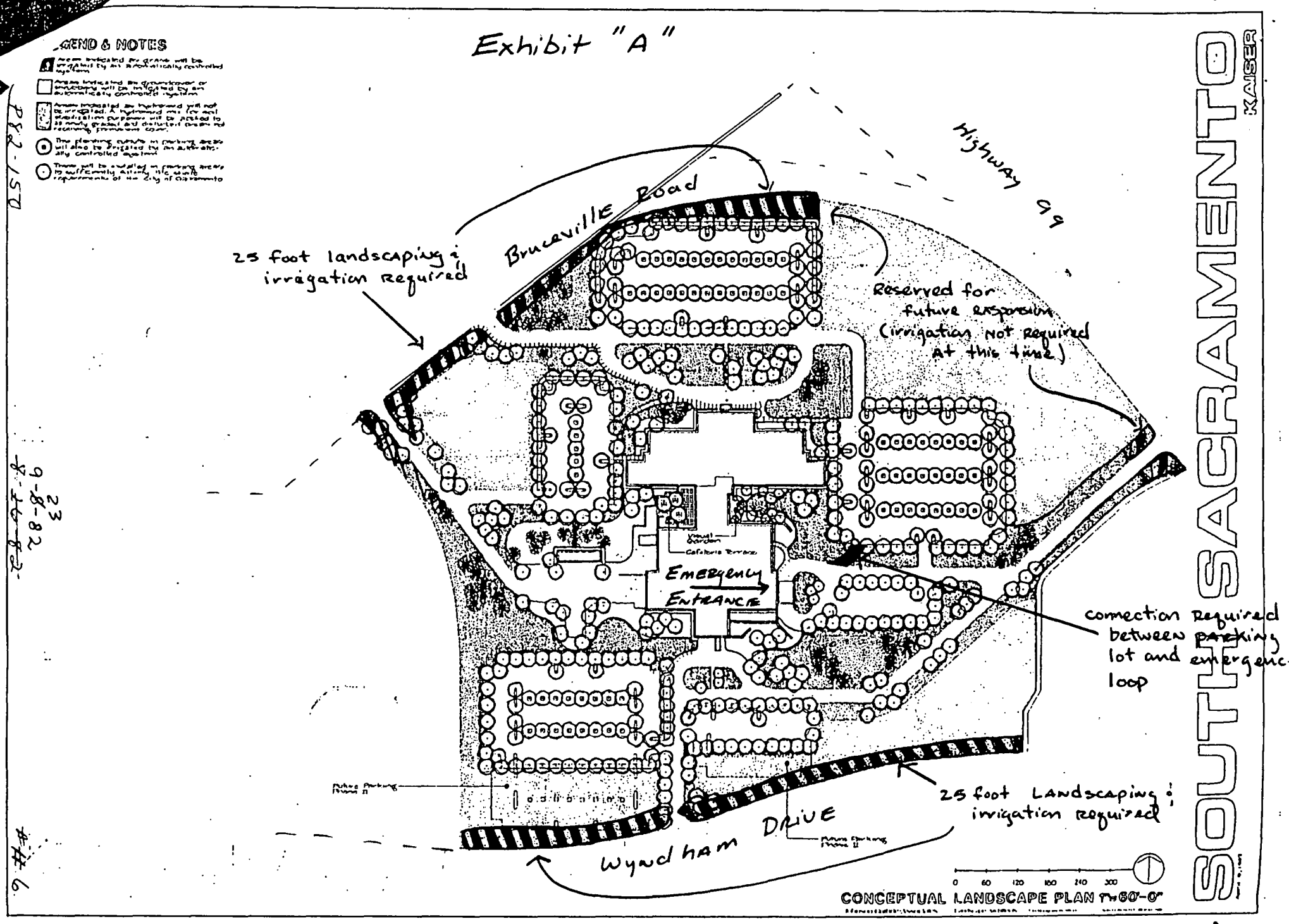
D92-150

23
9-8-82
8-20-82

#46

34

Exhibit "A"



PZ2-150

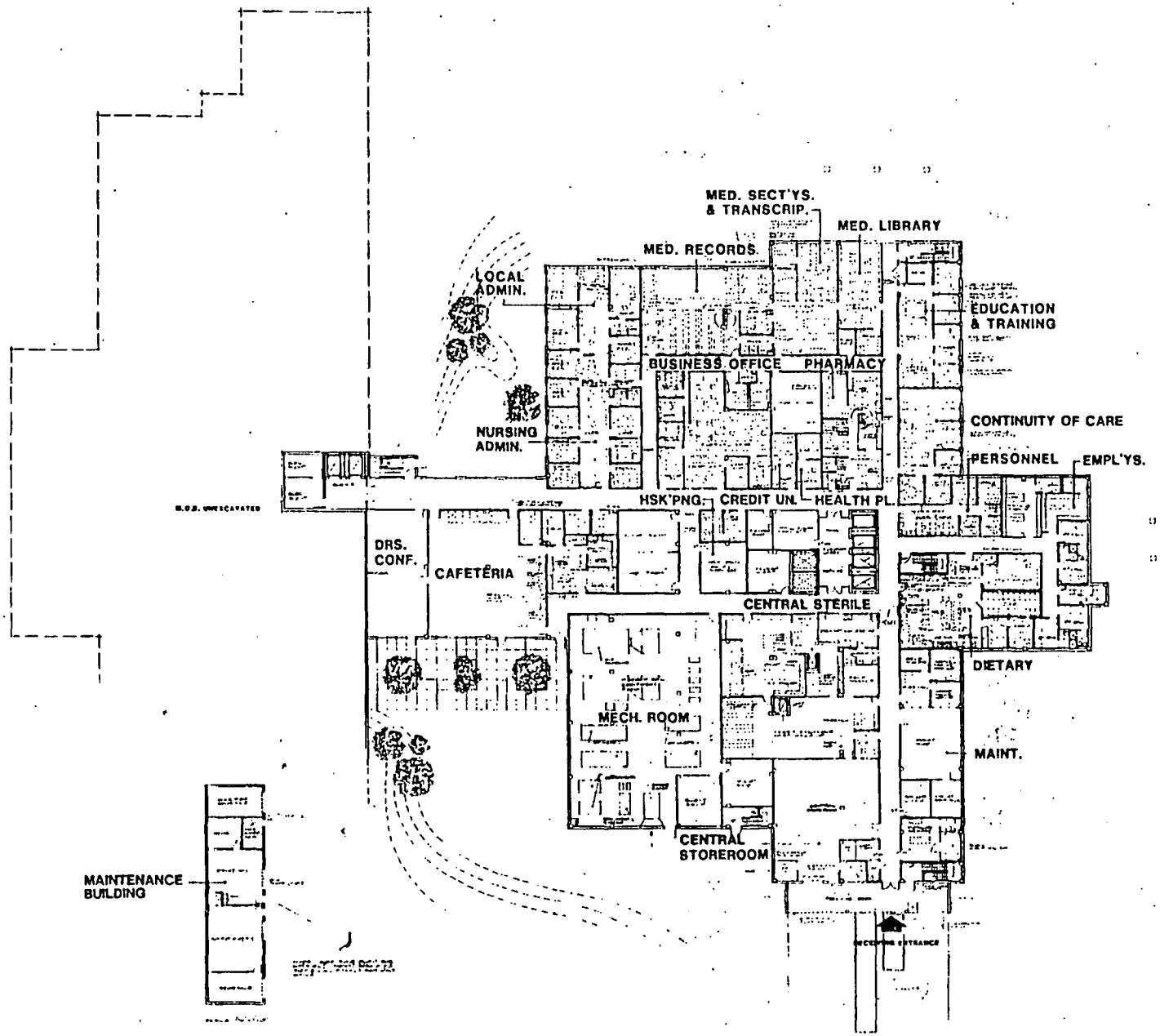
23
9-8-82
8-26-82

#6

34

SOUTH SACRAMENTO

KAISER



BASEMENT PLAN 1/16" = 1'-0" N

Hospital Building & Equipment Company

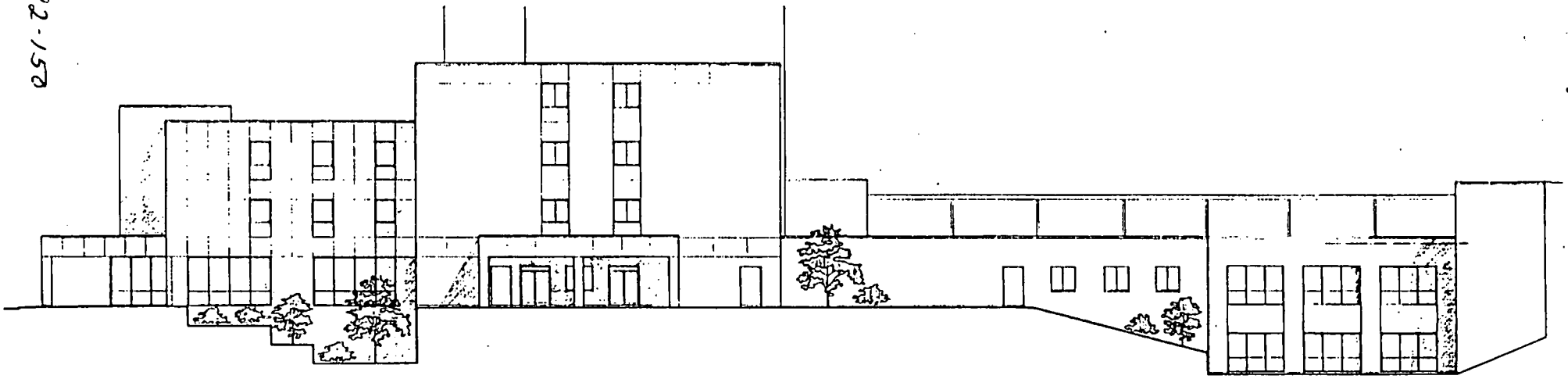
P82-150

8-26-82
9-8-82
33

#46

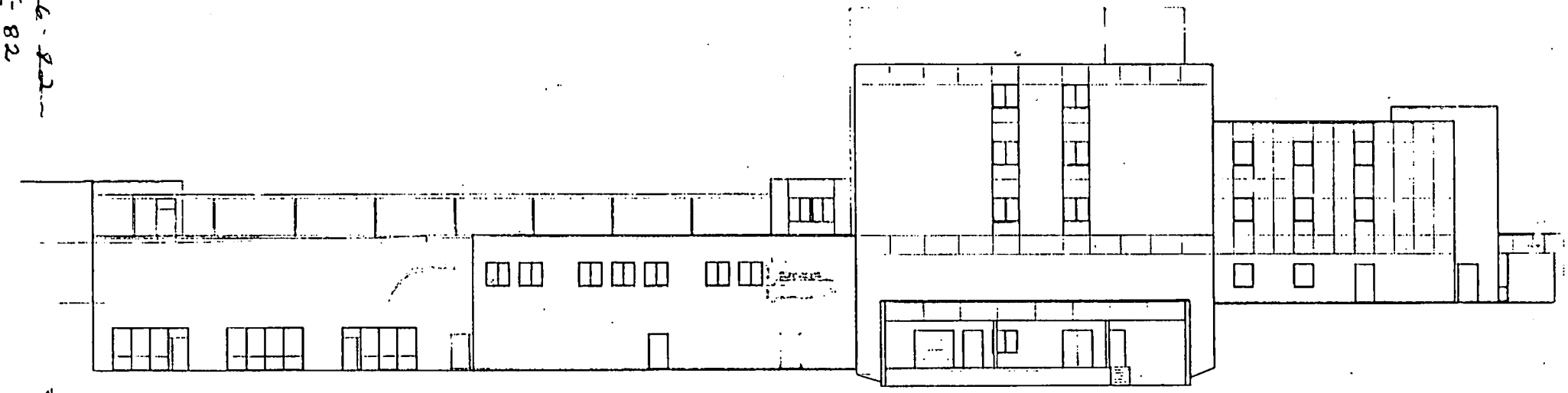
34

PB2-150



EAST ELEVATION

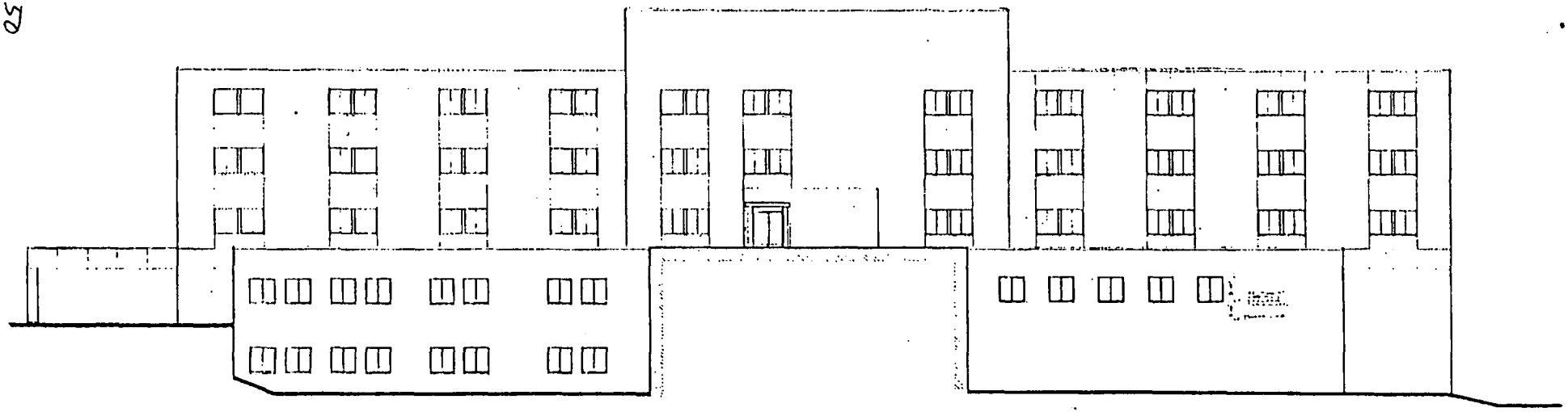
-8-26-82
9-8-82
23



WEST ELEVATION

#46

34



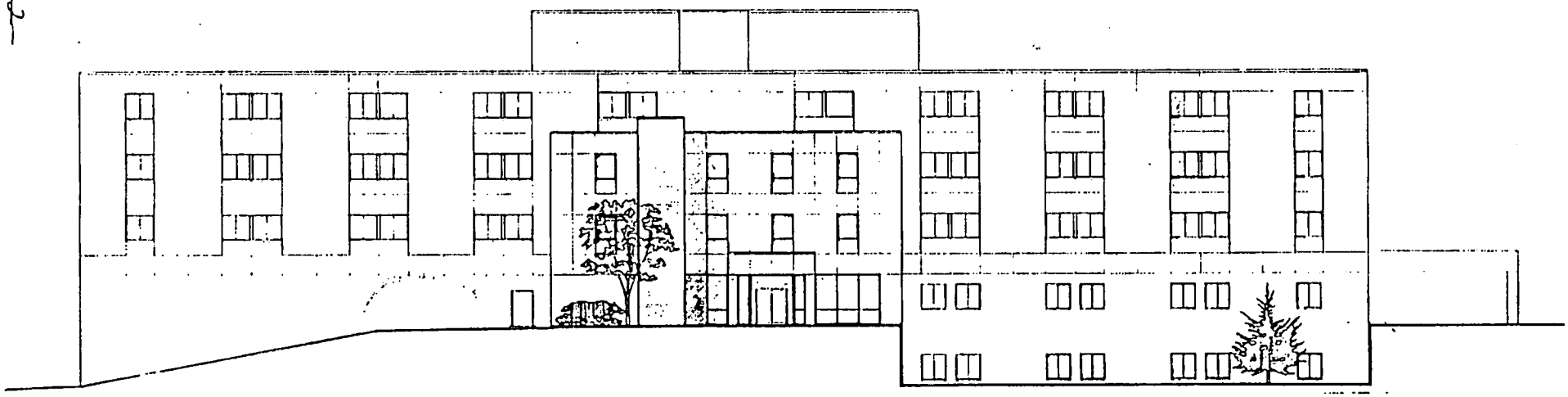
NORTH ELEVATION

PD-82-150

-8-26-82
9-8-82
23

#116

34



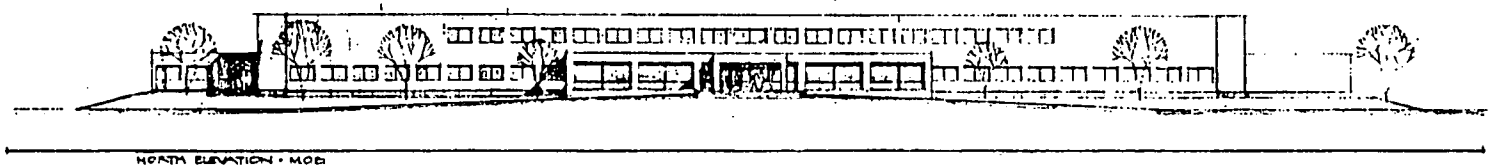
SOUTH ELEVATION

34

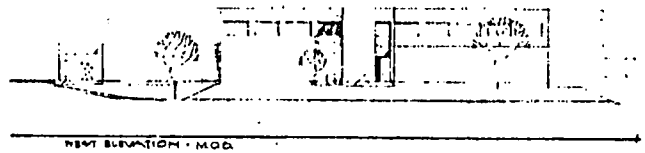
PS2-150

-8-26-82
9-8-82
23

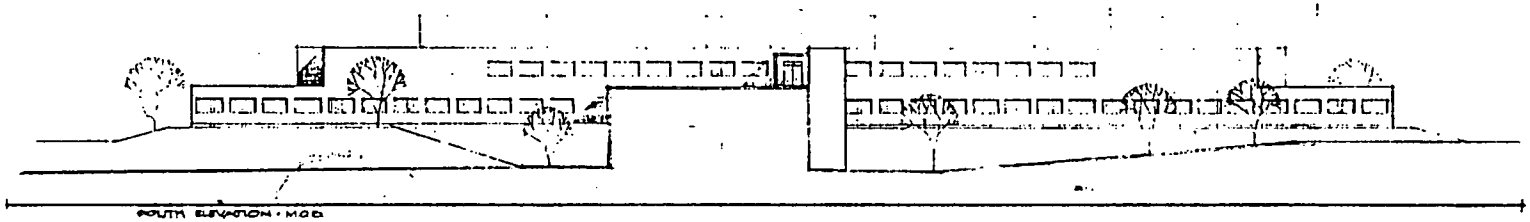
#46



NORTH ELEVATION - MOD



WEST ELEVATION - MOD



SOUTH ELEVATION - MOD

DB2-150

8-26-82
9-8-82
23

#41-6

34

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information — **Application taken by/date:** _____

Project Location Area bounded by Bruceville Road, Valley Hi Dr., Wyndham Dr. and Highway 99 — **P No** ~~9828~~ 82-150

Assessor Parcel No. 117-170-57

Owners Kaiser Foundation Hospitals — **Phone No.** 428-6534

Address P. O. Box 12916

Applicant Same — **Phone No.** _____

Address _____

Signature _____ — **C.P.C. Mtg. Date** 8-26-82, 9-23-82

REQUESTED ENTITLEMENTS	ACTION ON ENTITLEMENTS Commission date	Council date	Filing Fees
☒ **Environ. Determination** EIR			$
☒ **General Plan Amend** for 32+ vacant ac. from commercial and offices to major public/quasi public facility.	RA	Res.	$
☐ **Community Plan Amend** 1968 Valley Hi CP for 32+ vacant ( ) ac. from General Commercial C-2 to Hospital H or more restrictive zone.	RA	Res.	$
☒ **Rezone** 32+ acres from General Commercial C-2 to Hospital H.	RA	Ord.	$
☒ **Tentative Map** to divide 45+ vacant ac. into two ac.	RAC	Res.	$
☒ **Special Permit** for Phase I to develop a 112 bed, four-story (exceeding the 45 ft. limit by an additional 9') 161,500 sq. ft. hospital & 73,500 s.f. of medical office on 32+ ac.	RMC		$
☐ **Variances**			$
☐ **Plan Review**			$
☐ **PUD**			$
☒ **Other** Sub. Mod to waive sidewalks	RA		$

FEE TOTAL $ _____

RECEIPT NO. _____

By/date _____

Sent to Applicant: _____ Date — By: _____ Sec. to Planning Commission

Key to Entitlement Actions

R - Ratified
Cd - Continued
A - Approved
AC - Approved W/conditions
AA - Approved W/amended conditions
D - Denied
RD - Recommend Denial
RA - Recommend Approval
RAC - Recommend Approval W/conditions
RMC - Recommend Approval W/amended conditions
IAF - Intent to Approve based on Findings of Fact
AFF - Approved based on Findings of Fact
RPC - Return to Planning Commission
CSR - Condition Indicated on attached Staff Report

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to consitute a public nuisance. Violation of any of the foregoing conditions will consitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Gold-applicant receipt White-applicant permit Green-expiration book Yellow-department file Pink-permit book

P No ~~9828~~ 82-150

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE September 23, 1982

ITEM NO. 6a FILE NO. P-82-150

M-

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

Recommendation

☑ Favorable

☐ Unfavorable ☐ Petition ☐ Correspondence

LOCATION: Area bounded by Bruceville Rd., Valley Hi Dr., Elmhurst Dr. & Hwy. 99

NAME	PROPONENTS	ADDRESS
Cliff Skinner		719 White Rock Way
Larry Brown		1800 Tribute Road, Suite 101

NAME	OPPONENTS	ADDRESS

MOTION NO. _____

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

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 _____

(12)

CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

October 8, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone 32± ac. from C-2 to H Zone (P82-150)

LOCATION: Area bounded by Bruceville Road, Valley Hi Drive, Wyndham Drive and Highway 99

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 26, 1982.

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:cp
Attachment
P82-150

PASSED FOR
PUBLICATION
& CONTINUED
TO 10-26-82

October 19, 1982
District No. 7

12

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 BOUNDED BY BRUCEVILLE ROAD, VALLEY HI DRIVE, WYNDMAN DRIVE AND HIGHWAY 99 FROM THE C-2, GENERAL COMMERCIAL ZONE AND PLACING SAME IN THE H, HOSPITAL ZONE (FILE NO. P-82-150) (APN: 117-170-57)

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 C-2, GENERAL COMMERCIAL 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 September 23, 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.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in complaince 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

P82-150

12

P 82150

DEVELOPMENT AREA LEGAL DESCRIPTION

A tract of land in the Southwest ¼ of Section 10, Township 7 North, Range 5 East in the City and County of Sacramento, California and more particularly described as follows:

Beginning at the most Northern corner of said tract of land at the point of intersection of the Southeast line of Bruceville Road with the Southwest line of Frontage Road (U.S. Highway 50, State Route 99); thence along said Southwest line of Frontage Road, S 40° 13' 20" E, 1034.69 feet to a point; thence S 64° 46' 40" W, 21.69 feet to a point of curve; thence Southwardly along the arc of a curve to the left having a radius of 450 feet, and a central angle of 17° 06' 40", a distance of 134.39 feet to the point of tangency; thence S 47° 40' 00" W, 162.00 feet to a point of curve, thence along the arc of a curve to the left, having a radius of 45 feet, and a central angle of 47° 40' 00", a distance of 37.44 feet to the point of tangency; thence S 0° 00' 00" W, 307.15 feet to a point on the North line of Wyndham Drive; thence Westwardly along said North line of Wyndham Drive along the arc of a curve to the left, having a radius of 1550 feet, and a central angle of 20° 45' 01", a distance of 561.34 feet to a point of reverse curve; thence continue Westwardly along the arc of a curve to the right, having a radius of 1450 feet, and a central angle of 20° 29' 56", a distance of 518.77 feet to the point of tangency; thence continue S 89° 44' 55" W, 504.39 feet to the Southeast corner of a 0.72 AC tract of land now or formerly of 7-11 Corporation; thence leaving the North line of Wyndham Drive, along the East line of said 0.72 AC tract, N 0° 15' 05" W, 185.00 feet to the Northeast corner thereof; thence along the North line of said 0.72 Acre tract, S 89° 44' 55" W, 170.00 feet to the Northwest corner thereof; thence along the West line of said 0.72 Acre tract, S 0° 15' 05" E, 185.00 feet to a point on the North line of aforementioned Wyndham Drive; thence S 89° 44' 55" W, 140.00 feet to a point of curve; thence Northwardly along the arc of a curve to the right, having a radius of 25 feet, and a central angle of 90°, 39.27 feet to the point of tangency, being also a point on the East line of Valley Hi Drive; thence along said East line, N 0° 15' 05" W, 662.35 feet to a point of curve; thence Eastwardly along the arc of a curve to the right, having a radius of 25 feet, and a central angle of 90°, 39.27 feet to the point of tangency, being also the South line of aforementioned Bruceville Road; thence along said South line, N 89° 44' 55" E, 310.00 feet to a point of curve; thence Eastwardly along the arc of a curve to the left, having a radius of 350 feet, and a central angle of 37° 29' 55", 229.07 feet to the point of tangency; thence continue along the Southeast line of said Bruceville Road, N 52° 15' 00" E, 1199.60 feet to the point of beginning.

Excepting therefrom the Western 12.675 Acres of the above described tract, said development area has an area of 31.671 Acres.

February 4, 1983

Don Chandler
Kaiser Foundation
P.O. Box 12916
Oakland, CA 94612

Dear Mr. Chandler:

Enclosed please find correct certified copies of the ordinance and resolutions pertaining to property located at Bruceville Road, Valley Hi Drive, Wyndham Drive and Highway 99 (P82-150).

Please destroy the ordinance and resolutions previously sent to you as they were in error.

If we can be of further assistance please feel free to call on us.

Sincerely,

Anne Mason
Assistant City Clerk

AM/emm/34

Enclosures: (3)

cc: Planning Department