



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

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

MARTY VAN DUYN  
PLANNING DIRECTOR

May 25, 1982

City Council  
Sacramento, California

APPROVED  
BY THE CITY COUNCIL

JUN 9 1982

OFFICE OF THE  
CITY CLERK

Honorable Members in Session:

SUBJECT: Zoning Ordinance Amendment to Establish Height, Area, Setback, and Sign Regulations for the H, Hospital Zone (M-612)

SUMMARY

Staff is proposing that the minimum yard requirements for developments in the Hospital Zone would generally range between 10 and 25 feet outside of the Central City and zero to 10 feet within the Central City. The height limit would be set at 45 feet, with the provision to allow greater height by special permit. The sign regulations proposed for the H, Hospital Zone would be consistent with the existing regulations for developments within the OB, Office-Business Zone. This section of the City Code allows a maximum of two signs not to exceed 16 square feet. A provision would be added to allow greater signage by special permit.

The Planning Commission has endorsed all of these proposed regulations with the exception that they recommended a greater minimum streetside yard setback than what staff had proposed. Staff recommends that the Council endorse the original street yard setback as proposed by staff.

Staff recommends that the Council ratify the Negative Declaration and adopt the proposed Zoning Ordinance and City Code amendments as indicated in Attachment I.

BACKGROUND

The H, Hospital Zone was established on March 23, 1982. The uses allowed within this zone by right include group care facilities, medical offices, laboratories, and pharmacies. Major medical care facilities, such as hospitals and convalescent homes, are restricted to this zone and must obtain a special permit before development is allowed. The proposed height, area, setback and sign regulations would apply to all allowed uses within this zone; however, under a special permit, greater setback distances can be required for major medical care facilities.

A summary of the proposed front, side, and rear yard setback requirements for uses allowed within the H, Hospital Zone, is provided in Table I. The requirements differentiate between uses within and outside of the Central City, due to the smaller sized parcels within the Central City. As setback requirements are

TABLE I  
SUMMARY OF  
SETBACK REQUIREMENTS FOR DEVELOPMENTS  
WITHIN THE HOSPITAL ZONE

<u>Setback</u>	<u>Central City</u>	<u>Outside of the Central City</u>
Front	Average of the two adjacent buildings or a <u>minimum of 10 ft.</u>	25 feet minimum
Street Side Yard	<u>5 feet minimum for the first 25 feet of building height; additional 1-foot setback for each additional 10-foot increment in building height, maximum 10 feet.</u>	25 feet minimum
Rear	<u>Zero (0); unless abut an R or OB zone then the minimum would be 5 feet with a 1-foot increase for each additional 10 feet of building height above the first 25 feet; maximum 10 feet.</u>	<u>15 feet minimum; plus an additional 2 feet for each additional 10 feet of building height above the first 25 feet if it abuts an R or OB zone; maximum 25 feet.</u>
<p>Note: if a development covers an entire block, then there is no rear yard recognized and only the front yard and street side yard requirements apply.</p>		
Interior Side Yard	<u>Zero (0); unless abut an R or OB zone then the minimum would be 5 feet with a 1-foot increase for each additional 10 feet of building height above the first 25 feet; maximum 10 feet.</u>	<u>10 feet minimum; plus an additional 2 feet for each additional 10 feet of building height above the first 25 feet if it abuts an R or OB zone; maximum 25 feet.</u>

increased, the building height also increases, assuming the same building size is retained. Therefore, in order to minimize the height of developments within the Central City, staff is proposing setbacks which are much less than what would be required for developments outside of the Central City, but greater than the setbacks required for C-2, General Commercial, and similar to the requirements for the OB, Office-Business, Zones.

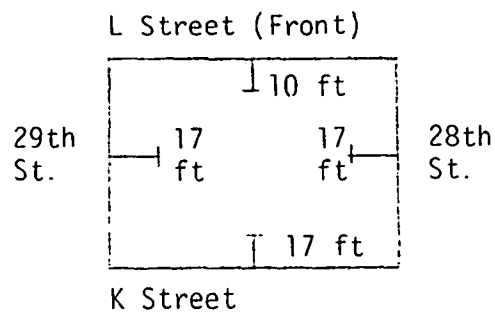
The proposed side and rear yard setbacks differ from the regulations established within most other zones, since the minimum setback increases as the height of the building increases, up to a set maximum.

The Planning Commission, at their May 13th meeting, recommended that the minimum street side yard setback within the Central City be 10 feet and that there would be no maximum setback limit. Staff is proposing that the minimum setback be five feet with a maximum of 10 feet. In order to illustrate the difference between these two proposals, Table II below indicates what the minimum setback requirements would be for the new Sutter General Hospital expansion which is tentatively designed at 96.4 feet. Since this new hospital building would incorporate an entire City block, there would be no rear yard recognized and only the front and street side yard (three sides) setbacks would apply. The setbacks illustrated below represent the minimum requirements. Greater setbacks can be requested as part of the special permit conditions; however, lesser setbacks than the minimum required would necessitate a request for a variance.

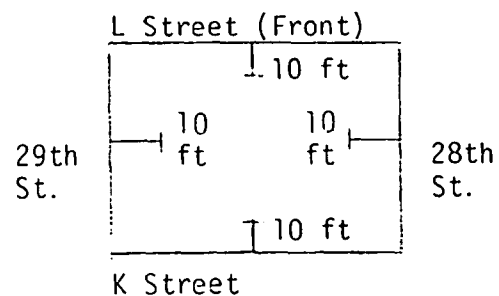
TABLE II

Sutter Hospital Expansion  
(96.4 feet)

Planning Commission Proposal



Staff Proposal



VOTE OF COMMISSION

On May 13, 1982, by a vote of 9 ayes, the Planning Commission recommended approval of the amendment to the zoning ordinance.

ENVIRONMENTAL DETERMINATION

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

Staff recommends that the Council:

- 1. Ratify the Negative Declaration; and
- 2. Either:
  - A. Approve the Zoning Ordinance and City Code amendments as proposed by staff and set forth in Attachment I; or
  - B. Approve the Zoning Ordinance and City Code amendments as proposed by the Planning Commission by revising the street yard setback requirements through adoption of Exhibit A in lieu of page 2 of the attached ordinance.

Respectfully Submitted,

*Marty Van Duvn*  
 Marty Van Duvn  
 Planning Director

FOR CITY COUNCIL INFORMATION

WALTER J. SLIPE  
CITY MANAGER

MVD:SP:cp  
Attachments  
M-612

June 9, 1982  
All Districts

ATTACHMENT I

ORDINANCE NO. 82-043

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE ADDING SECTIONS 3-B-8b, 3-C-14, 3-C-15, 3-C-16, 3-C-17, AND 3-C-18 AND AMENDING SECTIONS 3-C-1 AND 3-E-6 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550 FOURTH SERIES, AND AMENDING SECTION 3.63 OF THE CITY CODE, RELATING TO HEIGHT, AREA, SETBACK, AND SIGN REGULATIONS IN THE H, HOSPITAL ZONE (M-612)

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

SECTION 1.

Section 3-B-8b is hereby added to the Zoning Ordinance to read as follows:

	ZONE	LOCATION	HEIGHT	MINIMUM YARD REQUIREMENTS				MAX. LOT COVER	MIN. LOT AREA PER D.U. IN SQ. FT.
				FRONT	REAR	INTER. SIDE	STREET SIDE		
8b	H	General	13	25 ft.	14	16	25 ft.	No. Req.	Not Allowed
		Old City	8	1	15	17	18	10	

SECTION 2.

Section 3-C-1 of the Zoning Ordinance shall be amended to read as follows:

1. Minimum front yard setback shall be the average of the two nearest buildings on the same side of the street on the same block. If there is only one other building on the same side of the street on the same block, the minimum front yard setback shall not be less than that of such building. In no event shall the required minimum front yard setback be greater than 25 feet.

If there is no other building on the same side of the street on the same block, a minimum front yard setback of 25 feet shall apply in all zones except for the R-4, R-4-A, R-5, R-0, and H Zones in which a ten-foot setback shall apply.

APPROVED BY THE CITY COUNCIL

JUN 9 1982

OFFICE OF THE CITY CLERK

SECTION 3.

Section 3-E-6 of the Zoning Ordinance shall be amended to read as follows:

6. Height Variation - public buildings:

In any district with a height of less than 75 feet, public buildings, schools, and other institutions permitted in such district may be erected to a height not exceeding 75 feet, provided that the front, side, and rear yard requirements shall be increased one foot for each one foot by which such building exceeds the height limits hereinbefore established for such district.

SECTION 4.

Sections 3-C-13, 3-C-14, 3-C-15, 3-C-16, 3-C-17, and 3-C-18 are hereby added to the Zoning Ordinance to read as follows:

13. Outside the Old City, the height limit shall be 45 feet. However, a special permit may be granted to permit buildings of greater height.
14. The minimum rear yard setback is 15 feet unless the rear yard abuts a R or OB Zone. If the rear yard abuts a R or OB Zone, the minimum 15-foot setback shall be increased by 2 feet for every 10-foot increment in building height over the first 25 feet to a maximum 25-foot setback.
15. No minimum rear yard setback is required unless the rear yard abuts a R or OB Zone. If the rear yard abuts a R or OB Zone, the minimum setback shall be 5 feet for buildings up to 25 feet in height, and shall increase by 1 foot for each additional 10-foot increment in building height to a maximum 10-foot setback.
16. The minimum interior side yard setback is 10 feet unless the side yard abuts a R or OB Zone. If the side yard abuts a R or OB Zone, the minimum 10-foot setback shall be increased by 2 feet for every 10-foot increment in building height over the first 25 feet to a maximum 25-foot setback.
17. No minimum interior yard setback is required unless the side yard abuts a R or OB Zone. If the side yard abuts a R or OB Zone, the minimum setback shall be 5 feet for buildings up to 25 feet in height, and shall be increased by 1 foot for each additional 10-foot increment in building height to a maximum 10-foot setback.
18. The minimum street side yard setback for buildings up to 25 feet in height is 5 feet. For each additional 10-foot increment in building height, the required minimum setback shall be increased by 1 foot to a maximum 10-foot setback.

SECTION 5.

Section 3.63 of the City Code is hereby amended to read as follows:

Section 3.63 OB Office Building, R-0 Residential Office, and H Hospital zones.

Within the OB Office Building and H Hospital Zones and when office uses are developed in the R-0 Residential Office Zone, signs are permitted as follows:

- (a) One identification sign and one bulletin board for each developed parcel not exceeding a total of sixteen square feet in area for all displays.
- (b) All signs shall be placed flat against a building or designed as part of an architectural feature thereof. Signs may also be detached if they do not exceed a height of six feet nor project into any required building setback area.
- (c) No height limit is specified for signs placed flat against the wall of a building or for other attached signs provided all other provisions of this article are complied with.
- (d) A special permit may be granted to permit signage in excess of that allowed by this Section for facilities which regularly provide emergency medical care.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

M-612

EXHIBIT A

## PLANNING COMMISSION RECOMMENDATION\*

SECTION 3.

Section 3-E-6 of the Zoning Ordinance shall be amended to read as follows:

6. Height Variation - public buildings:

In any district with a height of less than 75 feet, public buildings, schools, and other institutions permitted in such district may be erected to a height not exceeding 75 feet, provided that the front, side, and rear yard requirements shall be increased one foot for each one foot by which such building exceeds the height limits hereinbefore established for such district.

SECTION 4.

Sections 3-C-13, 3-C-14, 3-C-15, 3-C-16, 3-C-17, and 3-C-18 are hereby added to the Zoning Ordinance to read as follows:

13. Outside the Old City, the height limit shall be 45 feet. However, a special permit may be granted to permit buildings of greater height.
14. The minimum rear yard setback is 15 feet unless the rear yard abuts a R or OB Zone. If the rear yard abuts a R or OB Zone, the minimum 15-foot setback shall be increased by 2 feet for every 10-foot increment in building height over the first 25 feet to a maximum 25-foot setback.
15. No minimum rear yard setback is required unless the rear yard abuts a R or OB Zone. If the rear yard abuts a R or OB Zone, the minimum setback shall be 5 feet for buildings up to 25 feet in height, and shall increase by 1 foot for each additional 10-foot increment in building height to a maximum 10-foot setback.
16. The minimum interior side yard setback is 10 feet unless the side yard abuts a R or OB Zone. If the side yard abuts a R or OB Zone, the minimum 10-foot setback shall be increased by 2 feet for every 10-foot increment in building height over the first 25 feet to a maximum 25-foot setback.
17. No minimum interior yard setback is required unless the side yard abuts a R or OB Zone. If the side yard abuts a R or OB Zone, the minimum setback shall be 5 feet for buildings up to 25 feet in height, and shall be increased by 1 foot for each additional 10-foot increment in building height to a maximum 10-foot setback.
- \* 18. The minimum street side yard setback for buildings up to 25 feet in height is 10 feet. For each additional 10-foot increment in building height, the required minimum setback shall be increased by 1 foot.



# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF \_\_\_\_\_

AN ORDINANCE ADDING SECTIONS 3-B-8b, 3-C-14, 3-C-15, 3-C-16, 3-C-17, AND 3-C-18 AND AMENDING SECTIONS 3-C-1 AND 3-E-6 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550 FOURTH SERIES, AND AMENDING SECTION 3.63 OF THE CITY CODE, RELATING TO HEIGHT, AREA, SETBACK, AND SIGN REGULATIONS IN THE H, HOSPITAL ZONE (M-612)

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

## SECTION 1.

Section 3-B-8b is hereby added to the Zoning Ordinance to read as follows:

	ZONE	LOCATION	HEIGHT	MINIMUM YARD REQUIREMENTS				MAX. LOT COVER	MIN. LOT AREA PER D.U. IN SQ. FT.
				FRONT	REAR	INTER. SIDE	STREET SIDE		
<u>8b</u>	<u>H</u>	<u>General</u>	<u>13</u>	<u>25 ft.</u>	<u>14</u>	<u>16</u>	<u>25 ft.</u>	<u>No. Req.</u>	<u>Not Allowed</u>
		<u>Old City</u>	<u>8</u>	<u>1</u>	<u>15</u>	<u>17</u>	<u>18</u>	<u>10</u>	

## SECTION 2.

Section 3-C-1 of the Zoning Ordinance shall be amended to read as follows:

1. Minimum front yard setback shall be the average of the two nearest buildings on the same side of the street on the same block. If there is only one other building on the same side of the street on the same block, the minimum front yard setback shall not be less than that of such building. In no event shall the required minimum front yard setback be greater than 25 feet.

If there is no other building on the same side of the street on the same block, a minimum front yard setback of 25 feet shall apply in all zones except for the R-4, R-4-A, R-5, R-0, and H Zones in which a ten-foot setback shall apply.

SECTION 3.

Section 3-E-6 of the Zoning Ordinance shall be amended to read as follows:

6. Height variation - public, semi-public buildings:

In any district with a height limit of less than 75 feet, public, ~~semi-public~~ buildings, schools, churches, ~~hospitals~~ and other institutions permitted in such district may be erected to a height not exceeding 75 feet, provided that the front, side, and rear yard requirements shall be increased one foot for each one foot by which such building exceeds the height limits hereinbefore established for such district.

SECTION 4.

Sections 3-C-13, 3-C-14, 3-C-15, 3-C-16, 3-C-17, and 3-C-18 are hereby added to the Zoning Ordinance to read as follows:

13. Outside the Old City, the height limit shall be 45 feet. However, a special permit may be granted to permit buildings of greater height.
14. The minimum rear yard setback is 15 feet unless the rear yard abuts a R or OB Zone. If the rear yard abuts a R or OB Zone, the minimum 15-foot setback shall be increased by 2 feet for every 10-foot increment in building height over the first 25 feet to a maximum 25-foot setback.
15. No minimum rear yard setback is required unless the rear yard abuts a R or OB Zone. If the rear yard abuts a R or OB Zone, the minimum setback shall be 5 feet for buildings up to 25 feet in height, and shall increase by 1 foot for each additional 10-foot increment in building height to a maximum 10-foot setback.
16. The minimum interior side yard setback is 10 feet unless the side yard abuts a R or OB Zone. If the side yard abuts a R or OB Zone, the minimum 10-foot setback shall be increased by 2 feet for every 10-foot increment in building height over the first 25 feet to a maximum 25-foot setback.
17. No minimum interior yard setback is required unless the side yard abuts a R or OB Zone. If the side yard abuts a R or OB Zone, the minimum setback shall be 5 feet for buildings up to 25 feet in height, and shall be increased by 1 foot for each additional 10-foot increment in building height to a maximum 10-foot setback.
18. The minimum street side yard setback for buildings up to 25 feet in height is 5 feet. For each additional 10-foot increment in building height, the required minimum setback shall be increased by 1 foot to a maximum 10-foot setback.

SECTION 5.

Section 3.63 of the City Code is hereby amended to read as follows:

Section 3.63 OB Office Building, R-0 Residential Office, and H Hospital zones.

Within the OB Office Building and H Hospital Zones and when office uses are developed in the R-0 Residential Office Zone, signs are permitted as follows:

- (a) One identification sign and one bulletin board for each developed parcel not exceeding a total of sixteen square feet in area for all displays.
- (b) All signs shall be placed flat against a building or designed as part of an architectural feature thereof. Signs may also be detached if they do not exceed a height of six feet nor project into any required building setback area.
- (c) No height limit is specified for signs placed flat against the wall of a building or for other attached signs provided all other provisions of this article are complied with.
- (d) A special permit may be granted to permit signage in excess of that allowed by this Section for facilities which regularly provide emergency medical care.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

M-612

SACRAMENTO CITY PLANNING COMMISSION

30

MEETING DATE 5-13-82  
 ITEM NO. 12 FILE NO. P-  
 M-612

- GENERAL PLAN AMENDMENT  TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT  SUBDIVISION MODIFICATION
- REZONING  ENVIRONMENTAL DET.
- SPECIAL PERMIT  OTHER Amendment to
- VARIANCE   zoning Ordinance.

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

LOCATION: \_\_\_\_\_

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO. \_\_\_\_\_

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

MOTION: Recommend approval subject to amended staff report

- 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 \_\_\_\_\_

AMENDED STAFF REPORT 5/13/82

City Planning Commission  
Sacramento, California

Members in Session:

SUBJECT: Zoning Ordinance Amendment to establish height, area, setback and sign regulations for the H, Hospital zone (M-612)

SUMMARY

Staff is proposing that the minimum yard requirements for developments in the Hospital Zone would generally range between 10 and 25 feet outside of the Central City and zero to 10 feet within the Central City. The height limit would be set at 45 feet, with the provision to allow greater height by special permit. The sign regulations proposed for the H, Hospital zone would be consistent with the existing regulations for developments within the OB, Office-Business zone. This section of the City Code allows a maximum of two signs not to exceed 16 square feet. A provision would be added to allow greater signage by special permit for uses which provide emergency medical care. Staff is requesting that the Planning Commission endorse these proposed regulations.

BACKGROUND INFORMATION

On April 22, staff presented a set of proposed height, area and sign regulations for the H, Hospital zone which differ from the revised proposal in that it would have allowed no minimum rear yard or interior side yard setback unless the lot abutted an 'R' or 'OB' zoned lot, in which case a setback of 15 feet for the rear and five feet for the interior side would be required. This rear yard regulation would not have differentiated between developments that are within or outside of the Central City. However, within the Central City, the minimum street side yard would have been five feet with a one foot increase for each story addition over three while the minimum setback outside of the Central City was 25 feet. The Planning Commission directed staff to re-evaluate the proposed rear and interior side yard setbacks and to compare the proposed regulations with those established for the C-2, General Commercial zone.

The revised draft ordinance is illustrated as Attachment 1. This revised proposal maintains the 25-foot front yard and street side yard setbacks for developments in the Hospital zone which are located outside of the Central City. Within the Central City the minimum front yard setback would be measured as the average of the nearest building(s) on the same side of the street, on the same block. If there is no other building on the block, then the front yard setback shall be no greater than 10 feet. The minimum street side yard setback within the Central City would be five feet for the first 25 feet of building height with a one-foot addition for each additional 10-foot increment in building height, not to exceed a maximum of 10 feet.

The reason that the setback measurement is in terms of 10 foot building height increments rather than stories is because hospitals typically are developed at 15 to 18 feet per story. For example, Sutter General Hospital's preliminary building plans indicate that the new structure would extend 96.4 feet in height (without the 18-foot tower housing the mechanical apparatus), but would only include six stories for an average of 16 feet per story. Typically, residential or office buildings are developed at 10 feet per story. Therefore, the rear, interior side, and street side yard setbacks proposed all utilize the 10-foot increment of building height rather than the number of stories as the setback measurement.

The proposed minimum rear yard setback outside of the Central City is 15 feet for all buildings regardless of height. If the development abuts a R or OB Zone, this setback would increase by two feet for each additional 10 feet of building height over the first 25 feet, up to a maximum of 25 feet. No rear yard setback is required within the Central City unless the development abuts an R or OB Zone, in which case the minimum setback shall be five feet with a one foot increase up to a maximum of 10 feet.

There is no minimum interior side yard setback for developments within the Central City unless the lot abuts an R or OB Zoned lot, in which case a minimum five-foot setback would be required for the first 25 feet of building height. For developments outside of the Central City, a minimum 10-foot setback is required. If the development abuts an R or OB Zone, the required setback outside of the Central City shall increase by two feet for every additional 10-foot increment in building height up to a maximum of 25 feet, and by one-foot up to a maximum of 10 feet within the Central City.

The table below indicates the proposed setback requirements for a 50 (3-story) and a 100-foot (7-story) building abutting an R or OB Zoned lot based on its location within or outside of the Central City in the H, Hospital versus the C-2, General Commercial Zones.

Zone	Location	Minimum Yard Requirements			
		Front	Rear	Interior Side	Street Side
a) 50 foot building:					
H	General	25 ft.	19 ft.	14 ft.	25 ft.
	Old City	10 ft.	7 ft.	7 ft.	7 ft.
C-2	General	25 ft.	15 ft.	5 ft.	0 ft.
	Old City	0 ft.	15 ft.	5 ft.	0 ft.
b) 100 foot building:					
H	General	25 ft.	25 ft.	25 ft.	25 ft.
	Old City	10 ft.	10 ft.	10 ft.	10 ft.
C-2	General	25 ft.	15 ft.	5 ft.	0 ft.
	Old City	0 ft.	15 ft.	5 ft.	0 ft.

Given that hospitals typically encompass an entire block, the street side requirement would usually apply instead of the interior side requirement. It should be noted that the C-2 zone does not establish different rear or interior side yard setbacks for developments within or outside of the Central City which abut an 'R' or 'OB' zoned lot. In addition, if the development did not abut the rear or side of an 'R' or 'OB' zoned lot, there would be no minimum setback required in the C-2 zone.

It should also be pointed out that, as the setback requirements are increased, the building height also increases, assuming the same building square footage total is retained. The maximum height limit proposed is 45 feet for developments, either within or outside of the Central City with the provision that greater height would be allowed by special permit.

The number 8 designation on the Zoning Ordinance document exempts projects where the developer contracts with the Redevelopment Agency. There is no maximum lot coverage requirement either within or outside of the Central City. The number 10 designation on the Zoning Ordinance document indicates that developments within the Central City which are over 75,000 square feet must obtain a special permit. Since all major medical care facilities (i.e. hospitals) are required to obtain a special permit before they are allowed to develop, this provision would only affect medical offices, laboratories, pharmacies and group care facilities which are also allowed in this zone.

The proposed sign regulations for developments within the Hospital zone would be consistent with the existing sign regulations for the OB, Office-Business zone. These regulations allow two signs, an identification sign and a bulletin board which shall not exceed a total of 16 square feet in area. Signs may either be placed flat against the building or detached if they do not exceed a height of six feet. The additional provision proposed for this section of City Code regulating signs would be to allow greater signage with a special permit for facilities which regularly provide emergency medical care.

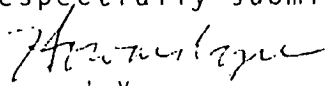
#### ENVIRONMENTAL DETERMINATION

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

Staff recommends that the Planning Commission ratify the Negative Declaration and endorse the proposed height, area, setback, and sign regulations for the H, Hospital Zone.

Respectfully submitted,

  
Howard Yee  
Principal Planner

HY:SP:bw

M-612

May 13, 1982

Item No. 12



CITY OF SACRAMENTO

30

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

MARTY VAN DUYN  
PLANNING DIRECTOR

May 24, 1982

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: An ordinance adding Sections 3-B-8b, 3-C-14, 3-C-15, 3-C-16, 3-C-17 and 3-C-18 and amending Section 3-C-1 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, and amending Section 3.63 of the City Code, relating to height, area, setback, and sign regulations in the H, Hospital Zone (M-612)

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 June 9, 1982.

Respectfully submitted,

*Marty Van Duyn*  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

PASSED FOR  
PUBLICATION  
& CONTINUED  
TO 6-9-82

**APPROVED**  
OF THE CITY COUNCIL  
JUN 1 1982  
OFFICE OF THE  
CITY CLERK

MVD:cp  
Attachment  
M-612

June 1, 1982  
All Districts



ROF UTORAC  
MONTAGNAC  
G. MONTAGNAC  
MONTAGNAC

ROF UTORAC  
MONTAGNAC  
G. MONTAGNAC  
MONTAGNAC

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF \_\_\_\_\_

AN ORDINANCE ADDING SECTIONS 3-B-8b, 3-C-14, 3-C-15, 3-C-16, 3-C-17, AND 3-C-18 AND AMENDING SECTION 3-C-1 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550 FOURTH SERIES, AND AMENDING SECTION 3.63 OF THE CITY CODE, RELATING TO HEIGHT, AREA, SETBACK, AND SIGN REGULATIONS IN THE H, HOSPITAL ZONE (M-612)

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

SECTION 1.

Section 3-B-8b is hereby added to the Zoning Ordinance to read as follows:

	ZONE	LOCATION	HEIGHT	MINIMUM YARD REQUIREMENTS				MAX. LOT COVER	MIN. LOT AREA PER D.U. IN SQ. FT.
				FRONT	REAR	INTER. SIDE	STREET SIDE		
8b	H	General	13	25 ft.	14	16	25 ft.	No. Req.	Not Allowed
		Old City	8	1	15	17	18	10	

SECTION 2.

Section 3-C-1 of the Zoning Ordinance shall be amended to read as follows:

1. Minimum front yard setback shall be the average of the two nearest buildings on the same side of the street on the same block. If there is only one other building on the same side of the street on the same block, the minimum front yard setback shall not be less than that of such building. In no event shall the required minimum front yard setback be greater than 25 feet.

If there is no other building on the same side of the street on the same block, a minimum front yard setback of 25 feet shall apply in all zones except for the R-4, R-4-A, R-5, R-0, and H Zones in which a ten-foot setback shall apply.

SECTION 3.

Sections 3-C-13, 3-C-14, 3-C-15, 3-C-16, 3-C-17, and 3-C-18 are hereby added to the Zoning Ordinance to read as follows:

- 13. Outside the Old City, the height limit shall be 45 feet. However, a special permit may be granted to permit buildings of greater height.
- 14. The minimum rear yard setback is 15 feet unless the rear yard abuts a R or OB Zone. If the rear yard abuts a R or OB Zone, the minimum 15-foot setback shall be increased by 2 feet for every 10-foot increment in building height over the first 25 feet to a maximum 25-foot setback.
- 15. No minimum rear yard setback is required unless the rear yard abuts a R or OB Zone. If the rear yard abuts a R or OB Zone, the minimum setback shall be 5 feet for buildings up to 25 feet in height, and shall increase by 1 foot for each additional 10-foot increment in building height to a maximum 10-foot setback.
- 16. The minimum interior side yard setback is 10 feet unless the side yard abuts a R or OB Zone. If the side yard abuts a R or OB Zone, the minimum 10-foot setback shall be increased by 2 feet for every 10-foot increment in building height over the first 25 feet to a maximum 25-foot setback.
- 17. No minimum interior yard setback is required unless the side yard abuts a R or OB Zone. If the side yard abuts a R or OB Zone, the minimum setback shall be 5 feet for buildings up to 25 feet in height, and shall be increased by 1 foot for each additional 10-foot increment in building height to a maximum 10-foot setback.
- 18. The minimum street side yard setback for buildings up to 25 feet in height is 10 feet. For each additional 10-foot increment in building height, the required minimum setback shall be increased by 1 foot.

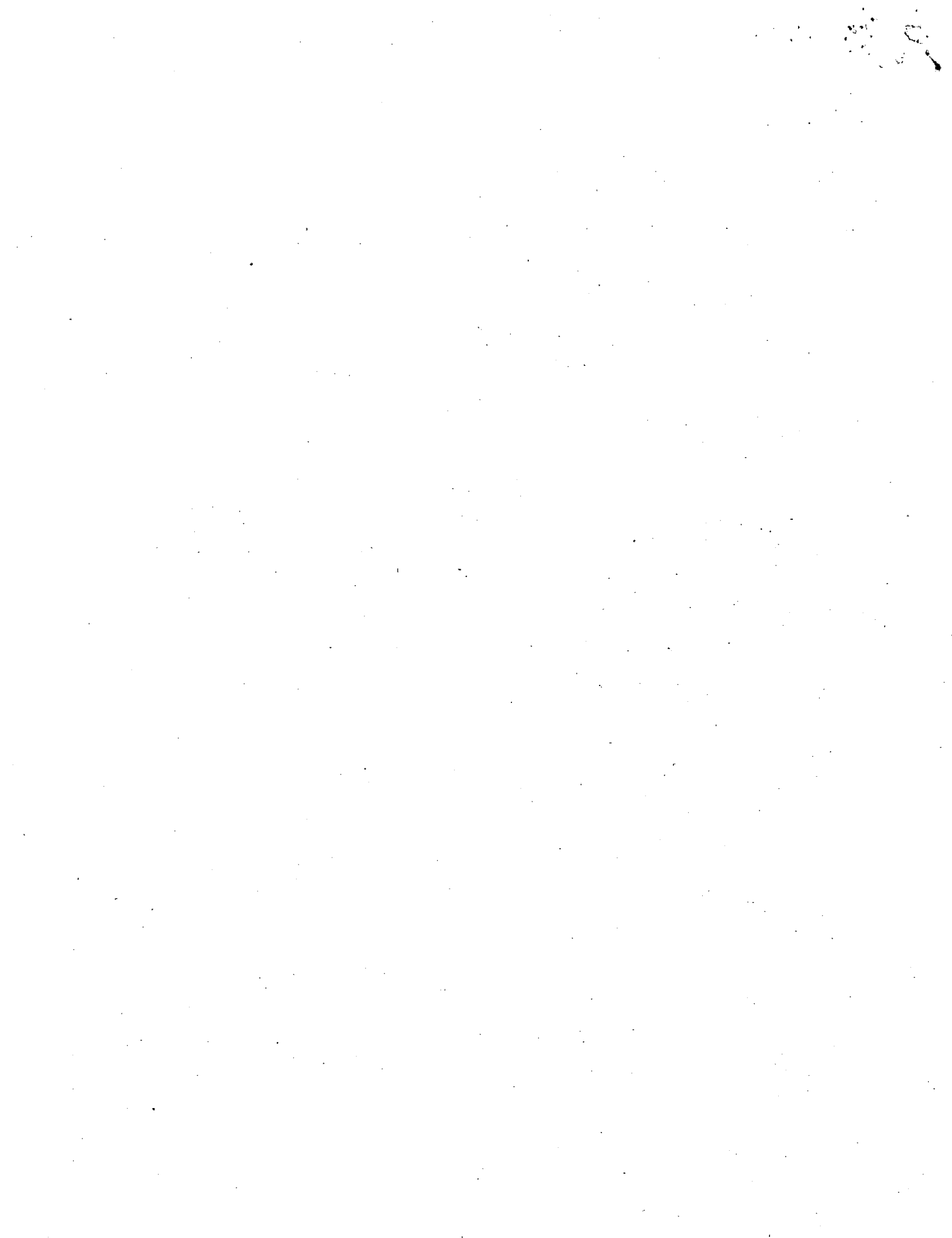
SECTION 4.

Section 3.63 of the City Code is hereby amended to read as follows:

Section 3.63 OB Office Building, R-0 Residential Office, and H Hospital zones.

Within the OB Office Building and H Hospital Zones and when office uses are developed in the R-0 Residential Office Zone, signs are permitted as follows:

- (a) One identification sign and one bulletin board for each developed parcel not exceeding a total of sixteen square feet in area for all displays.
- (b) All signs shall be placed flat against a building or designed as part of an architectural feature thereof. Signs may also be detached if they do not exceed a height of six feet nor project into any required building setback area.
- (c) No height limit is specified for signs placed flat against the wall of a building or for other attached signs provided all other provisions of this article are complied with.



(d) A special permit may be granted to permit signage in excess of that allowed by this Section for facilities which regularly provide emergency medical care.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

M-612

100



CITY OF SACRAMENTO

7

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

MARTY VAN DUYN  
PLANNING DIRECTOR

April 21, 1982

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: An ordinance amending the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550 and 2868, Fourth Series, relating to height, area, and sign regulations for the H, Hospital zone

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 May 6, 1982.

Respectfully submitted,

*Marty Van Duyn*  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:cp  
Attachment  
M-612

~~PASED FOR  
PUBLICATION  
& CONTINUED  
TO 4-27-82~~

**FILED**  
By the City Council  
Office of the City Clerk  
*Cont 40*  
*5-25-82*  
APR 27 1982

April 27, 1982  
All Districts

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550 AND 2868, FOURTH SERIES, RELATING TO HEIGHT, AREA, AND SIGN REGULATIONS FOR THE H, HOSPITAL ZONE

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

### SECTION 1.

Section 3-B-8b of Zoning Ordinance No. 2550 shall be added to read as follows:

	ZONE	LOCATION	MAXIMUM HEIGHT	MINIMUM YARD REQUIREMENTS				MAX. LOT COVER	MIN. LOT AREA PER D.U. IN SQ. FT.
				FRONT	REAR	INTER. SIDE	STREET SIDE		
8b	H	General	45 ft. 13	25 ft.			25 ft.	No Req.	
		Old City	8	1	5	6	3	10	Not Allowed

### SECTION 2.

Sections 3-C-3, 3-C-5, 3-C-6, and 3-C-10 of Zoning Ordinance No. 2550 shall be set forth in the same form shown in the existing Zoning Ordinance and below. Section 3-C-1 shall be amended and section 3-C-13 shall be added to Zoning Ordinance No. 2550 as follows:

1. The minimum front yard setback shall be the average of the two nearest buildings on the same side of the street on the same block. If there is only one other building on the same side of the street on the same block, the minimum front yard setback shall not be less than that of such building. In no event shall the required minimum front yard setback be greater than 25 feet.

If there is no other building on the same side of the street on the same block, a minimum front yard setback of 25 feet shall apply in all zones except for the R-4, R-4-A, R-5, and H Zones in which a ten foot setback shall apply.

3. The minimum side yard setback shall be five feet for buildings up to three stories in height. For buildings over three stories, the required minimum shall be increased by one foot for each story over three.



- ①
5. No minimum rear yard setback is required unless the rear of a SC, C, or M zoned lot abuts the side of an R or OB zoned lot, in which case a minimum setback of 15 feet is required. If a public alley separates the lots, no rear yard is required.
  6. No minimum interior side yard setback is required unless the side of a SC, C, or M zoned lot abuts the side of a R or OB zoned lot, in which case a minimum setback of five feet is required. If a public alley separates the lots, no side yard is required.
  10. Within the Old City the maximum lot coverage shall be the same as that specified outside the Old City, provided, however, that a special permit shall be required for any building to be constructed or expanded to exceed 75,000 square feet of gross floor area. A special permit shall not be required for any building for which the Redevelopment Agency has entered into a contract with a developer which governs the requirements for development of the building and the parcel or parcels upon which it is to be located. (ORDINANCE NO. 4146-4th Series)
  13. The maximum height for developments within the H zone outside of the Old City may exceed 45 feet in height, however, a special permit is required.

### SECTION 3.

Section 3.63 of Zoning Ordinance No. 2868 shall be amended to read as follows:

#### Sec. 3.63. OB Office Business and H Hospital Zones

Within the OB Office Business and H Hospital Zones, signs are permitted as follows:

- (a) One identification sign and one bulletin board for each developed parcel not exceeding a total of 16 square feet in area for all displays.
- (b) All signs shall be placed flat against a building or designed as part of an architectural feature thereof. Signs may also be detached if they do not exceed a height of six feet nor project into any required building setback area.
- (c) No height limit is specified for signs placed flat against the wall of a building or for other attached signs provided all other provisions of this Article are complied with.
- (d) Major medical care facilities may be permitted to exceed the sign limitations described above, however, a special permit is required.

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APR 27 1962

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550 AND 2868, FOURTH SERIES, RELATING TO HEIGHT, AREA, AND SIGN REGULATIONS FOR THE H, HOSPITAL ZONE

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

### SECTION 1.

Section 3-B-8b of Zoning Ordinance No. 2550 shall be added to read as follows:

	ZONE	LOCATION	MAXIMUM HEIGHT	MINIMUM YARD REQUIREMENTS				MAX. LOT COVER	MIN. LOT AREA PER D.U. IN SQ. FT.
				FRONT	REAR	INTER. SIDE	STREET SIDE		
8b	H	General	45 ft. 13	25 ft.			25 ft.	No Req.	
		Old City	8	1	5	6	3	10	Not Allowed

### SECTION 2.

Sections 3-C-3, 3-C-5, 3-C-6, and 3-C-10 of Zoning Ordinance No. 2550 shall be set forth in the same form shown in the existing Zoning Ordinance and below. Section 3-C-1 shall be amended and section 3-C-13 shall be added to Zoning Ordinance No. 2550 as follows:

1. The minimum front yard setback shall be the average of the two nearest buildings on the same side of the street on the same block. If there is only one other building on the same side of the street on the same block, the minimum front yard setback shall not be less than that of such building. In no event shall the required minimum front yard setback be greater than 25 feet.  
  
If there is no other building on the same side of the street on the same block, a minimum front yard setback of 25 feet shall apply in all zones except for the R-4, R-4-A, R-5, and H Zones in which a ten foot setback shall apply.
3. The minimum side yard setback shall be five feet for buildings up to three stories in height. For buildings over three stories, the required minimum shall be increased by one foot for each story over three.



5. No minimum rear yard setback is required unless the rear of a SC, C, or M zoned lot abuts the side of an R or OB zoned lot, in which case a minimum setback of 15 feet is required. If a public alley separates the lots, no rear yard is required.
6. No minimum interior side yard setback is required unless the side of a SC, C, or M zoned lot abuts the side of a R or OB zoned lot, in which case a minimum setback of five feet is required. If a public alley separates the lots, no side yard is required.
10. Within the Old City the maximum lot coverage shall be the same as that specified outside the Old City, provided, however, that a special permit shall be required for any building to be constructed or expanded to exceed 75,000 square feet of gross floor area. A special permit shall not be required for any building for which the Redevelopment Agency has entered into a contract with a developer which governs the requirements for development of the building and the parcel or parcels upon which it is to be located. (ORDINANCE NO. 4146-4th Series)
13. The maximum height for developments within the H zone outside of the Old City may exceed 45 feet in height, however, a special permit is required.

### SECTION 3.

Section 3.63 of Zoning Ordinance No. 2868 shall be amended to read as follows:

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- (c) No height limit is specified for signs placed flat against the wall of a building or for other attached signs provided all other provisions of this Article are complied with.
- (d) Major medical care facilities may be permitted to exceed the sign limitations described above, however, a special permit is required.



# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APR 27 1962

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550 AND 2868, FOURTH SERIES, RELATING TO HEIGHT, AREA, AND SIGN REGULATIONS FOR THE H, HOSPITAL ZONE

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10. Within the Old City the maximum lot coverage shall be the same as that specified outside the Old City, provided, however, that a special permit shall be required for any building to be constructed or expanded to exceed 75,000 square feet of gross floor area. A special permit shall not be required for any building for which the Redevelopment Agency has entered into a contract with a developer which governs the requirements for development of the building and the parcel or parcels upon which it is to be located. (ORDINANCE NO. 4146-4th Series)
13. The maximum height for developments within the H zone outside of the Old City may exceed 45 feet in height, however, a special permit is required.

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- (c) No height limit is specified for signs placed flat against the wall of a building or for other attached signs provided all other provisions of this Article are complied with.
- (d) Major medical care facilities may be permitted to exceed the sign limitations described above, however, a special permit is required.

**KAISER  
FOUNDATION  
HOSPITALS**

EXECUTIVE OFFICES, ORDWAY BUILDING

June 8, 1982

City Council  
c/o City Clerk  
City of Sacramento  
915 I Street  
Sacramento, California 95814

Re: Proposed Height Area, Setback and Sign  
Regulations for the "H", Hospital Zone  
Item 30 on the Agenda June 9, 1982.

Dear Council Members:

The June 2, 1982 Staff Report from the City Planning Department recommends, among its proposals, an "H", Hospital Zone, with a maximum building height of 45 feet. Kaiser Foundation Hospitals requests the City Council to consider the impact of the draft height regulation on our proposed Medical Center in South Sacramento.

Kaiser Foundation Hospitals is currently well under way in the design process for a hospital and medical office complex on a site at the intersection of Valley Hi Drive and Bruceville Road. The hospital portion of the project is planned to have 4 stories, of a height of approximately 62 feet above grade. Under the existing Zoning Ordinance, the height limit for hospitals in a C-2 zone is 75 feet (Section 3 page 14 and Section E-6 page 17), providing that certain set backs are followed. Therefore, our current design height complies with the Ordinance.

The proposed height limit in the new "H", Hospital Zone is 45 feet, except that a Special Permit may be obtained for projects that exceed 45 feet. Since Kaiser Foundation Hospitals has already initiated an application for Environmental Review and a Special Permit under the existing Ordinance, it would be required to obtain a Special Permit, or entirely revise its design of the facility. Kaiser Foundation Hospitals' architects have been proceeding with the contract documents for the project under the existing Ordinance. Change of design would add unnecessary costs and unwarranted delays to the completion of the facility. There is nothing in the proposal which sets forth criteria to be used in granting a Special Permit. In either case, Kaiser Foundation Hospitals will be uncertain as to how it may proceed to complete this facility.

RECEIVED  
CITY CLERK'S OFFICE  
CITY OF SACRAMENTO

JUN 9 1 20 PM '82

ONE KAISER PLAZA • OAKLAND, CALIFORNIA 94612  
TELEPHONE 415/271-2600

30



June 8, 1982

We are attempting to expedite the design/approval process for our project and, to date, City Staff has been extremely helpful. However, we are concerned that the proposed Regulations may require additional data or review time and thereby delay our project and add unnecessary costs to the completion of the hospital.

We would like to suggest that the proposed height limit be set at 75 feet for hospitals. All other buildings can be restricted to 45 feet. It is more difficult to regulate the height of Hospitals by vertical distance alone, because floor to floor heights in Hospitals are generally higher than in other structures.

The proposed revision is as follows:

Attachment I, page 2, Section 4, Item 13

- 13. Outside the Old City, the height limit shall be 75 feet for hospitals and 45 feet for all other buildings.

As an alternative, the following revisions are proposed:


Attachment I, page 2, Section 4, Item 13

- 13. Outside the Old City, the height limit shall be 45 feet or 4 stories above grade. However, a Special Permit may be granted to permit buildings of greater height. (The revision is double underlined).

We request your consideration of this proposal and would be happy to discuss the issue in further detail with Council or Staff.

Sincerely yours,

KAISER FOUNDATION HOSPITALS

By:   
 Robert A. Costa  
 Vice President of Facilities  
 Planning and Construction

RAC/ldj

June 16, 1982

TO ALL INTERESTED PARTIES:

On June 9, 1982, the Sacramento City Council took the following action:

Negative Declaration ratified, and adopted Ordinance No. 82-043 approving the Zoning Ordinance and City Code amendments to establish height and area regulations for developments in the "H" Hospital Zone (M-612) (D-All), as proposed by staff and set forth in Attachment I.

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

Sincerely,

Anne Mason  
Assistant City Clerk

LM/mlt/30  
Enclosure

cc: Planning Department  
M-612 Mailing List (6)  
Robert A. Costa, Vice President of Facilities, Planning and  
Construction, One Kaiser Plaza, Oakland CA 94612

