

DESIGN REVIEW & PRESERVATION BOARD

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Vitiello-Niyya, Inc., 1931 H Street, Sacramento, CA 95814		
OWNER	Sutter Community Hospitals, 2020 I Street, Suite D, Sacramento, CA 95816		
PLANS BY			
FILING DATE	7/11/1983	50 DAY DRACTION DATE	REPORT BY:
NEGATIVE DEC.	EIR	ASSESSOR'S PCL. NO.	007-017-01

LOCATION: 29th & 30th, K & L

PROPOSAL: Applicant proposes to construct a 388-space asphalt parking lot

PROJECT INFORMATION:

Existing Zoning of Site:	T.C.
Existing Land Use of Site:	Parking Lot
Surrounding Land Use and Zoning:	
North:	Parking Lot/Freeway T.C.
South:	Parking Lot/Freeway T.C.
East:	Commercial C-2
West:	Hospital C-2
Parking Required:	1080 Spaces for Sites 1 & 2
Parking Provided:	712 Spaces - Site 1
	388 Spaces - Site 2
	1,100 Total Spaces
Property Dimensions:	344 x 352
Property Area:	121,088 s.f.
Square Footage of Site:	112,896 paved area
Exterior Site Materials:	Asphalt paving and landscaping.

BACKGROUND INFORMATION: The Planning Department and the Engineering Department staff determined that 1,080 off-site parking spaces would be needed to meet hospital needs. The applicant is providing 712 spaces at Site 1, and 388 spaces at Site 2 making a total of 1,100 spaces. The applicant is using lease space under the freeway to meet parking requirements.

STAFF EVALUATION: The applicant's proposal will place landscaping along each block face. All parking will be at surface level. More screening than that required by the zoning ordinance will be provided. Staff has no concerns with the project as presented.

The Traffic Engineering Division has been asked to review this project, and their comments will be available on the night of the meeting.

STAFF RECOMMENDATIONS: Staff recommends approval of the project with the following conditions:

1. Signage to be reviewed and approved at staff level.

2. Final landscaping, irrigation, and shading plans to be reviewed and approved by staff.

Approval is based on the following Findings of Fact:

1. The project, as presented, is well designed and will upgrade the area.
2. Staff review of signage, landscaping and shading will allow any concerns and zoning ordinance requirements to be met.

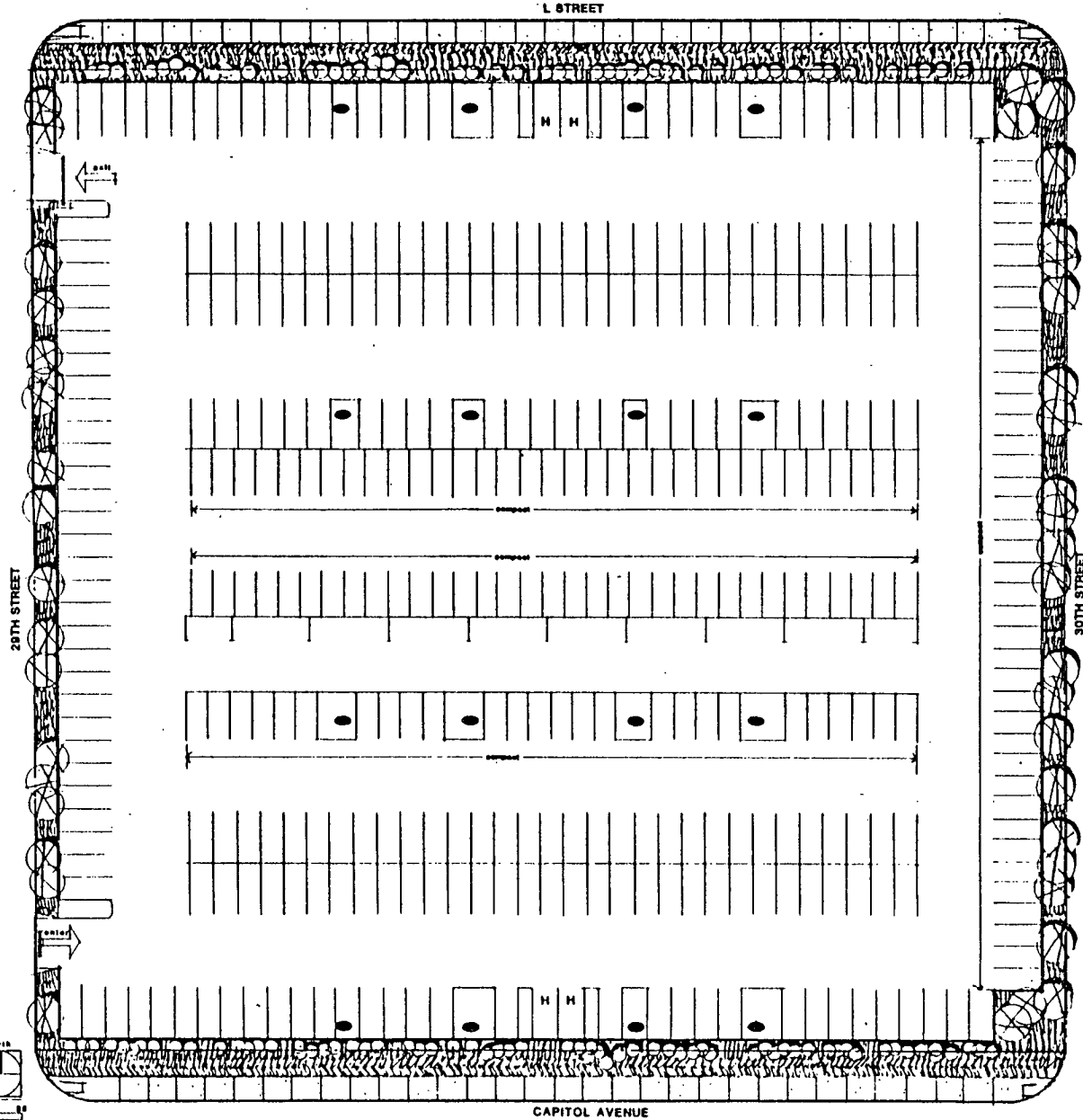
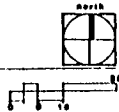
D2 83.152

8.3.83

SURFACE PARKING	
standard	200
compact	101
handicap	4
total	305

#7

SURFACE PARKING
SITE #2



Angelo Vitellio
Niya, Inc.

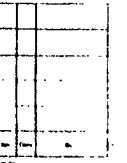
Architect

1981 San Francisco, CA 94101

The undersigned architect does not warrant that these plans or any part thereof are correct or complete. The user of these plans shall be responsible for their accuracy and completeness. The undersigned architect shall not be held liable for any errors or omissions in these plans or for any consequences arising therefrom. The undersigned architect shall not be held liable for any damages, including consequential damages, arising from the use of these plans. The undersigned architect shall not be held liable for any claims, damages, or losses, including consequential damages, arising from the use of these plans. The undersigned architect shall not be held liable for any claims, damages, or losses, including consequential damages, arising from the use of these plans.

SUTTER
GENERAL
HOSPITAL
PARKING
FACILITY

Campbell
Construction Co.



7-10-83

7-11-83

PA 1

New Sutter Hospital
(under construction)
1

TC
Parking Lot
2

Commercial
3

L STREET

Sutter Hospital
11
C-2

29th STREET
SUBJECT
SITE # 2
30th STREET

Commercial
4
C-2
ALLEY

ALLEY
10
Sutter Hospital

5
Commercial
6
Commercial

CAPITOL

9
Regional
Transit

8
Parking Lot
TC

7
Gas
Station

LAND USE MAP

1" = 100'

