

CITY PLANNING COMMISSION

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

APPLICANT	Bob McCabe, 1809-19th Street, Sacramento, CA 95814				
OWNER	Sutter Community Hospitals 2820 I St., Sacto., 95816 / Old Tavern Assoc., P.O. Box 57, Penryn, CA 95665				
PLANS BY	Bob McCabe, 1809-19th Street, Sacramento, CA 95814				
FILING DATE	8/19/83	50 DAY CPC ACTION DATE		REPORT BY	PB:bw
NEGATIVE DEC.	Exempt 15105	EIR		ASSESSOR'S PCL. NO.	007-173-03,04

APPLICATION: Lot Line Merger of two parcels (Sec. 66499.20½ State Subdivision Map Act) (P83-274)

LOCATION: 2801 and 2815 Capitol Avenue

PROPOSAL: The applicant is requesting the necessary entitlement to combine two parcels in the General Commercial (C-2) zone to allow construction of a two and one-half story parking structure in conjunction with the remodeling of the "Old Tavern" building for medical offices and retail facilities.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning:	General Commercial (C-2)
Existing Land Use:	Existing one-story building and surface parking lot

Surrounding Land Use and Zoning:

North: Hospital; C-2
South: RT service area; C-2
East: Vacant structure; C-2
West: Offices; C-2

Property Dimensions:	160' x 240'
Property Area:	38,400 square feet
Square Footage of Building:	Tavern-37,683 (17,933 retail; 19,750 medical offices)
Height of Structures:	Tavern: 4-story; Parking: 2½ level
Significant Feature of Site:	Existing "Tavern"
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Tavern: white on white
Exterior Building Materials:	Tavern: plaster, wood Parking: concrete-precast

STAFF EVALUATION:

1. The subject site is located in a General Commercial (C-2) zone adjacent to Sutter General Hospital. It consists of two lots totaling 38,400 square feet. Both parcels have existing structures. The applicant proposes to rehabilitate the original 'Tavern' building for medical offices and retail use; demolish the Tavern annex and construct a two and one-half level parking structure.
2. On August 17, 1983 the Preservation/Design Review Board reviewed and approved the rehabilitation proposal of the Tavern building and the proposed two and one-half level parking structure.

APPLC. NO. P83-274

MEETING DATE September 22, 1983

CPC ITEM NO. 19

001344

3. The proposal was reviewed by City Engineering, Real Estate and Traffic Engineering Divisions. There were no objections to the request. However, Engineering indicated that a new deed description be provided.
4. Staff has no objection to the proposed lot line merger in that the merger is necessary in order to construct a parking structure for the required on-site parking facility for the office and retail use.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Sec. 15105).

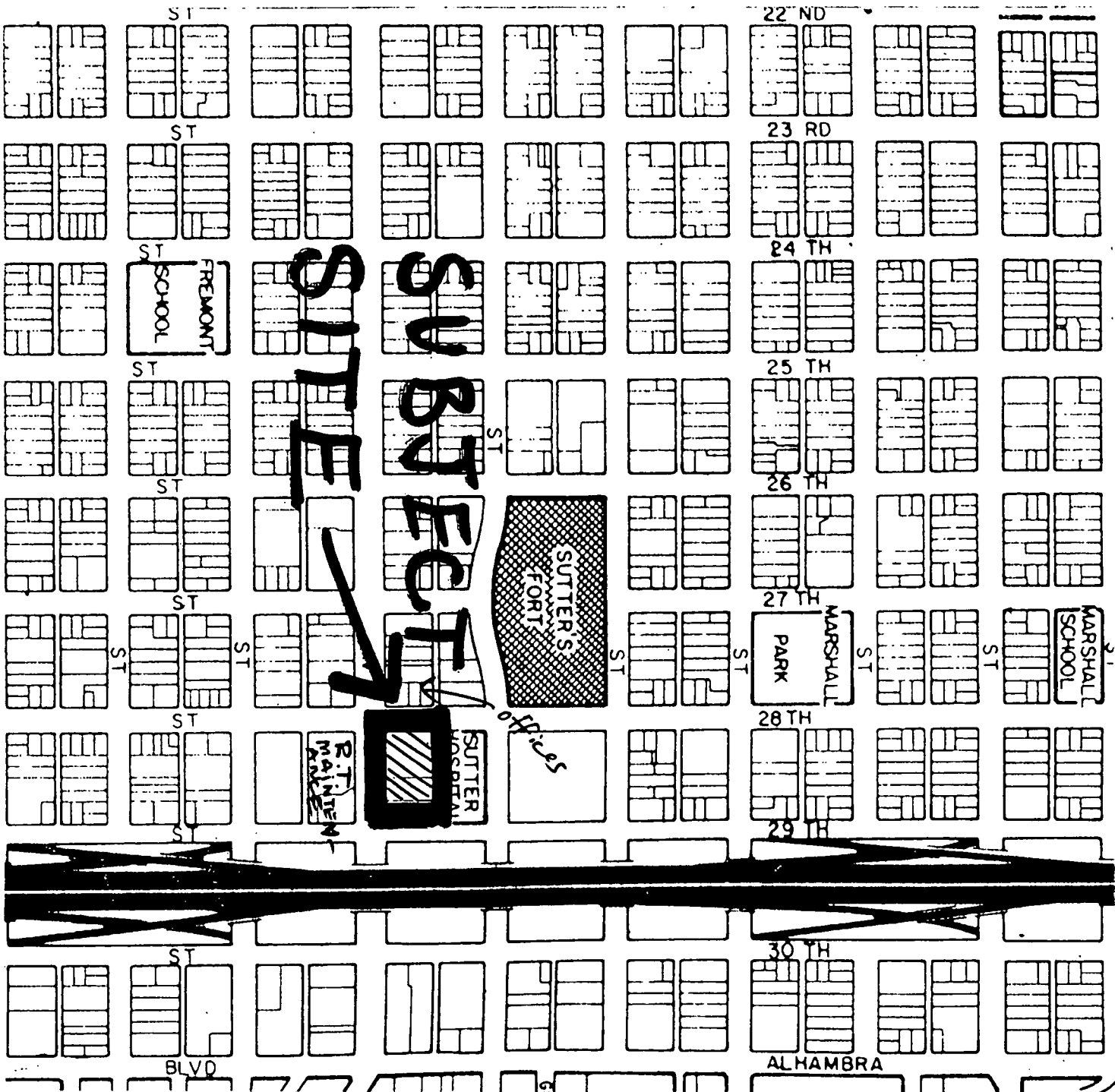
STAFF RECOMMENDATION: Staff recommends that the Commission approve the proposed lot line merger by adopting the attached resolution.

P 83-274

22 SEPT '83

001347

No. 19



SUBJECT SITE

SUTTER'S FORT

OFFICES

SUTTER HOSPITAL

R.T. MAINTENANCE

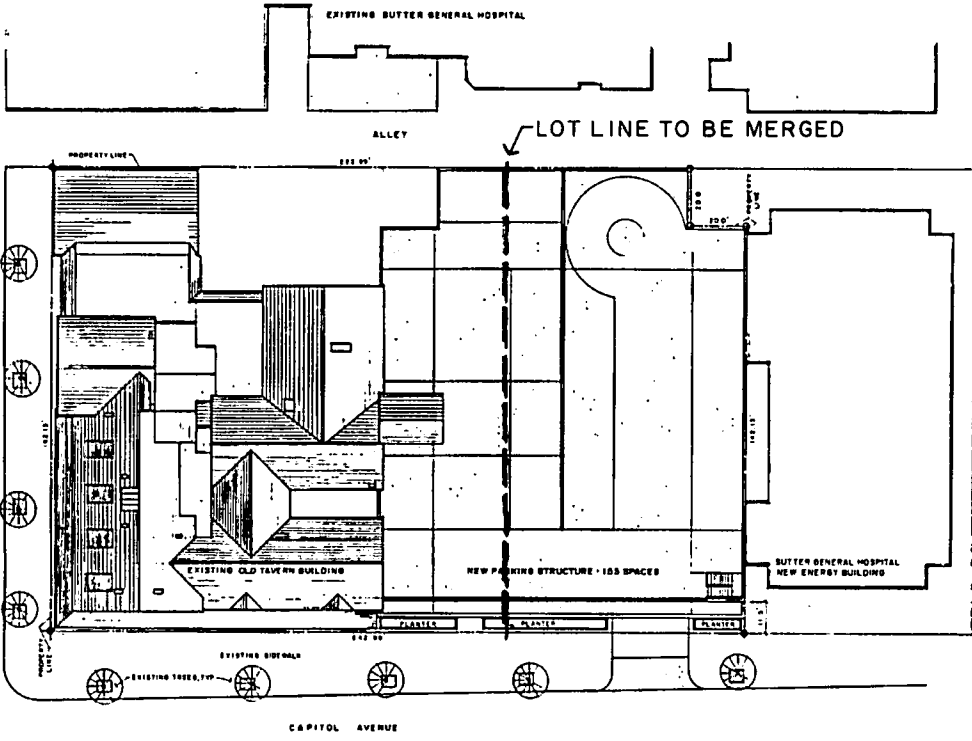
MARSHALL SCHOOL

PARK

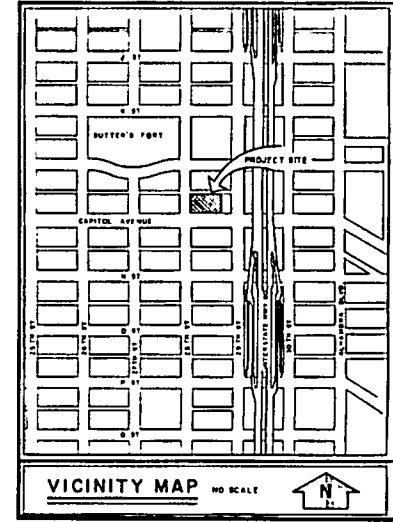
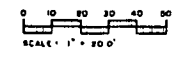
FREMONT SCHOOL

No. 19

P 8327A



SITE PLAN



USE LOCATION: ADJACENT TO EAST ELEVATION OF OLD TAVERN BUILDING 2801 CAPITOL AVENUE, SACRAMENTO 333,777 SQ.	SETBACKS: FRONT: 10' - 5,500 S.F., APPROXIMATELY SIDE: 10' - 44,800 S.F., APPROXIMATELY	PERMITTED: TYPE "B" - PD	AREA OF SITE: 11,700 S.F., APPROX.
OWNER'S NAME: SUNBELT ASSOCIATES 1600 19th STREET, SACRAMENTO	DESIGNER: 11,700 S.F., APPROX.	PERMITTED: 150 TOTAL 175 OFF SITE	PERMITTED: 11 (175 ALLOWABLE)
OFFICIAL: JIM WELLS	DATE: 11/10/00	DATE: 11/10/00	DATE: 11/10/00
DATE: 11/10/00	DATE: 11/10/00	DATE: 11/10/00	DATE: 11/10/00

001048

BOB McCABE - ARCHITECT
1000 19TH STREET • SACRAMENTO • CALIFORNIA 95811
PHONE: 272-1111

**OLD TAVERN
PARKING STRUCTURE**
2801 CAPITOL AVENUE, SACRAMENTO

SITE PLAN - VICINITY MAP
GENERAL INFORMATION

11/10/00

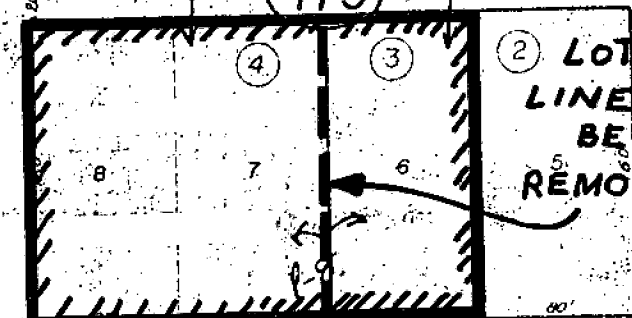
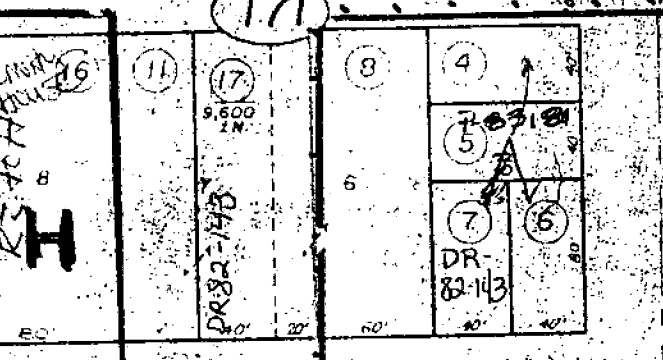
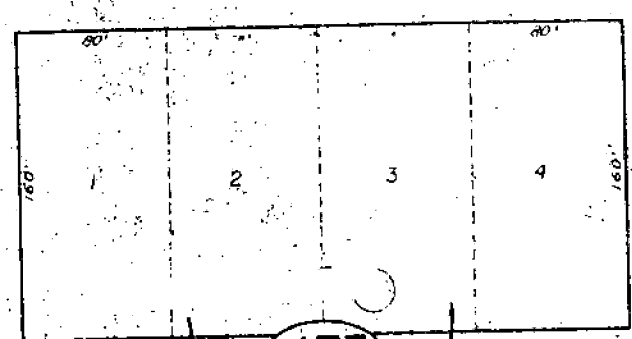
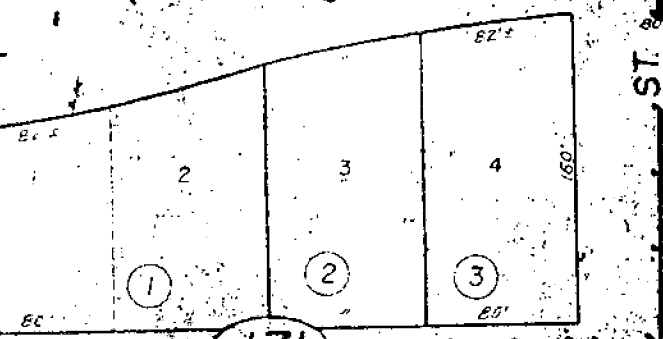
P-1

OLD CITY

EXHIBIT "A"

ST.

ST.

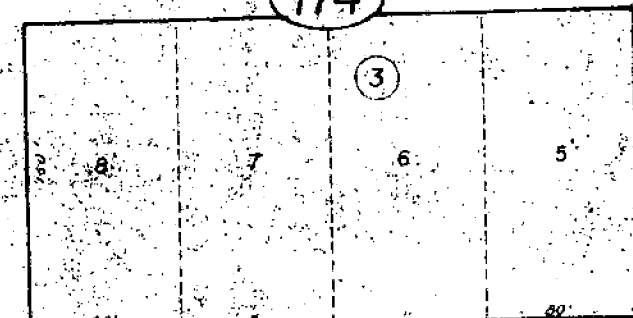
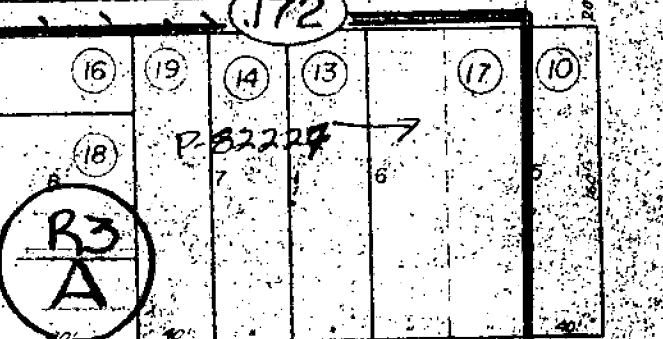
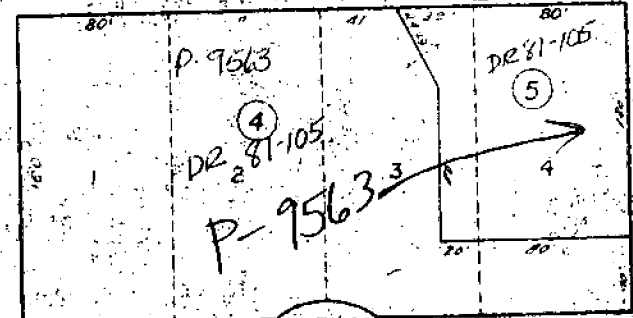
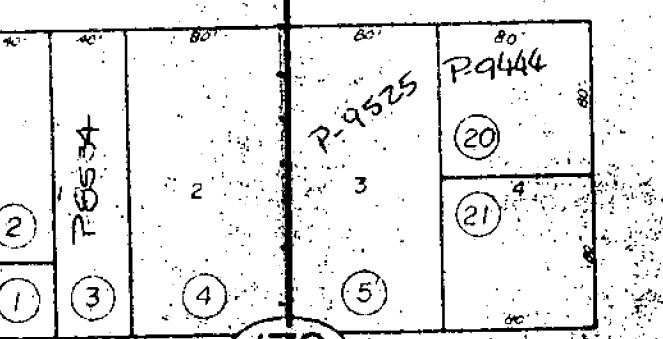


CAPITOL

SUBJECT SITE

AVE

5
2



ST.

001346

28th

29th

27

P-83-374

19-22-83

NOTE - Assessor's Block Numbers Sho
Base of this Parcel Numbers Sho

No. 19