

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	Vitiello-Niyya		
FILING DATE	July 11, 1983	50 DAY	DRACTION DATE _____ REPORT BY: RBH:HI
NEGATIVE DEC	EIR	ASSESSOR'S PCL. NO.	007-011-01

LOCATION: 29th & 30th, K and L Streets

PROPOSAL: Applicant proposes to construct a two-level parking garage under the freeway.

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-1
West:	Vacant - Hospital site
Parking Required:	1,080 spaces for Sites 1 and 2
Parking Provided:	712 - Site 1
	388 - Site 2
	1,100 Total Spaces
Property Dimensions:	344 - 352
Property Area:	121,088 s.f.
Exterior Building Materials:	Landscaping and Asphalt Paving.

BACKGROUND INFORMATION: Planning Department and Engineering Department staff determined that 1,080 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 EVALUATIONS: Site 1 would hold a two-level parking structure of cast concrete and brick. Perimeter landscaping will be provided around the site. Comments of the Traffic Engineering Division will be available to the Board on the the night of the meeting.

The parking structure will consist of a strong horizontal band of brick above a concrete column and beam support system. Staff finds that the brick and concrete of the structure picks up the character of the new proposed hospital to be constructed to the west of the parking site.

Staff does not have any concerns with the design of the project. The materials proposed and the landscaping to be placed around the boundaries of the site will help to upgrade this area of the freeway.

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 site project as submitted, 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, irrigation and shading will allow city concerns and zoning ordinance requirements to be met.

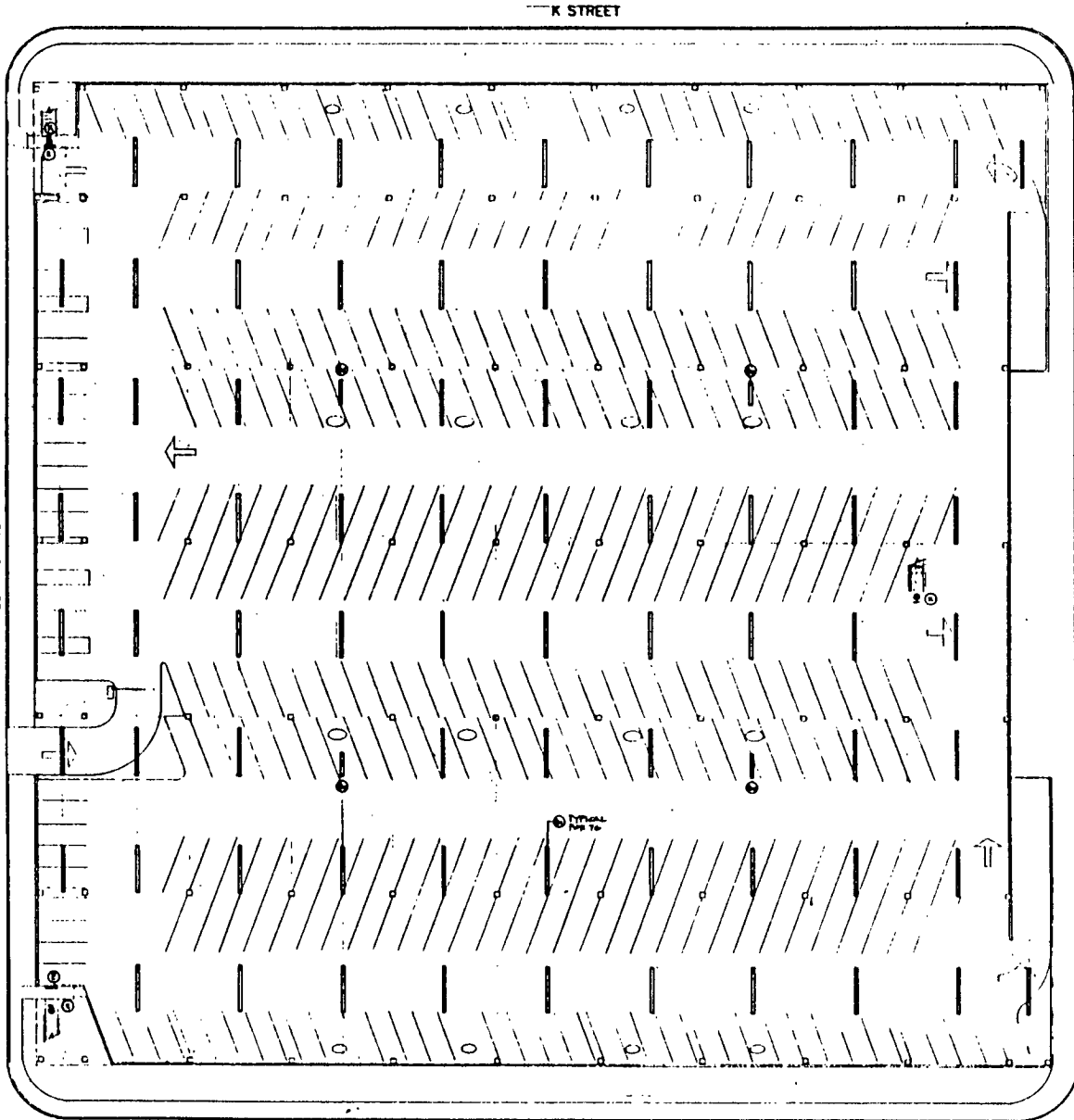




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8-3-83

#C



K STREET

29th STREET

L STREET

GROUND LEVEL PLAN



Angelo Vitello Nilsa Inc.

Architect

1983

The undersigned architect does not warrant that this plan is for any particular use or that it is correct in all respects. It is the responsibility of the client to verify the accuracy of the information provided and to obtain all necessary permits and approvals from the appropriate authorities. The architect is not responsible for any errors or omissions in this plan or for any consequences arising therefrom.



**REX MOORE**  
Mechanical Contractors  
& Engineers  
1000 1st Street  
San Francisco, CA 94104  
415.398.1234

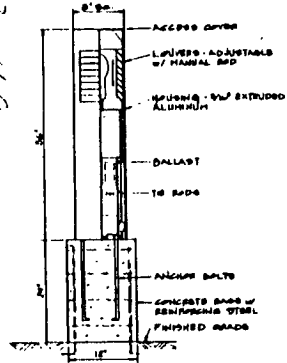
**SUTTER GENERAL HOSPITAL PARKING FACILITY**

**Campbell Construction Co.**


7-1-83

PE 1

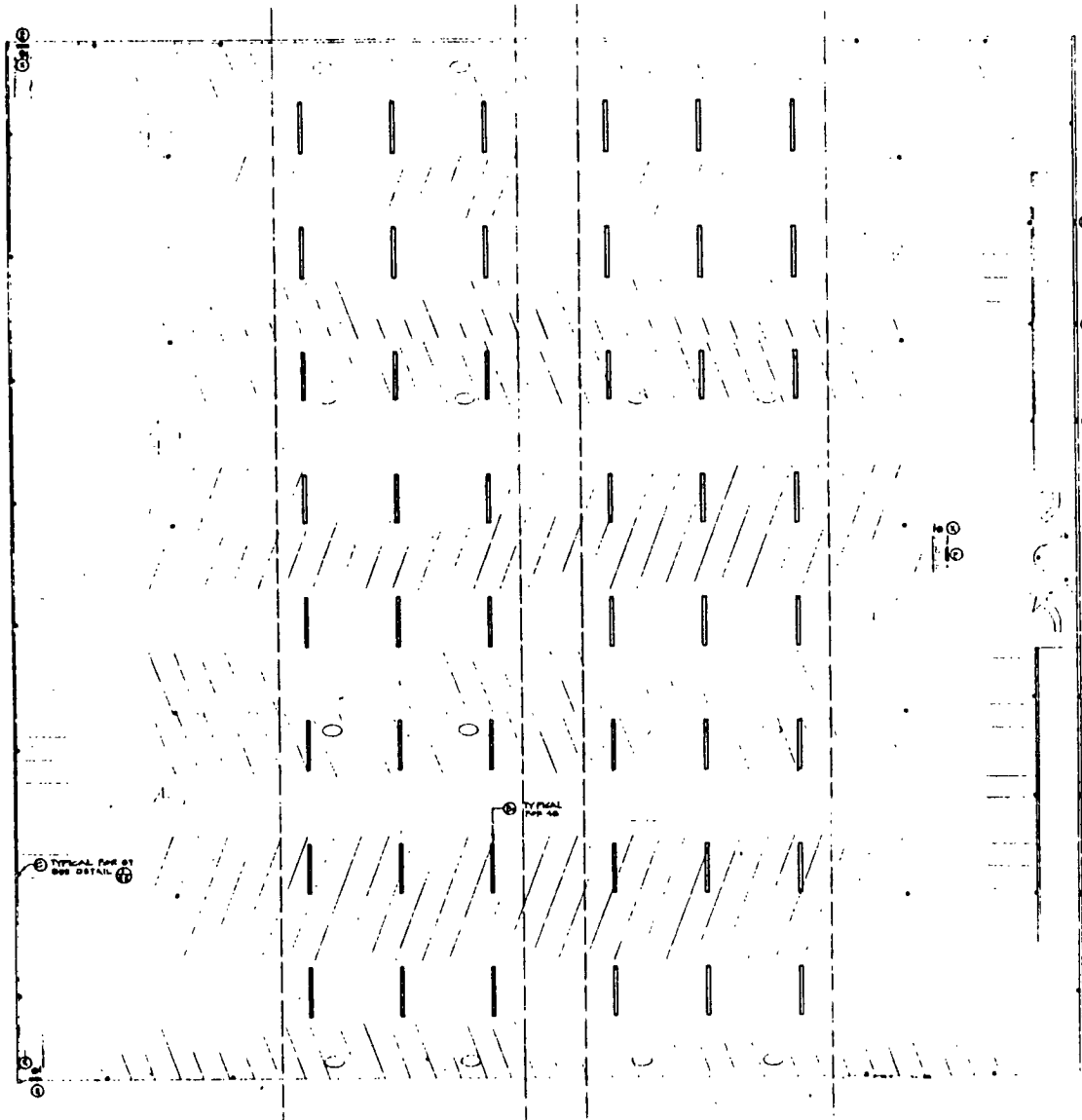
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⊕ BOLLARD MOUNTING DETAIL  
 1/4" SCALE  
 FIXTURE 'C'

8.3.8.3

77



SECOND LEVEL PLAN  
 1/16" = 1'-0"



Argento - Vitellio  
 Nise - Inc.

1001 1st Ave  
 San Francisco, California 94104  
 415-398-8800

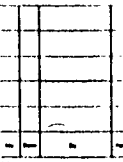
The undersigned architect hereby certifies that the drawings were prepared by him or her or under his or her direct supervision and that he or she is a duly licensed architect in the State of California. The undersigned hereby certifies that the drawings were prepared by him or her or under his or her direct supervision and that he or she is a duly licensed architect in the State of California. The undersigned hereby certifies that the drawings were prepared by him or her or under his or her direct supervision and that he or she is a duly licensed architect in the State of California.



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 A Engineers  
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 San Francisco, CA 94104  
 415-398-8800

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 PARKING  
 FACILITY**

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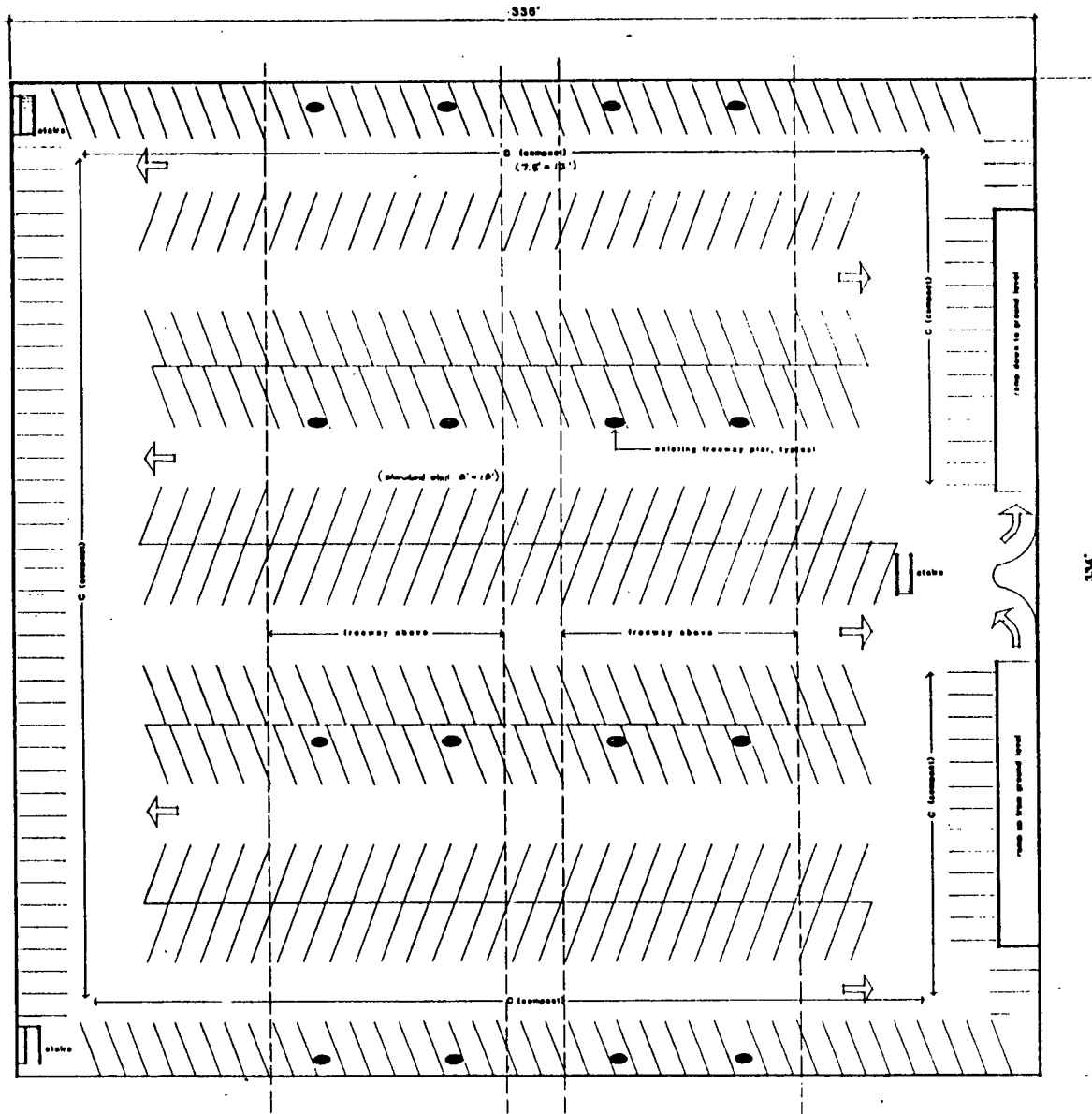
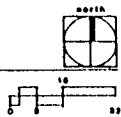
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PE 2

D1283-149

SECOND LEVEL	
standard	234
compact	120
<b>total</b>	<b>354</b>

SECOND LEVEL PLAN  
SITE #1



Angelo - Vitello  
Nysa - Inc.

1511 Blue  
Architectural Services, Inc.  
1511 Blue Ave.  
San Francisco, CA 94115  
Tel: 415/774-1111  
Fax: 415/774-1112  
www.angelo-vitello.com

An architectural drawing shall not be used for construction or for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this drawing, and shall not be held liable for any damages or losses resulting therefrom. The architect shall not be held liable for any damages or losses resulting from the construction of any project based on this drawing. This drawing is not to be used for any other purpose without the written consent of the architect.

SUTTER  
GENERAL  
HOSPITAL  
PARKING  
FACILITY

Logo for Campbell Construction Co. featuring the company name in a stylized font and a circular graphic element.

DATE	7/1/04
BY	JH
CHECKED	
APPROVED	

PA 2

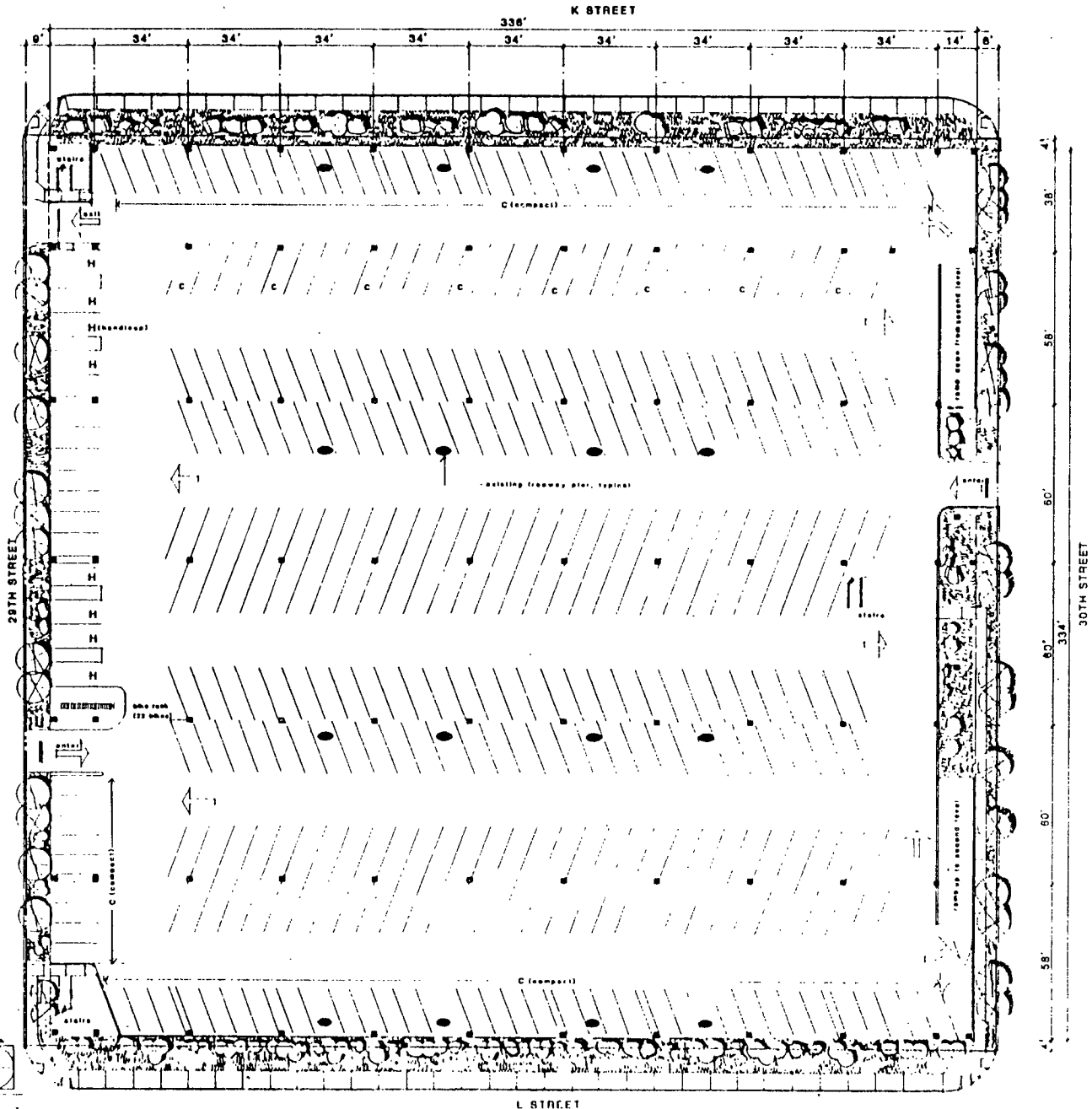
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GROUND LEVEL PLAN  
SITE #1

SITE #1	
<b>GROUND LEVEL</b>	
standard	287
compact	78
handicap	6
<b>total</b>	<b>371</b>
<b>SECOND LEVEL</b>	
standard	824
compact	128
handicap	6
<b>total</b>	<b>958</b>
<b>TOTAL PARKING STRUCTURE</b>	
standard	1111
compact	206
handicap	12
<b>total</b>	<b>1329</b>
<b>GROUND LEVEL SURFACE PARKING</b>	
standard	268
compact	121
handicap	6
<b>total</b>	<b>395</b>
<b>TOTAL DESIGN</b>	
	<b>1724</b>



Angelo Vitelli  
Niya, Inc.  
Architect

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GENERAL  
HOSPITAL  
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FACILITY

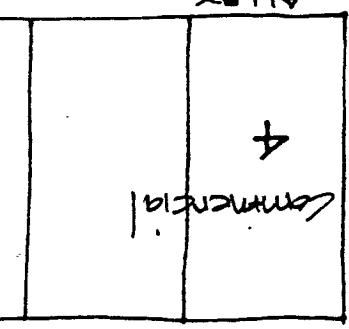
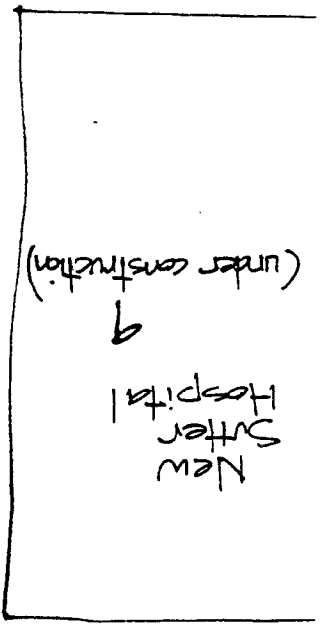
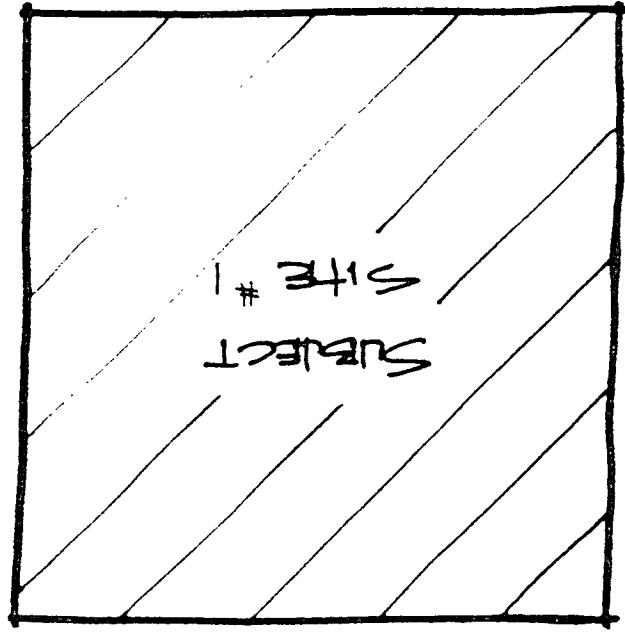
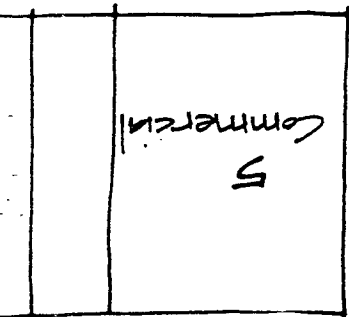
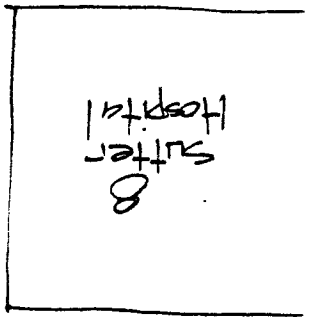
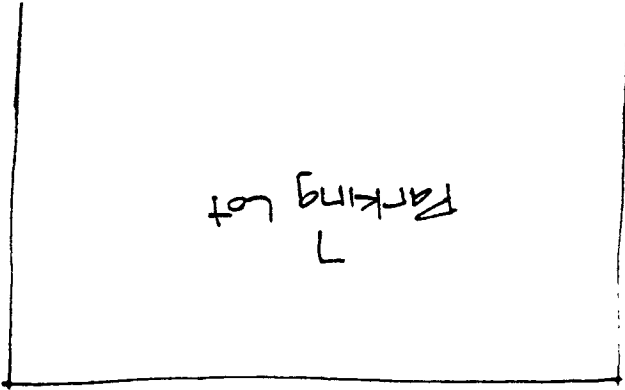
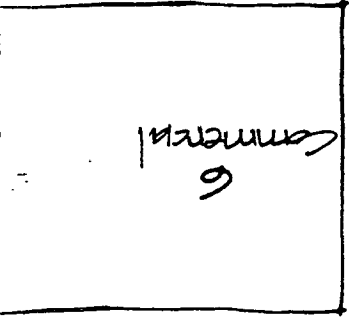
**Campbell  
Construction Co.**

PA1



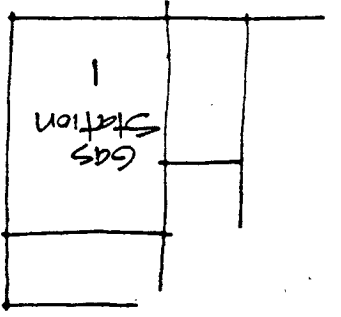
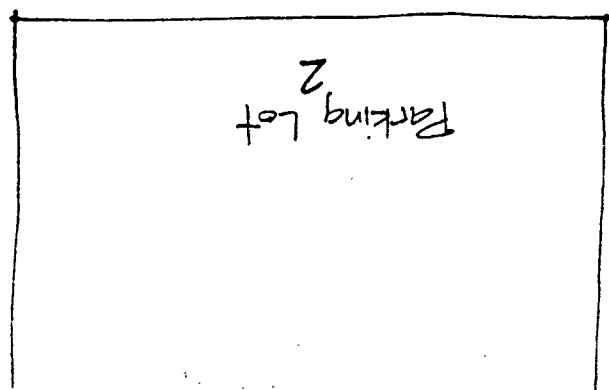
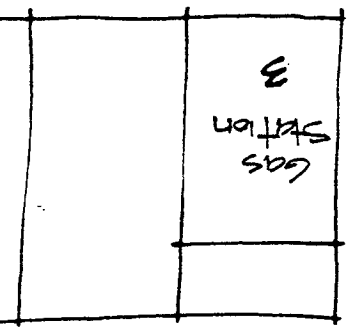


LAND USE MAP  
 1" = 100'



30th STREET

29th STREET



K STREET