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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

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.