

STAFF REPORT AMENDED 10-13-83
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Republic Capital Hotels, Inc./RJB Interland - 7667 Folsom Blvd., Ste. 325, Sacto. 95826		
OWNER	RJB/Interland - 7667 Folsom Blvd., Ste. 325, Sacramento, CA 95826		
PLANS BY	Leason Pomeroy Assoc. - 2020 I Street, Sacramento, CA 95814		
FILING DATE	50 DAY CPC ACTION DATE	REPORT BY: GM:sg	
NEGATIVE DEC. 10-3-83	EIR	ASSESSOR'S PCL. NO.	277-153-04,05

- APPLICATION:**
1. Environmental Determination
 2. Rezone 14± vacant acres from General Commercial (C-2) to Heavy Commercial (C-4)
 3. Parcel Map to divide 18± acres into two parcels
 4. Variance to exceed the height requirement of 75' by 29' in order to develop a 12 story hotel

LOCATION: Northwest quadrant of Arden Way and I-80 Freeway

PROPOSAL: The applicant is requesting the necessary entitlements to develop phase one of the Capital West project which consists of a 12 story, 350 room hotel and a six story, 162,200± square foot office building.

PROJECT INFORMATION:
 1974 General Plan Designation: Commercial & Offices
 1965 Arden Arcade Community
 Plan Designation: Heavy Commercial or Industrial
 Existing Zoning of Site: C-2
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:
 North: Industrial; M-1
 South: Arden Way & Wonder Bread; M-2
 East: I-80 Freeway & motel; TC & C-2
 West: S.P.R.R. & future light rail station; M-2

Parking Required: 837 spaces Parking Provided: 898 spaces

<u>Parking Ratio Required</u>	<u>Parking Spaces Required</u>	<u>Bicycle Parking Facilities Required</u>
Office - 1 sp./400 sq. ft.	= 162,200 400 = 406	} 27
Hotel - 1 sp./2 rooms	= 350 rooms 2 = 175	
Restaurant Related - 1 sp./3 seats	= 475 3 = 158	
Conference Space - 1 sp./100 sq. ft.	= 9,760 100 = 98	
Total Parking Spaces Required: 837 spaces		44 Bicycle Locker Facilities

Property Dimensions: Irregular
 Property Area: 14± acres