

SACRAMENTO CITY PLANNING COMMISSION

Report of City Planning Director — R. L. Rathfon 9/26/6.

**APPLICANT & OWNER:** Kenneth Scanlon  
2630 Marshall Way, Sacramento

**PROPERTY:** Lot 8, Blk Capitol Ave-L/16th-17th Streets.

**LOCATION:** NE corner of Capitol Ave & 16th Sts.

**SIZE:** 80' x 160'

**ZONING:** C-3 Central Business District Zone.

**EXISTING USE:** Vacant Lot

**PROPOSED USE:** Motel and 4-unit Office Building

**REQUEST:** To reduce the required number of parking spaces of 30 to 25 spaces for proposed Motel & Office Bldg. development according to submitted plans.

1. Motel development plan shows 25 Motel Units with parking underneath. 5 of these units can be used as doubles or rented as 2 separate units, increasing total number of units to 30. Off-street parking requirements are 1 space for each room or 2 beds, requiring 30 parking spaces. Plot plan shows 25 spaces only.
2. Being located in a C-3 Central Business District Zone, the Office space on ground floor does not require any off-street parking.

