

CITY PLANNING COMMISSION

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

APPLICANT	McClatchy Newspapers, P.O. Box 15779, Sacramento, CA 95852		
OWNER	McClatchy Newspapers, P.O. Box 14779, Sacramento, CA 95852		
PLANS BY	Liske, Lionakis, Beaumont & Engberg, 401 Watt Ave., Sacto., CA 95825		
FILING DATE	5-19-83	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	6-6-83	EIR	ASSESSOR'S PCL. NO. 007-323-22,23 & 24

- APPLICATION:
1. Environmental Determination
 2. Amend 1974 General Plan from Residential to Commercial and Offices
 3. Amend 1980 Central City Community Plan from Multi-Family to General Commercial
 4. Rezone from Medium Density Multiple Family (R-3A) to General Commercial (C-2)

LOCATION: 1617, 1619, 1625 - 22nd Street

PROPOSAL: The applicant is requesting the necessary entitlements to rezone 0.2± acres of land from R-3A to C-2 to provide a parking lot for the Sacramento Bee.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Multi-Family
Existing Zoning of Site:	Medium Density Multi-Family (R-3A)
Existing Land Use of Site:	One single family residence; one fourplex; one vacant parcel

Surrounding Land Use and Zoning:

North:	Residential; R-3A
South:	Office Building; R-3A; C-4 (Sacramento Bee)
East:	Residential; R-3A
West:	Commercial; C-2

Parking Provided:	28 spaces
Property Dimensions:	80' x 120'
Property Area:	9,600 square feet
Significant Features of Site:	Two existing residential structures
Topography:	Flat
Street Improvements/Utilities:	Existing

BACKGROUND INFORMATION: On February 22, 1979 the City Planning Commission approved a special permit to develop a 115,437 square foot expansion to the Sacramento Bee building and a variance for 100 off-site parking spaces (P-8507). The total square footage of the Sacramento Bee building is 272,820, requiring 375 parking spaces. Including on-site and off-site parking, the Commission approved a total of 425 parking spaces for the use (Exhibit A). The project was subsequently approved by the City Council on March 20, 1979.

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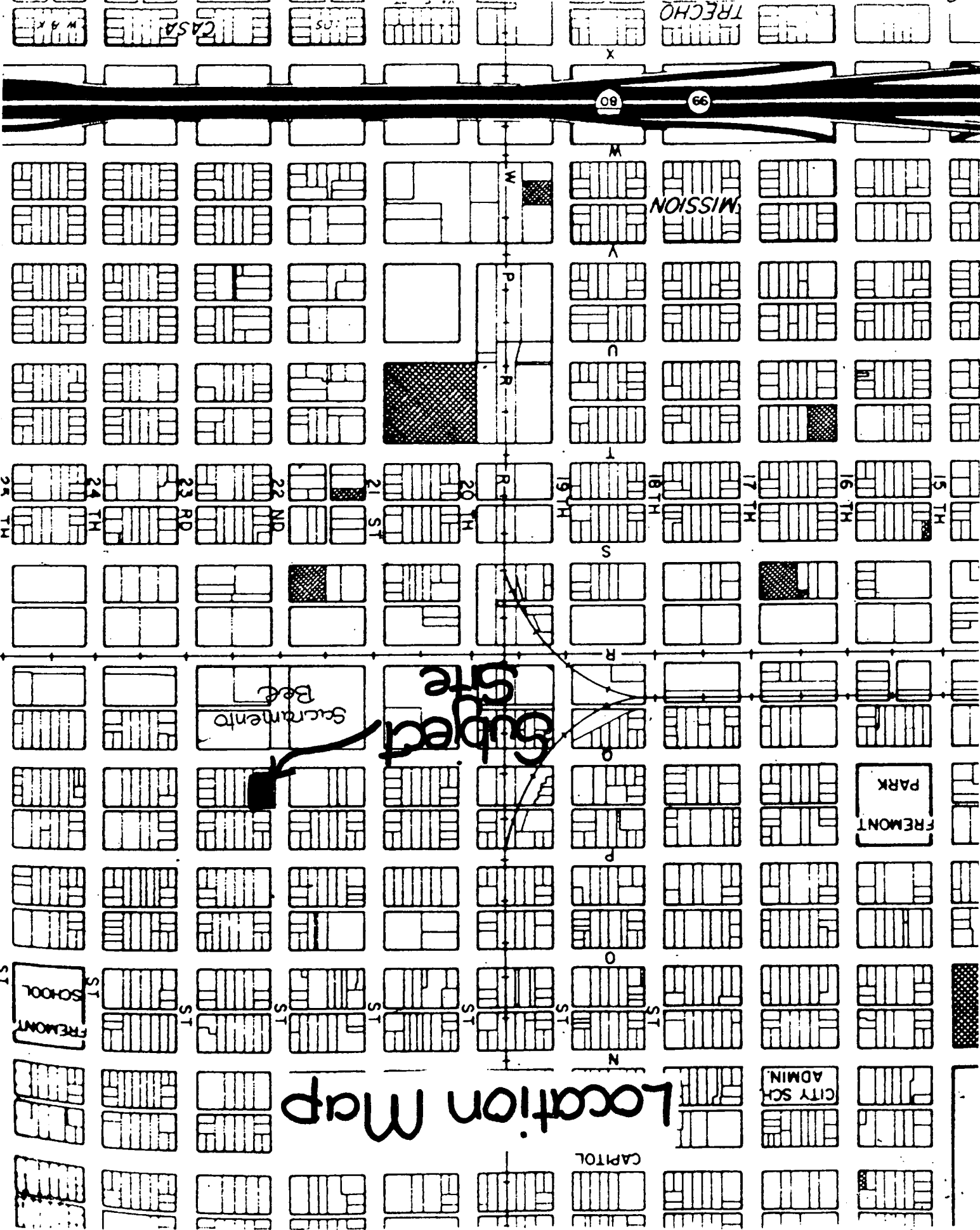
STAFF EVALUATION: Staff has the following comments and concerns regarding this project:

1. The subject site consists of three 40' x 80' parcels totaling 9,600 square feet. in the Light Density, Multiple Family zone. On the northernmost parcel is a single family residence, while a two-story fourplex occupies the southern parcel. Both of the structures appear in sound condition and are occupied. A vacant parcel separates these two residences.
2. The applicant proposes to remove the two existing residences on the site to develop a 28-space parking facility (Exhibit B). This parking lot would be for the use of Sacramento Bee employees. As parking facilities are allowed by right in the General Commercial zone, the applicant is requesting the necessary entitlements to rezone the site from R-3A to C-2.
3. The subject site is located on the western boundary of a multi-family residential neighborhood (Exhibit A). The development of a parking facility or another general commercial use on this site would represent an intrusion on the existing residential character of the neighborhood. In addition, the development of a parking lot would require the removal of five residential units in good condition. This is adverse to the goals of the Central City Plan to conserve sound housing stock, minimize displacement and "conserve all viable residential neighborhoods from encroachment of non-compatible uses and excessive vehicular traffic." The Sacramento Bee already has 50 parking spaces over the required number for the use, and is not obligated to provide additional parking. Staff, therefore, cannot find any justification for supporting the proposed rezoning or plan amendments.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the General Plan amendment from Residential to Commercial and Offices;
3. Denial of the Central City Community Plan Amendment from Multi-Family to General Commercial;
4. Denial of the Rezoning from R-3A to C-2.

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Location Map

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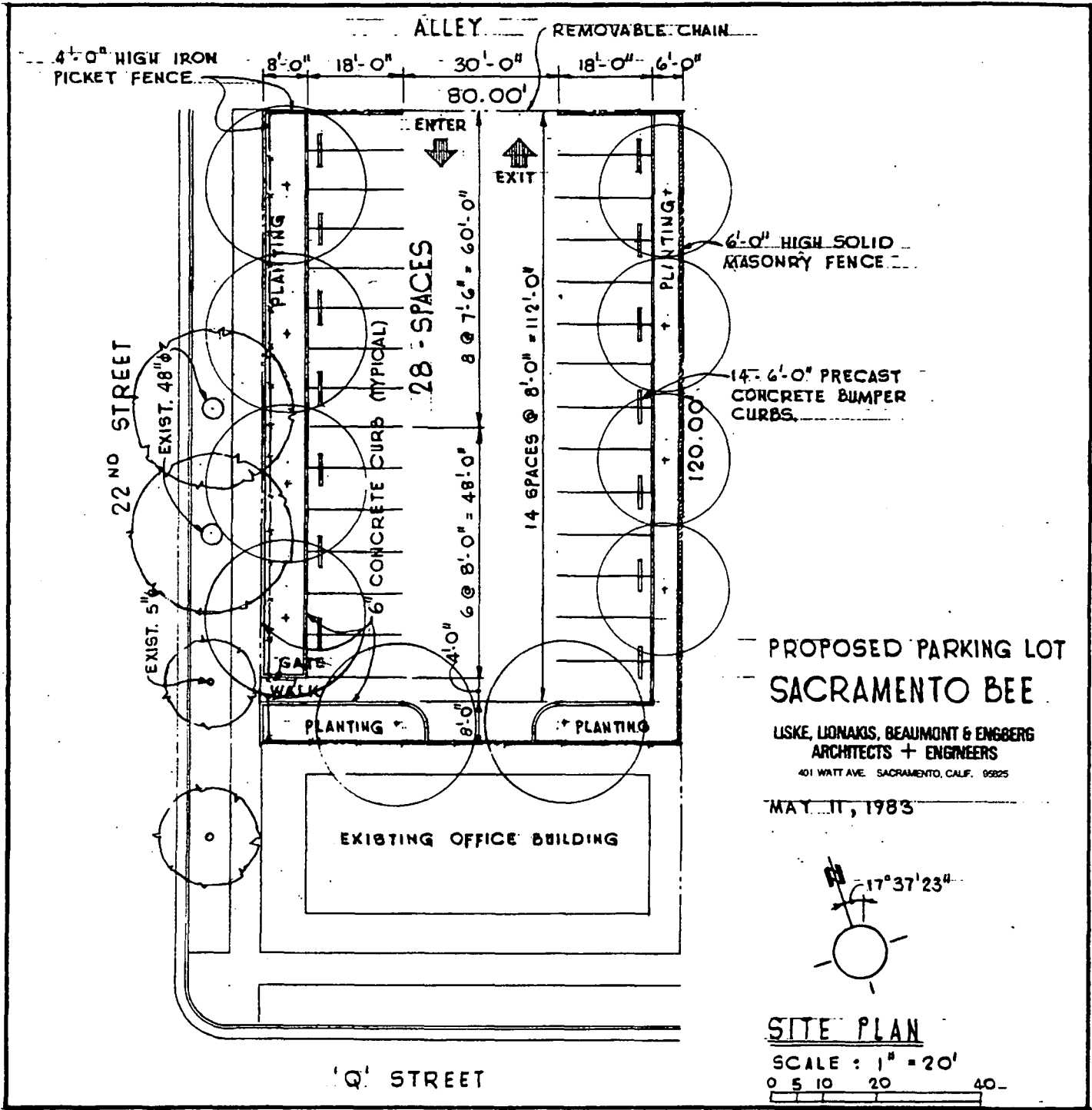
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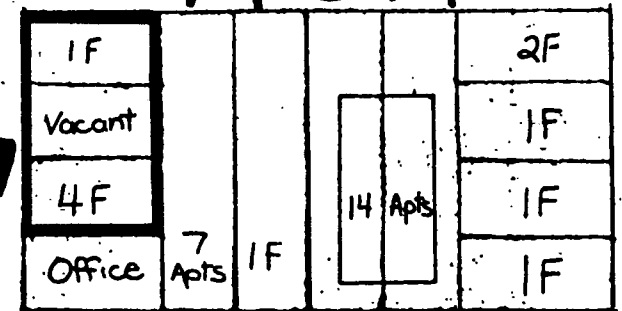
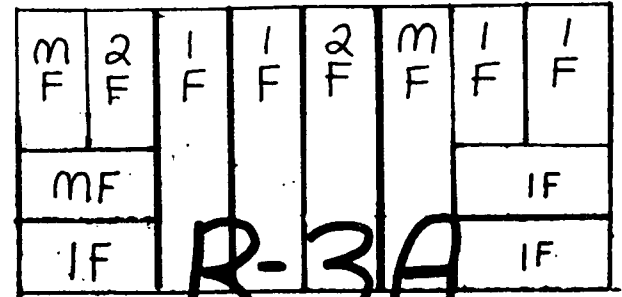
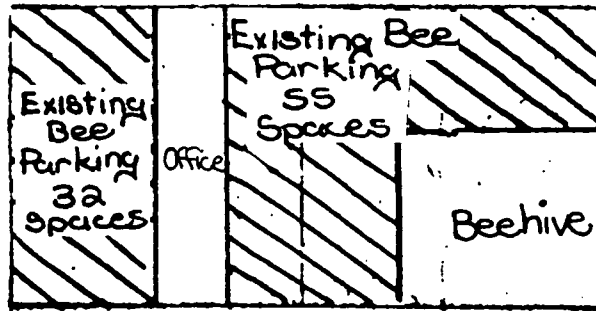
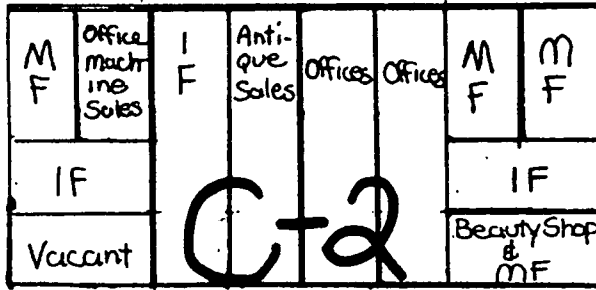
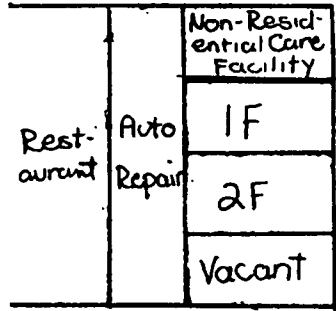
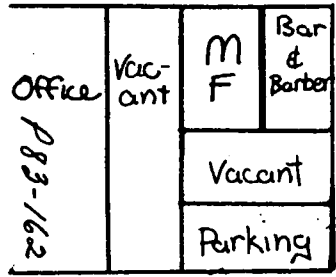
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Exhibit B



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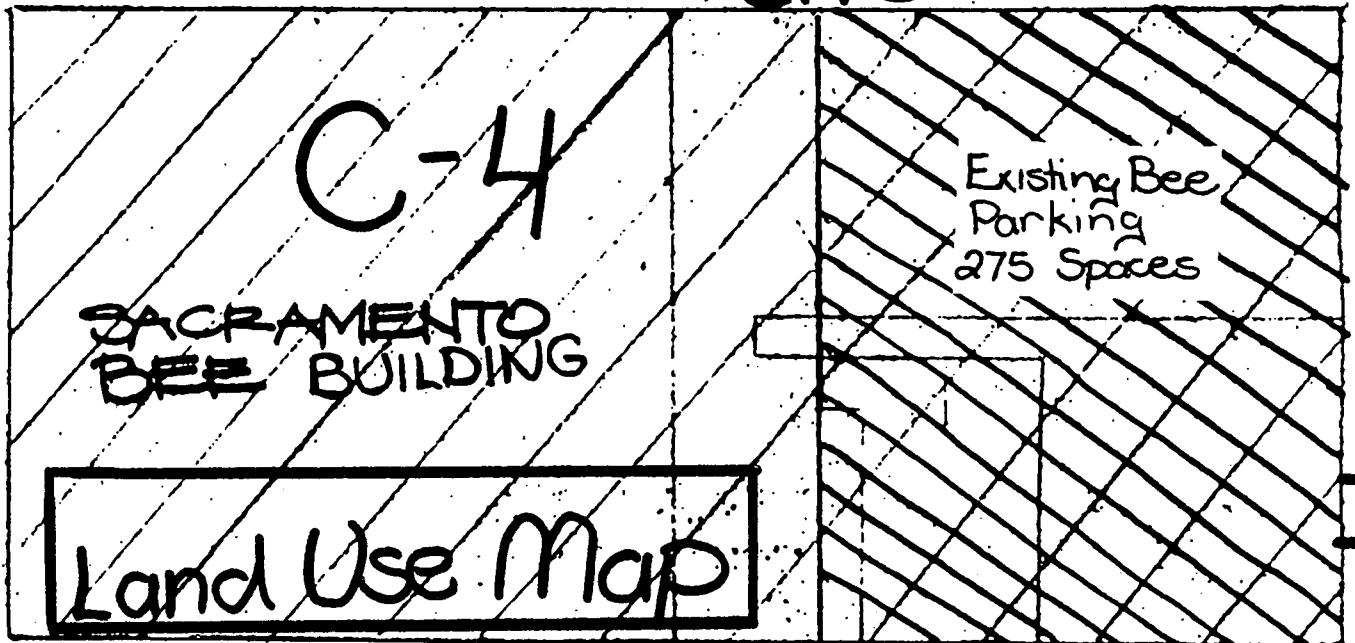
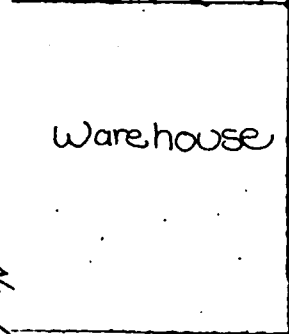
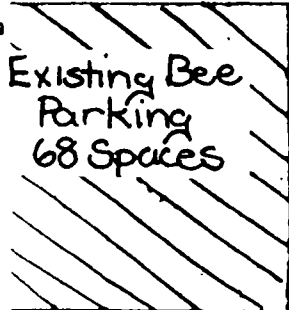
21st St.

22nd St.

23rd St.

Subject Site

6-23-83



Land Use Map

Exhibit

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