

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b>	Carl Rodolf & Associates, 5411 Madison Avenue, Sacramento, CA 95841				
<b>OWNER</b>	McClatchy Newspapers, Inc. dba Sacramento Bee, P O Box 15779, Sac., CA 95852				
<b>PLANS BY</b>	Carl Rodolf & Associates, 5411 Madison Avenue, Sacramento, CA 95841				
<b>FILING DATE</b>	4/26/88	<b>ENVIR. DET,</b>	Ex 15305 (a)	<b>REPORT BY</b>	JC:vf
<b>ASSESSOR'S-PCL. NO.</b>	007-0324-001-004; 010-0031-001; 010-0033-001 and 008				

APPLICATION: Lot line adjustment to merge seven lots into one lot.

LOCATION: 2100 Q Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge seven lots into one lot in order to conform to prior development agreements.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial/Warehouse
1980 Central City Community	
Plan Designation:	Heavy Commercial
Existing Zoning of Site:	C-4
Existing Land Use of Site:	Sacramento Bee newspaper plant

Surrounding Land Use and Zoning:

North: Surfaced parking, offices, residential; C-2, R-3A  
South: Warehouse, offices; C-4  
East : Residential, office; C-4, R-3A  
West : Surfaced parking, warehouse; C-4

Property Dimensions:	724+ ' x 582+ '
Property Area:	9.67+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION: On November 12, 1987, the Planning Commission approved various entitlements allowing the McClatchy Newspapers, Inc. to expand by adding 66,700+ sq. ft. of manufacturing and paper storage area to the existing 312,000+ sq. ft. of building (P87-413). It was during the study of this proposal that staff recommended the merger of the lots bounded by Q and S, 21st and 23rd Streets.

PROJECT EVALUATION: Staff has the following comments:

- A. The site consists of 9.67+ acres and is bounded by Q and S, 21st and 23rd Streets. The Sacramento Bee newspaper facility, which includes offices, newspaper production and storage areas, is located on this site. The site is designated heavy commercial/warehouse in the General Plan and heavy commercial in the 1980 Central City Community Plan. Surrounding land uses are residential, offices and parking zone C-2 and R-3A to the north; warehouses and offices zoned C-4 to the south; residential and office zoned C-4 and R-3A to the east; and warehousing

and surfaced parking zoned C-4 to the west.

- B. The applicant proposes to merge seven lots into one lot to conform to prior development agreements. Staff notes that the alley between R and S Streets; 22nd and 23rd Streets may not have been abandoned (Exhibit A). Staff has spoken to the applicant and requested a title report showing the abandonment of this alley. Staff has no objection to this lot merger if the title report shows that this alley has been abandoned. If alley has not been abandoned, staff recommends the alley be abandoned prior to recordation of the Certificate of Compliance.
- C. The plans were reviewed by Traffic Engineering, Engineering, Water and Sewer and Real Estate; the following comments were received.
- o Pay off any existing assessments
  - o File Certificate of Compliance and waive parcel map prior to recordation of lot line merger
  - o Show all existing easements

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305(a)).

RECOMMENDATION: Staff recommends the Planning Commission approve the lot line merger by adopting the attached resolution.

RESOLUTION NO.  
ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION  
ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE LOTS 1-8 OF BLOCKS BOUNDED BY Q AND R, 21ST AND 23RD STREETS AND LOTS 1-4 OF BLOCK BOUNDED BY R AND S, 21ST AND 22ND STREETS, AND LOTS 1, 2 AND NORTH 10.6 FT. LOT 3 AND NORTH 40 FT. LOTS 7, 8 AND NORTH 40 FT. OF WEST 10.6 FT., LOT 6 OF BLOCK BOUNDED BY R AND S, 22ND AND 23RD STREETS.

(APN: 007-0324-001-004; 010-0031-001 AND 010-0033-001 AND 008)  
(P88-198)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located 2100 Q Street and;

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305 (a)); and

WHEREAS, the lot line adjustment is consistent with the General Plan and 1980 Central City Community Plan; and the proposed lot line merger conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located 2100 Q Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Show proof of abandonment of alley between R and S, 22nd and 23rd Streets, or abandon alley prior to recordation of lot line merger;
2. Show all existing easements;
3. Pay off any existing assessments; and
4. File Certificate of Compliance and waive parcel map prior to recordation of lot line merger.

\_\_\_\_\_  
CHAIRPERSON

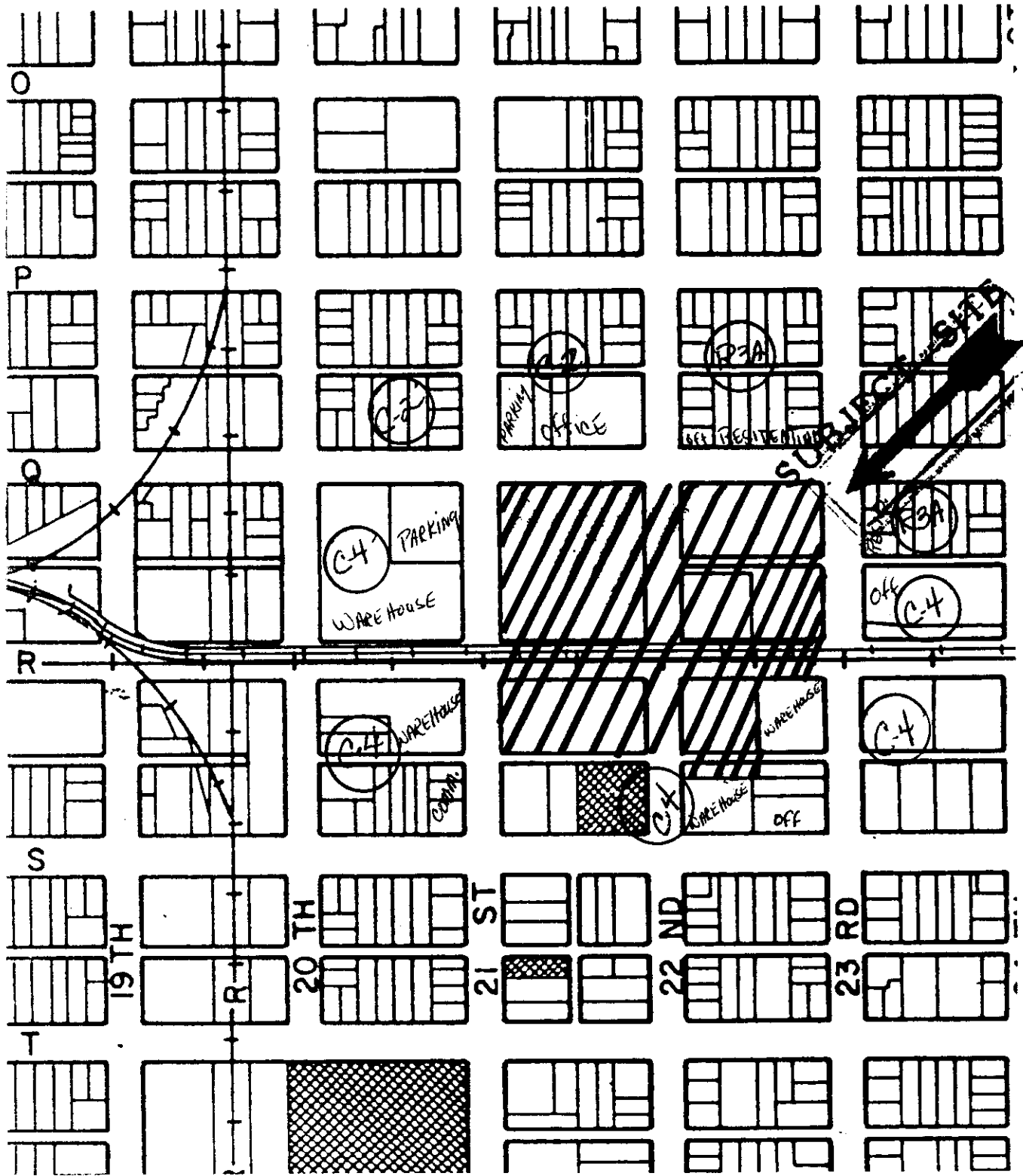
ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

P88-198

June 9, 1988

Item #34



VICINITY - LAND USE - ZONING

APN. 007-324-01

APN. 007-324-04

EXISTING BUILDING

SEWER AND WATER LINE  
EASEMENT RESERVATION  
PER 75-10-03 O.R. 733

APPROVED BLDG  
UNDER CONSTRUCTION

FORMER ALLEY

SPUR TRACK  
EASEMENT  
PER 1080 O.R. 181

FORMER  
22<sup>ND</sup> STREET

APN. 007-324-03

EXISTING  
LOT LINE (TYP.)

APN. 007-324-02

"R"

STREET

ABANDONED BY RESOLUTION NO. 07-644  
WITH EASEMENT RESERVATIONS

APN 010-031-01

EXISTING BUILDING

BUILDING WALL ALONG  
SOUTH #

BUILDING WALL  
ALONG EAST #

PROPOSED  
LOT LINE

EXISTING  
BUILDING

APN 010-033-01

322.84'

APN 010-033-03

ABANDONED BY  
RESOLUTION NO.  
1979 DATED 4-30

171.90'

*Abandonment  
in question*

22<sup>ND</sup>  
STREET

"S"

STREET

CPC FILE NO.

P88198

CITY PLANNING DIVISION

APPL. NO.

EXHIBIT NO.

APR 27 1988

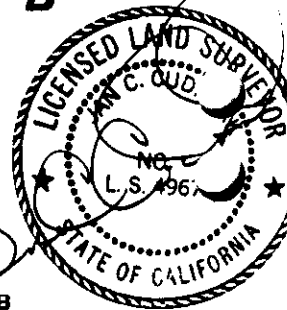
MTG. DATE(S)

AGENDA NO.(S)

P88-198

6-9-88

LOT 1 IN RECEIVED COPY



**REAL PROPERTY DESCRIPTION  
FOR MERGER OF  
A.P.N. 007-324-01,02,03,04;  
A.P.N. 010-031-01; A.P.N. 010-033-01,08  
IN THE CITY OF SACRAMENTO**

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California and being a portion of the four blocks bounded by 21<sup>st</sup> Street, "Q" Street, 23<sup>rd</sup> Street, and "S" Street, more particularly described as follows:

Beginning at the point of intersection of the westerly right of way line of 21<sup>st</sup> Street and the southerly right of way line of "Q" Street; THENCE, from said point of beginning, southerly along said westerly right of way line South 18°02'22" West 382.58 feet to a point in the centerline of "R" Street; THENCE, continuing along said westerly right of way line South 18°00'00" West 200.89 feet to a point in the north line of the alley in the block bounded by 21<sup>st</sup> Street, "R" Street, 22<sup>nd</sup> Street, and "S" Street; THENCE, easterly along said north line and the easterly projection thereof South 71°59'46" East 362.84 feet to a point in the centerline of 22<sup>nd</sup> Street; THENCE, easterly along a projection of the north line of the alley in the block bounded by 23<sup>rd</sup> Street, "R" Street, 22<sup>nd</sup> Street, and "S" Street, South 72°01'32" East 40.00 feet to a point in the easterly right of way line of 22<sup>nd</sup> Street; THENCE, southerly along said easterly right of way line, South 18°00'00" West 59.94 feet; THENCE South 72°00'29" East 171.90 feet; THENCE North 17°59'14" East 220.90 feet to a point in the south line of "R" Street; THENCE North 17°59'29" East 40.00 feet to a point in the centerline of "R" Street; THENCE, easterly along said centerline South 72°00'31" East 150.48 feet to a point in the westerly right of way line of 23<sup>rd</sup> Street; THENCE, northerly along said westerly right of way line North 17°59'45" East 381.86 feet to a point in the southerly right of way line of "Q" Street; THENCE, westerly along said southerly right of way line North 71°58'13" West 362.36 feet to a point on the centerline of 22<sup>nd</sup> Street (now abandoned); THENCE, continuing along the southerly line of "Q" Street North 71°55'59" West 362.51 feet to the point of beginning, containing 9.2483 acres, more or less.

**- BASIS OF BEARINGS - -**

All bearings shown hereon are referenced to the north line of the alley in the block bounded by 21<sup>st</sup> Street, "R" Street, 22<sup>nd</sup> Street, and "S" Street, as said alley is shown and so designated on that certain Record of Survey filed in the office of the Recorder of Sacramento County in Book 41 of Surveys, Page No. 29, the bearing of which is South 71°59'46" East.

end of description

888-198

6-9-88

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