

CITY PLANNING COMMISSION

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

APPLICANT McClatchy Newspapers, Inc. - 2100 Q Street, Sacramento, CA 95816
* OWNER McClatchy Newspapers, Inc. (Sacramento Bee, Lot J, Lot B);
PLANS BY Linoakis-Beaumont Design Group - 401 Watt Avenue, Sacramento, CA 95864
FILING DATE 9-18-87 ENVIR. DET. Neg. Dec. 11-2-87 REPORT BY JP:sg
ASSESSOR'S-PCL. NO. 007-0324-001,002,003,004; 007-0315-016; 010-0025-003;
007-0313-011; 010-0031-001; 007-0252-018

*BBM Partners - 1 Maritime Plaza, San Francisco, CA 94111 (Lot H);
Elsie Betschart, etal, Att: E. Williams - 1616 20th Street, Sacramento, CA 95814 (Lot A);
Richard Sain/Rosane Dal Porto - 912 21st Street, Sacramento, CA 95814 (Lot K)

APPLICATION: A. Negative Declaration

- B. Special Permit Modification to a major project by adding 66,700+ sq. ft. of manufacturing and paper storage area to the existing 312,000+ sq. ft. Sacramento Bee building on 5.6+ acres in the C-4 zone
- C. Special Permit to implement parking reduction measures for the Sacramento Bee production plant expansion
- D. Variance to allow 130 required parking spaces off-site in five parking facilities in the C-2 and C-4 zones
- E. Variance to increase the maximum 30% permitted compact car parking spaces for a parking lot to 32% (Lot A)
- F. Variance to increase the maximum 30% permitted compact car parking spaces for a parking lot to 100% (Lot J)
- G. Variance to reduce the compact stall depth to 15' for 15 parking spaces (Lot J)

LOCATION: South side of Q Street, between 21st and 23rd Streets (Sacramento Bee); Northwest corner of 20th and Q Streets (Lot A); Southwest corner of 22nd and R Streets (Lot J); Southeast corner of 20th and R Streets (Lot H); Northwest corner of 21st and Q Streets (Lot B); North side of P Street, between 21st and 22nd Streets (Lot K)

PROPOSAL: The applicant is requesting the necessary entitlements to expand The Sacramento Bee newspaper production facility by adding 66,700+ square feet of manufacturing and paper storage space and to provide required parking for the facility by utilizing off-site parking and parking reduction measures.

PROJECT INFORMATION:

1980 Central City Community

Plan Designation:

Heavy Commercial & General Commercial (Lots B & K)

Existing Zoning of Sites:

C-4 & C-2 (Lots B & K)

Existing Land Use of Sites:

Sacramento Bee newspaper plant; surface parking lots
(Lots A, B, K); warehouse (Lots H & J)

002194

APPLC. NO. P87-413 MEETING DATE November 12, 1987 ITEM NO. 11

Surrounding Land Use and Zoning:

	Sacramento Bee (007-032-001, 002,003,004)	Lot A (007-0313-011)	Lot J (010-0031-001)	Lot H (010-0025-003)	Lot B (007-0315-016)	Lot K (007-0252-018)
North:	Residential, offices, surface pkg; C-2, R-3A	Truck storage; C-4	Sacramento Bee plant; C-4	Warehouse; C-4	Residential fraternities; C-2,	Office, Commercial; C-2
South:	Warehouses, light rail line; C-4	Truck & trailer storage; C-4	Warehouse; C-4	Vehicle storage; C-4	Surface parking; C-4	Office, commercial; C-2
East:	Residential, office bldg; R-3A, C-4	Commercial & residential; C-2	Warehouse; C-4	Enclosed storage; C-4	Surface parking; C-2	Surface parking; R-3A
West:	Warehouse, surface pkg; C-4		Warehouse; C-4	Railroad tracks; C-4	Auto repair, restaurant; C-2	Surface parking; C-2

Parking Required: 444 spaces

Parking Provided: On-site: 105 spaces
Off-site: 294 spaces
Parking reduction measures 45 spaces
Total 444 spaces

Property Area: 5.75+ acres (Sacramento Bee); 0.29+ acres (Lot A),
1.17+ acres (Lot J), 0.44+ acres (Lot H),
0.07+ acres (Lot B), 0.14+ acres (Lot K)

Square Footage of Building: Existing: 312,000+ sq. ft.
Proposed Addition: 66,700+ sq. ft.
Total: 378,700+ sq. ft.

Exterior Building Materials/
Colors: Red clay brick, black metal louvers, flashing & trim

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Existing Land Use and Zoning

The project consists of six separate sites. Four sites are in the Heavy Commercial (C-4) zone and are designated Heavy Commercial by the 1980 Central City Plan. The remaining two sites (Lots B and K) are in the General Commercial (C-2) zone and designated General Commercial by the 1980 Central City Plan. Specifics on the six sites are as follows:

1. The first site consists of 5.75+ acres and is bound by Q Street, 21st Street and 22nd Street (2100 Q Street). The Sacramento Bee newspaper

facility - which includes offices, newspaper production and storage areas - is located on this site. Surrounding land uses are: residential, offices and parking zoned C-2 and R-3A to the north; warehouses and the light rail line zoned C-4 to the south; residential and office building zoned C-4 and R-3A to the east; and warehousing and surface parking zoned C-4 to the west.

2. The second site, Lot A, is located at the northwest corner of 20th and Q Streets. This 0.29+ acre site is presently used for newspaper delivery truck storage and maintenance. Surrounding land uses are: truck and trailer storage in the C-4 zone to the north and south; commercial and residential in the C-2 zone to the east; and railroad tracks in the C-2 zone to the west.
3. The third site, Lot J, is located at the southwest corner of 22nd and R Streets. The building on the 1.17+ acre site is currently used as a warehouse for the Sacramento Bee. Surrounding land uses are warehousing in the C-4 zone to the south, east and west and the Sacramento Bee facility to the north.
4. The fourth site, Lot H, is located at the southeast corner of 20th and R Streets. A warehouse is currently located on this 0.44+ acre site. Surrounding land uses are: a warehouse in the C-4 zone to the north; vehicle storage zoned C-4 to the south; enclosed storage zoned C-4 to the east; and railroad tracks zoned C-4 to the west.
5. The fifth site, Lot B, is a 0.07+ acre surface parking lot at the northwest corner of 21st and Q Streets. Surrounding land uses are residential fraternities in the C-2 zone to the north, surface parking lots in the C-2 and C-4 zones to the east and south; and auto repair and restaurants in the C-2 zone to the west.
6. The final site, Lot K, is a 0.14+ acre surface parking lot located on the north side of P Street between 21st and 22nd Streets. Surrounding land uses are commercial and office uses zoned C-2 to the north and south, parking and apartments in the R-3A zone to the east and parking and a retail commercial building in the C-2 zone to the west.

B. Applicant's Proposal

The Sacramento Bee proposes to add 66,707+ square feet to the existing 312,000+ square foot facility at the 2100 Q Street site. The purpose of this addition is to provide additional manufacturing (31,459+ sq. ft.), newspaper storage (33,440+ sq. ft.) and office (1,808+ sq. ft.) area for the Sacramento Bee. In 1979 the Sacramento bee was granted a special permit to develop a major project over 75,000 square feet in the Central City on the subject site (P-8507). The proposed 66,707+ square foot addition to this major project is a modification of this special permit and requires Planning Commission review and approval.

As a result of this proposed expansion, additional parking spaces are required. Presently 375 parking spaces are required to be provided. The proposed addition requires 69 parking spaces, making a total of 444 spaces required for

the proposed 378,700+ square foot Bee facility. In order to provide these spaces, the Sacramento Bee is requesting a variance to locate 294 parking spaces off of the 2100 Q Street site in two existing parking lots (Lots B and K) and in three lots not currently utilized as parking lots by the Sacramento Bee. Variances to reduce the minimum stall depth for 15 spaces in Lot J and to increase the maximum number of compact car parking spaces in Lots A and J are also requested. If the proposed parking variances are approved, the total number of parking spaces provided by the Bee would be 399 spaces (364 during construction). The Bee, therefore, is also requesting a special permit to utilize parking reduction measures for the remaining 45 (10 percent) required spaces.

C. Proposed Building Addition Site Plan and Building Design

The 66,707+ square foot addition is proposed to utilize a red clay brick with black metal louvers, flashing and trim (Exhibits H to K). The proposed building design and materials are in keeping with the design of the existing 312,000+ square foot building on the site. The Sacramento Bee site is located in the Central City area and the addition is subject to the review of the City's Design Review/Preservation Board. On August 5, 1987 the Board reviewed and approved the proposed project with conditions (DR87-197). Planning staff finds that the proposed 66,707+ square foot addition is compatible with the existing building and surrounding commercial and warehousing uses. The required bicycle parking spaces will need to be indicated on the plans submitted to the City Building Division.

D. Proposed Parking Program

As noted above, the Planning Commission approved a special permit in 1979 for the Sacramento Bee to expand its production and distribution facility at 2100 Q Street (P-8507). At that time it was determined that the Sacramento Bee was required to provide 375 parking spaces for the newspaper production use. The Bee proposed to provide a total of 425 spaces for the use; 275 spaces on the subject site and 150 spaces at three off-site locations. The off-site lots approved were: Lot E at the southwest corner of 21st and Q Streets (68 spaces), Lot C at the northeast corner of 21st and Q Streets (32 spaces) and Lot D on the north side of Q Street between 21st and 22nd (50 spaces).

The Sacramento Bee currently provides 466 parking spaces for the newspaper production use (see Exhibit A, Existing Parking). This includes 276 spaces on the 2100 Q Street site, 164 spaces on the three previously approved off-site lots (Lot D spaces increased from 50 to 64), and 26 spaces in two existing surface parking lots (Lots B and K).

The proposed 66,707+ square foot building addition requires that 69 parking spaces be provided. Total parking required for the 378,700+ square foot newspaper production facility is 444 spaces (375 spaces + 69 spaces). As the proposed building addition will be constructed in a portion of the existing on-site parking lot a new parking program for the Sacramento Bee is required. The Sacramento Bee proposes to provide the required 444 parking spaces as follows (see also Exhibit C).

002197

Lot A (new off-site lot)	28 spaces
Lot B (new off-site lot)	8 spaces
Lot C (existing off-site lot)	32 spaces
Lot D (existing off-site lot)	64 spaces
Lot E (existing off-site lot)	68 spaces
Lot F (on-site lot)	95 spaces (60 spaces during construction)
Lot G (on-site lot)	10 spaces
Lot H (new off-site lot)	44 spaces
Lot J (new off-site lot)	32 spaces
Lot K (new off-site lot)	<u>18 spaces</u>
	399 spaces
Parking Reduction Measures	<u>45 spaces</u> (10%)
Total	444 spaces

In a related action the City Council approved the request of the Sacramento Bee to abandon R Street between 21st and 23rd Streets on August 11, 1987 (Resolution 87-644). A condition of approval for the abandonment is that within 24 months (2 years) from the start of actual construction of the 67,707 square foot addition, the Bee must provide at least 650 automobile parking spaces for its employees. If the Bee proposes to construct a parking structure to provide the 650 spaces, the Bee will be given an additional 24 months (2 years) to complete the parking structure. This number is 206 parking spaces above the zoning ordinance requirement of 444 spaces for the Sacramento Bee facility. The Bee anticipates at this time that they may expand Lots E and J to meet the 650 space requirement (Exhibit D). Lots A, K and H would no longer be utilized for off-site parking under this scenario. However the Bee proposes to meet the parking space requirement imposed by the City Council, it is highly probable that the Bee will need to apply for Planning entitlements sometime within the next two to four years in order to provide a total of 650 spaces. The Bee estimates that the proposed 66,700+ square foot addition will be completed in November of 1988.

E. Proposed Parking Program - Staff Evaluation

The five new off-site parking lots (Lots A, B, H, J and K) require variances to allow a portion of the required parking spaces to be provided off-site. Staff finds that these lots are within walking distance of the Bee and will provide adequate parking. Lease agreements for the parking lots that the Bee does not own should be placed on file with the City Planning Division.

Lots A and J also require variances to increase the maximum 30% permitted compact car parking spaces. Lot J (Exhibit G) has 100% compact spaces and Lot A (Exhibit E) has 32% compact or an increase from eight spaces to nine spaces. Planning staff has no objection to exceeding the compact stall requirement as all the parking spaces will be assigned and the Bee can control which employee vehicles will be parked in the compact stalls. Lot J also has 15 compact parking spaces with a stall depth of 15 feet rather than 16 feet. The width of these 15 stalls has been increased from 7.5 feet to eight feet to compensate for the one foot decrease in depth.

002198

The new proposed off-site parking lots (Lots A, H and J) have been reviewed by the City Building and Public Works Divisions (Exhibits E to G). There are no objections to utilizing these sites as employee parking lots.

Parking reduction measures proposed by the Sacramento Bee are to provide up to 150 full-subsidized RT passes for employees as well as a 50% RT pass subsidy to any Bee employee that requests such a pass. Staff finds that these measures are acceptable as parking reduction measures. The proposed parking reduction program will need to be finalized with Regional Transit and the City's Transportation Systems Management (TSM) Coordinator. Regional Transit staff has indicated that they are in the process of developing an agreement with the Bee for the transit passes.

As a result of the City Council's action of August 11, 1987, the Sacramento Bee will need to finalize a parking program which indicates the required 650 parking spaces. Planning staff recommends that the Sacramento Bee return to Planning staff within two years (November 1989) with a master parking program for the newspaper facility.

ENVIRONMENTAL DETERMINATION: The City Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit Modification for the 66,700± square foot addition to the Sacramento Bee building subject to conditions and based upon findings of fact which follow;
- C. Approve the Special Permit to implement parking reduction measures subject to conditions and based upon findings of fact which follow;
- D. Approve the Variance to allow 130 required parking spaces off-site subject to conditions and based upon findings of fact which follow;
- E. Approve the Variance to increase the maximum 30% permitted compact car parking spaces for a parking lot to 32% (Lot A) subject to conditions and based upon findings of fact which follow;
- F. Approve the Variance to increase the maximum 30% permitted compact car parking spaces for a parking lot to 100% (Lot J) subject to conditions and based upon findings of fact which follow; and
- G. Approve the Variance to reduce the compact stall depth to 15 feet for 15 parking spaces (Lot J) subject to conditions and based upon findings of fact which follow.

002199

Conditions

1. The applicant shall place on file with the Planning Division lease agreements for Lots A, H and K prior to issuance of building permits for the 66,700+ square foot addition.
2. Lots A, H and J shall be subject to the review and approval of the City Building Division. Any necessary building permits for these lots shall be issued before building permits for the 66,700+ square foot addition are issued.
3. The project is subject to the review and approval of the City Design Review and Preservation Board and/or Design Review/Preservation Board staff.
4. The applicant shall finalize an agreement for the Parking Management Program with Regional Transit and the City Transportation Systems Management Coordinator by December 31, 1987. Evidence of this agreement shall be placed on file with the Planning Division. The agreement is for a 10% reduction, the applicant, however, may enter into an agreement for a greater number of passes if they so desire.
5. Within two years of approval (November 1989) the applicant shall place on file with City Planning Division staff a master parking program for the Sacramento Bee newspaper production facility.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed 66,700+ square foot addition is compatible with the existing Sacramento Bee facility and surrounding land uses;
 - b. the proposed off-site parking lots are within walking distance of the Sacramento Bee; and
 - c. variances would be granted to other property owners facing similar circumstances.
2. The project, as conditioned, will not be injurious to the general public nor to surrounding properties in that:
 - a. the design and materials of the proposed addition are the same as the existing Sacramento Bee building;
 - b. adequate off-site parking and vehicle maneuvering area has been provided; and

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- c. the implementation of parking reduction measures will not adversely affect the supply of on-street parking for adjacent land uses.
- 3. The proposed variances do not constitute use variances in that parking lots are allowed in the C-2 and C-4 zones.
- 4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the sites are designated for General Commercial and Heavy Commercial uses by the 1980 Central City Plan and the proposed newspaper plant addition and parking lot uses conform with the plan designations.

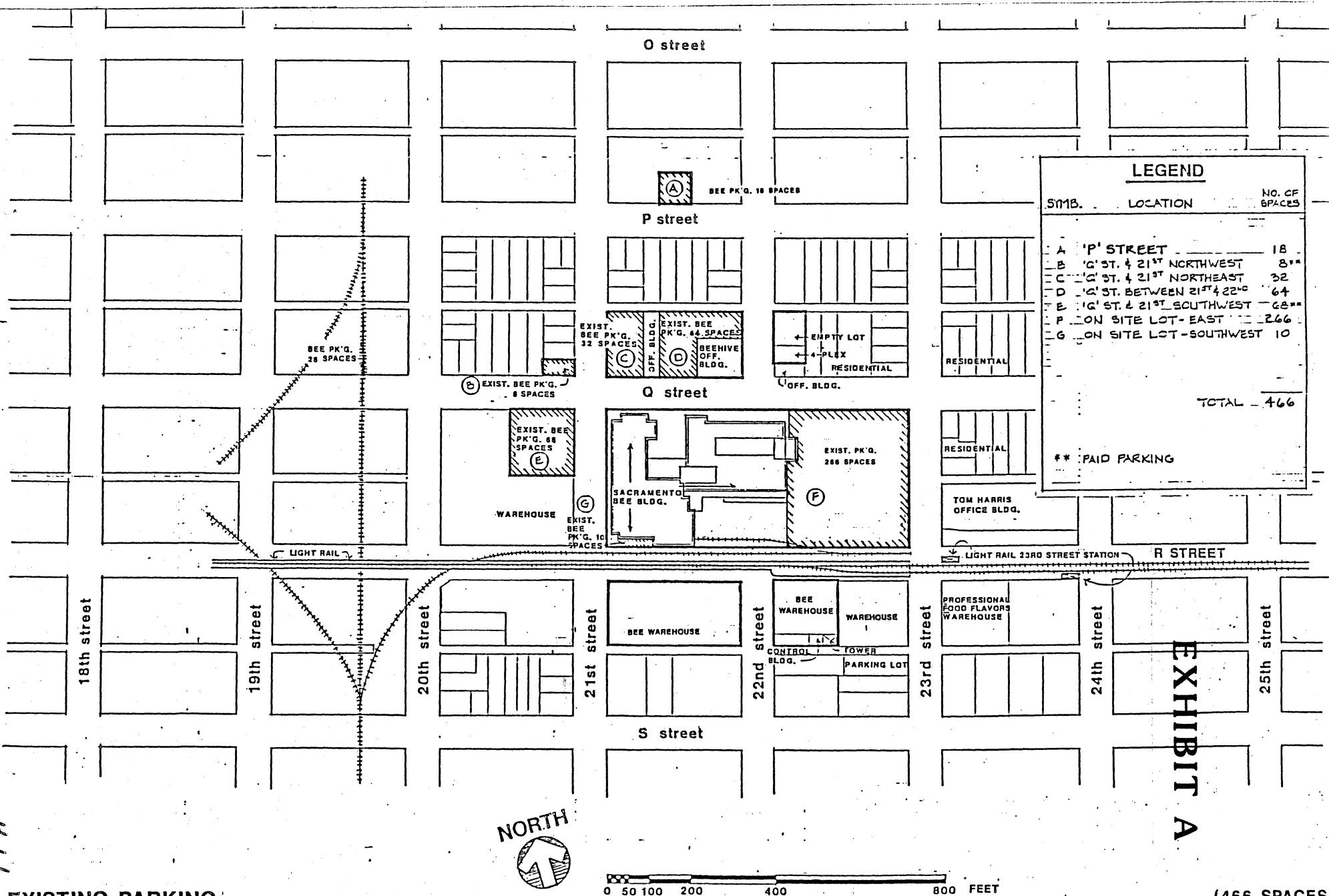
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#11



EXISTING PARKING

SACRAMENTO BEE
2100 Q STREET
SACRAMENTO, CALIFORNIA

LIONAKIS - BEAUMONT DESIGN GROUP
SACRAMENTO, CALIFORNIA (916) 486-1303

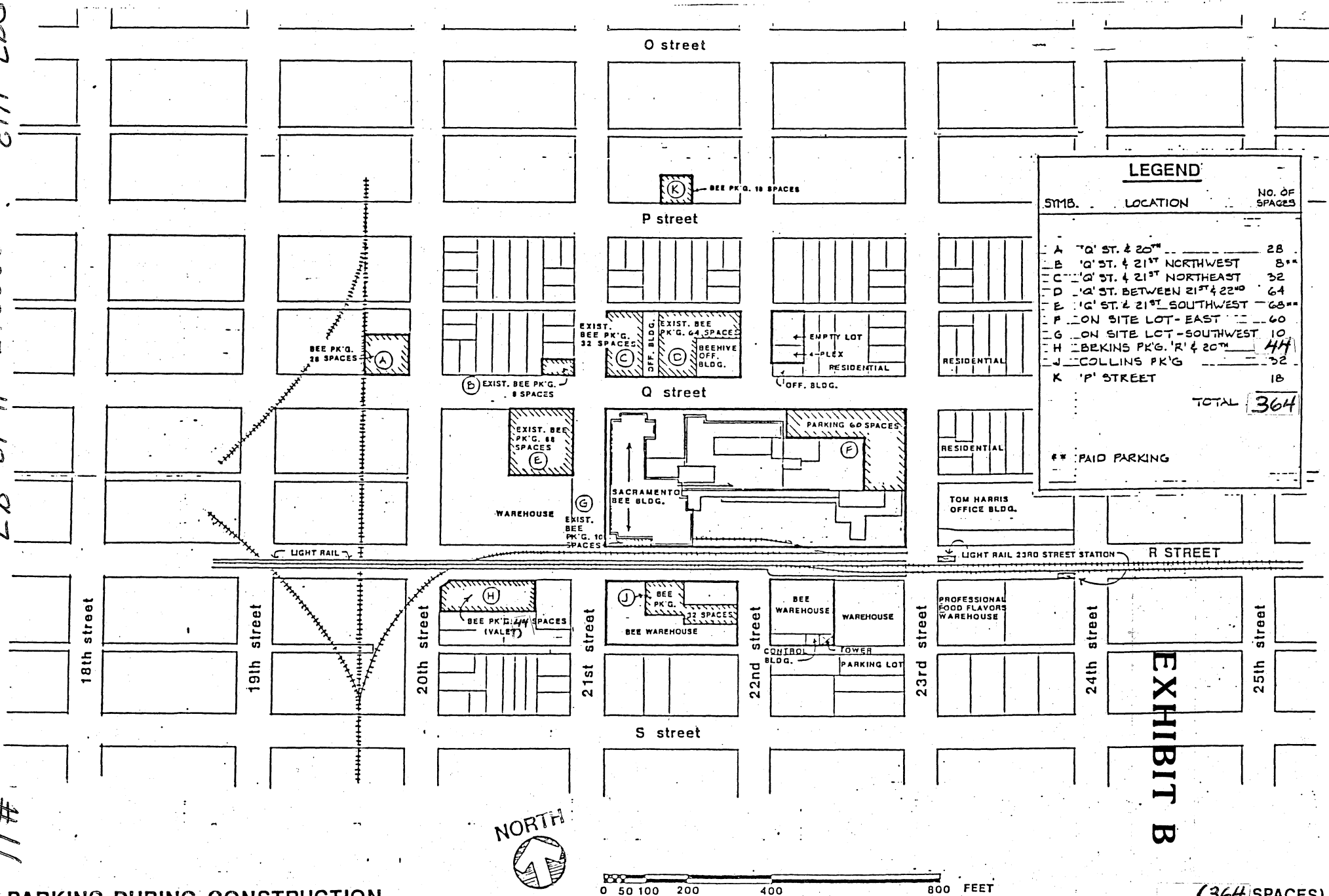
(466 SPACES)

P87-413

002215

11-12-87

#11



PARKING DURING CONSTRUCTION

SACRAMENTO BEE
2100 Q STREET
SACRAMENTO, CALIFORNIA

LIONAKIS - BEAUMONT DESIGN GROUP
SACRAMENTO, CALIFORNIA (916) 486-1303

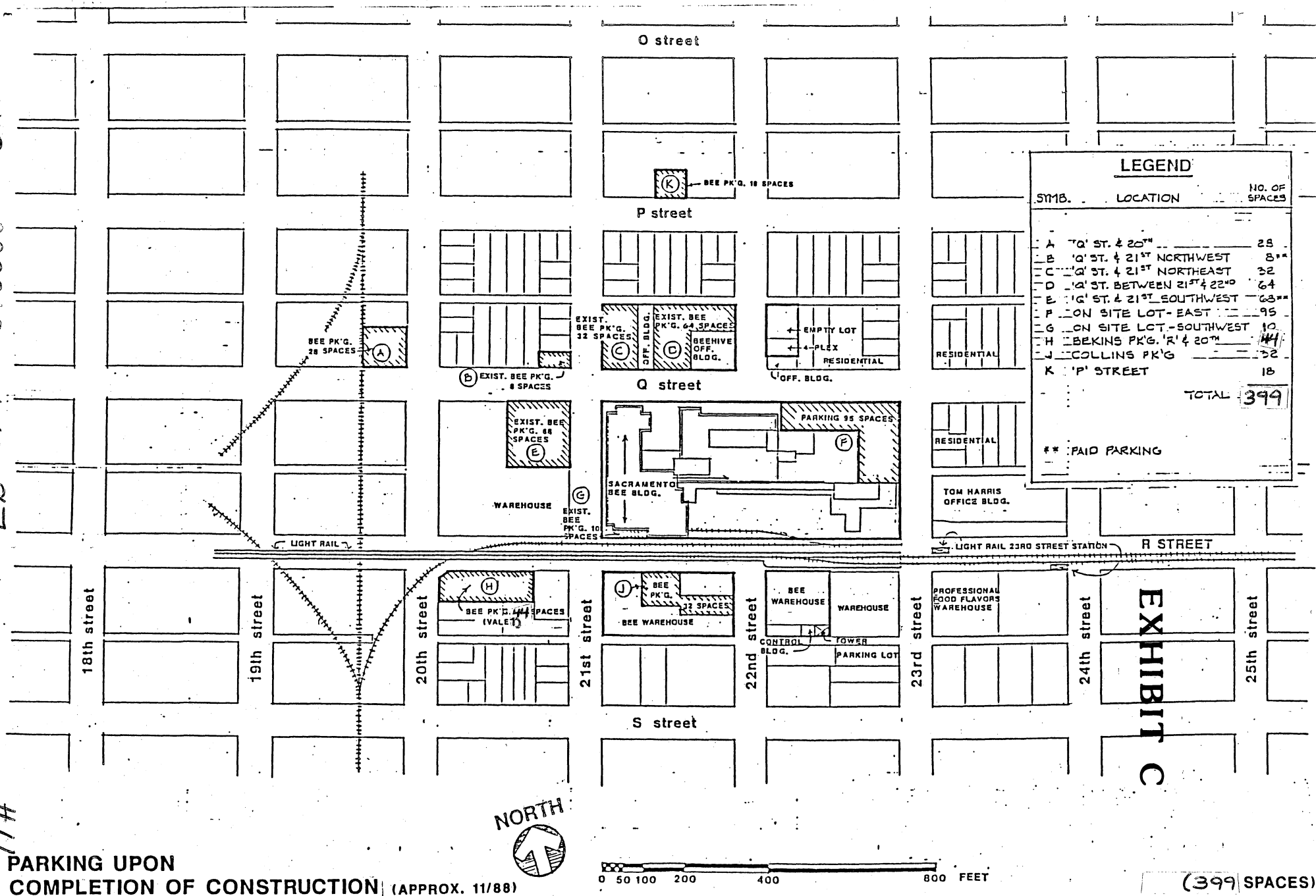
(364 SPACES)

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PARKING UPON COMPLETION OF CONSTRUCTION (APPROX. 11/88)

SACRAMENTO BEE
2100 Q STREET
SACRAMENTO, CALIFORNIA

LIONAKIS - BEAUMONT DESIGN GROUP
SACRAMENTO, CALIFORNIA (916) 486-1303

P87-413

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11-12-87

#11

"ALTERNATIVE PARKING"

SACRAMENTO BEE
2100 Q STREET
SACRAMENTO, CALIFORNIA

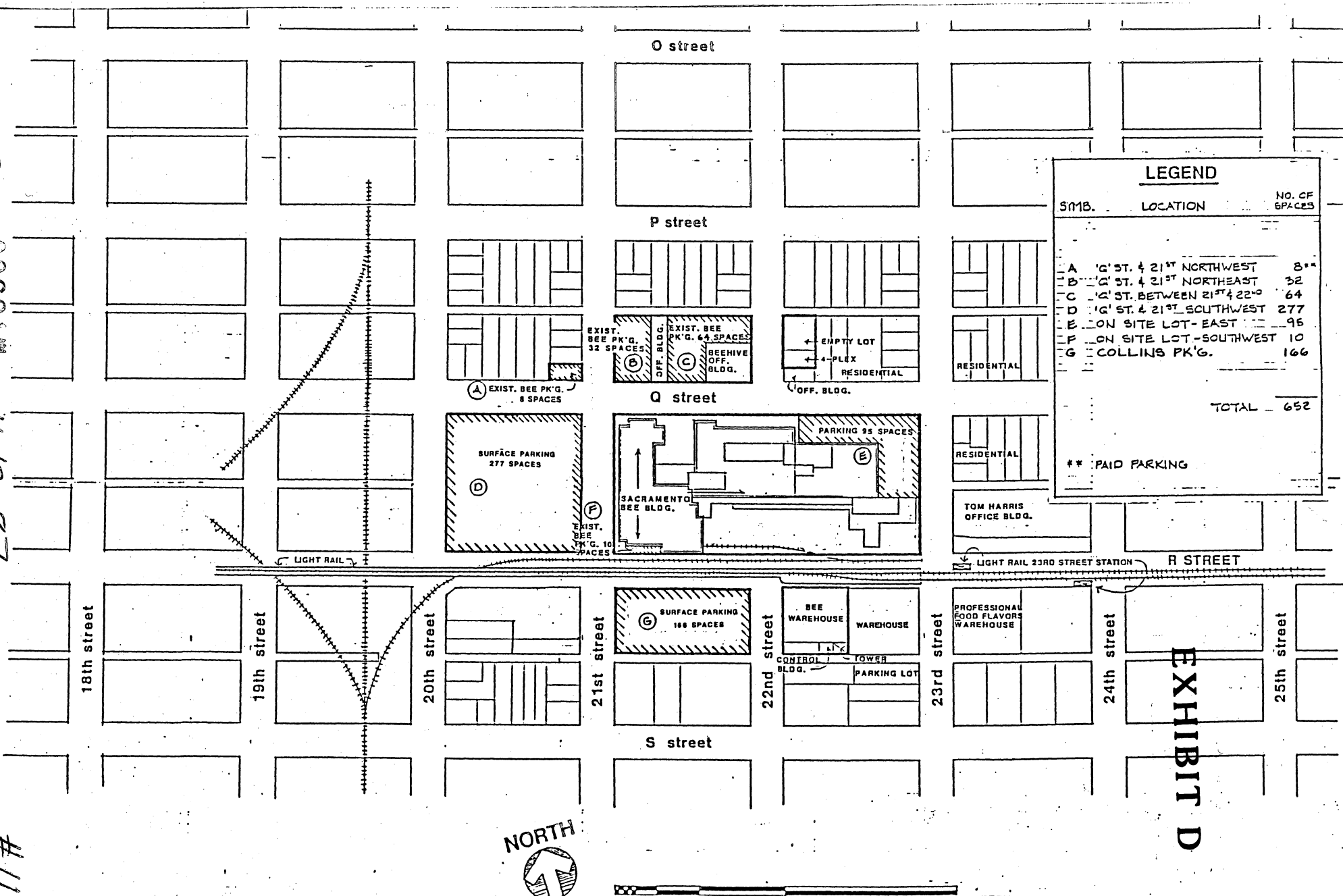


EXHIBIT D

(652 SPACES)

LIONAKIS - BEAUMONT DESIGN GROUP
SACRAMENTO, CALIFORNIA (916) 486-1303

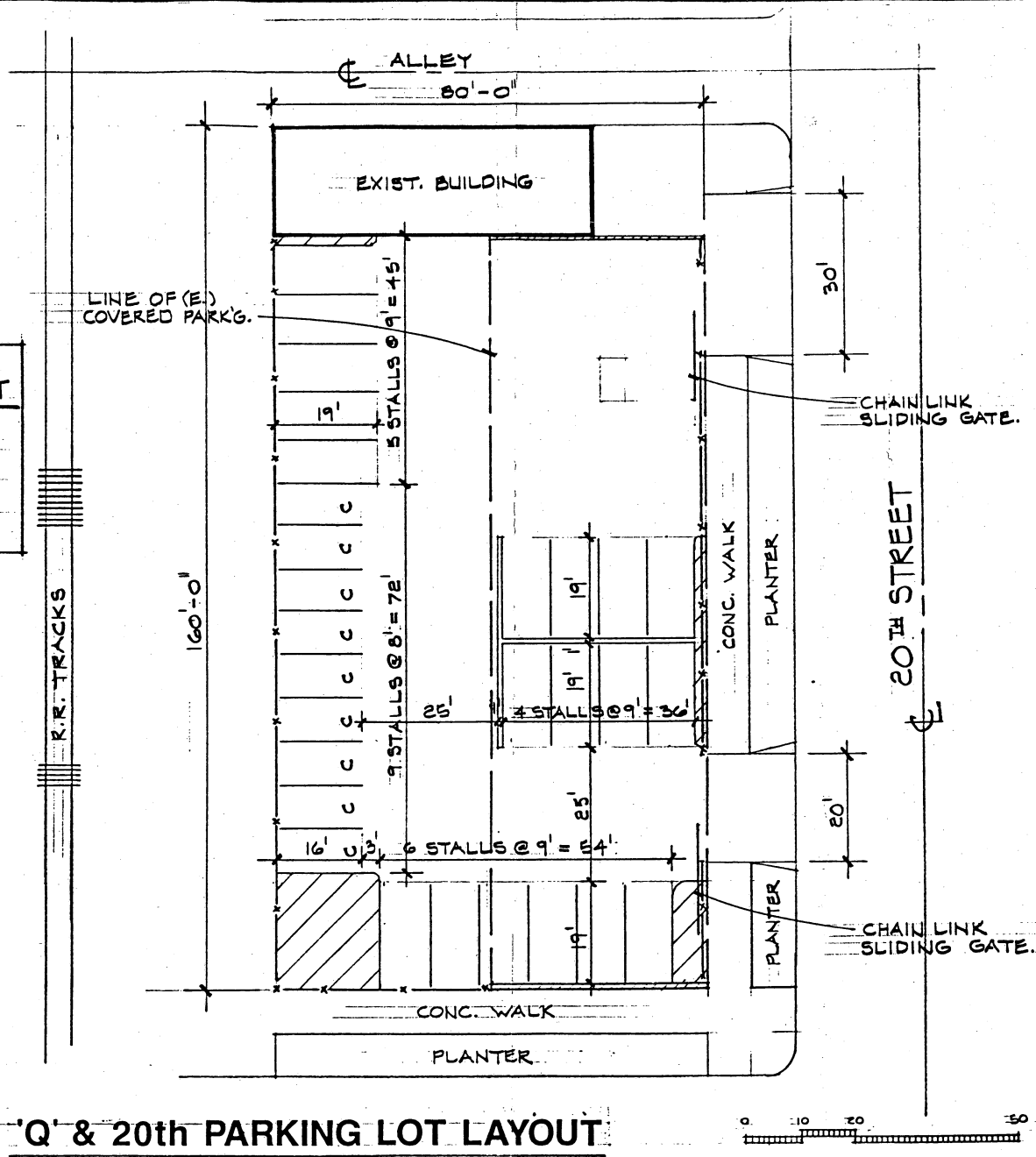
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PARKING STALL COUNT	
FULL SIZE	- 19
COMPACT	- 9
TOTAL	- 28



'Q' & 20th PARKING LOT LAYOUT

EXHIBIT E
Lot A

(A)

P87-413

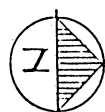
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20th STREET

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EEKIN'S BUILDING - NEW PARKING LAYOUT

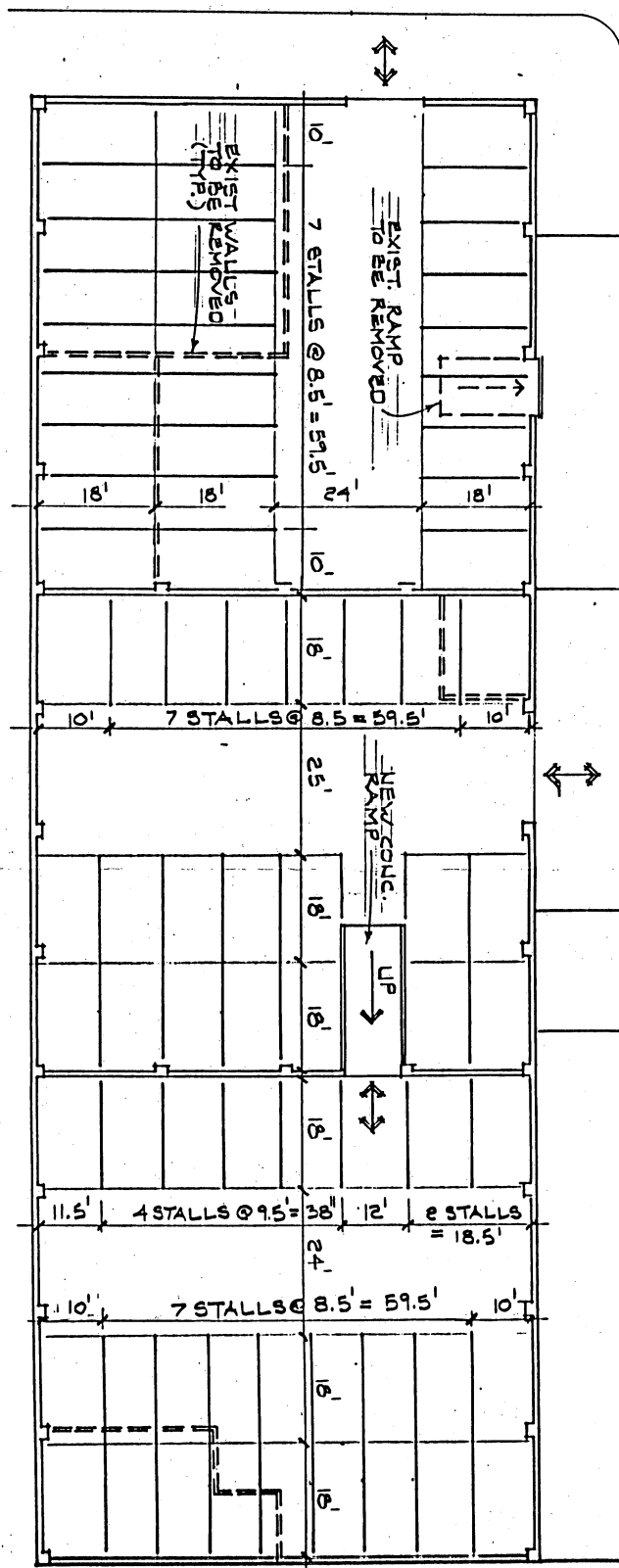
PARKING STALL COUNT:
FULL SIZE - 74



1" = 20'-0"

Lot H

EXHIBIT F



"K" STREET

21st STREET

31 AUG 1987
A.1 (H)

SACRAMENTO BEE
PARKING

LIONAKIS-BEAUMONT DESIGN GROUP
ARCHITECTURE • ENGINEERING • PLANNING • INTERIORS
401 WATT AVENUE • SACRAMENTO, CA 95864 • (916) 486-1303

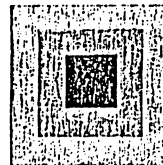
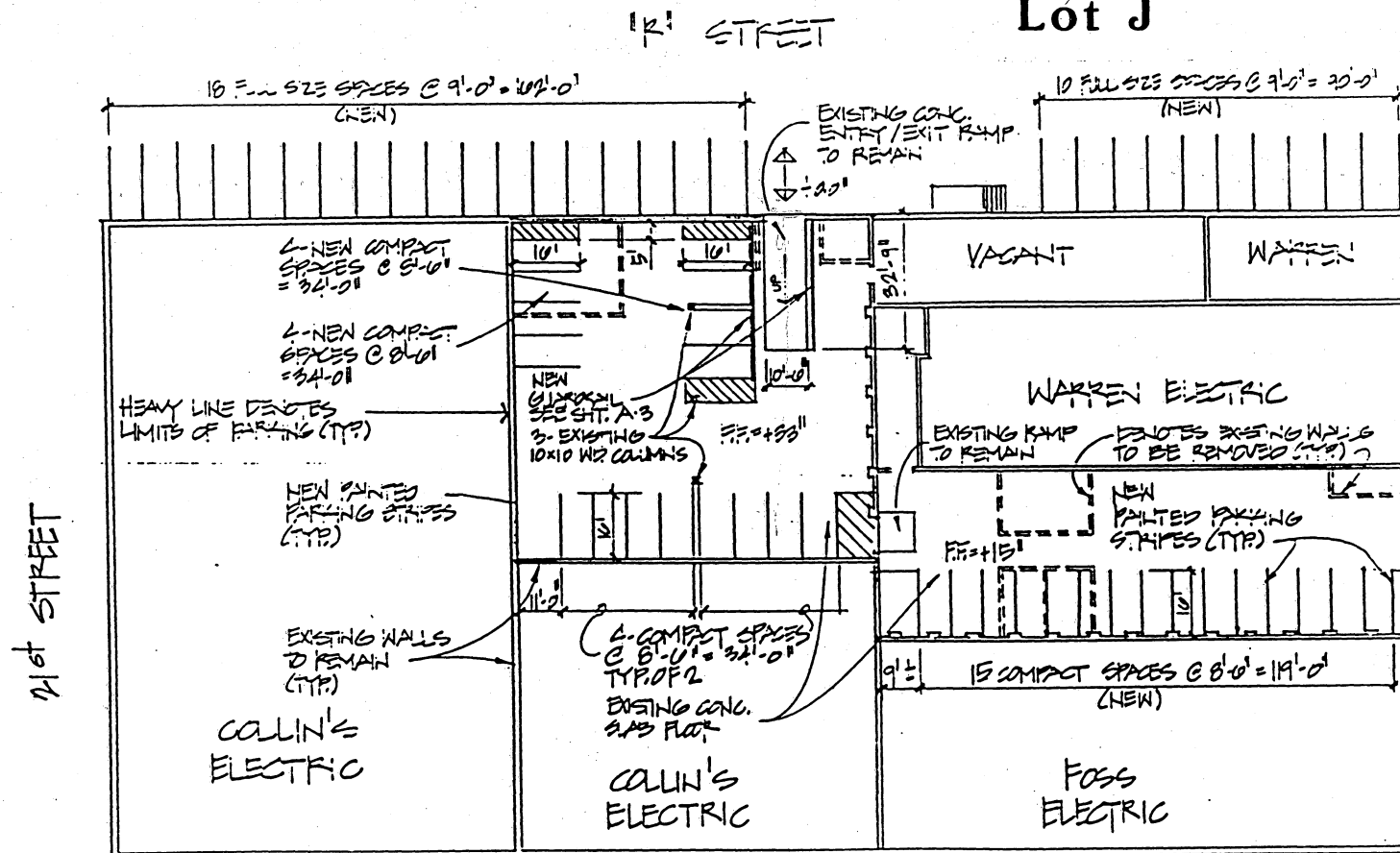


EXHIBIT G

Lot J



INDEX TO DRAWINGS COLLINS BUILDING

- | | |
|---|----------------------------|
| 1 | PLAN - COLLINS BLDG. |
| 1 | MECH. PLAN - COLLINS BLDG. |
| 2 | LEGEND, DETAILS, DIAGRAMS |
| 1 | ELEC. PLAN - COLLINS BLDG. |
| 2 | ELEC. PLAN - LIGHTING |
| 3 | SYMBOLS, SPECS. |

PARKING STALL COUNT:

FULL SIZE -	0
COMPACT -	82
TOTAL -	82

COLLIN'S BUILDING - NEW PARKING LAYOUT



P87-413

11-12-87

002213

#11

P87-413

11-12-87

002206

#11

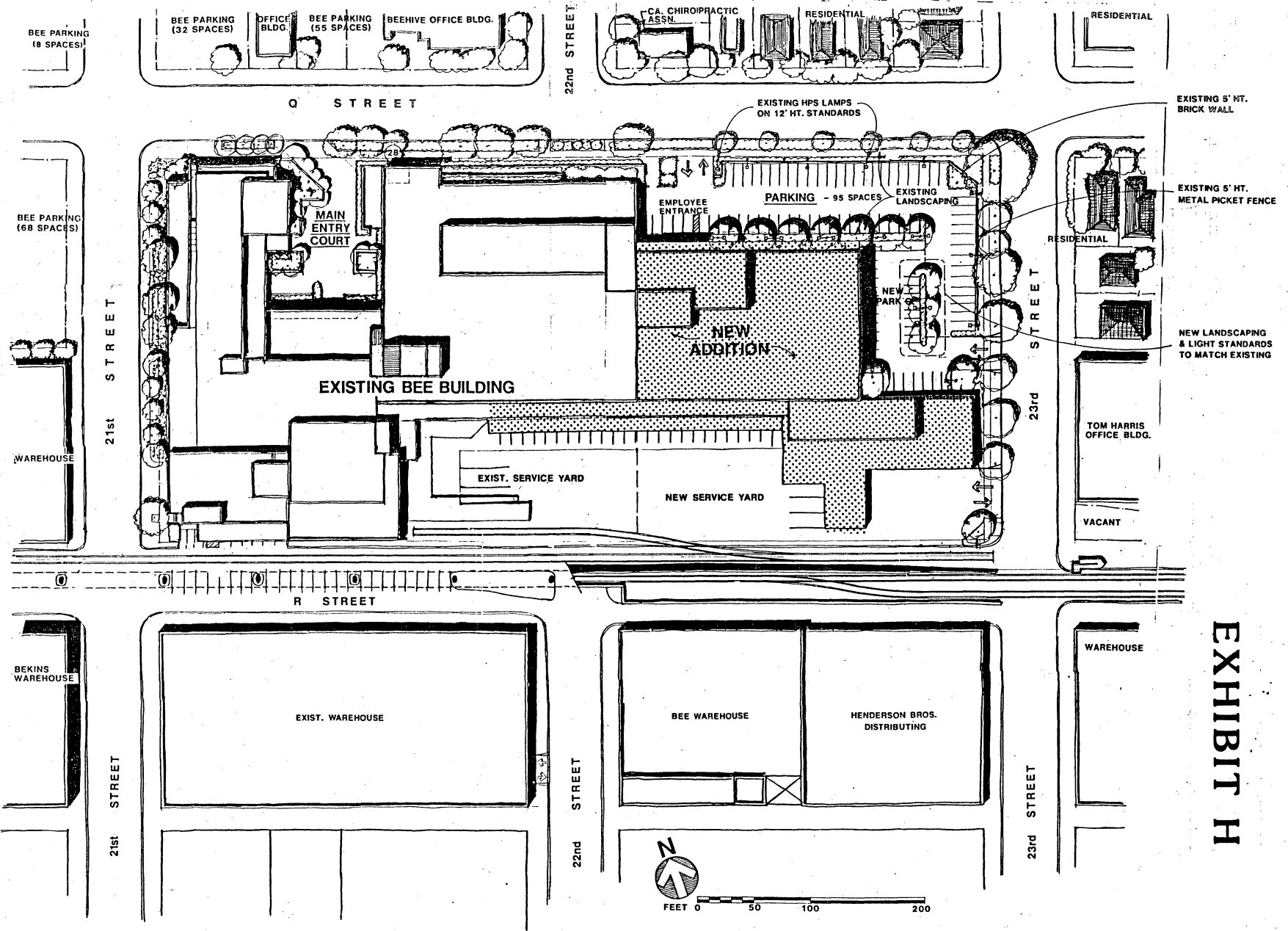


EXHIBIT H

SITE PLAN

SACRAMENTO BEE
2100 Q STREET
SACRAMENTO, CALIFORNIA

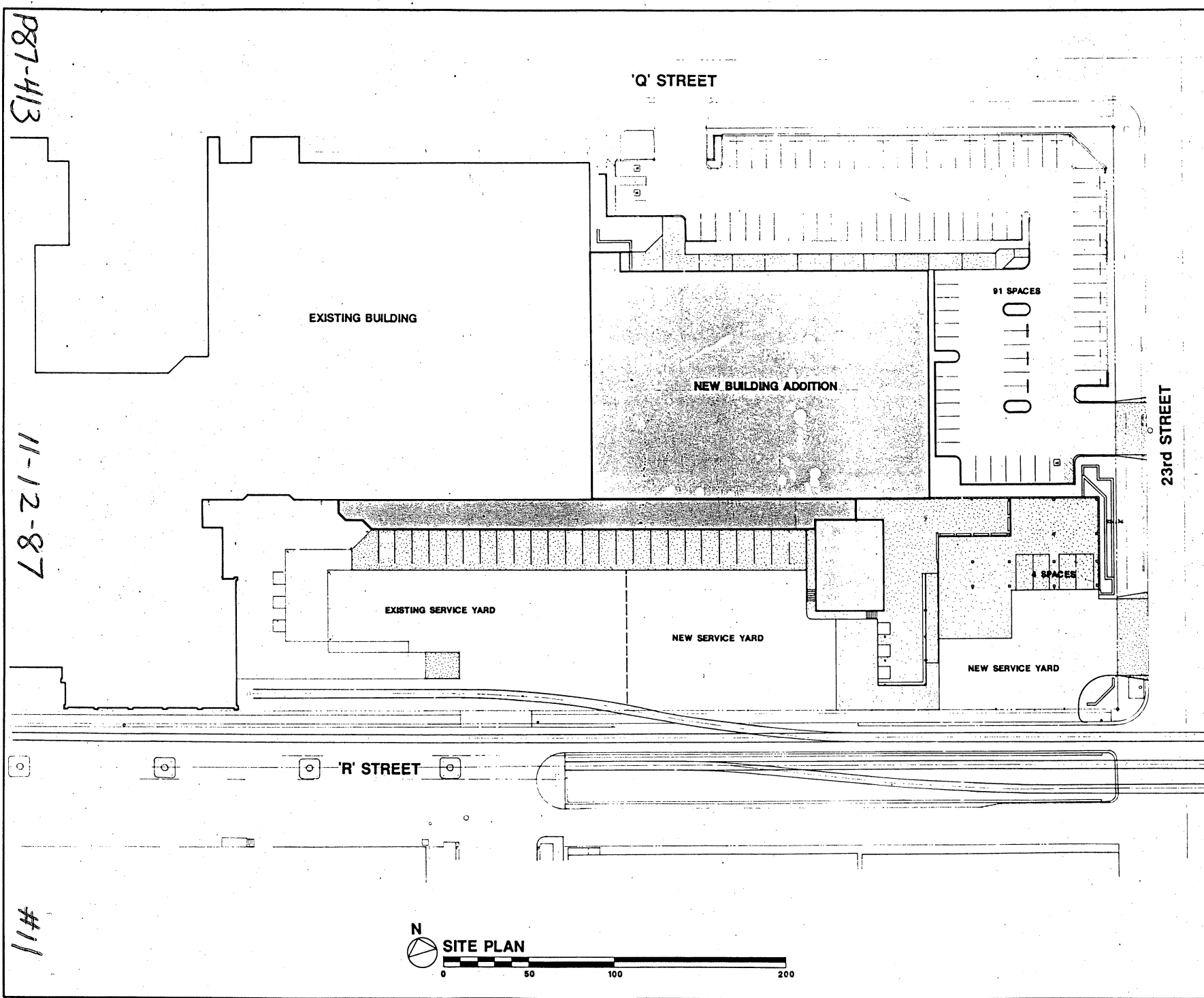
LIONAKIS-BEAUMONT DESIGN GROUP
SACRAMENTO, CALIFORNIA (916) 486-1303


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11-12-87

#11





**LIONAKIS-BEAUMONT
DESIGN GROUP**

ARCHITECTS & ENGINEERS
401 WEST MARKET STREET, SACRAMENTO, CA 95804
(916) 444-1383

<p>ARCHITECT: AIA</p> <p>CLIENT: NO. C</p> <p>PROJECT NO. DAB</p> <p>DRAWN BY: CHECKED BY:</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 85%;">REVISIONS/DESCRIPTIONS</th> <th style="width: 10%;">DATE</th> <th style="width: 10%;">BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISIONS/DESCRIPTIONS	DATE	BY																
NO.	REVISIONS/DESCRIPTIONS	DATE	BY																		

**MAIL ROOM
ADDITION**

**THE
SACRAMENTO
BEE**

BLOCK BOUNDED BY:
Q & R, 21st & 23rd
SACRAMENTO, CALIFORNIA

EXHIBIT I

SHEET NO. **A-1**

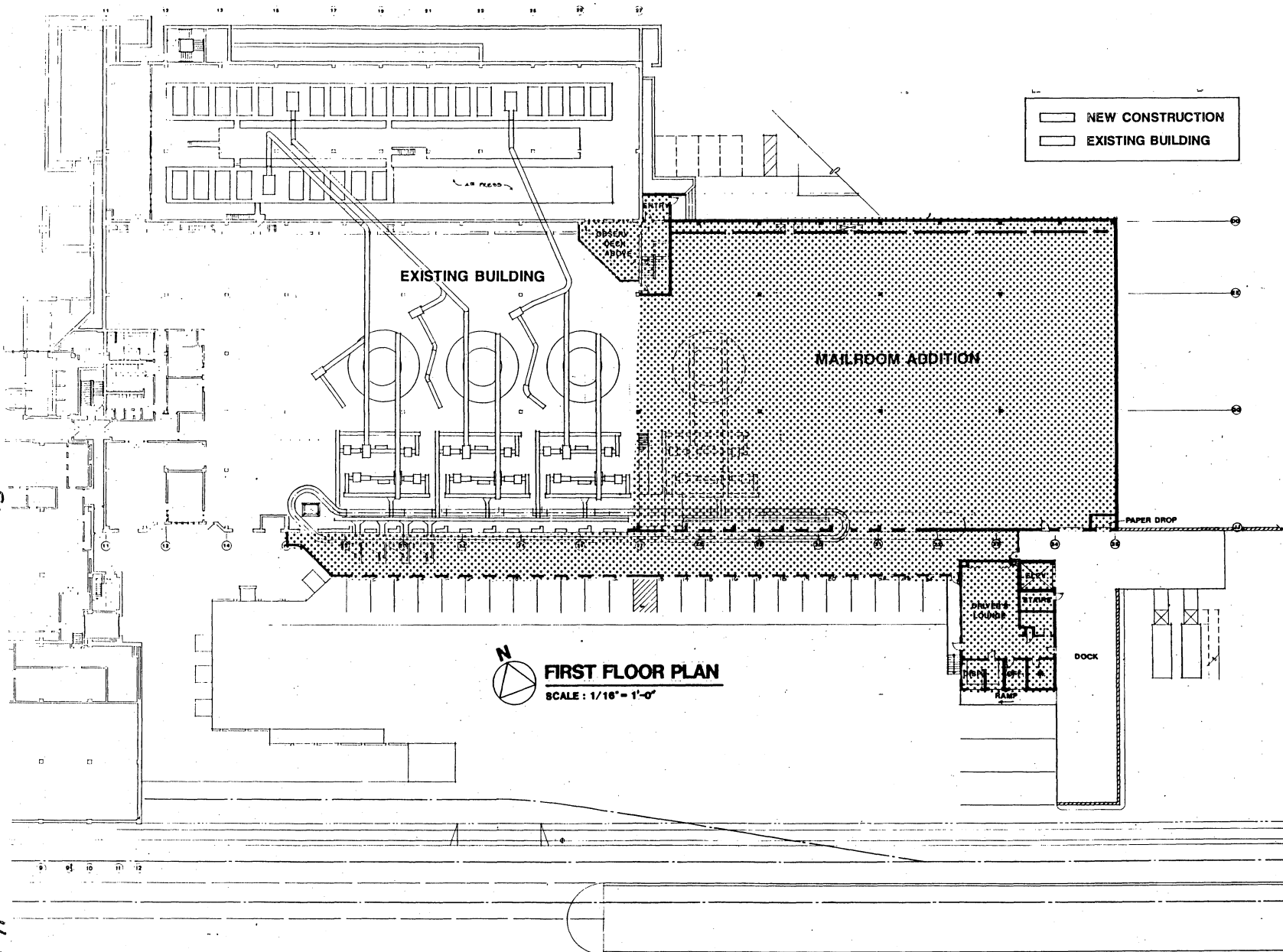
SHEET NO. OF TOTAL SHEETS

P87-413

002208

11-12-87

#11



**LIONAKIS-BEAUMONT
DESIGN GROUP**
ARCHITECTS & ENGINEERS
601 9th Avenue, Sacramento, CA 95811
(916) 446-1303

ARCHITECT: AIA
CALIF. CERT. NO. C
PROJECT NO. DATE
DRAWN BY: CHECKED BY:

NO.	REVISIONS/AUTHORIZATIONS	DATE	BY

**MAIL ROOM
ADDITION**

**THE
SACRAMENTO
BEE**

BLOCK BOUNDED BY
"O" & "H", 8th & 22nd
SACRAMENTO, CALIFORNIA

EXHIBIT J

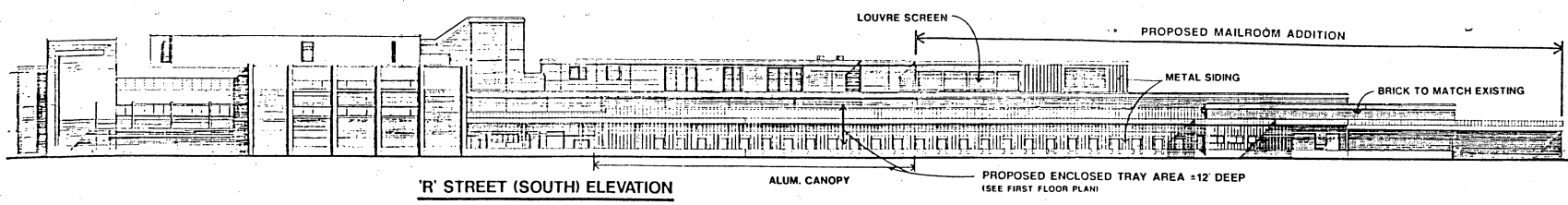
8/6/87
SHEET NO. **A-2**
SHEET NO. 2 OF 8 TOTAL SHEETS

P87-413

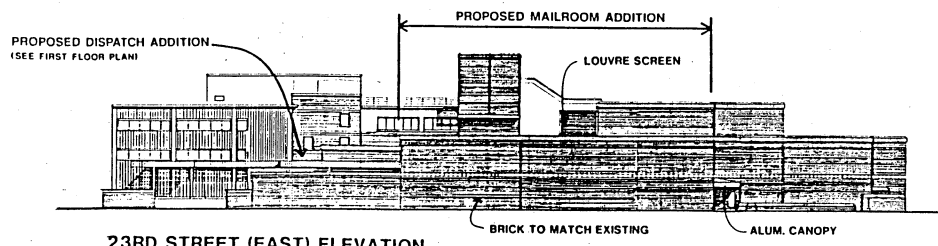
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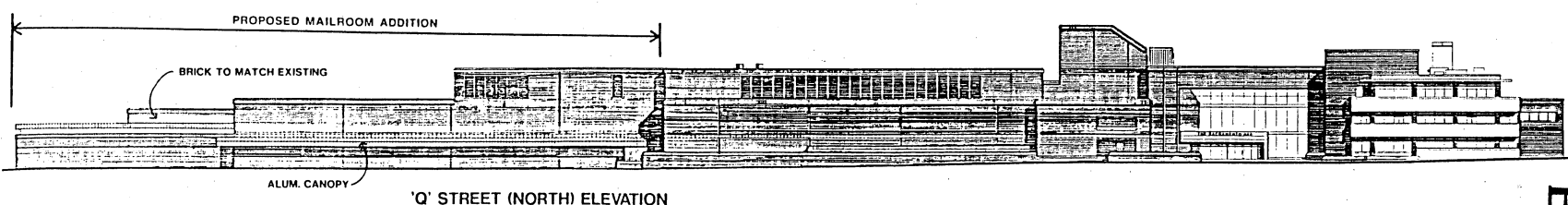
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'R' STREET (SOUTH) ELEVATION



'23RD STREET (EAST) ELEVATION



'Q' STREET (NORTH) ELEVATION

THE SACRAMENTO BEE
LIONAKIS-BEAUMONT DESIGN GROUP

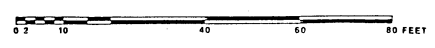



EXHIBIT K



**LIONAKIS-BEAUMONT
DESIGN GROUP**

ARCHITECTS & ENGINEERS
401 WEST AVENUE, SACRAMENTO, CA 95844
(916) 486-1983

ARCHITECT	AIA								
CALIF. CERT. NO. C		DATE							
PROJECT NO.		DRAWN BY		CHECKED BY					

NO.	REVISIONS / AUTHORIZATIONS	DATE	BY

**MAIL ROOM
ADDITION**

**THE
SACRAMENTO
BEE**

BLOCK BOUNDED BY:
Q & R, 21st & 23rd
SACRAMENTO, CALIFORNIA

SHEET NO. **A • 3**

SHEET NO. OF TOTAL SHEETS