



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

October 28, 1991

SPECIAL PERMIT MODIFICATION
(P91-300)

APPLICATION: Planning Director's Special Permit Modification to allow the addition of 8,000+ net square feet of office, manufacturing, and storage uses to the existing 374,500+ square foot Sacramento Bee facility on 5.75+ acres in the Heavy Commercial, C-4, zone.

LOCATION: 2100 Q Street, Two blocks bounded by 21st, 23rd, Q and R Streets (APN: 007-0324-005)

SUMMARY:

The applicant is requesting a Special Permit Modification to add 8,000+ net square feet to the existing newspaper production and distribution facility for The Sacramento Bee. The additional square footage will result in a gross office to total floor area ratio of 25 percent (see Exhibit A). Parking for the additional space has been included in the parking structure currently under construction at the southwest corner of 21st and Q Streets.

BACKGROUND INFORMATION:

A Special Permit to allow a 115,437+ square foot expansion of the existing newspaper production and distribution facility was approved by the Planning Commission on February 22, 1979 (P8507). Variances to locate 100 parking spaces off-site and to waive the required planter along R Street were also approved at that time.

Subsequently, a Special Permit Modification to add 66,700+ square feet of manufacturing and paper storage area to The Bee's facility was approved on November 12, 1987 (P87-413). A Special Permit to implement parking reduction measures and several Variances for parking were also approved.

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On February 8, 1990, the Planning Commission approved a parking structure for The Bee facility that would provide 692 parking spaces, including the required parking for the proposed addition (P89-332).

ANALYSIS:

The applicant is proposing to remodel the entire first floor of the building, remove 4,700± square feet of mezzanine space, and construct a 14,700± square foot second floor in the air space where the old press used to be located. The net addition of floor area is 8,000± square feet including 5,100± square feet of office and 2,900± square feet of non-office uses.

After the addition, the building is proposed to include 95,630± square feet of office uses (25 percent of gross floor area) and 286,870± square feet of manufacturing, warehouse, and distribution uses (75 percent of floor area) for a total of 382,500± square feet. A maximum of 25 percent of the gross floor area may be devoted to office uses in the Heavy Commercial (C-4) zone so the facility complies with this requirement. Any proposal to increase the percentage of office to greater than 25 percent will require a Special Permit.

Per Resolution No. 87-644, approved on August 11, 1987, the applicant shall provide at least 650 parking spaces for the facility. According to the approved parking structure Special Permit, 692 parking spaces will be provided. Sufficient parking is provided for the proposed addition.

RECOMMENDATION:

Staff recommends the Planning Director approve the Special Permit Modification to allow the addition of 8,000± square feet of office and non-office uses to the existing Bee building subject to the condition and based upon the findings of fact which follow:

Condition:

1. The proposed parking structure shall be completed prior to the completion of the 8,000± square foot addition. If the parking structure cannot be completed prior to the addition, adequate interim parking for the addition must be provided to the satisfaction of the Planning Director.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed 8,000± square foot addition is entirely within the existing Sacramento Bee building and the proposed uses are compatible with the other uses within the surrounding area.

2. The project, as conditioned, will not be detrimental to the public welfare nor result in a nuisance in that adequate parking will be provided in the parking structure or elsewhere to the satisfaction of the Planning Director.
3. The project is consistent with the General Plan and the 1980 Central City Community Plan which designate the subject site for Heavy Commercial or Warehouse and Heavy Commercial, respectively.

Report Prepared By:

Carol Shearly
Carol Shearly, Assistant Planner

11-1-91
Date

Recommendation Approved By:

Gary Stonehouse
Gary Stonehouse, Planning Director

11-5-91
Date

MP 91 300

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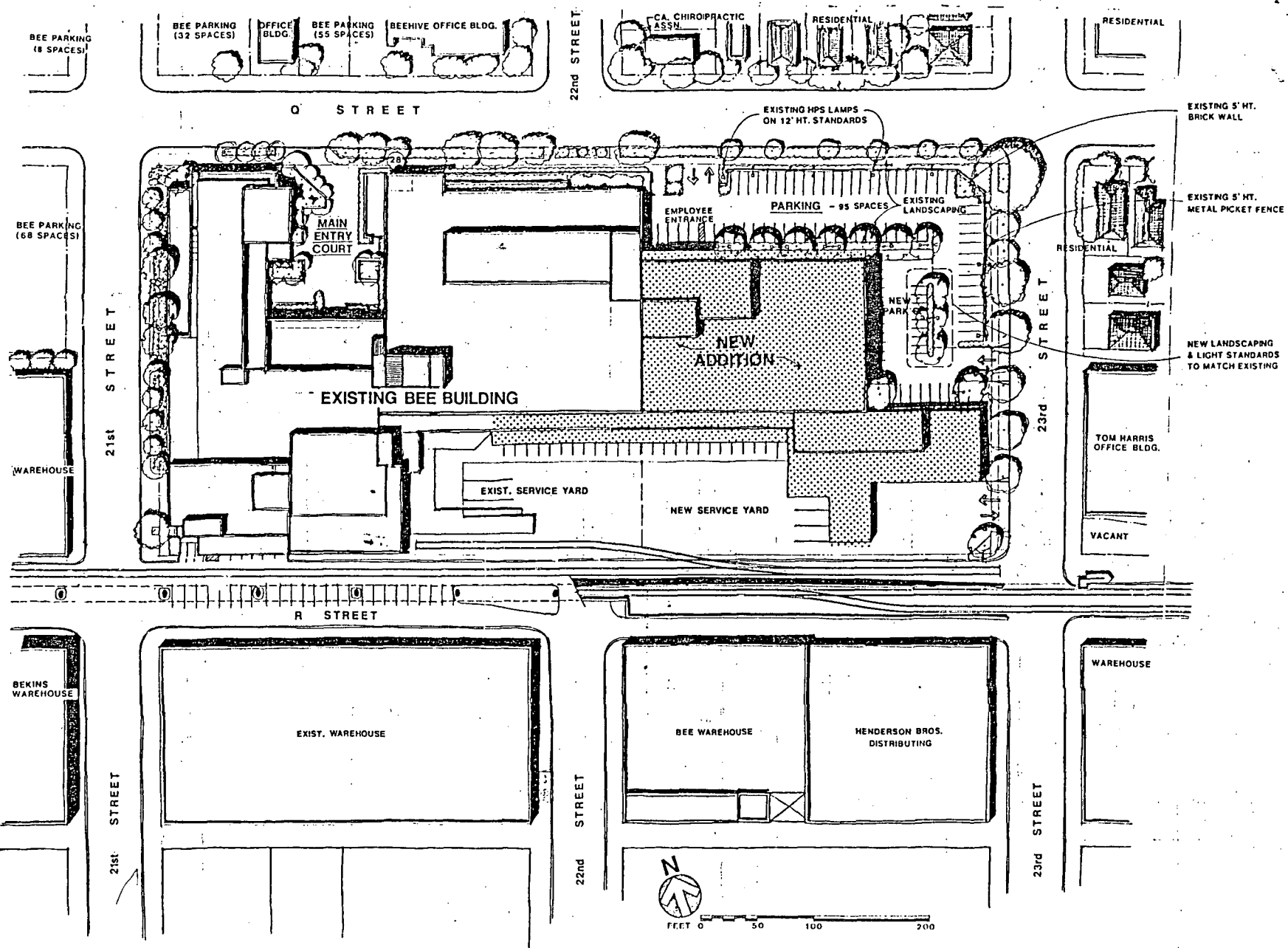


Exhibit A-1

SITE PLAN

SACRAMENTO BEE
2100 Q STREET
SACRAMENTO, CALIFORNIA

A

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

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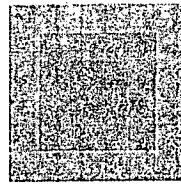
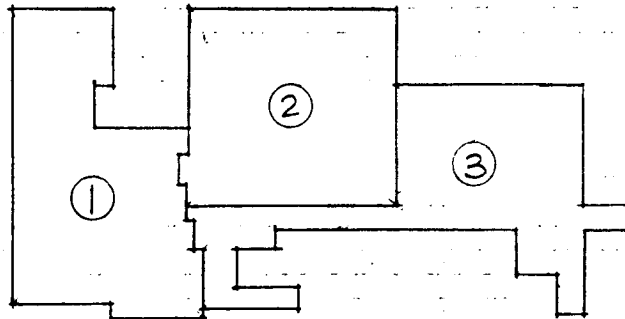


Exhibit A-2

PROJECT SAC BEE SQUARE FOOTAGE
 CALCULATIONS # 4104
 LOCATION _____
 DATE 10.11.91 SHEET 1 OF 15
 DESIGN ENGINEER _____



<u>BUILDING ONE</u>	<u>TOTALS</u>	<u>OFFICE SPACE</u>	
BASEMENT	47,255	1,829	
MEZZANINE	0	0	
FIRST FLOOR	43,888	32,720	← site of addition
SECOND FLOOR	44,502	35,202	(see Ex. A-5)
THIRD FLOOR	33,219	19,292	
ROOF	7,764	0	
	<u>176,628 s.f.</u>	<u>89,043 s.f.</u>	
<u>BUILDING TWO</u>			
BASEMENT	47,948	0	
MEZZANINE	38,240	2,138	
FIRST FLOOR	34,702	982	
SECOND FLOOR	6,543	3,357	
THIRD FLOOR	11,308	0	
	<u>138,741 s.f.</u>	<u>6,477 s.f.</u>	
<u>BUILDING THREE</u>			
BASEMENT	27,541	0	
MEZZANINE	1,896	0	
FIRST FLOOR	37,623	110	
	<u>67,060 s.f.</u>	<u>110 s.f.</u>	
TOTAL ①+②+③	<u>382,429 s.f.</u>	<u>95,630 s.f.</u>	= <u>25.00%</u>

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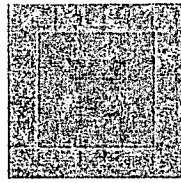


Exhibit A-3

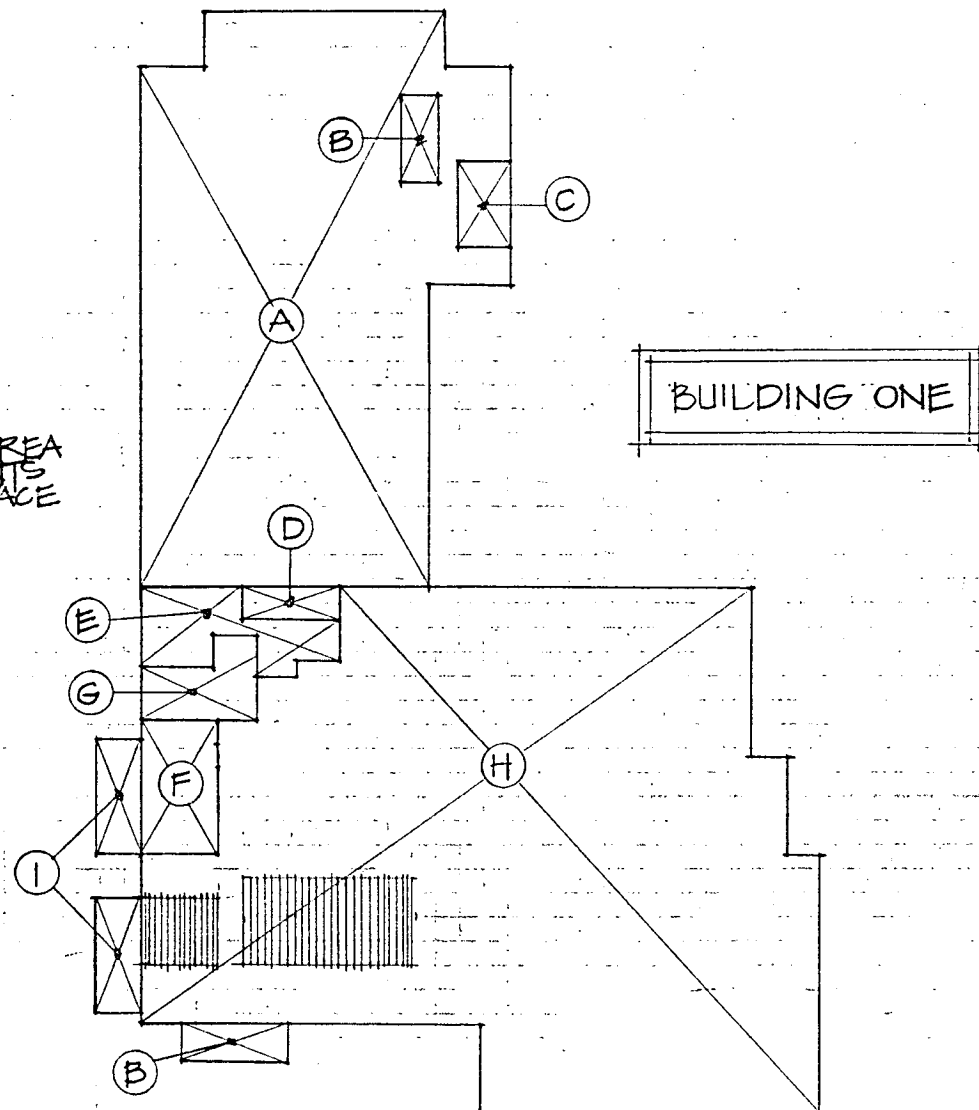
PROJECT 4104


LOCATION _____

DATE 10.11.91 SHEET 2 OF 15

DESIGN ENGINEER _____

NOTE:
 SHADED AREA
 REPRESENTS
 OFFICE SPACE



 **BASEMENT LEVEL**
 NORTH SCALE: 1" = 60'-0"

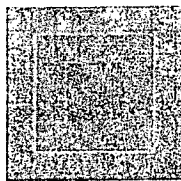
	TOTALS	OFFICE SPACE
(A) GYM, STORAGE, JOB PRINTING, PHOTOLAB	16,450 s.f.	
(B) STAIR, ELEVATOR	312	
(C) TOILETS	384	
(D) STAIR, TOILETS	416	
(E) BOILER	1,264	
(F) ELECTRICAL	1,212	
(G) INK STORAGE	716	
(H) NEWSPRINT STORAGE, OFFICES, WOODSHOP	25,436	1,829
(I) TRANSFORMER VAULTS	1,065	
	<u>47,255 s.f.</u>	<u>1,829 s.f.</u>

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Exhibit A-4

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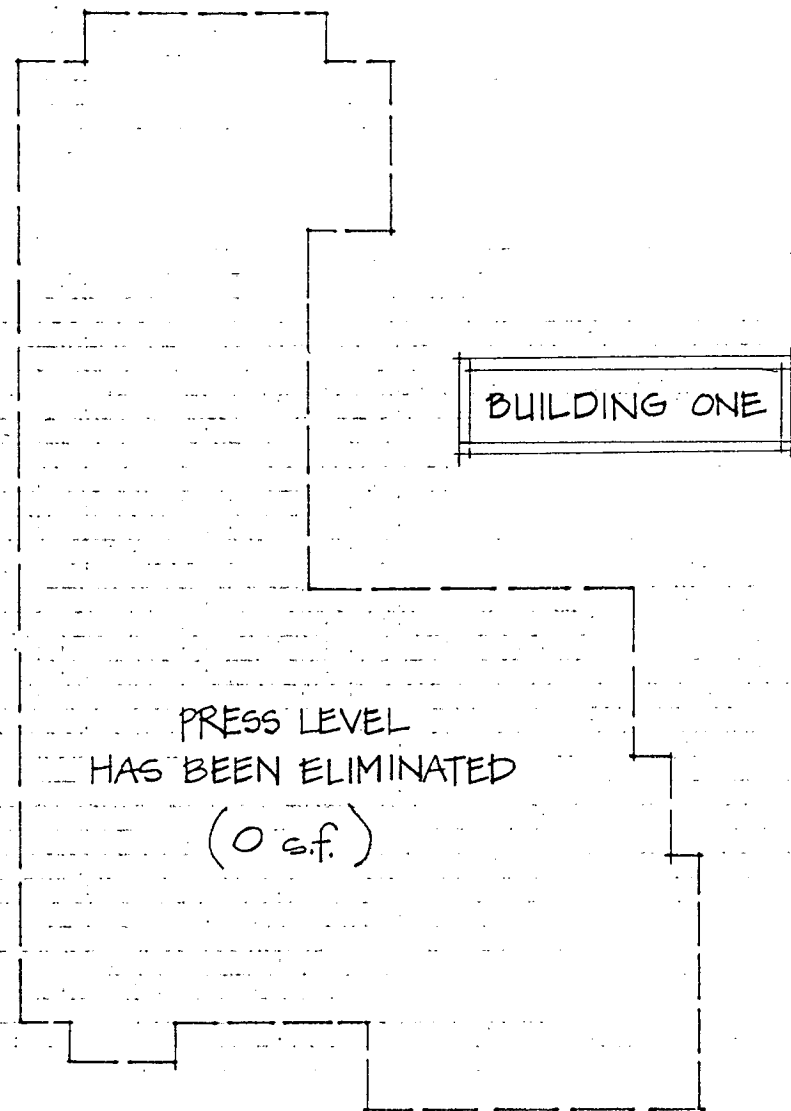


PROJECT 4104

LOCATION _____

DATE 10.11.91 SHEET 3 OF 15

DESIGN ENGINEER _____

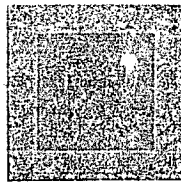


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Exhibit A-5

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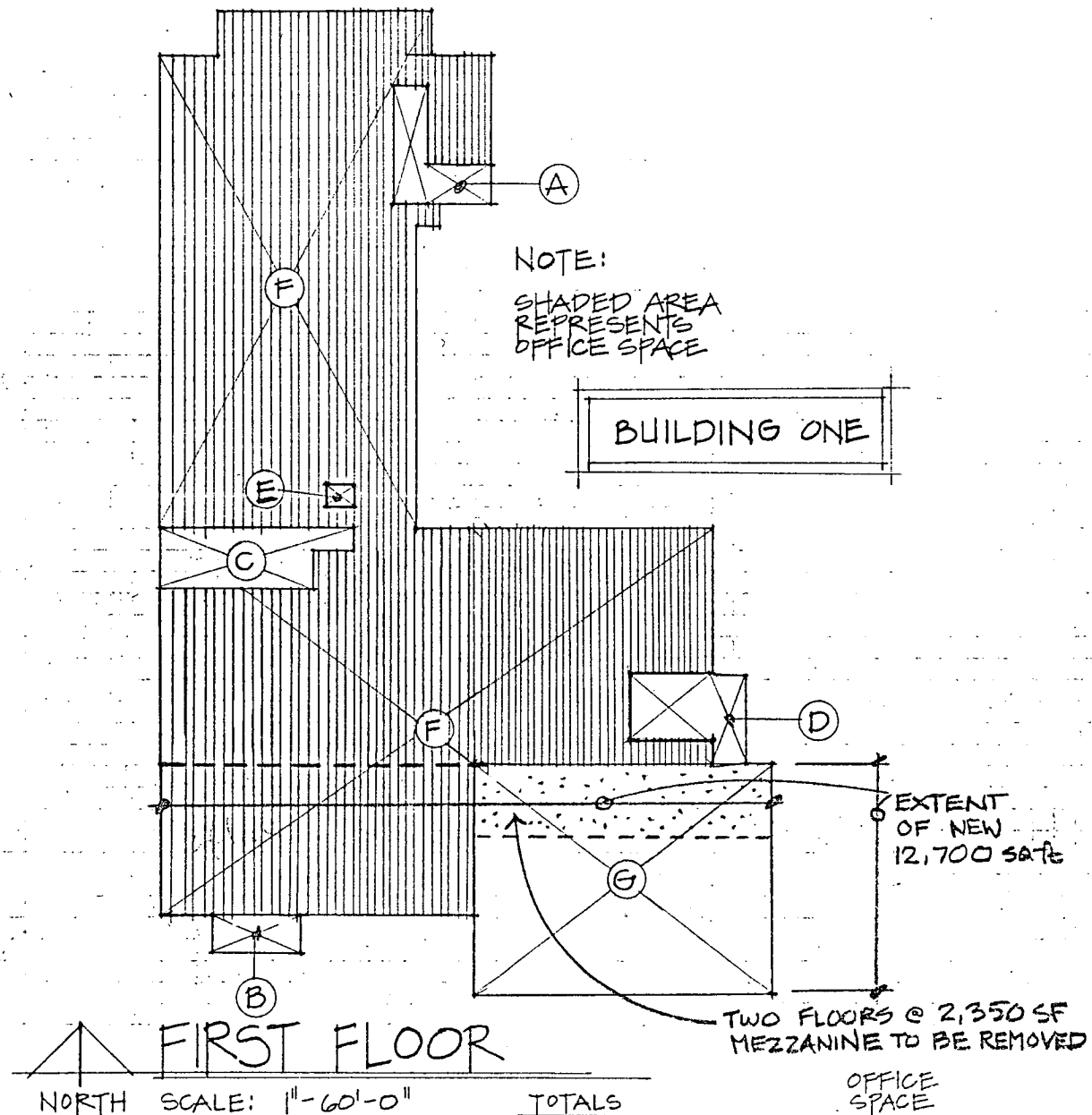


PROJECT 4104

LOCATION _____

DATE 10.11.91 SHEET 4 OF 15

DESIGN ENGINEER _____

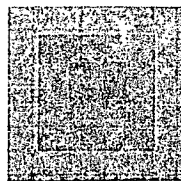


(A) STAIR, ELEV, TOILETS	768	s.f.	
(B) STAIR, ELEVATOR	384	s.f.	
(C) STAIR, TOILETS	1340	s.f.	
(D) STAIR, TOILETS	532	s.f.	
(E) ELEVATOR	120	s.f.	
(F) OFFICE AREA	32,720	s.f.	32,720 s.f.
(G) PRE-PRESS ROOM, TOILETS	7,524	s.f.	
	<u>43,888</u>	s.f.	<u>32,720 s.f.</u>

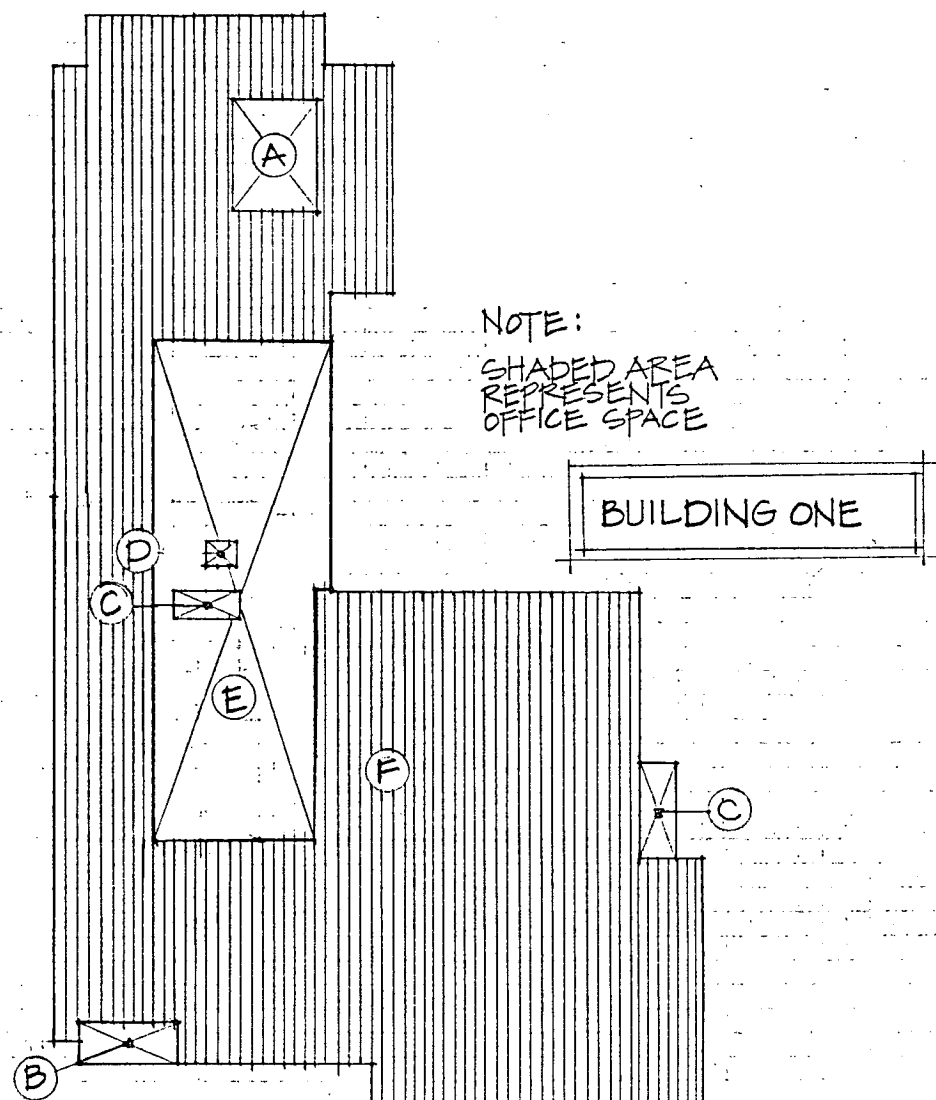
P91 300


Exhibit A-6

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PROJECT 4104
 LOCATION _____
 DATE 10-11-91 SHEET 5 OF 15
 DESIGN ENGINEER _____



 **SECOND FLOOR**

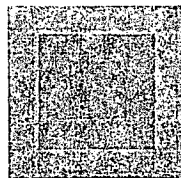
NORTH SCALE: 1" = 60'-0"

	TOTAL	OFFICE SPACE
(A) STAIR, ELEV., TOILETS	1,216 s.f.	
(B) STAIR, ELEVATOR	384	
(C) STAIR	556	
(D) ELEVATOR	120	
(E) TOILETS, COMPUTER EQUIP., PHOTO LAB	7,024	
(F) OFFICE AREA	35,202	35,202 s.f.
	<u>44,502 s.f.</u>	<u>35,202 s.f.</u>

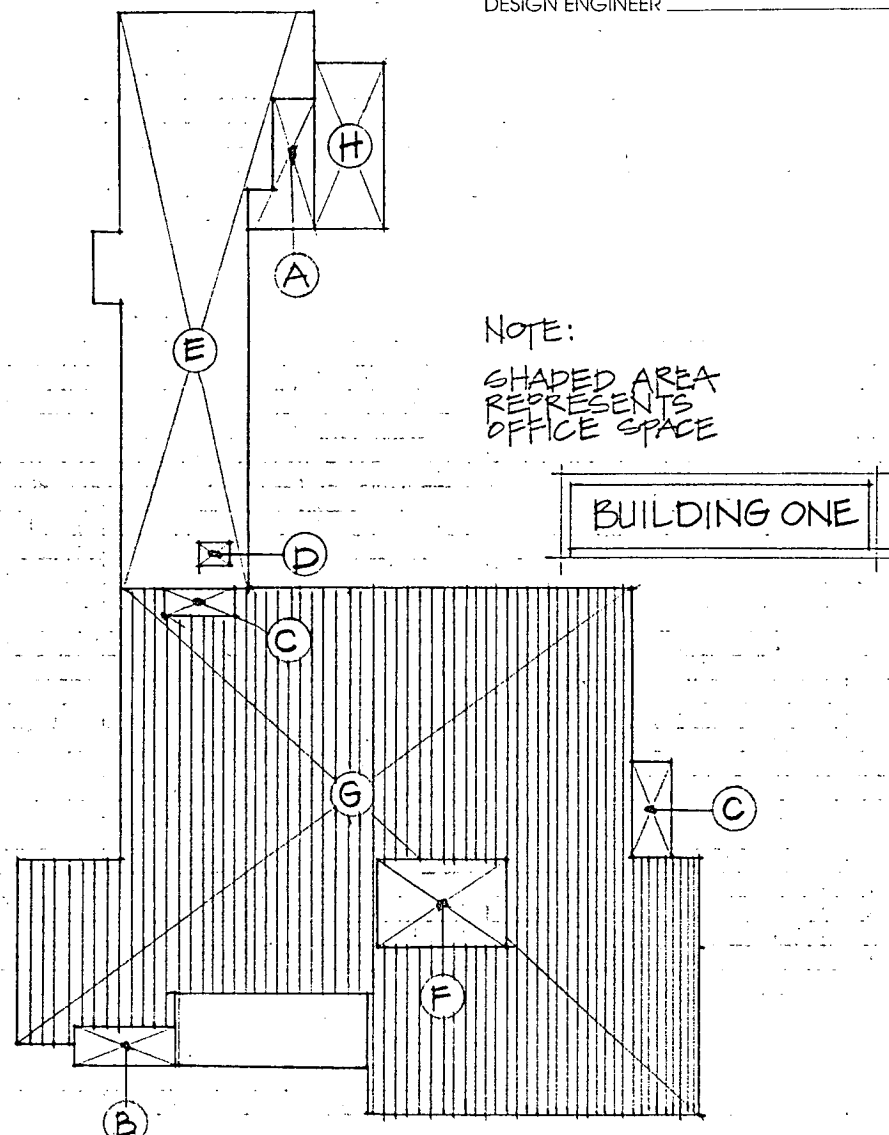
P91 300

Exhibit A-7

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PROJECT 4104
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 DESIGN ENGINEER _____



NOTE:
 SHADED AREA
 REPRESENTS
 OFFICE SPACE

BUILDING ONE

THIRD FLOOR

NORTH SCALE: 1" = 60'-0"

TOTAL

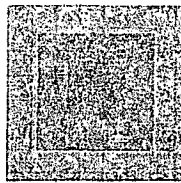
OFFICE
 SPACE

(A) STAIR, ELEV., TOILETS	552	s.f.	
(B) STAIR, ELEVATOR	384	s.f.	
(C) STAIR	556	s.f.	
(D) ELEVATOR	120	s.f.	
(E) EMPLOYEE AREA (LOUNGE, NURSE, CAFE)	7357	s.f.	
(F) TOILETS	1672	s.f.	
(G) OFFICE AREA, STORAGE	21,658	s.f.	19,292 s.f.
(H) MECH. ROOM	920	s.f.	
	<u>33,219</u>	<u>s.f.</u>	<u>19,292 s.f.</u>

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Exhibit A-8

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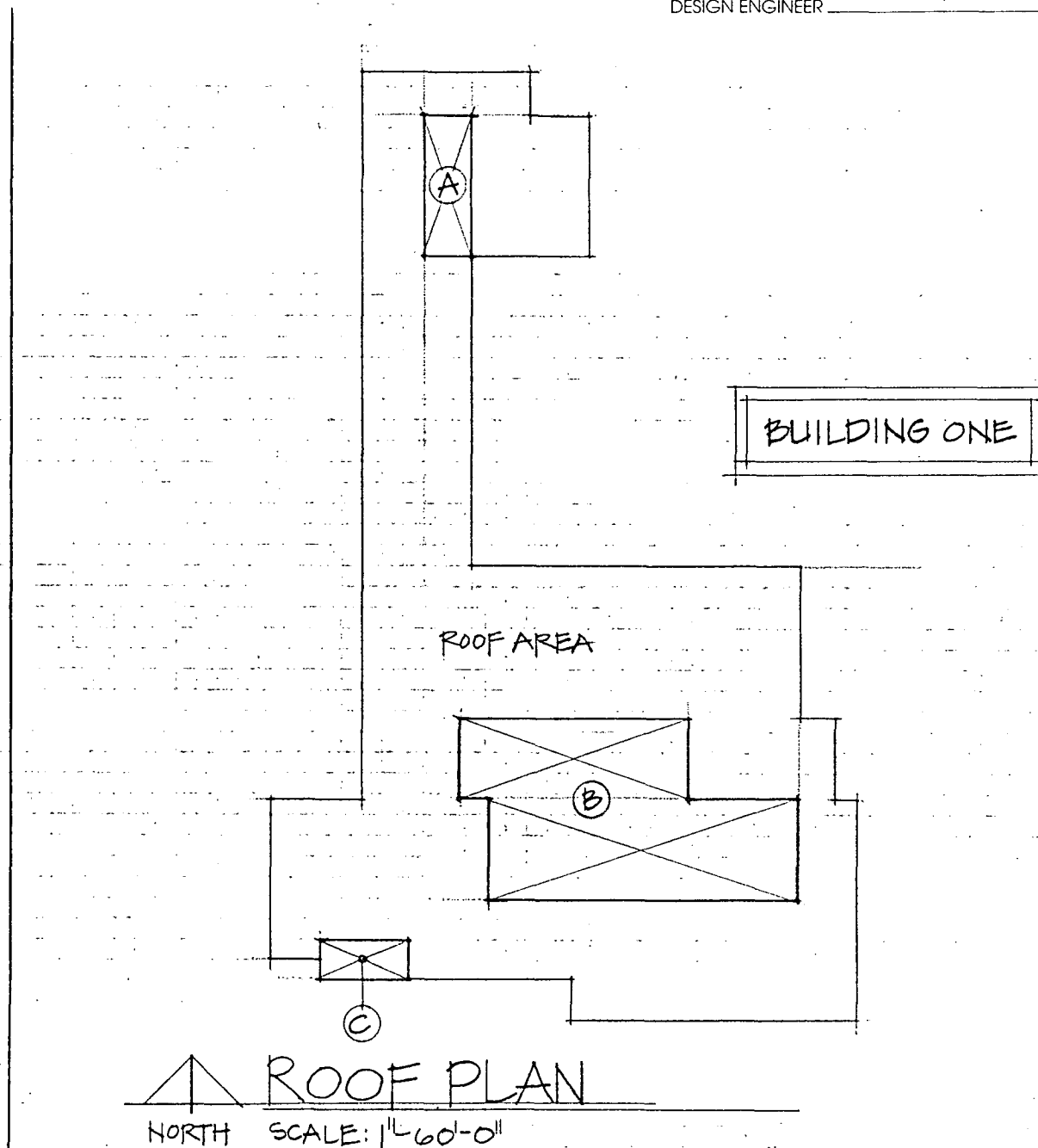


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DESIGN ENGINEER _____



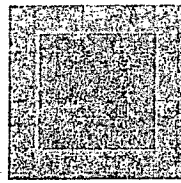
Ⓐ	STAIR, ROOF ACCESS	940	sf
Ⓑ	MECH. PENTHOUSE	6244	
Ⓒ	STAIR	000368280	
		7464	sf

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Exhibit A-9

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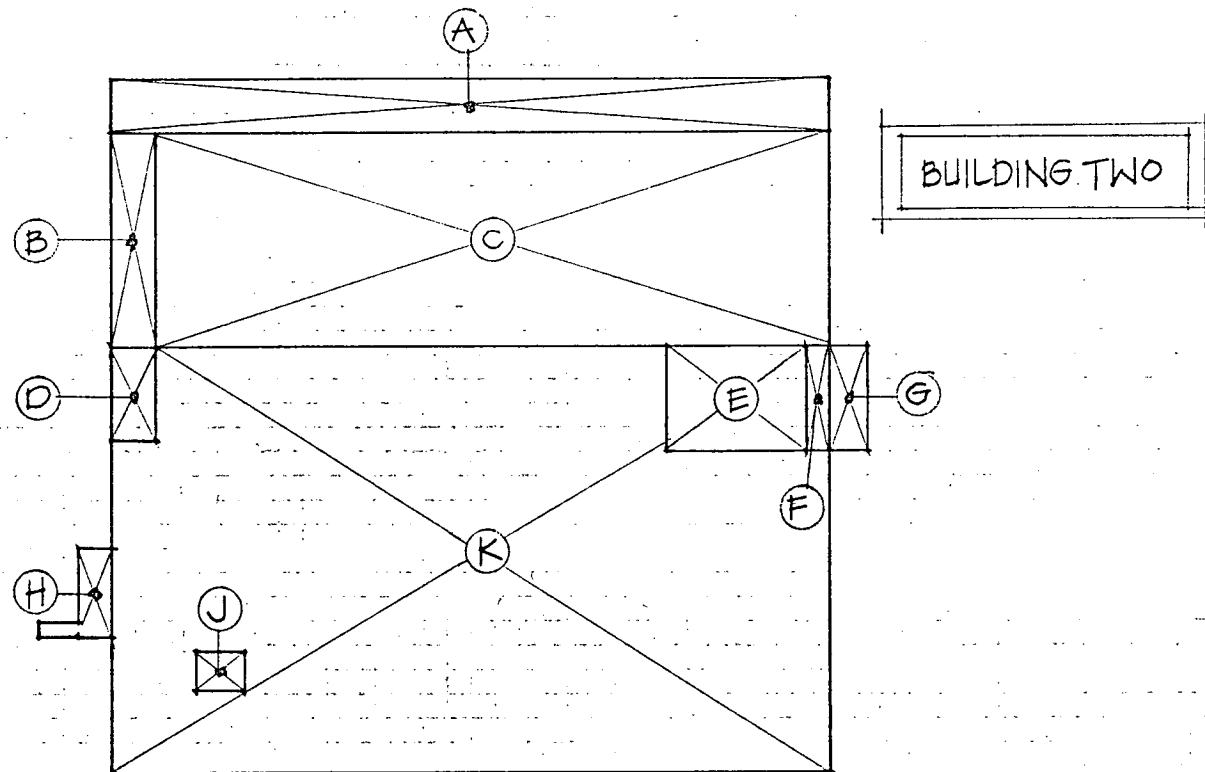


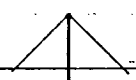
PROJECT 4104

LOCATION _____

DATE 10.11.91 SHEET 8 OF 15

DESIGN ENGINEER _____



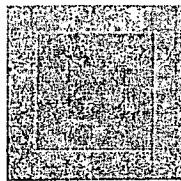
 **BASEMENT PLAN**
NORTH. SCALE: 1" = 60'-0"

	TOTALS	OFFICE SPACE
(A) MECHANICAL, STAIRS, TOILET, STORAGE	3355 s.f.	
(B) ELECTRICAL	1002	
(C) REEL DECK	13,841	
(D) MECHANICAL	420	
(E) INK ROOM	1422	
(F) HALL	222	
(G) STAIR, STORAGE	406	
(H) STAIR, HALL	570	
(J) ELEVATOR	190	
(K) PAPER STORAGE	26,520	
	<u>47,948 s.f.</u>	<u>0</u>

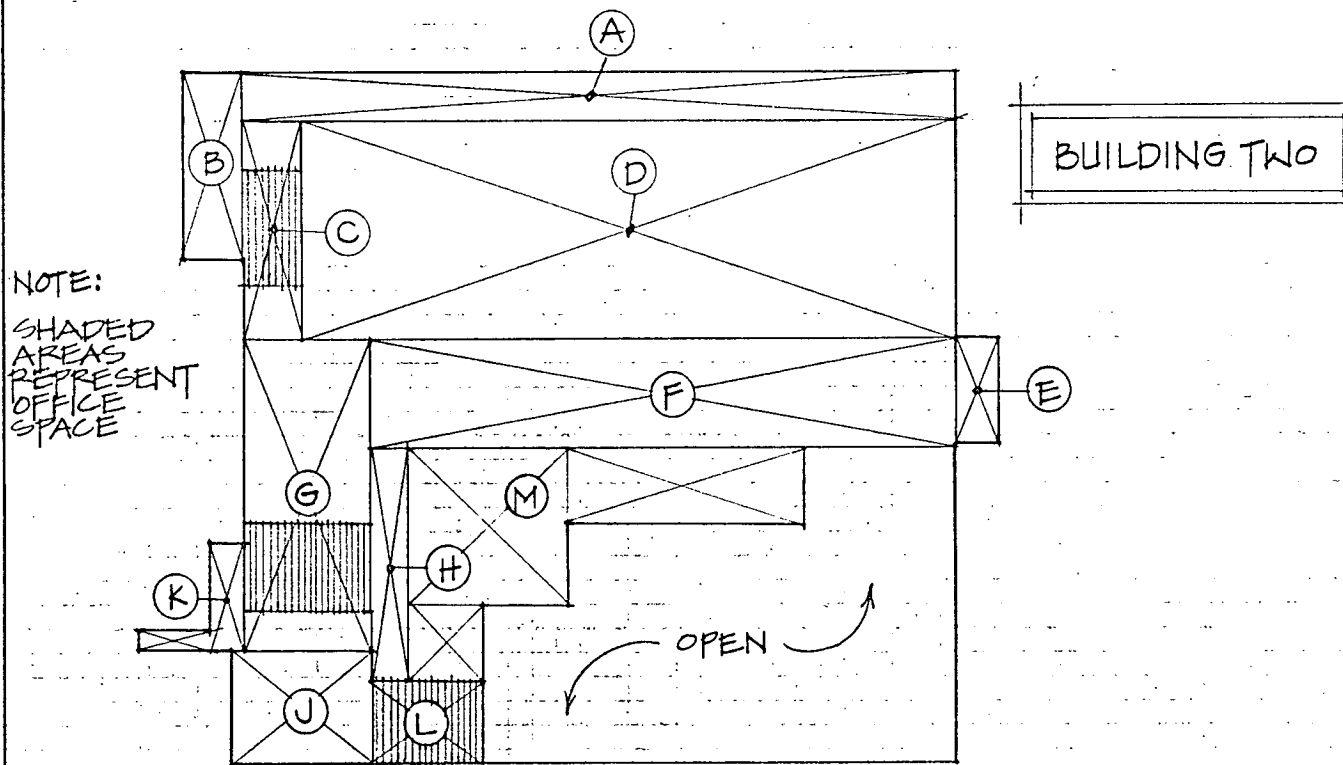
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Exhibit A-10

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PROJECT 4104
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 DESIGN ENGINEER _____



MEZZANINE PLAN

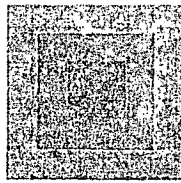
NORTH SCALE: 1" = 60'-0"

	TOTALS	OFFICE SPACE
(A) TOILET, STAIRS, STORAGE	3355 sf.	
(B) TRANSFORMER VAULTS	1026 sf.	
(C) OFFICES, STORAGE	1227 sf.	490 sf.
(D) PRESS DECK	13,841 sf.	
(E) STAIR, STORAGE	406 sf.	
(F) TOILETS, SHOWERS, LOCKERS, CORRIDORS	6103 sf.	
(G) PLATEMAKING, OFFICES, CORRIDOR	3548 sf.	988 sf.
(H) CORRIDOR	737 sf.	
(J) MEZZANINE LANDING	1710 sf.	
(K) STAIR, HALLS	570 sf.	
(L) OFFICE, PAPER DROPS	792 sf.	660 sf.
(M) MAINTENANCE SHOP, SHOWERS	4925 sf.	
	<u>38,240 sf.</u>	<u>2138 sf.</u>

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Exhibit A-11

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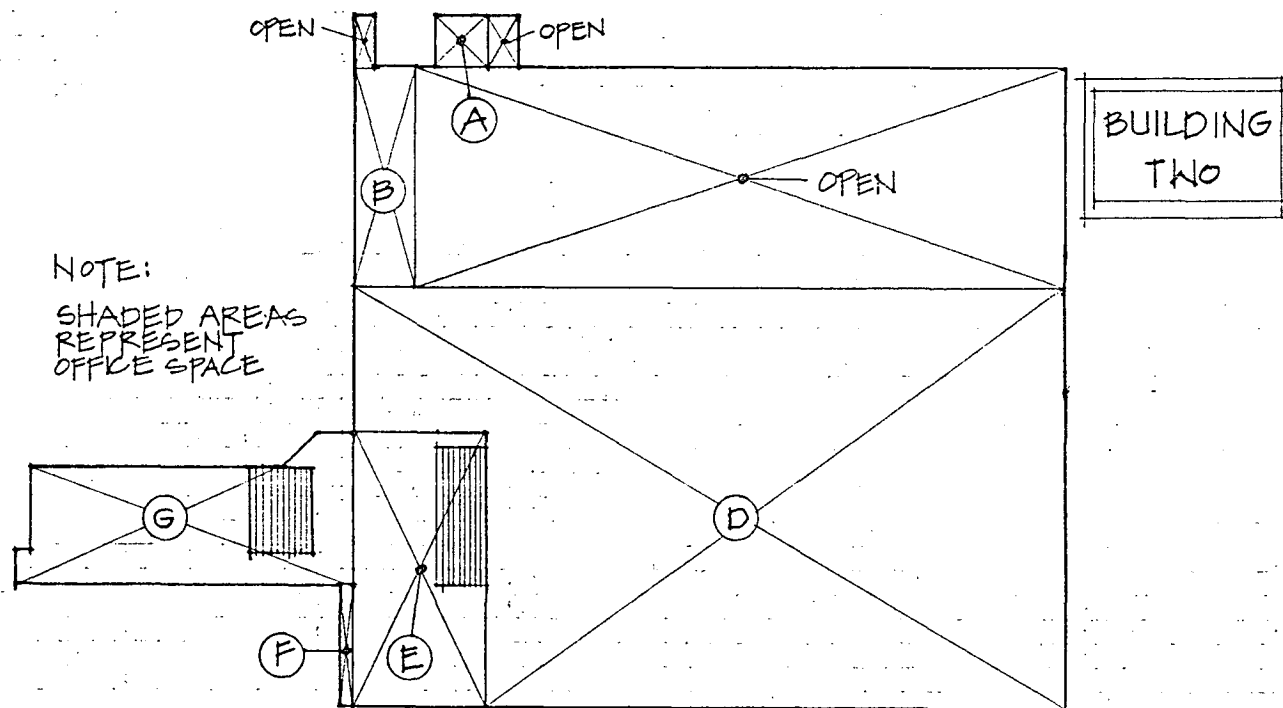


PROJECT 4104

LOCATION _____

DATE 10-11-91 SHEET 10 OF 15

DESIGN ENGINEER _____



FIRST FLOOR PLAN

NORTH SCALE: 1" = 60'-0"

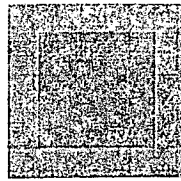
	TOTALS	OFFICE SPACE
Ⓐ STAIRS	239 sf.	
Ⓑ OBSERVATION DECK	1278 sf.	
Ⓓ MAILROOM	25,843 sf.	
Ⓔ TOILETS, OFFICES, RECEIVING	3472 sf.	338 sf.
Ⓕ CORRIDOR	163 sf.	
Ⓖ LOBBY, OFFICE, STAIRS, STORAGE	3707 sf.	594 sf.
	<u>34,702 sf.</u>	<u>932 sf.</u>

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Exhibit A-12

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PROJECT 4104

LOCATION _____

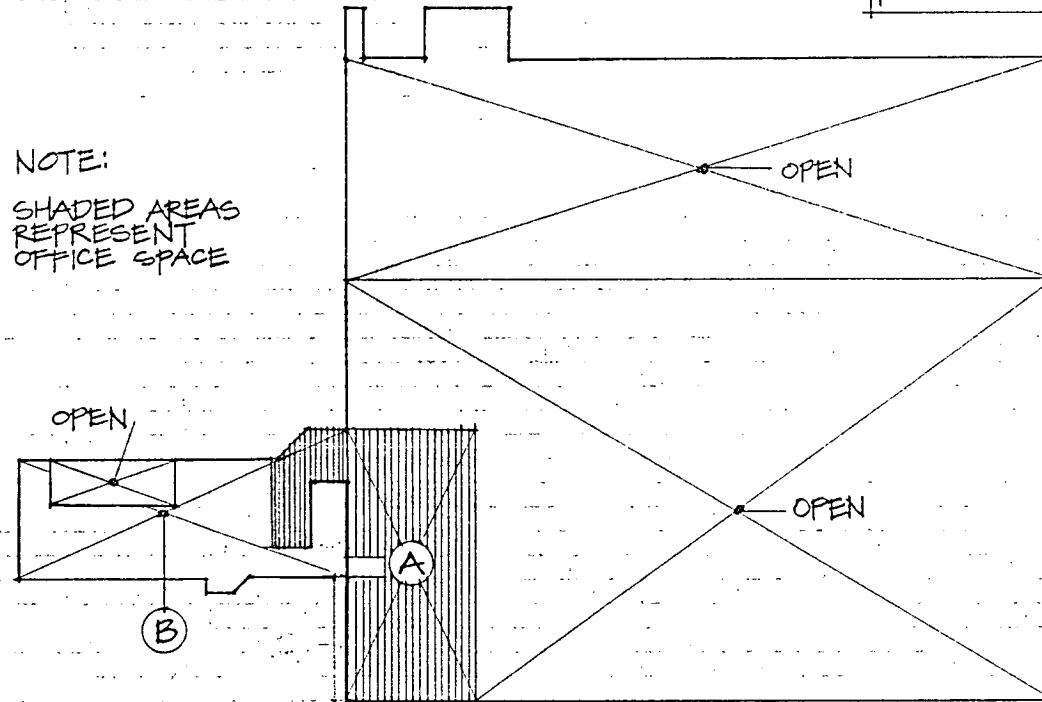
DATE 10-11-91 SHEET 11 OF 15

DESIGN ENGINEER _____

BUILDING TWO

NOTE:

SHADED AREAS
 REPRESENT
 OFFICE SPACE



SECOND FLOOR PLAN

NORTH SCALE: 1"=60'-0"

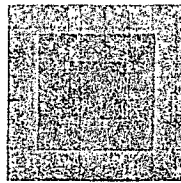
- Ⓐ OFFICES, CORRIDOR
- Ⓑ LOBBY, ESCALATORS, STAIR, OFFICE

	<u>TOTALS</u>	<u>OFFICE SPACE</u>
Ⓐ	3200 s.f.	3011 s.f.
Ⓑ	3343 s.f.	346 s.f.
	<u>6543 s.f.</u>	<u>3357 s.f.</u>

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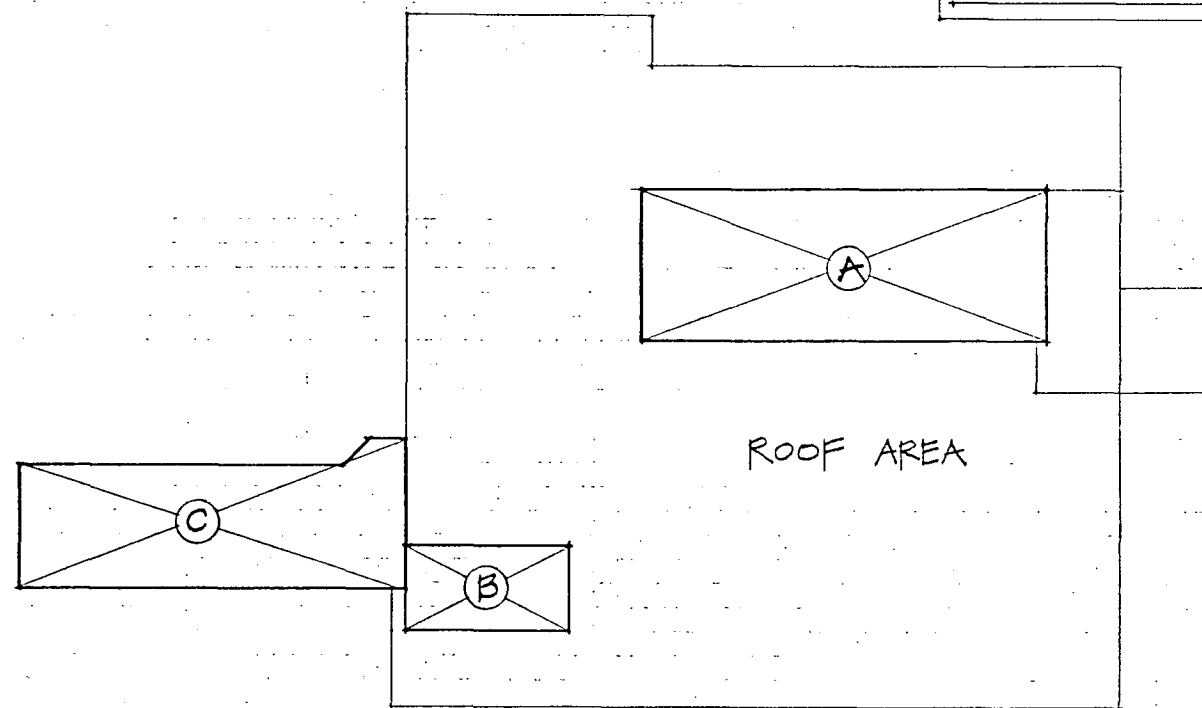
PROJECT 4104

LOCATION _____

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DESIGN ENGINEER _____

BUILDING TWO



THIRD FLOOR PLAN

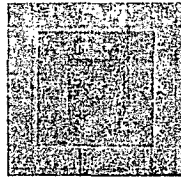
NORTH SCALE: 1" = 60'-0"

	TOTALS	OFFICE SPACE
(A) MECHANICAL PENTHOUSE	7,200 s.f.	
(B) ELEV. LOBBY, STORAGE	1,311 s.f.	
(C) LOBBY, LOUNGE, STAIRS	2,797 s.f.	
	<u>11,308 s.f.</u>	<u>0</u>

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Exhibit A-14

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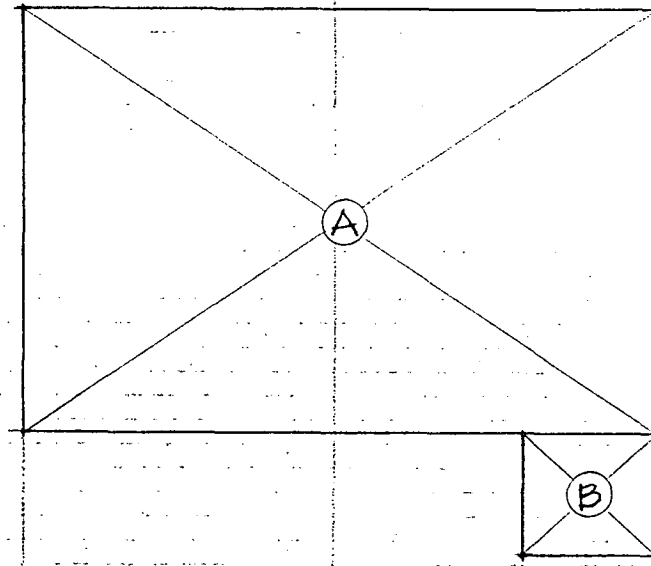


PROJECT 4104

LOCATION _____

DATE 10.11.91 SHEET 13 OF 15

DESIGN ENGINEER _____



BUILDING THREE

BASEMENT PLAN

NORTH SCALE: 1" = 60'-0"

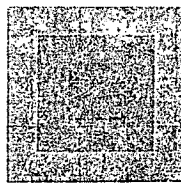
Ⓐ PAPER STORAGE, STAIR	26,037
Ⓑ ELEVATOR LOBBY, STAIR, MACHINE ROOM	<u>1,504</u>
	27,541 s.f.

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Exhibit A-15

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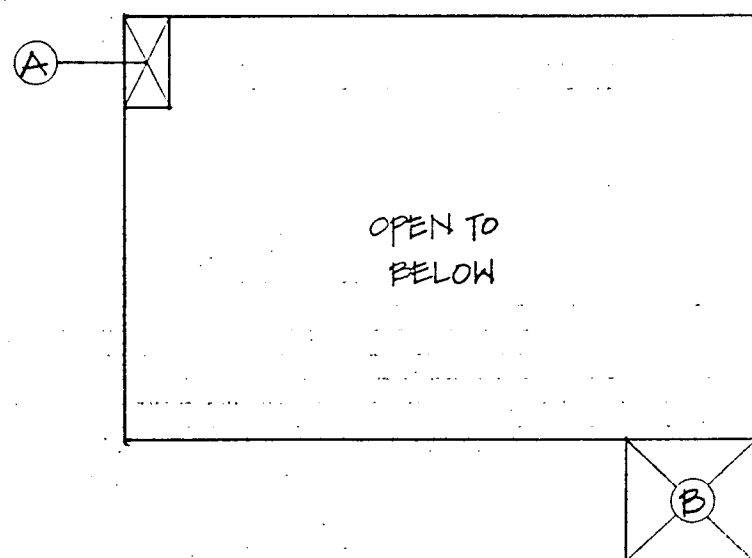


PROJECT 4104

LOCATION _____

DATE 10.11.91 SHEET 4 OF 15

DESIGN ENGINEER _____



BUILDING THREE

MEZZANINE PLAN

NORTH SCALE: 1" = 60'-0"

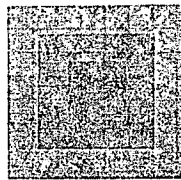
- Ⓐ STAIR
- Ⓑ ELEV. LOBBY, STAIR, MACHINE ROOM

	392
	<u>1,504</u>
	1,896 sf.

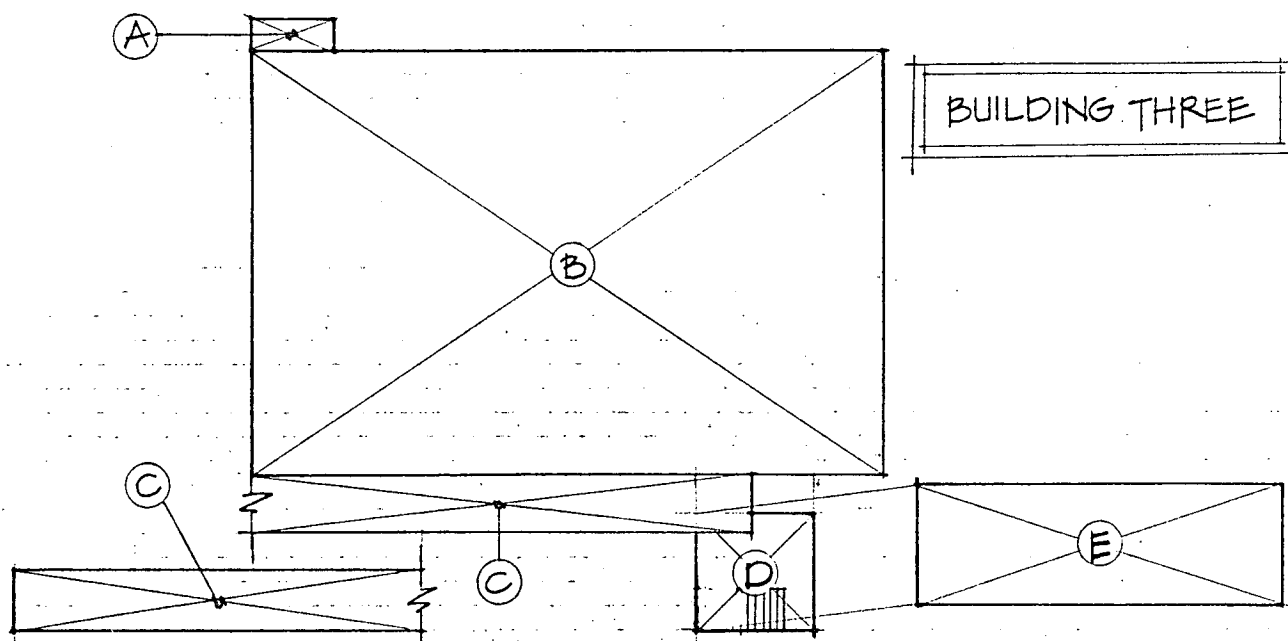
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 DESIGN ENGINEER _____



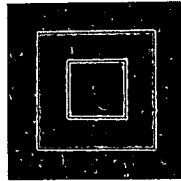
FIRST FLOOR PLAN

NORTH SCALE: 1" = 60'-0"

	TOTALS	OFFICE SPACE
Ⓐ VESTIBULE	240 s.f.	
Ⓑ MAIL ROOM	26,037	
Ⓒ CONVEYOR DOCK	5,108	
Ⓓ BREAK ROOM, OFFICE, STAIR, ELEV.	2,020	110 s.f.
Ⓔ UPPER LOADING DOCK AREA	4,218	
	<u>37,623 s.f.</u>	<u>110 s.f.</u>

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Exhibit B



4104-RA

LIONAKIS-BEAUMONT DESIGN GROUP

October 21, 1991

Carol Shirly
City of Sacramento Planning Department
1231 I Street, Room 200
Sacramento, CA 95814

RE: **Sacramento Bee 1st Floor Remodel**

Dear Carol:

Based on our conversation today, October 18, 1991, I have enclosed a check for \$195.00 for modifying the Special Permit. As we agreed this can be handled at staff level and will not require a hearing.

The Sacramento Bee Project will include Remodeling the entire first floor of the original building including the lobby and approximately 1,800 square feet of office in the basement. They will be removing two floors of Mezzanine space at approximately 4,700 square feet and adding approximately 12,700 square feet of New Office Space, the net difference is 8,000 square feet. The Office space is 25% of the Sacramento Bee facility which is acceptable in the current C-4 zone. Please refer to the attached calculations for further detail and specifically sheet 4 of 15 for the additional square footage location.

The parking for this additional square footage will be in the Bee's parking garage which is currently under construction.

If you have any additional questions or comments please do not hesitate to call.

Sincerely,

LIONAKIS-BEAUMONT DESIGN GROUP

Bonnie Walker, AIA
Associate Partner

cc: Chuck DeVore

BW/drq

NOTE: This letter was mailed to you on 10/21/91 but the check was not included.

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