



DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

**Special Permit Modification  
(P92-256)**

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

Date: October 5, 1992

Application: Modification of a Special Permit to reduce the minimum allowable lease space (2,500 sq.ft.) for individual office tenants in the Creekside Oaks Planned Unit Development (PUD).

Location: 1750 Creekside Oaks Drive

Background Information:

On December 18, 1984, the City Council adopted the Creekside Oaks Planned Unit Development Guidelines (P83-124). The guidelines state that the minimum allowable individual tenant space utilization in office buildings shall be 2,500 square feet. The purpose of the minimum size (2,500 sq.ft.) is to draw large scale regional tenants in the PUD. The Natomas Corporate Center is currently located within the Creekside Oaks PUD.

Project Evaluation:

On September 14, 1992, the applicant applied for a Planning Director's Special Permit Modification to reduce the minimum allowable lease space (2,500 sq.ft.) for three individual office tenants. The applicant has informed staff that a new lease has been signed with an existing tenant (Rudolph & Sletten Inc.) to occupy 2,202 square feet of office space. Additionally, lease negotiations are in progress with a potential cafe tenant that would occupy 780 square feet. A remaining area consisting of 1,390 square feet will be available for leasing. The applicant has submitted a floor plan depicting the location of the office spaces and the square footage of the leasable areas (see Exhibit A).

The applicant informed staff that, in the past, potential office tenants have expressed a desire to occupy office space less than the minimum allowed 2,500 square feet. In addition, there are

P92-256

0705

existing tenants subleasing from larger operations within the building with office space less than 2,500 square feet. The applicant has also informed staff that Cafe Colonnade (approx. 780 sq.ft.) is located in the MCI Building at 2495 Natomas Park Drive.

After reviewing the applicant's request, staff determined that the applicant's request to allow the three tenants to occupy office space less than 2,500 square feet would be acceptable. The primary use of the existing office building is occupied by large regional offices which meets the City's intent. Staff does not believe that the 2,202 square foot office space and the 1,390 square foot space will impact the adjacent office tenants since existing office uses sublease space less than 2,500 square feet and the primary users occupy larger office spaces. The existing 2,202 square foot office space does not disrupt the office park environment. Staff, therefore, is not opposed to the existing lease for a 2,202 square foot office space nor allowing a lease for the 1,390 square foot office space. Staff also believes that the proposed 780 square foot cafe will be a viable attraction to the tenants. No cooking will be allowed in the cafe. The applicant informed staff that the existing Cafe Colonnade, located in the MCI building, is very successful and has provided a lunchtime alternative for the tenants. Tenants selecting to remain on site during lunchtime, potentially reduces vehicle trips during lunch hour. Staff, therefore, supports the applicants request to locate a cafe in the Natomas Corporate Center.

Staff Recommendations:

Staff finds the applicant's request to lease individual tenant space with less than 2,500 square feet of area to be a minor modification of the Creekside Oaks PUD Guidelines and a less than significant impact to the surrounding tenants and adjacent properties. Staff, therefore, recommends approval subject to the following conditions.

Conditions:

1. A total of three office spaces with less than 2,500 square feet of office area shall be permitted on the subject site as depicted on the attached Exhibit A.
2. Additional office utilization of space less than 2,500 square feet shall be subject to review and approval by the Planning Director and/or Planning Commission.

Report Prepared By:

Bridgette Williams  
Bridgette Williams, Associate Planner

10-7-92  
Date

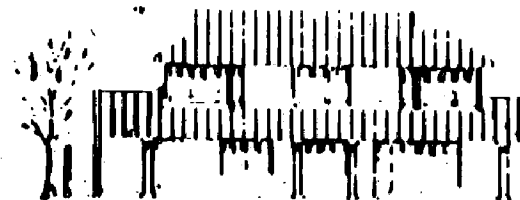
RECOMMENDATION APPROVED:

Gary Stonehouse  
Gary Stonehouse, Planning Director

10-7-92  
Date

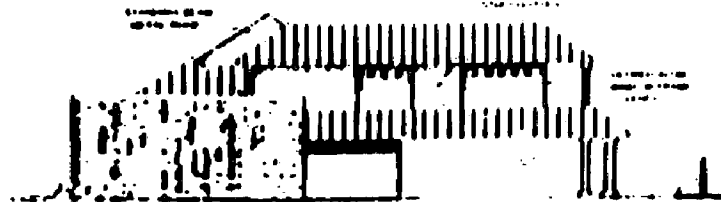


NORTH ELEVATION

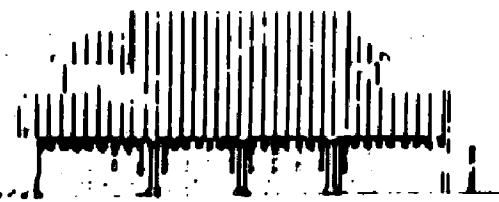


EAST ELEVATION

EXAMPLE



SOUTH ELEVATION



WEST ELEVATION

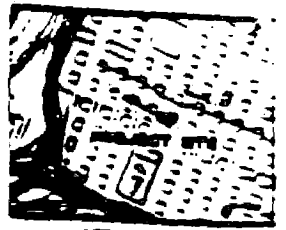
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# BUILDING ELEVATIONS

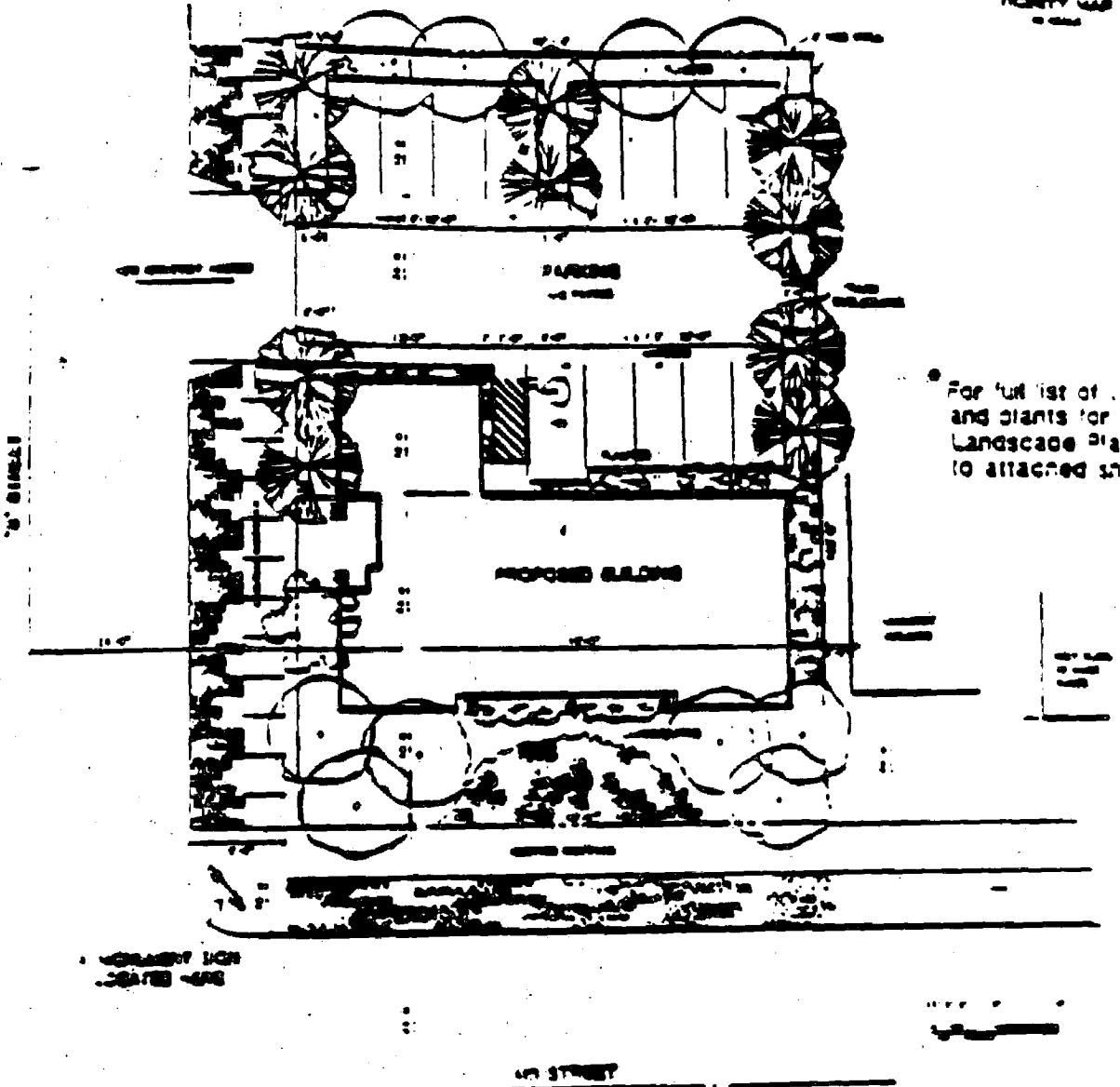
FIRST PHASE

The BETTER BUSINESS BUREAU  
OF SACRAMENTO  
417 S Street Sacramento California

# EXAMPLE



NEIGHBORHOOD MAP

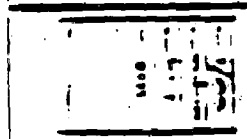


For full list of trees and plants for the Landscape Plan refer to attached sheet

MONUMENT SIGN LOCATED HERE

## SITE PLAN

### FIRST PHASE



THE BETTER BUSINESS BUREAU  
OF SACRAMENTO  
1000 J STREET SACRAMENTO CALIFORNIA

0584

69'-0"

EXAMPLE

CONFERENCE

GENERAL OFFICE

OFFICE

WORKROOM

33'-0"

51'-0"

69'-0"

1/8" = 1'-0"



# FLOOR PLAN

FIRST PHASE

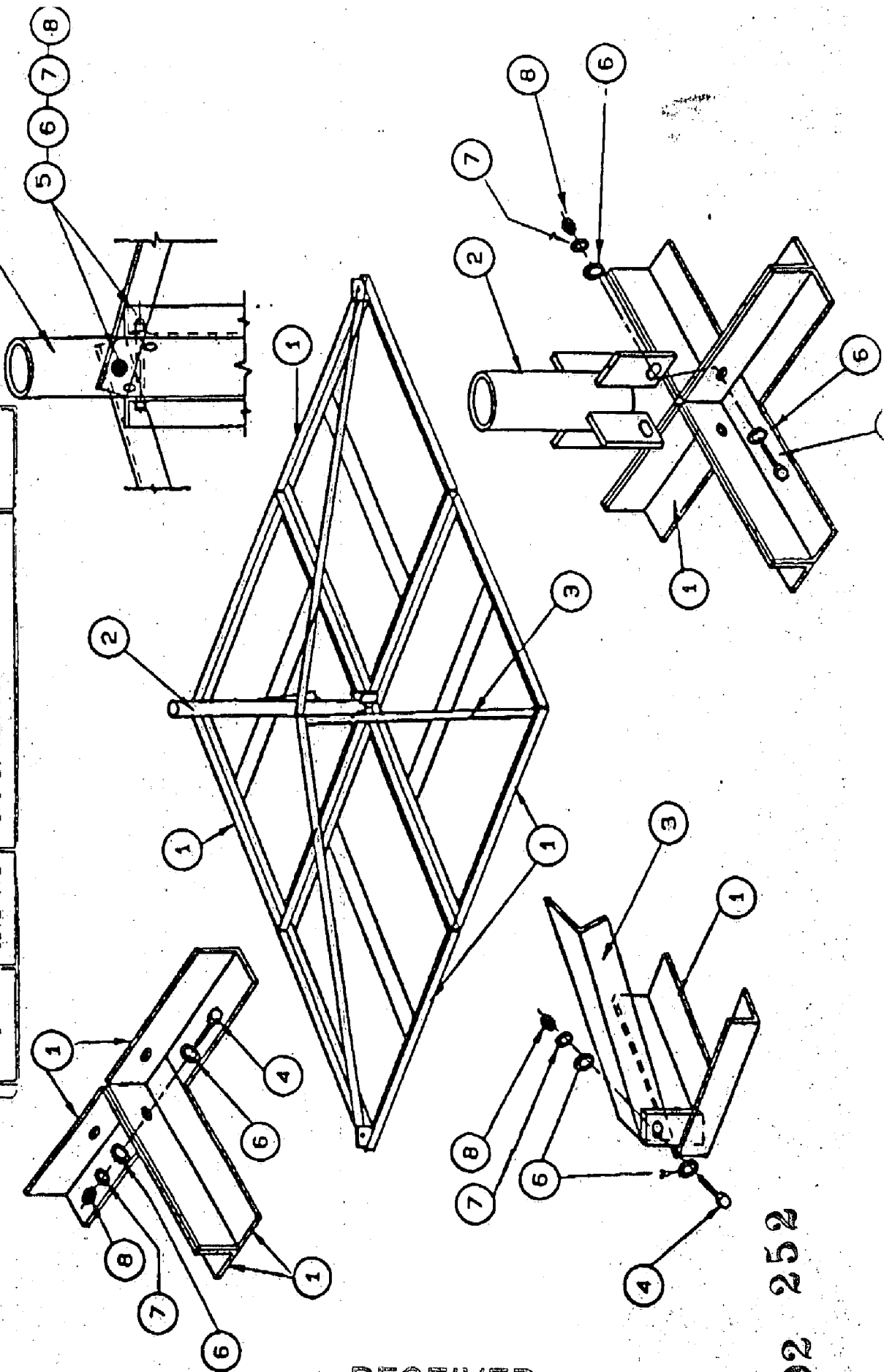
The BETTER BUSINESS BUREAU  
OF SACRAMENTO  
100 S. J Street Sacramento California

1/8" = 1'-0"

0585

X INCLUDES IN  
 0200-510 KIT, H/W/E,  
 110M ARM/NORM

ITER NO.	PART NO.	DESCRIPTION	QUANTITY
1	0490-224	FRAME	4
2	0490-223	MAST PIPE	1
3	0225-372	ANGLE BRACE	4
4	0000-010	3/8-16 x 1.25" BOLT	12
5	0000-012	3/8-16 x 4.00" BOLT	2
6	0201-021	3/8" FLATWASHER	2A
7	0202-021	3/8" LOCKWASHER	14
8	0102-002	3/8-16 HEX NUT	14



RECEIVED

P92 252

APPL. NO. P92-252

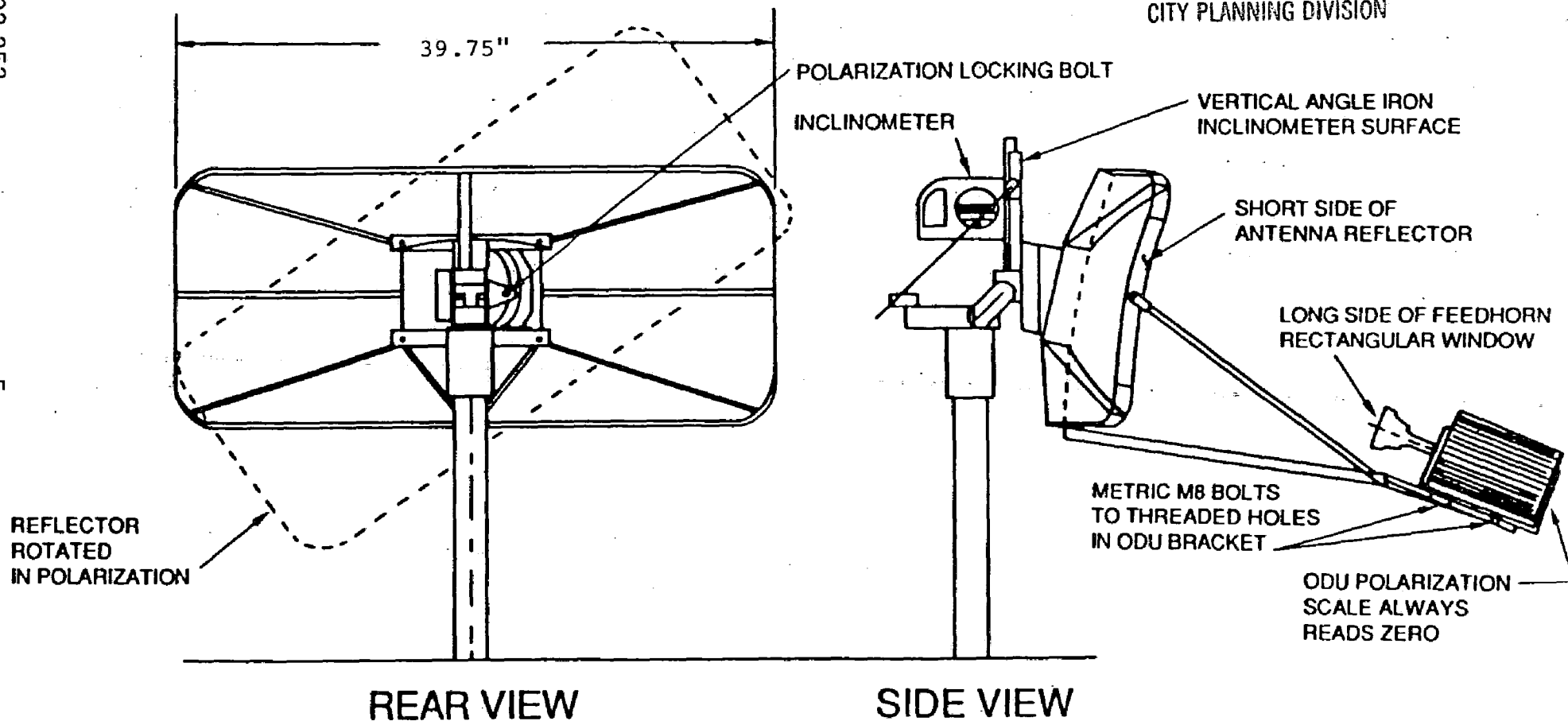
6

0583

RECEIVED

SEP 15 1992

CITY OF SACRAMENTO  
CITY PLANNING DIVISION



PES3-940

0582

P92 252

Figure 1. PES 1.0 Meter Rectangular Antenna (Prototype Version)



POR. SEC. 3, T. 7N., R. 4E., M.D.B. 8 M.

31-80

05

PM 63-5

1" = 100'

26

FLORIN RD.

Marshall's  
Department  
Store

P92-252

②  
3,946 ± N  
2

③  
2,832 ± N  
3

④  
3,217 ± N  
4

⑭  
4,000 ± N  
7

⑥2

Note: Clear per  
1/27/01  
1/19/05  
1/19/05  
1/19/05

SC  
PUD

Lakecrest  
Village PUD

OB  
PUD

Greenhaven  
Executive  
Park PUD

P82-248

P-9505

⑤  
1,380 ± N  
5

P-9254

⑧  
4,377 ± N  
8

P83-20.1

Lakecrest Village  
Shopping Center

P83-309

⑥  
4,050 ± N  
6

P-9259

⑩  
3,470 ± N  
10

P85-144

P82-242

P80-310

⑨  
3,275 ± N  
9

GREENHAVEN  
DR.

FOR MINERAL RIGHTS  
SEE 031-620-0760

Updated 4/02  
Verified 4/03

CITY OF SACRAMENTO  
Assessor's Map Bk. 31 Pg. 80  
County of Sacramento, Calif

62

43 Windward Unit I-A RM Bk 128 Pal

APPL. NO. P92-252

4

0581

RECOMMENDATION: Staff recommends that the Planning Director approve the requested Special Permit Modification subject to conditions and based on findings of fact of follow.

Conditions:

1. The satellite dish shall be situated outside the view of the general public.
2. Any modification to the type and size of the satellite dish shall require a modification of this permit.

Findings of Fact: Staff finds that the proposed project, as conditioned:

- a. is based upon sound principles of land use in that the proposal will not effect the gross floor area of the subject site;
- b. will not be detrimental to the public welfare in that the proposed antenna will not be visible to the general public; and
- c. is consistent with the General Plan which designates the site as Community/ Neighborhood Commercial & Offices.

Report Prepared By:

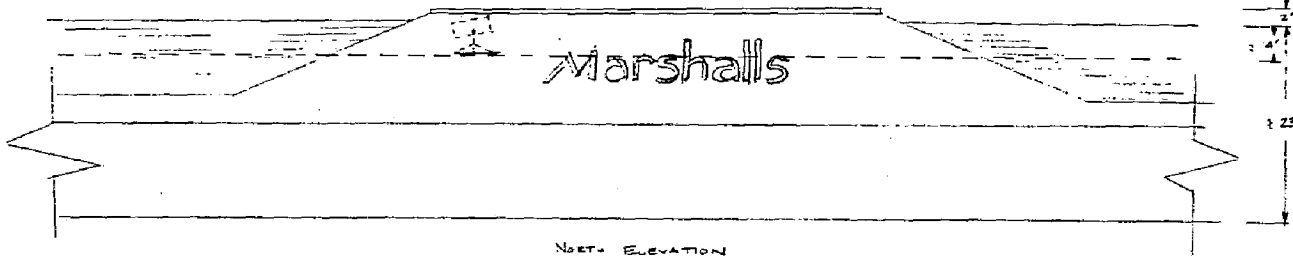
Mike Dale  
Mike Dale, Assistant Planner

10-8-92  
Date

Recommendation Approved By:

Gary C Stonehouse  
Gary Stonehouse, Planning Director

10-9-92  
Date



NORTH ELEVATION

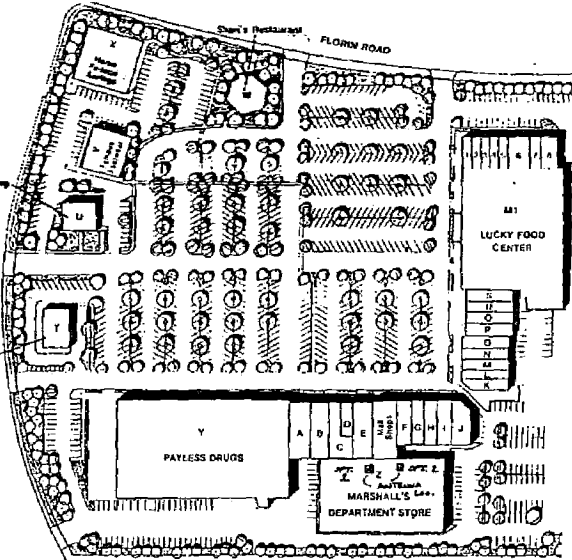
# LAKE CREST VILLAGE

SACRAMENTO • CALIFORNIA

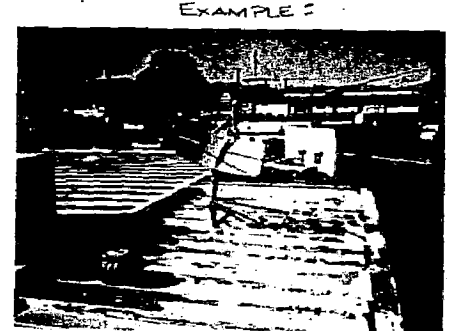
Inter-Cal Real Estate Corporation  
(916) 489-4600

- A Round Table Pizza
- B Mass Warehouse
- C Chicken Place
- D Chicken Place
- E Payless Shoe Source
- F Halfmark Cards
- G My Kids Room
- H Heads Up Salon
- I Packaging Services
- J Teachers Exchange
- K Dress Barn
- L Dress Barn
- M Dress Barn
- N Clothes To You
- O Budget Beauty Supply
- P Coffee, Tea & Co.
- Q Takara Cafe
- R Great Earth Vitamins
- S Subway Sandwiches
- T See Franchise Factual
- U Burger King
- V Famous Footwear
- W Sheri's Restaurant
- X Home Federal Savings

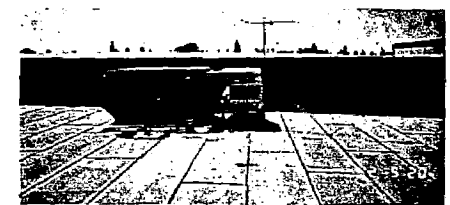
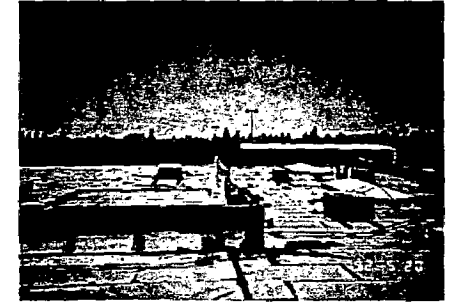
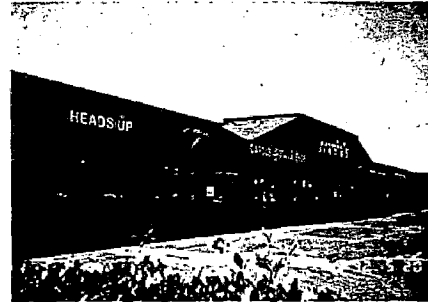
- MALL SHOPS**
- 1 Honey Treat Yogurt
  - 2 Precision 8
  - 3 Little's Cleaners
  - 4 Cardinal Travel
  - 5 Urwada's Jewelers
  - 6 Video Service Center
  - 7 Video Service Center
  - 8 Jimmy's Tacos
  - Y Payless Drugs
  - Z Marshall's Department Store
  - M1 Lucky Food Center



SITE PLAN



TYPICAL 1:100 ANT.



MARSHALLS	MAR-0015
PROJECT: SATELLITE ANTENNA INST.	
DESIGN: M. BOUL	9-4-92



DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

October 8, 1992

SPECIAL PERMIT MODIFICATION  
(P92-252)

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

APPLICATION: Planning Director's Special Permit Modification to locate a dish antenna on the roof of an existing shopping mall in the Shopping Center Planned Unit Development (SC-PUD) zone.

LOCATION: 1000 Florin Road  
City Council District 7

PROPOSAL: The applicant wishes to mount a dish antenna onto the roof of a Marshall's clothing store. The antenna will serve to link the store with its headquarters via satellite.

BACKGROUND INFORMATION: The project site, a Marshall's store, is located within the Lake Crest Village Shopping Center. The Lake Crest Village PUD was established in 1977. The shopping center, including Marshall's, was developed under a special permit (P7812) approved by the Planning Commission on July 14, 1977. The applicant is requesting a modification of this special permit to allow a satellite dish.

APPLICANT'S PROPOSAL: SEG Communications, Inc., is seeking permission to locate a "data communicating satellite antenna" atop an existing Marshall's clothing store in the SC-PUD zone. The antenna will be rectangular in shape with dimensions of 3.5' x 1.5' and with a height of no more than 4.5 feet. The total height of the building and antenna will not be higher than 25 feet.

STAFF ANALYSIS: Section 15-E of the City's Zoning Ordinance states that the Planning Director may approve changes to a project for which a special permit was granted provided that, among other considerations, the changes do not amount to an increase in gross floor area exceeding ten percent of the gross floor area approved by the City. Though the application indicates that the size of the new structure will cover approximately 5.25 gross square feet, the proposal will not effect the gross floor area of the subject site.

The proposed antenna is not anticipated to create a visual impact. The antenna will be mounted on the top of the existing Marshall's store and will be shielded from view of the general public. Staff has no objection to the applicant's proposal.

**DOCUMENT INVENTORY CERTIFICATE**

Document Name

APPLICATION CONTROL NO: 992 256  
 Application Date: 9-17-92

- P Form
- Approved City Council Transmittal
- City Council Transmittal / Staff Report
- Ordinance
- Legal Description
- Appeal Form
- Notice of Decision and Findings of Fact
- Resolution
- Planning Commission Staff Report
- Voting Report
- Staff Report
- Location Map / Vicinity Map
- Exhibits
  - Subdivision Map
  - Site Plans
  - Floor Plans
  - Elevations
  - Miscellaneous Maps
- Miscellaneous Documents
  - Application Information Form
  - Letter of Agency
  - Correspondence / Dept. comments
- Environmental Documents
  - Negative Declaration or Notice of Exemption
  - Initial Study
  - Discussion
  - Notice of Determination
  - Draft and Final EIR's
  - Miscellaneous Environmental Documents
- Public Notice
  - Proof of Service by Mail
  - Declaration of Posting Notice
  - Public Notice
  - Property Ownership List & Map
  - Receipt

Hearing Date: \_\_\_\_\_  
 Item No: \_\_\_\_\_

Hearing Date: \_\_\_\_\_  
 Item No: \_\_\_\_\_

Hearing Date: \_\_\_\_\_  
 Item No: \_\_\_\_\_

Hearing Date: \_\_\_\_\_  
 Item No: \_\_\_\_\_

Lot Line / Parcel Merger Resolution  
 Legal Description / Deed

I certify that the above checked documents are enclosed in this file.

My Le Vong Micro-Film Tech 8/15/95  
 Signature Title Date

Cartridge Frame #  
**154** **0702**

Legend:  = Found In File  
 = Not needed / Missing

0700

# CREEKSIDE OAKS

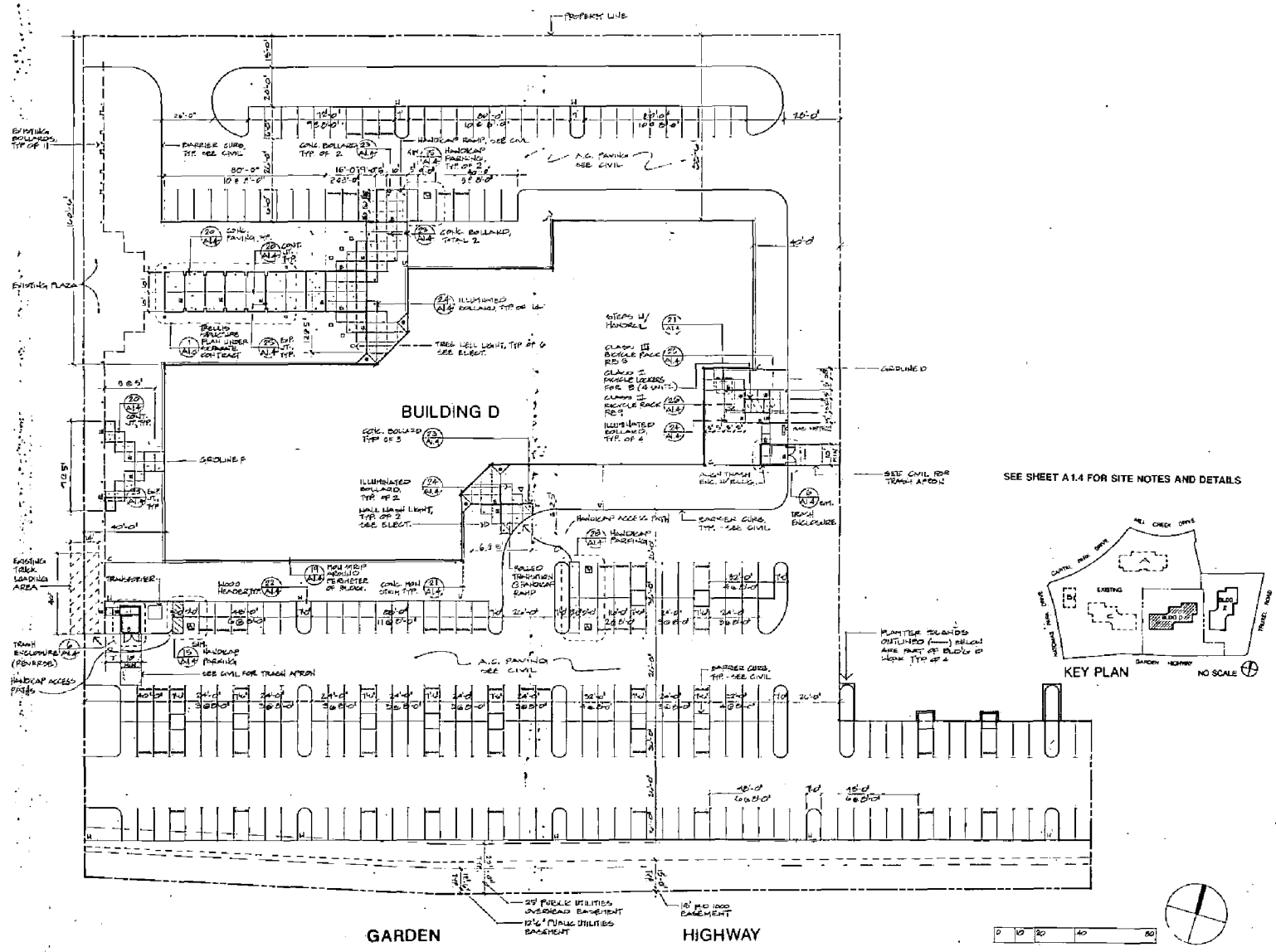
AN OFFICE PARK BY KCS DEVELOPMENT  
1750 CREEKSIDE OAKS DRIVE

Foothill Design Group

Approvals:  
Consultant:

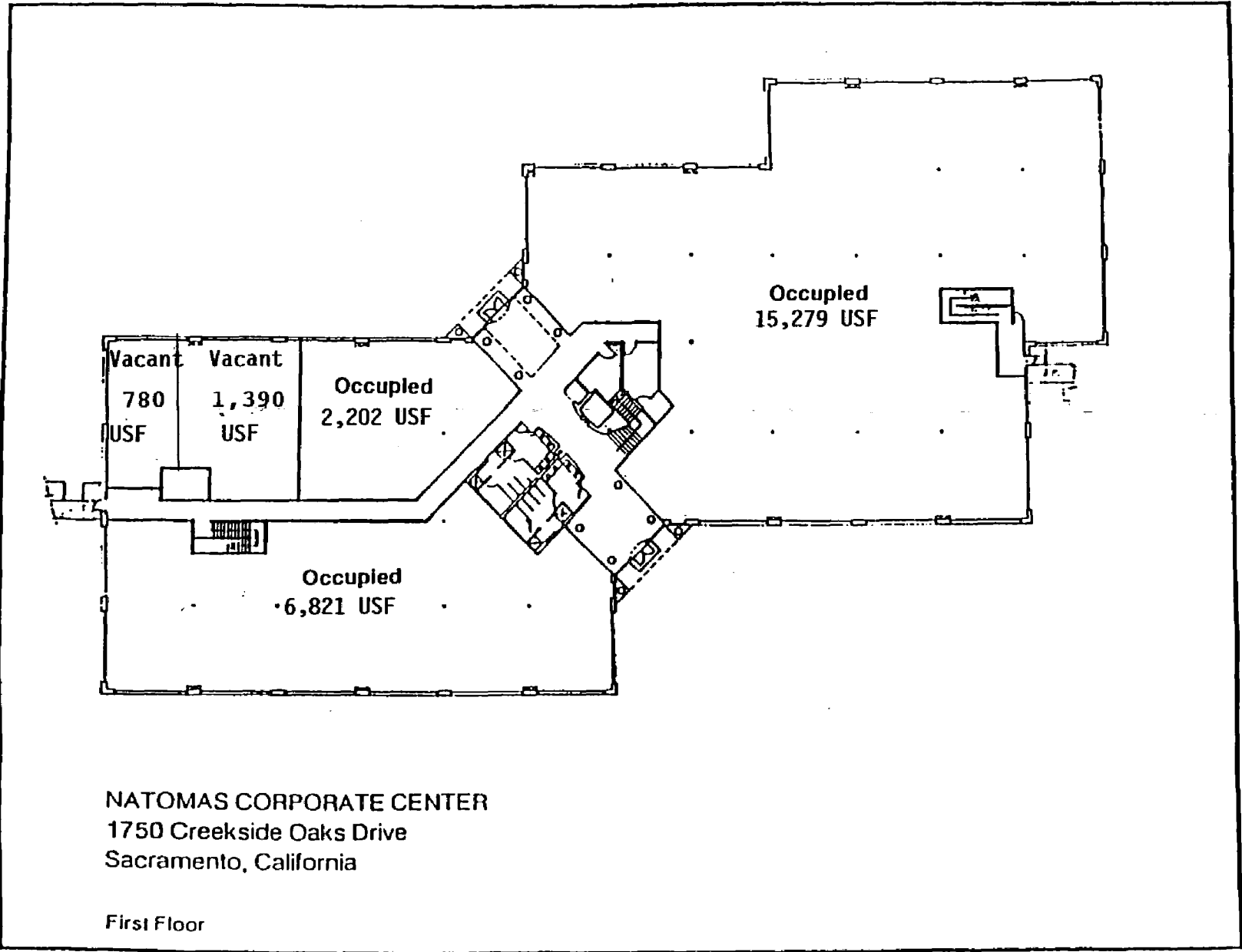
SITE PLAN

BUILDING 05  
JOB No. 05-001  
Date: 7/13/04  
Drawn: [Signature]  
Check: [Signature]



BLDG.	P
J	T
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99	00

P92-256



NATOMAS CORPORATE CENTER  
 1750 Creekside Oaks Drive  
 Sacramento, California

First Floor

0708

**CHRIS STAFFORD  
SPACE PLANNING**

7585 GOLD DRIVE  
 LOOMIS, CA 95650  
 (916) 652-4046

DATE	REVISION	BY

APPROVED & ACCEPTED BY

DATE

DATE

SCALE

SHEET NO

P92 256