

P97-135 GOLDEN GATE UNIVERSITY

REQUEST: Special Permit to occupy a portion (19,000 sqft. \pm) of the existing KVIE office building (69,104 sqft.) with Golden Gate University Adult Education Center for the University's extension courses on 5.347 developed acres in the Office Building Planned Unit Development (OB-PUD) zone in the Natomas Corporate Center PUD.

LOCATION: 2595 Capitol Oaks Drive
225-0230-080
South Natomas Community Plan
Natomas Unified School District
Council District 1

APPLICANT:	Jackson Properties, Inc., Attn: Leslie Lundholm 5665 Power Inn Rd., #140, Sacto., CA 95824
OWNER:	Golden Gate University 2595 Capitol Oaks Drive, Sacto., CA 95833
APPLICATION FILED:	12/17/97
STAFF CONTACT:	Taiwo Jaiyeoba, 264-8287

SUMMARY:

The applicant proposes to occupy a 19,000 sqft. portion of an existing two story office building with Golden Gate University extension courses for working adults. The square footage (19,000 sqft.) is comprised of 15 classrooms, 1 conference room, 1 student faculty and lounge area, a library, and administrative offices on the second floor. The existing office building is 69,104 square feet. The extension courses are already taking place on the 5.347 developed acre site located in the Office Building Planned Unit Development (OB-PUD) zone in the Natomas Corporate Center PUD. Applicant has signed an agreement with Planning Staff (Attachment D) that "in the event that the Planning Commission denies the permit, the occupant will vacate the building within 60 days of the Commission's decision or denial of any appeal (whichever comes later)."

In order to meet the applicant's objectives, the project requires the discretionary planning

entitlement described above.

RECOMMENDATION

Staff recommends approval of the project subject to conditions. This recommendation is based on the off peak hours for the school operations, availability of parking on the site and the professional nature of the school that is compatible with the office park.

PROJECT INFORMATION:

General Plan Designation:	General Commercial & Offices
Community Plan Designation:	Office/Office Park
Existing Land Use of Site:	Office Development
Existing Zoning of Site:	OB-PUD

Surrounding Land Use and Zoning:

North: Office Development; OB(PUD)
 South: Office Development; OB(PUD)
 East: Freeway/Interstate 5; TC
 West: Multi-Family Residential; R-2(PUD)

Property Dimensions:	Irregular
Property Area:	5.35± acres
Overall SqFt. of Existing Building:	69,104 square feet
SqFt. of Portion of Bldg. Proposed:	19,000 square feet
Existing Parking on Site:	260 spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Transportation Management Plan	Public Works, Transportation Division
Building Permit	Development Services Division

BACKGROUND INFORMATION:

On December 7, 1982, the City Council approved various entitlements for the establishment of the Natomas Corporate Center PUD (P83-034). The PUD has been approved for 733,211 square feet of office development to be constructed in phases. Development guidelines have also been approved for the PUD. The 69,104 square foot office building was approved by City Planning Commission on May 22, 1986 (P86-158).

Golden Gate University was previously located in an office building off of Northgate Blvd. with 12 classrooms. The University has been providing this education since 1853. The Sacramento campus has been in existence since 1968.

Undergraduate and graduate programs in health care, business, public administration, telecommunications, taxation and an array of courses in the arts and sciences are offered as a part of the general education curriculum. All students are working adults and most are employees of other companies or corporations who work during the day and attend the extension courses during evening and weekend hours. The classes are typically four hours per night (5.30pm to 9.30pm) and on Saturdays from 8.00am to 5.00pm. Their program is comparable to the University of Phoenix, National University, St Mary's, USF, etc.

The administrative offices are proposed to accommodate 15 staff members and are open daytime between the hours of 9:00 am to 6:00 pm. Approximately 250 students are registered for extension courses at the University. The 15 classroom rooms will accommodate an average of 17 students each.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed extension class will not be in conflict with the current land use designation in the General Plan and South Natomas Community Plan since a school use is allowed in a range of land use designations and zones with a Special Permit. The proposal will also not be in conflict with Community Plan policy. The extension courses will offer close to home opportunities for the students who might live in South Natomas and who work downtown and/or at nearby office complexes.

The existing Natomas Corporate Center Office Park is a low density development consistent with the goal of campus like office and business parks with a high percentage of landscape coverage. Staff believes that the school type and expansion, incorporated within the office complex, is a benefit at this location and will not conflict with current policy since school campuses are designed in a manner to offer park like settings with high intensity landscaping and parking will be available during regular office hours and after 6:00 pm. The location within a PUD and the Office park setting is comparable to the location of the University of Phoenix, a similarly structured private institution, within a PUD (Creekside Oaks) also in South Natomas.

B. Site Plan Design/Zoning Requirements

1. Site Plan Design

The existing 69,104 square foot office building has been designed to meet parking, setback and landscape requirement per the Natomas Corporate Center PUD Development Guidelines. The existing office park contains intensive landscaping and parking. The interior conversion will not impact the overall site design nor the interior

elements within the office building.

2. Parking/Circulation

The originally approved office building required that parking for office uses not be less than one space for each 350 sqft. of gross floor area (1:350) and not be more than one parking space per 275 gross square feet of office (1:275). Based on the 1:350 and 1:275 parking ratio required, a minimum of 197 spaces and a maximum of 251 parking spaces were required. The site currently contains 260 parking spaces. Adequate parking is, therefore, provided on the site based on the office use.

Because the extension courses are offered during 5:30 pm - 9:30 pm on weekdays, ample parking will be available to accommodate 250 students. The school use will not bring forth additional trips during typical business hours since there is a surplus of parking. Staff also visited the site and observed available parking during typical business hours (10:00 a.m.). Additionally, agreements (between KVIE and Golden Gate University) are in place which allows students and staff of the University to utilize 200 parking spaces during the KVIE "pledge drive" which takes place once a quarter (for 2 weeks) on subject site. The site is also served by nearby transit lines with transit stops along West El Camino Avenue. The applicant shall be recommended to participate in the Transportation Management Program. Staff, therefore, believes that the use will not create an impact on parking, vehicle circulation nor the existing office park setting.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15314).

B. Public/Neighborhood/Business Association Comments

The proposed expansion was routed to the Natomas Community Association. No comments were received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments (Engineering Division, Utilities Department, Building Inspection, Fire Department and Police Department) and CalTrans District 3. Comments received from Engineering and Police Departments are stated below.

Engineering Department

- a. ADA requirements must be met.

PROJECT APPROVAL PROCESS: Planning Commission has the authority to approve or deny the Special Permit. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

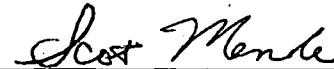
Staff recommends that the Planning Commission adopt the attached Notice of Decision and Findings of Facts approving the Special Permit to occupy 19,000 sqft. of an existing 69,104 sqft. office building with Golden Gate University in the Natomas Corporate Center PUD in the Office Building Planned Unit Development (OB-PUD) zone.

Report Prepared By,

Report Reviewed By,



Taiwo Jaiyeoba, Assistant Planner



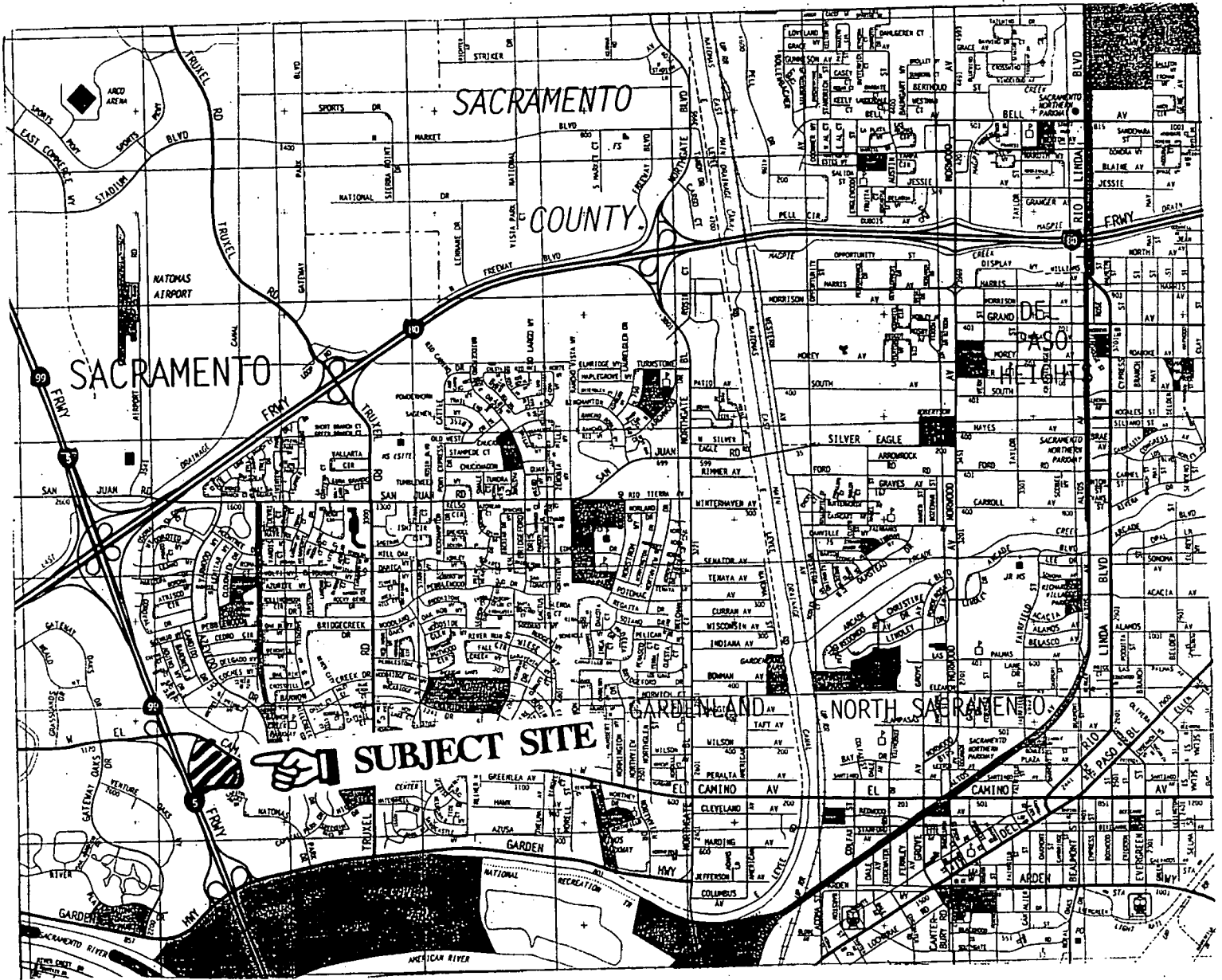
Scot Mende, Senior Planner

Attachments

Attachment A:	Vicinity Map
Attachment B:	Land Use and Zoning Map
Attachment C:	Notice of Decision and Findings of Fact
Exhibit C-1:	Site Plan/Building Footprints
Exhibit C-2:	Floor Plans
Attachment D:	Letter from Applicant

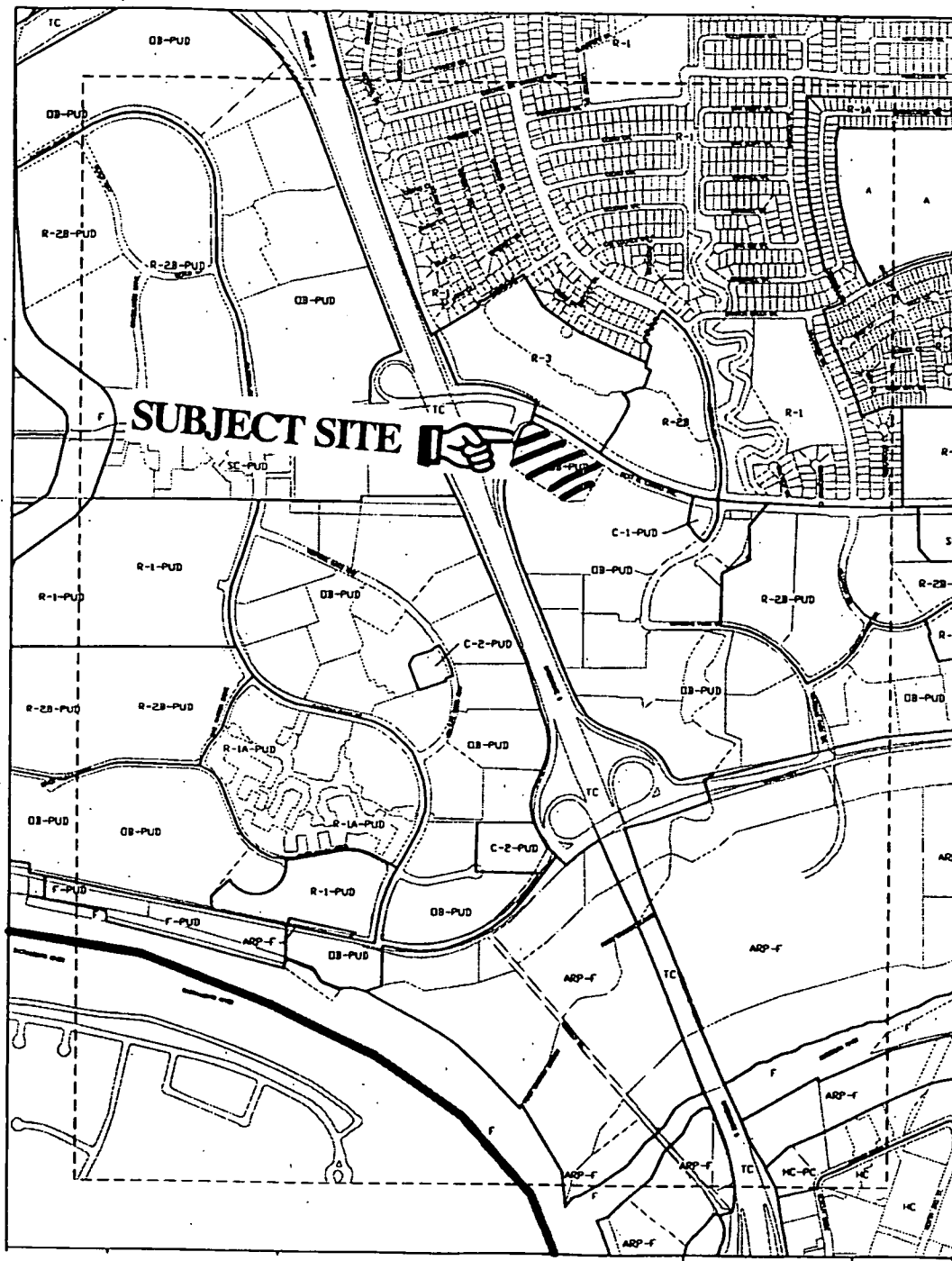
Attachment A

VICINITY MAP



Attachment B

LAND USE AND ZONING MAP



ATTACHMENT C**NOTICE OF DECISION AND FINDINGS OF FACT FOR GOLDEN GATE UNIVERSITY ADULT EXTENSION CLASSES, LOCATED AT 2595 CAPITAL OAKS DRIVE, WITHIN THE NATOMAS CORPORATE CENTER PLANNED UNIT DEVELOPMENT IN THE OFFICE BUILDING (OB-PUD) ZONE (P97-087).**

At the regular meeting of March 26, 1998, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Special Permit to occupy a portion (19,000 sqft. \pm) of the existing KVIE office building (69,104 sqft.) with Golden Gate University Adult Education Center for the University's extension courses on 5.347 developed acres in the Office Building Planned Unit Development (OB-PUD) zone in the Natomas Corporate Center PUD.

This action was made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Special Permit: The Special Permit for the proposed school space for the Golden Gate University is approved subject to the following findings of fact and conditions of approval:
1. The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15314).
 2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. the existing office building meets building square footage requirements, building and landscape setbacks and parking requirements of the Natomas Corporate Center PUD, and
 - b. the proposed number of classrooms, faculty and administrative offices will not impact the existing office functions during normal business hours.
 3. The project is consistent with the General Plan and South Natomas Community Plan which designate the site for Regional Commercial & Offices and Office/Office Park, respectively.

CONDITIONS OF APPROVAL :

- A. The Special Permit to occupy a portion (19,000 sqft. \pm) of the existing KVIE office building (69,104 sqft.) with Golden Gate University Adult Education Center for the University's extension courses is hereby approved subject to the following conditions:
 - A1. A Special Permit Modification shall be obtained from the Planning Commission and/or Zoning Administrator if the student count exceeds 250 students, hours of operation are expanded, or additional square footage in the office building is needed.
 - A2. The applicant shall comply with ADA requirements.
 - A3. Applicant is required to participate in the Transportation Management Program.**

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE

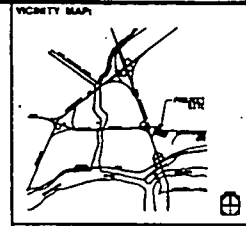
(P97-135)

Exhibit C-1

SITE PLAN/BUILDING FOOTPRINTS

TEENANT IMPROVEMENTS FOR:
GOLDEN GATE UNIVERSITY

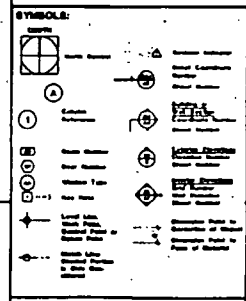
2595 CAPITOL OAKS DRIVE
SACRAMENTO, CALIFORNIA



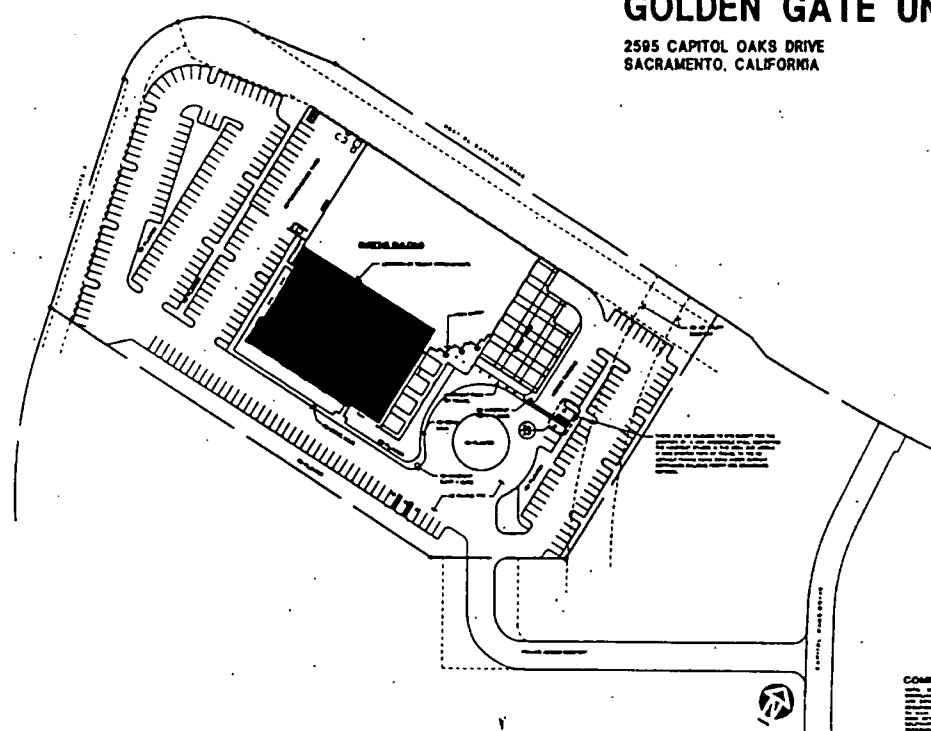
Architect: [Faint text]
[Faint text]

GENERAL NOTES:
[Faint text]

SHEET INDEX:
[Faint text]



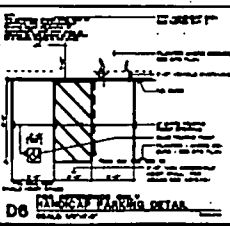
GOLDEN GATE UNIVERSITY
[Faint text]



COMPLIANCE VERIFICATION
[Faint text]

G5 EXISTING SITE PLAN FOR REFERENCE ONLY (EXISTING SITE CONDITIONS)

ABBREVIATIONS:
[Faint text]

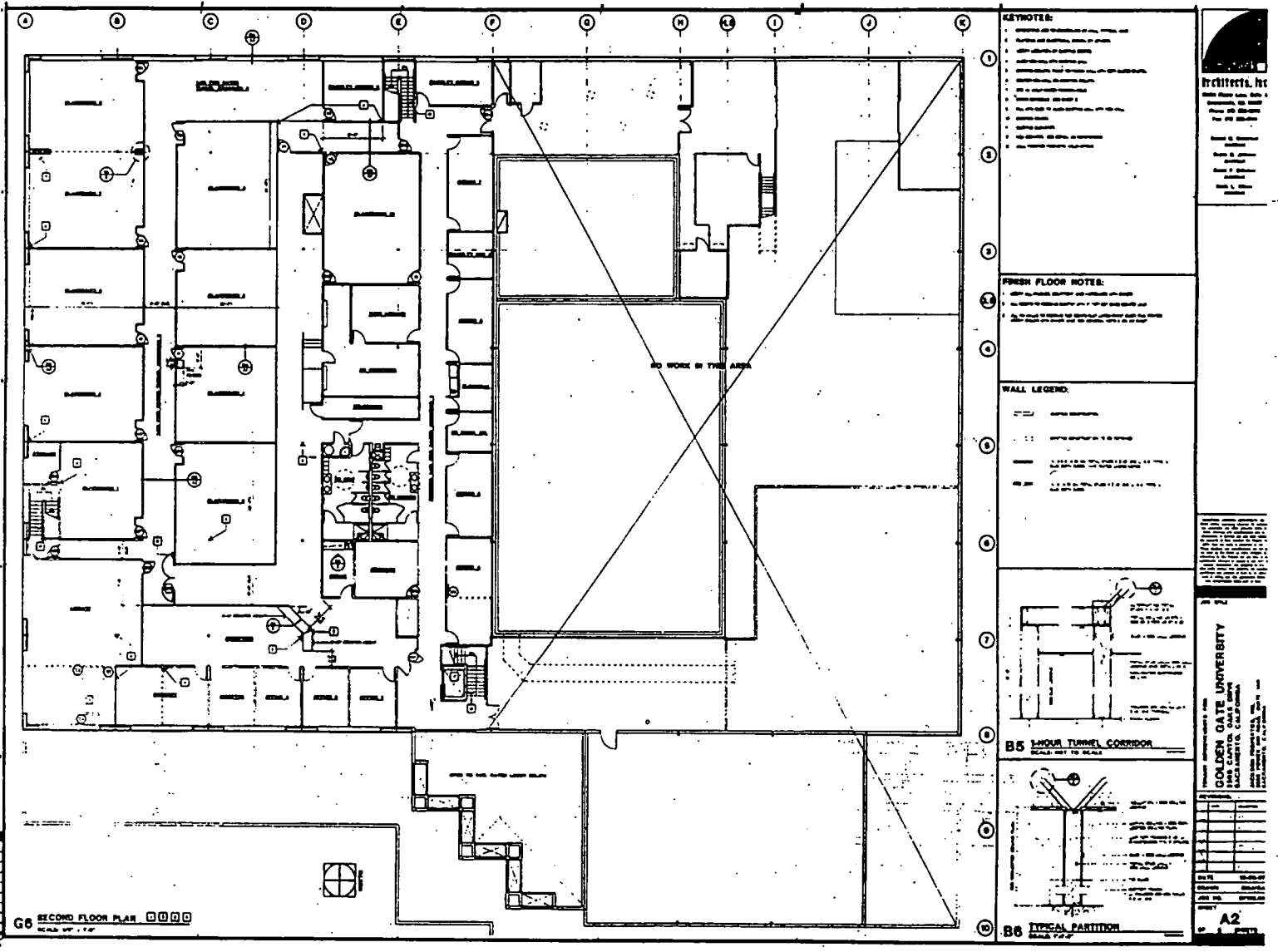


PROJECT DATA:
[Faint text]

ENERGY NOTES:
[Faint text]

A0
[Faint text]

Exhibit C-2
FLOOR PLANS



ATTACHMENT B



December 8, 1997

KVIE Channel 6
2595 Capitol Oaks Dr.
City of Sacramento
Neighborhoods, Planning & Development Services
1231 I Street, #300
Sacramento, CA 95814

P.O. Box 6
Sacramento, CA
95812-0006

916 929-5843
Fax: 916 929-7215

Subject: KVIE/GOLDEN GATE UNIVERSITY LEASE AGREEMENT FOR BUILDING OCCUPANCY

To Whom It May Concern:

This letter acknowledges that the occupancy of the top floor of the KVIE building is contingent upon the approval of the Special Permit by the City Planning Commission. I further acknowledge that the Planning Staff and the Planning Commission (via public hearings) must review this entitlement and that approval is not guaranteed.

Therefore, I understand that by agreeing to the sign permit request and occupancy of the top floor by Golden Gate University, KVIE is proceeding at its own risk. In the event that the Planning Commission denies the permit, the occupant will vacate the building within 60 days of the Commission's decision or denial of any appeal (whichever comes later).

I further agree that other necessary building permits will be obtained after the Planning Commission's approval of the Use Permit

Sincerely,

KVIE, Inc. by

Michael L. Levine

Scot Mende
Planning Staff