

**CITY OF SACRAMENTO  
DEPARTMENT OF PLANNING & DEVELOPMENT  
ZONING ADMINISTRATOR  
1231 I Street, Sacramento, CA 95814**

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, June 17, 1998, the Zoning Administrator approved a Special Permit Modification to increase the hours of operation for the University of Phoenix, Finding of Fact and conditions of approval for the project listed on pages 2 & 3 (file Z98065).

**Project Information**

**Request:** Zoning Administrator Special Permit Modification to increase the hours of operation for the University of Phoenix on property totaling 3.8± developed acres in the Office Building PUD (O-B PUD) zone.

**Location:** 1750 Creekside Oaks Dr. (D1, Area 4)

**Assessor's Parcel Number:** 274-0410-013

**Applicant:** Prentiss Properties Limited, Inc.  
2485 Natomas Park Dr. #350  
Sacramento, CA 95833  
c/o Charles Sumner

**Property Owner:** Prentiss Properties Natomas L. P.  
2485 Natomas Park Dr. #350  
Sacramento, CA 95833

**Project Planner:** Sharon Caudle

**General Plan Designation:** Community/Neighborhood/Commercial/Office  
South Natomas  
**Community Plan:** Office Building  
**Existing Land Use of Site:** Developed  
**Existing Zoning of Site:** Office Building PUD (OB-PUD)

**Surrounding Land Use and Zoning:**

**North:** R-2B & OB PUD; Multiple Family Residential & Office Development  
**South:** ARP-F: Garden Highway/American River  
**East:** OB-PUD: Office Development  
**West:** OB-PUD: Office Development

**Property Dimensions:** Irregular

Property Area: 3.82± acres  
 Square Footage of Office Building: 60,416  
 Square footage of University: 6,821

Additional Information On April 9th, 1998 the Planning Commission approved a Special Permit to allow the University of Phoenix to locate in the office building at 1715 Creekside Oaks Drive (P98-011). The approved hours of operation were 6 pm to 10:00 pm Monday through Friday, and 8 am to 5 pm on Saturday. The applicant is requesting a Special Permit to modify the hours of operation to allow 27 students and employees to be at the University between 8 am and 5:30 pm Monday through Friday. The 6,821 square foot University has 27 parking spaces allocated to it during normal office hours (1:250 parking ratio for the 1750 Creekside Oaks Drive office building). The University use, therefore, will not have an adverse impact on the other tenants in the office complex during normal office hours.

Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15305(a)}.

Conditions:

1. The days and hours of operation, and the number of students and employees permitted, for the Phoenix University located in the office building at 1750 Creekside Oaks Drive shall be as follows:

Days	Hours	Maximum number of students and employees during this time
a. Monday through Friday	8:00 am-5:30 pm	Maximum 27 students & employees
b. Monday through Friday	5:30 am-10:00 pm	Maximum 90 students & employees
c. Saturday	8:00am-5:00 p.m.	Maximum 90 students & employees

2. The approved square footage for the University of Phoenix located in the office building at 1715 Creekside Oaks Drive is 6,821 square feet.
3. The applicant shall participate in the Transportation Management Program.
4. Any modification to conditions 1,2 and/or 3 above, shall require a special permit modification.

Findings Of Fact

1. Granting the Special Permit modification, as conditioned, 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 Creekside Oaks PUD., and

b. the proposed increase in hours of operation will not impact the existing office functions during normal business hours.

2. The project is consistent with the General Plan and South Natomas Community Neighborhood & Offices and Office/Office park, respectively.

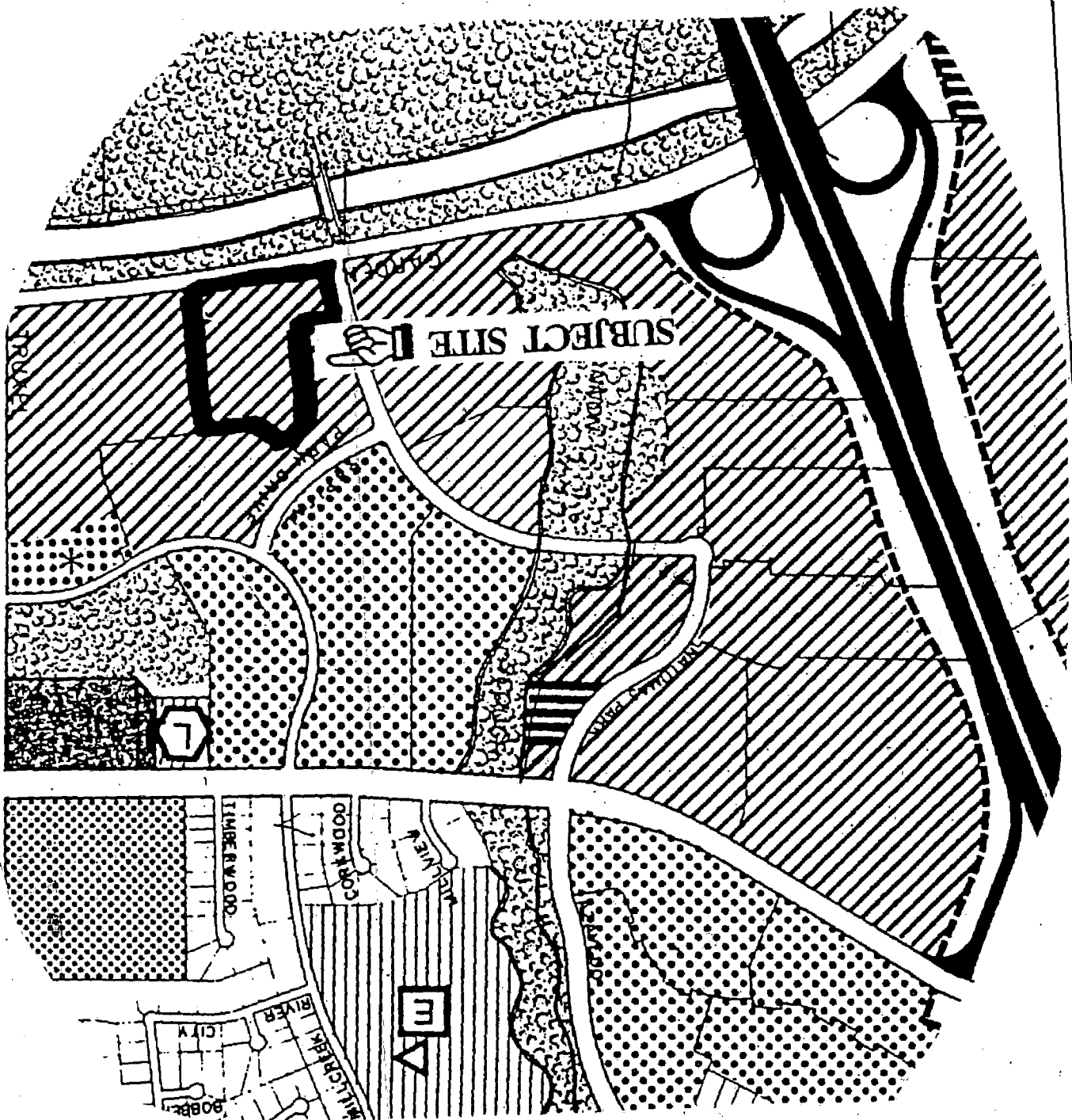


Joy Patterson, Zoning Administrator

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File (original)  
ZA Log Book  
Applicant  
File P98-011

VICINITY MAP

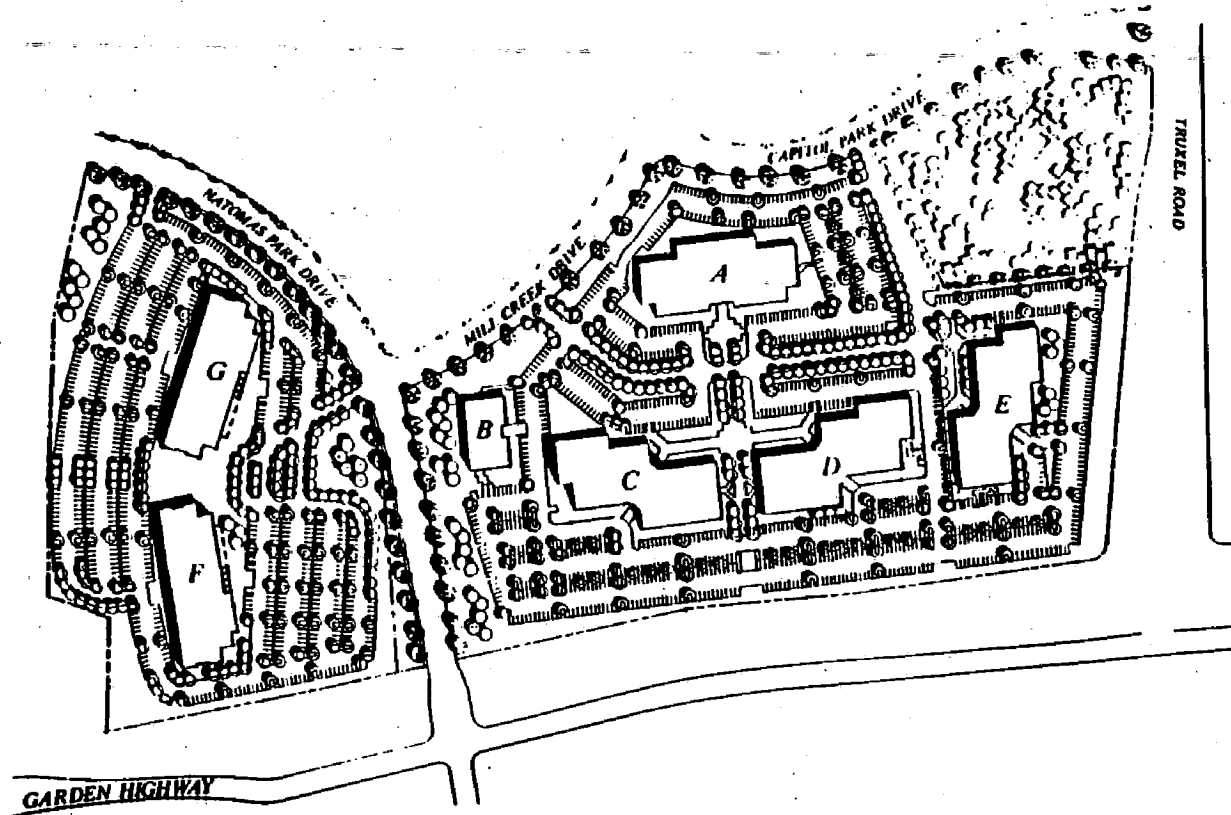


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EXHIBIT A

**BUILDING TABULATIONS**

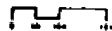
<u>KEY CODE</u>	<u>BUILDING ADDRESS</u>	<u>DEVELOP. AGMT. SQ. FT.</u>
A	1733 CREEKSIDE OAKS DRIVE	55,274
B	1770 CREEKSIDE OAKS DRIVE	16,183
C	1760 CREEKSIDE OAKS DRIVE	58,155
D	1750 CREEKSIDE OAKS DRIVE	58,155
E	1740 CREEKSIDE OAKS DRIVE	53,004
F	2335 NATUMAS PARK DRIVE	80,453
G	2445 NATUMAS PARK DRIVE	80,453
<b>TOTAL</b>		<b>401,677</b>



DEVELOPED BY  
KCS DEVELOPMENT COMPANY

**CREEKSIDE OAKS**

SACRAMENTO, CALIFORNIA

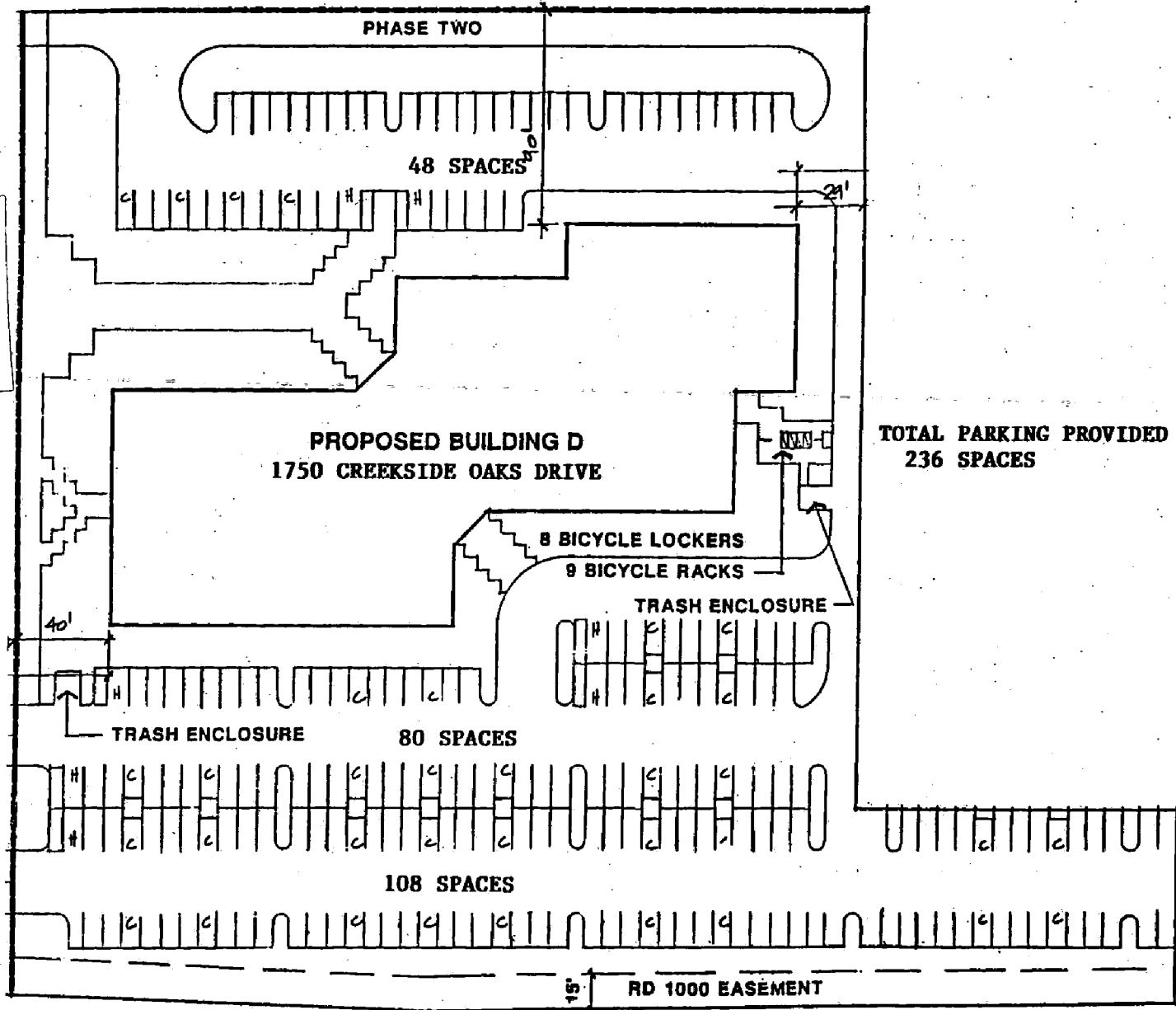


ZA 98-065

JUNE 17, 1998

ITREMY

**EXHIBIT B**



**TOTAL PARKING PROVIDED  
236 SPACES**

# CREEKSIDE OAKS

AN OFFICE PARK BY KCS DEVELOPMENT

foothill Design Group  
Architecture  
Landscape  
Urban Design  
Interior Architecture  
1715 G Street  
Sausalito, CA 94965  
415.455.1111

Approved: \_\_\_\_\_  
Contractor: \_\_\_\_\_

SITE PLAN

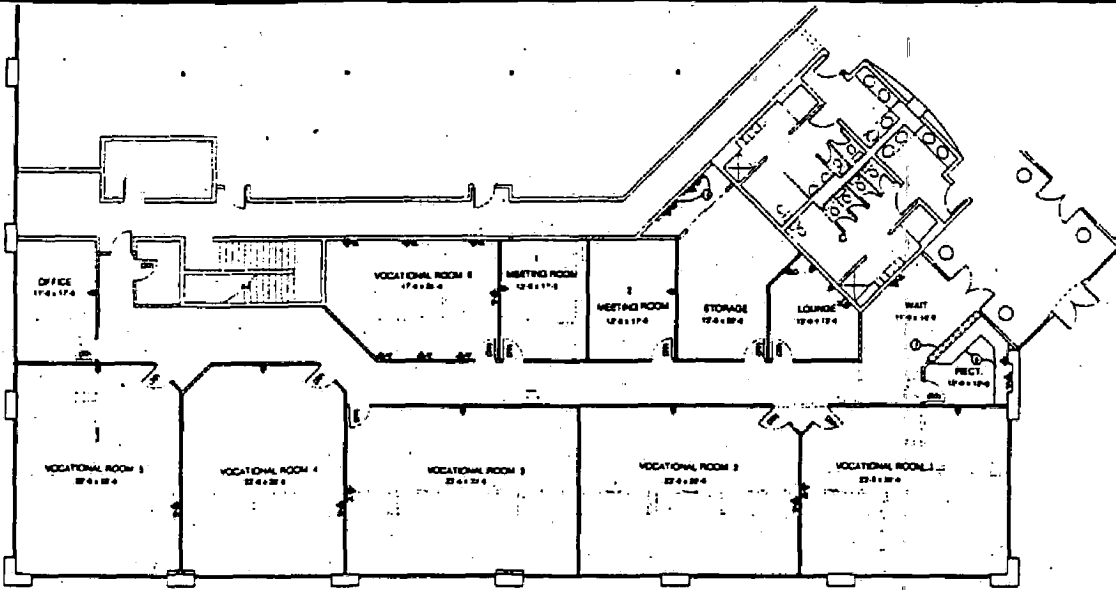
BUILDING	
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EXHIBIT C  
FLOOR PLANS

CITY OF SACRAMENTO  
PERMIT ASSISTANCE

JAN 3 0 1998

RECEIVED



Legend

1. Existing building condition, show doors and hardware to remain
2. Remove door frames, install new 3" x 6" door frame in existing opening with 1/2" gap on each side and support to studs. Place in existing opening to finish.
3. Existing window to be replaced by new four paneled. Contractor shall be responsible for all window work.
4. Existing door and hardware, remove all existing door hardware.
5. New 1/2" x 1/2" x 1/2" door with 1/2" x 1/2" door handle. Support as required.
6. Provide all door hardware and all new door to this project. See also all door work.
7. Existing door to be replaced with new door. In place with top of door frame.
8. New 1/2" x 1/2" x 1/2" door with 1/2" x 1/2" door handle. Provide existing hardware.
9. New and existing window hardware, install 1/2" x 1/2" x 1/2" door. On top of existing window frame.
10. New and existing window hardware, install 1/2" x 1/2" x 1/2" door. On top of existing window frame.
11. New and existing window hardware, install 1/2" x 1/2" x 1/2" door. On top of existing window frame.
12. New and existing window hardware, install 1/2" x 1/2" x 1/2" door. On top of existing window frame.
13. New and existing window hardware, install 1/2" x 1/2" x 1/2" door. On top of existing window frame.
14. New and existing window hardware, install 1/2" x 1/2" x 1/2" door. On top of existing window frame.
15. Provide new 1/2" x 1/2" x 1/2" window hardware, install in existing window frame.
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Exhibit D

1760 Creekside Oaks Drive		University of Phoenix					
Floor	Total Usable Sq. Ft.	Existing Use	Proposed Space Occupied - USF	Hours of Operation	Number of Rooms	Average Number of Occupants Per Room	Total Average Number of Occupants
1st Floor	25,757 Sq. Ft.	Administrative Offices	7,864	8:00 am - 6:00 pm	N/A	N/A	32
2nd Floor	27,016 Sq. Ft.	Vocational Rooms	9,775	6:00 pm - 10:00 pm M-Th; 8:00 am - 5:00 pm Sat.	17	15	255
		Meeting Rooms	1,080	10:00 am - 7:00 pm M-F	9	5	45
		Bookstore	952	8:00 am - 10:00 pm M-Th; 8:00 am - 5:00 pm Sat.	1	6	6
		Vending	312	8:00 am - 10:00 pm M-Th; 8:00 am - 5:00 pm Sat.	1	8	8
		Other	4,941		N/A	N/A	N/A
Total	25,757 Sq. Ft.	TOTAL	24,924				346

1750 Creekside Oaks Drive		University of Phoenix					
Floor	Total Usable Sq. Ft.	Proposed Use	Proposed Space Occupied - USF	Hours of Operation	Number of Rooms	Average Number of Occupants Per Room	Total Average Number of Occupants
1st Floor	27,016 Sq. Ft.	Administrative Offices	345	8:00 am - 6:00 pm	2	1	2
		Vocational Rooms	4,025	6:00 pm - 10:00 pm M-Th; 8:00 am - 5:00 pm Sat.	6	15	90
		Meeting Rooms	408	10:00 am - 7:00 pm M-F	2	5	10
		Bookstore	0	N/A	N/A	N/A	N/A
		Lounge	175	5:00 pm - 10:00 pm M-Th; 8:00 am - 5:00 pm Sat.	1	6	6
		Other	1,868		N/A	N/A	N/A
2nd Floor	25,757 Sq. Ft.	N/A	N/A	N/A	N/A	N/A	N/A
Total	52,773 Sq. Ft.	TOTAL	6,821				108

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