

# CITY PLANNING COMMISSION

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

APPLICANT	Murry Smith & Associates, 3110 Gold Canal Drive, Rancho Cordova, CA 95670				
OWNER	Sacramento Investment Co., E10969 Trade Center Drive, Rancho Cordova, CA				
PLANS BY	COMSTOCK JOHNSON INC., 3212 Ramos Circle, Sac., CA 95827				
FILING DATE	11/14/86	ENVIR. DET.	12/8/86	REPORT BY	D.JH:vf
ASSESSOR'S-PCL. NO.	250-360-19				

- APPLICATION: A. Negative Declaration
- B. Special Permit to establish a 14,400 square foot private vocational school as a branch campus of Golden Gate University on 1.2+ acres in the heavy Commercial Review (C-4R) zone.

LOCATION: 3620 Northgate Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to relocate a branch campus of Golden Gate University from 660 Bercut Drive.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1986 South Natomas Community Plan Designation:	Business Park
Existing Zoning of Site:	C-4 (R)
Existing Land Use of Site:	office under construction

Surrounding Land Use and Zoning:

North:	Biomedical Laboratory; C-4(R)
South:	Vacant & Single Family; R-1; R-2A
East :	Vacant; C-4 (R)
West :	Office/Warehouse under construction; C-4(R)

Parking Required:	to be determined by Commission
Parking Provided:	54 spaces
Property Dimensions:	Irregular
Property Area:	1.2+ acres
Square Footage of Building:	14,400 square feet
Height of Building:	one story, 17 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	concrete tilt-up
Roof Material:	tar and felt
Number of Employees:	nine
Maximum Number of Students:	199
Estimated Parking Demand:	150 spaces
Hours of Operation:	5 PM to 11 PM, Monday to Friday; 9 AM to 12 Noon, Saturday

PROJECT BACKGROUND:

On February 14, 1977, the City Council approved the rezoning of the subject site from Agricultural (A) to Heavy Commercial-Review (C-4-R) and Light Industrial (M-1(S)) (P-7596). On July 3, 1984, the City Council approved a tentative map to divide 37.5+ acres into nine lots (P84-161). On August 9, 1984, the Planning Commission approved a Plan Review for two warehouse buildings totaling 40,000 square feet for Lots G and H. the proposed university will occupy building G as identified on P84-160 plan review approval, refer to exhibit D for an overall schematic plan for the entire 37.5+ acre development.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site consists of one lot totaling 1.2 acres which are zoned Heavy Commercial (Review) (C-4-R) Zone. The General Plan and 1986 South Natomas Community Plan both designate the site for business park use. Buildings are under construction for lots G and H in accordance with conditions of Plan Review P84-260. Adjacent land uses include a biomedical laboratory that operates 24 hours a day to the north, single family, mobile home park and vacant lands to the south, vacant to the east, and a office building under construction to the west. Private universities are considered special uses in any zone and require special permit approval by the Planning Commission. The proposed use is consistent with the Business Park Designation of the 1986 South Natomas Community Plan.

B. Project Description:

The applicant proposes to lease 12,900 square feet of the 14,400 square foot building G to Golden Gate University for a branch campus. Golden Gate currently operates a facility located at 660 Bercut Drive. The university does not operate during the work hours from 8 AM to 5 PM other than having five to seven office personnel available. The classes are offered in the evening for working people to attend from 5 PM to 11 PM, Monday through Friday and 9 AM to 12 Noon on Saturday. Total student enrollment is expected to be 199 students. A total of nine classrooms, a library, bookstore and storage area, student and employee lounge, computer room, reception area and three offices are proposed on the floor plan.

A total of 56 onsite parking spaces are shown on the site plan. The applicant has indicated plans to eliminate the loading dock areas on the west side of the building previously approved in P84-260 and convert the area into additional parking. As a condition of tentative map approval (P84-161), reciprocal access agreements were to be recorded into the deeds for all nine lots. Through the agreement, approximately 2,000 parking spaces are accessible throughout the entire 37.5+ acre property.

C. Parking:

The major concern identified by staff is that universities place a great demand on parking and access during peak traffic hours. the applicant has been requested to

identify areas in close proximity to the proposed school which will be reserved for students attending the school. An estimated 150 vehicles may be associated with the campus. If adjacent offices and business utilize or need parking after 5 PM, definite parking congestion may occur, resulting in overflow parking onto Patio Drive.

The applicant researched the deed restrictions recorded in the parcel map dividing the property and found only provisions for reciprocal access, not reciprocal parking. Staff recommends that a reciprocal parking agreement be entered into the deeds for parcels G, H and I, establishing authority for Golden Gate University to use surplus parking during classes. Wording of the agreement is to be reviewed and approved by the City Attorney, Engineer and Planning Director prior to occupancy of the building. The applicant has indicated agreement with this condition.

Staff is also concerned with parking on Patio Avenue due to its proximity to Building G. Staff recommends that no student parking be allowed on Patio Avenue and that the University so advise students through its brochures and student handbooks.

D. Golden Gate University History and Program:

The Dean of Golden Gate University Branch Campus provided the following chronology of needs. In 1971, Golden Gate University opened a small branch campus at 111 Capitol Mall. Approximately five years later, they needed more space and moved to a five classroom facility at 510 Bercut Drive. In 1980, the University needed additional space and moved to 660 Bercut Drive and utilized six classrooms.

The present relocation will allow expansion into nine classrooms. The campus provides two Masters Degree Programs:

1. Masters in Tax Law and Taxation;
2. Masters in Health Services Management.

Students are 90 percent professionals, including businessmen and lawyers for the Taxation Program and doctors and nurses in the Health Services Program. Approximately 10 to 12 students occupy an average classroom. Maximum class enrollment ranges from 20 to 24 students. Classes are taught from 5 PM to 11 PM, Monday through Friday, with Saturday Morning classes from 9 AM to 12 Noon.

E. Transportation Management Plan:

The 1986 South Natomas Community Plan indicates that for the business office areas of the community, the applicant must submit a transportation systems management (TSM) program to reduce peak hour traffic by a minimum 20 percent. The TSM must be reviewed and approved by the City Traffic Engineer.

F. Prior Project Approval, P84-260:

The applicant is required to comply with the conditions of the Plan Review for the warehouse/office structures approved August 9, 1984 by the Planning Commission (P84-260). In addition to the conditions for Golden Gate University, the applicant must satisfy the Plan Review conditions prior to occupancy of the building.

G. Agency Comments:

The project was reviewed by the City Traffic Engineer, Engineer, Fire Department, Police and Regional Transit with no adverse comments received.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment and a negative declaration has been filed.

RECOMMENDATION: Staff recommends the following actions:

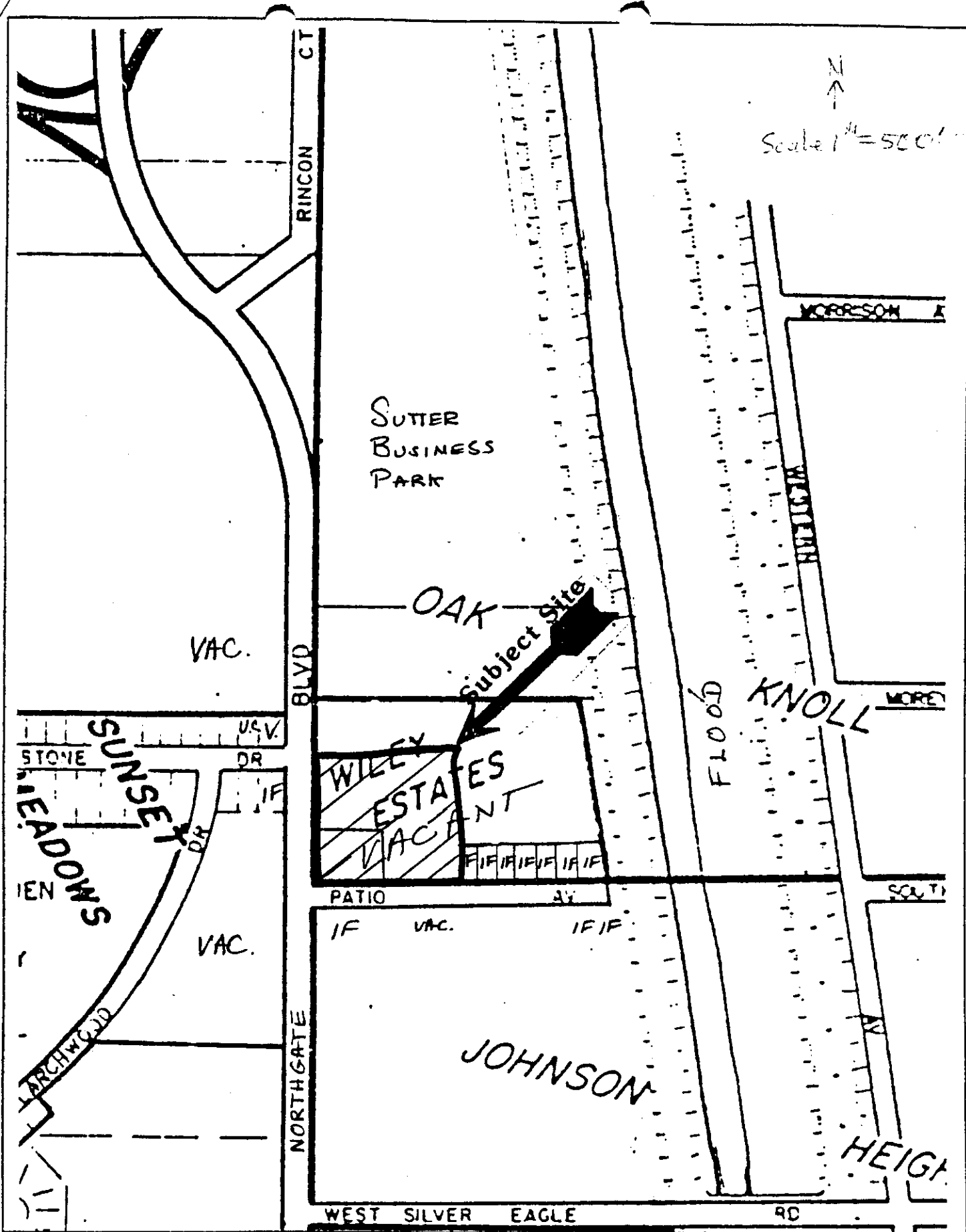
- A. Ratify the Negative Declaration;
- B. Approve the Special Permit subject to conditions and based upon findings of fact which follow.

Conditions:

1. The applicant shall prepare and record a reciprocal parking agreement for Parcels G, H and I deeds establishing authority for Golden Gate University to use surplus parking during classes. Wording of the agreement shall be reviewed and approved by the Planning Director and City Engineer.
2. Golden Gate University shall inform students of adjacent approved parking areas and shall inform students to not park on Patio Avenue.
3. The applicant shall submit a transportation system management program to the City Traffic Engineer for review and approval prior to the issuance of occupancy permits.
4. A revised site plan shall be reviewed and approved by the Planning Director if additional parking will be provided for Building G.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use, in that the proposed university is compatible with surrounding land uses which consist of offices, laboratories and warehouses;
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance, in that adequate landscaping and parking have been provided on the site and on adjacent parcels;
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for Business Park uses by the 1986 South Natomas Community Plan and the proposed university use conforms with the plan designation.

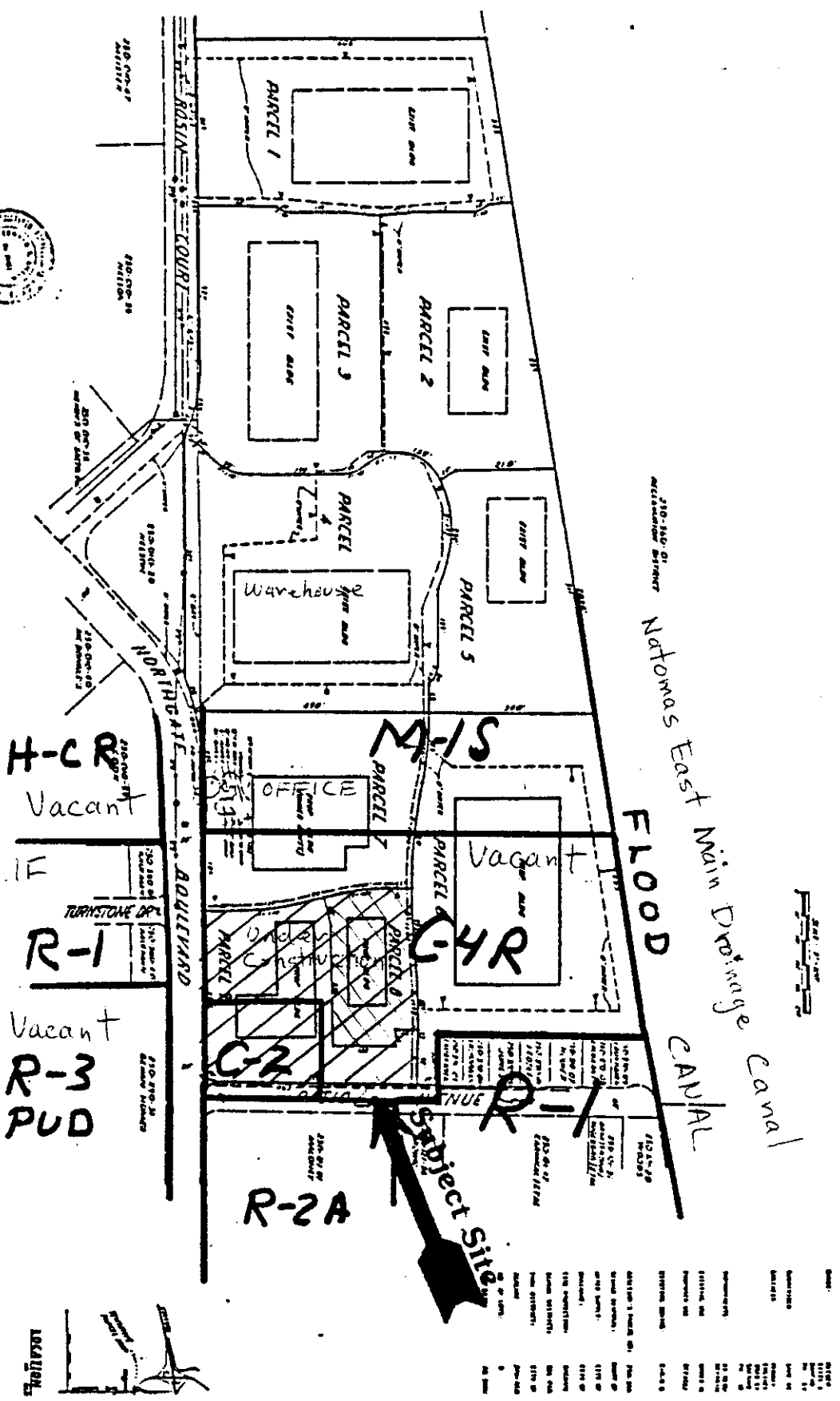


VICINITY - LAND USE



CONSULTED AT  
**City of Sacramento**  
 1500 J STREET  
 SACRAMENTO, CALIFORNIA 95811

BENCH MARK  
 CONSTRUCTION PLANS  
 PREPARED BY SACRAMENTO CITY ENGINEER  
**SUTTER BUSINESS MAP**



SUTTER BUSINESS MAP  
 PART OF LOT 39 TRACT OF OAK  
 CITY OF SACRAMENTO,  
 APRIL 1984  
 SHOWS EXISTING AND PROPOSED  
 ZONING AND STRUCTURE

# LAND USE & ZONING MAP

# SUTTER BUSINESS CENTER

BUILDING G AND H  
MC CUEN AND STEELE, OWNER

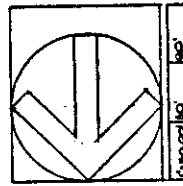
**DATA**

PLANS 6, 7 (N. APPROXIMATE)  
 BUILDING G: 14,400 SF (1.28 ACRES)  
 BUILDING H: 25,600 SF (2.32 ACRES)  
 TOTAL: 40,000 SF (3.60 ACRES)  
 BUILDING G: 14,400 SF (1.28 ACRES)  
 BUILDING H: 25,600 SF (2.32 ACRES)  
 TOTAL: 40,000 SF (3.60 ACRES)  
 SITE COVER: 100%  
 BUILDING MATCH: 100%  
 SITES 20-9-8: CAR.

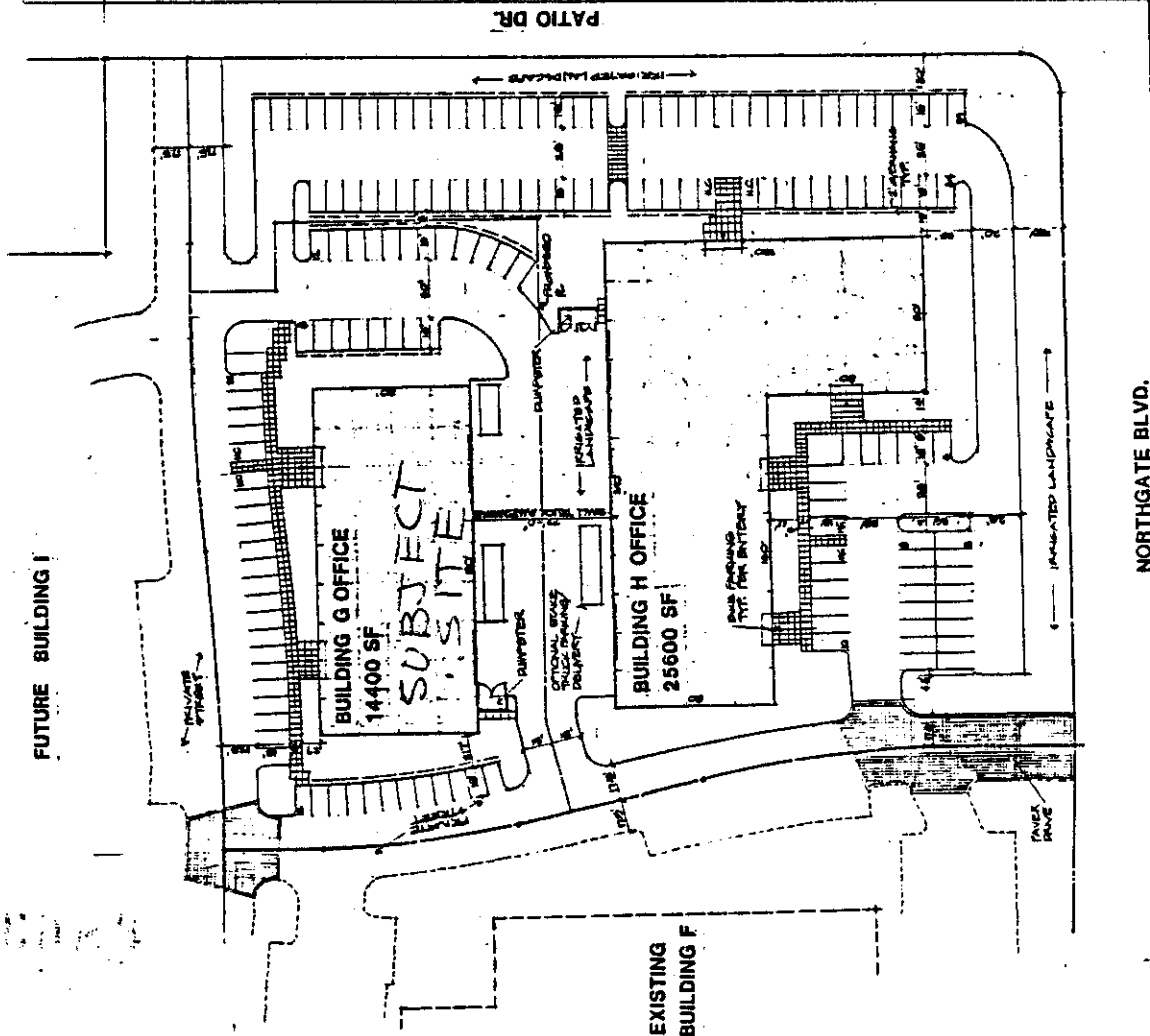
## EXHIBIT A

### SITE PLAN

SITE PLAN



**COMSTOCK JOHNSON**  
 architects  
 3111 S. JARVIS WAY  
 SACRAMENTO, CALIF. 95825  
 916-441-8888

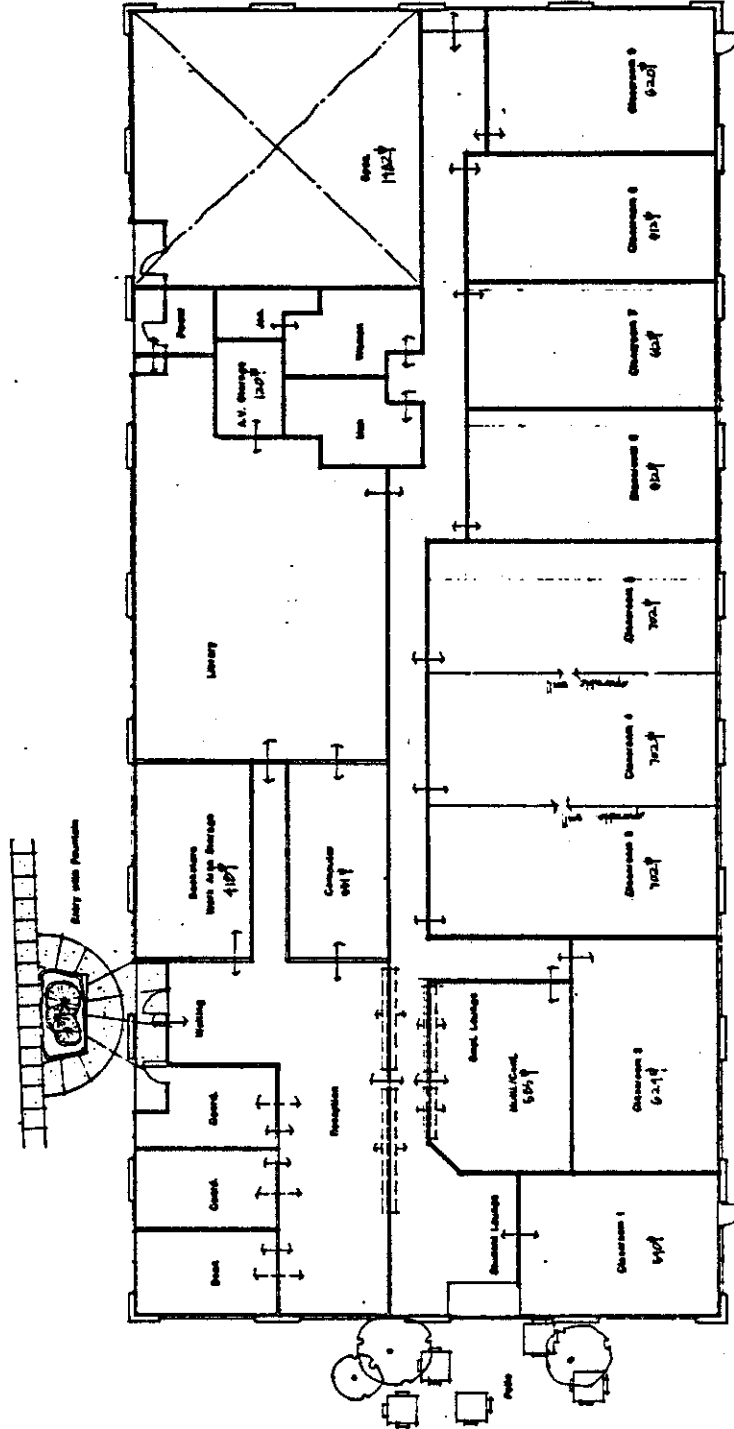


COMSTOCK JOHNSON ARCHITECTS  
 3111 S. JARVIS WAY  
 SACRAMENTO, CALIF. 95825  
 916-441-8888

PROPOSED OFFICE PARK  
 SUTTER BUSINESS CENTER  
 CORNER OF PATIO DR. & NORTHGATE BLVD.  
 CITY OF SACRAMENTO, CALIF.  
 RECUSE & STEELE, OWNER

A1

# EXHIBIT B FLOOR PLAN



**COMSTOCK  
JOHNSON  
ARCHITECTS, INC.**  
1010 Kansas Street, Lawrence, Kansas 66044  
Tel: 785-842-1111  
Fax: 785-842-1112

Architectural Record Improvement Plan Part  
**GOLDEN GATE UNIVERSITY**  
12-19-86  
MKS  
MKS and Bank, Designer

BUILDING H BUTTER BUSINESS CENTER

p-86-455

12-19-86

item 21







**MCCUEN  
& STEELE**  
Development & Investments

CITY PLANNING DIVISION

DEC 9 1986

RECEIVED

December 8, 1986

Mr. Dan Hendricks  
Sacramento City Planning  
1231 I Street  
Suite 200  
Sacramento, California 95814

Re: Golden Gate University  
Sutter Business Park

Dear Dan:

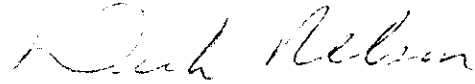
Per our conversation regarding Golden Gate, I have confirmed with Dean Fred Heck of Golden Gate that the classes which Golden Gate conducts start after 5:00 P.M. In addition, we are in the process of creating recorded cross easements to allow students, who will be attending night classes at the university, to park in other portions of the business park.

Our criteria for leasing to Golden Gate was that they would not impact the parking. As I mentioned to you, we turned down National University as a prospective tenant because of their daytime parking requirements. We are as concerned about this issue as you are and would not have made a deal with Golden Gate had we felt that their parking would impact the other tenants.

I think that the combination of their school hours and the fact that the opportunity is there for their students to park in other areas of the park should eliminate your parking concerns.

If I can provide any additional input, please don't hesitate to call.

Kindest regards,



Richard Nelson  
Partner

RN:hmg

10969 Trade Center Drive  
Suite 100  
Rancho Cordova, CA 95670  
916/635-0146

P86-455

12/18/86

Item 21