

P98-011 - UNIVERSITY OF PHOENIX EXTENSION CLASSES.

- REQUEST: A. Environmental Determination: Exempt.
- B. Special Permit to occupy a portion (6,821 sqft.) of an existing office building (60,416 sqft.) at 1750 Creekside Oaks Drive with University of Phoenix Adult Education Center for the University's extension courses on 3.825 developed acres in the Office Building Planned Unit Development (OB-PUD) zone in the Creekside Oaks PUD.

LOCATION: 1750 Creekside Oaks Dr.  
274-0410-013  
South Natomas Community Plan  
Natomas Unified School District  
Council District 1

APPLICANT:	Prentiss Properties Limited, Inc. Attn: Charlie Sumner II, (916) 646-0760 2485 Natomas Park Dr., #350, Sacramento, CA 95833
OWNER:	Prentiss Properties Natomas L.P. 2485 Natomas Park Dr., #350, Sacramento, CA 95833
APPLIC FILED:	1/30/98
STAFF CONTACT:	Taiwo Jaiyeoba, 264-8287

SUMMARY:

The applicant proposes to occupy approximately 6,821sqft. portion of an existing two story office building with University of Phoenix extension courses for working adults. The requested square footage (6,821sqft.) is comprised of 6 classrooms, 2 meeting rooms, a student and faculty lounge area, and administrative offices. The extension courses are currently located at 1760 Creekside Oaks in the Office Building Planned Unit Development (OB-PUD) zone in Creekside Oaks PUD. In order to meet the applicant's objectives, the project requires the discretionary planning entitlement described above. In evaluating the project, the basic issue is the location of an existing school use in an office building.

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:	Community Neighborhood 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 & Multi-Family Residential; OB(PUD), R-2B(PUD);  
 South: Garden Highway/American River; ARP-F  
 East: Office Development; OB(PUD)  
 West: Office Development; OB(PUD)

Property Dimensions:	Irregular
Property Area:	3.825 developed acres
Overall Square Footage of Existing Building:	60,416 square feet
Square Feet of Portion of Building Proposed:	6,821 square feet

Vocational Rms.	6 rooms
Meeting Rms.	2 rooms

Exterior Building Materials:	tilt-up concrete
Roof Material:	parapet wall/membrane roofing
Parking Provided:	236 spaces
Parking Required:	220 spaces (1:275 sqft.) 173 spaces (1:350 sqft.)
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>
Building Permit	Development Services Division

BACKGROUND INFORMATION:

On December 18, 1984, the City Council approved various entitlements for the establishment of the Creekside Oaks PUD (P83-124). The PUD has been approved for 431,021 square feet of office development to be constructed in phases. Development guidelines have also been approved for the PUD. The 60,416 square foot office building was approved by City Planning Commission on June 11, 1987 (P87-237). On August 11, 1994, the City Planning Commission approved a Special Permit for the University of Phoenix to occupy a portion (18,243 sqft.) of the existing 60,416 square foot office building at 1760 Creekside Oaks Dr. with administrative offices, meeting rooms and class rooms for extension courses for working adults during evening hours (6:00 pm - 10:00 pm, Mon. through Thursday and Saturday from 8:00 am - 5:00 pm) (P94-066).

On June 13, 1996, applicant requested for a Special Permit Modification to increase the occupancy area from 18,243 sqft. to 24,924 sqft. (P96-041). The City Planning Commission approved the Special Permit Modification with conditions. The additional square footage was needed in order to accommodate additional classrooms, administrative offices and meeting rooms.

At present, the applicant wishes to occupy a portion of an existing 60,416 square feet office building at 1750 Creekside Oaks Dr. This is in addition to the existing classes located at 1760 Creekside Oaks Dr. The University of Phoenix has requested the expansion into 1750 Creekside Oaks Dr. because the building meets the needs of the University and its adult student population by its convenient location and easy access; its clean, safe and professional surroundings; and the abundant parking and interior space adaptability.

Undergraduate and graduate programs in both health care and business are offered. The University of Phoenix is the nation's largest accredited privately owned, post-secondary institution. All students are working adults and most are employees or tenants of other companies who work during the day and attend the extension courses one night per week. The classes are typically four hours per night. All of their extension courses are located in multi-tenant office structures throughout 32 cities in the western region. The University also operates 15 programs for other universities nationwide. Their program is comparable to Golden Gate University, National University, St Mary's, USF, etc.

The current administrative offices (1st floor) accommodate 30 staff members and are open during normal daytime business hours (8:00 am - 5:00 pm). The applicant has indicated the increase in administrative offices will continue to accommodate staff members and would be open during normal business hours. The expansion to 1750 Creekside Oaks Dr. would continue to be used during evening and weekend hours as specified above. The additional classrooms, 6 rooms in all, will accommodate a maximum of 15 students each for a total of 90 students. Two (2) meeting rooms, a student and faculty lounge area are also proposed for the new location. Attached is a breakdown of uses, hours of operation and square footage allocation which illustrates the existing and proposed expansion requested by the University of Phoenix (Attachment D).

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed expansion 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 proposed expansion will also not be in conflict with Community Plan policy. The additional extension courses will offer close to home opportunities for additional students who might live in South Natomas and who work downtown and/or at nearby office complexes.

The existing Creekside Oaks 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.

B. Site Plan Design/Zoning Requirements

1. Site Plan Design

The existing 60,416 square foot office building has been designed to meet parking, setback and landscape requirement per the Creekside Oaks PUD Development Guidelines. The existing office park contains intensive landscaping and parking. The interior expansion will not impact the overall site design nor the interior elements within the office building.

2. Parking/Circulation

An approved office building in the Creekside Oaks PUD Guidelines will require a maximum of one parking space per 275 square feet (1:275) and a minimum of one parking space per 350 square feet of office (1:350). Based on the 1:275 and 1:350 parking ratio required, a maximum of 220 parking spaces and a minimum of 173 parking spaces are required. The site currently contains 236 parking spaces. Adequate parking is, therefore, provided on the site based on the office use.

Because the extension courses are offered during 6:00 pm - 10:00 pm on weekdays, ample parking will be available to accommodate 90 students. Staff also visited the site and observed available parking during typical business hours (10:00 a.m.). Additionally, reciprocal access agreements are in place which allows visitors and employees to park on adjacent parcels. The site is also served by nearby transit lines with transit stops at West El Camino/Truxel. The applicant is also participating in the Transportation Management Program. Staff, therefore, believes that the additional class rooms and administrative offices 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. As at the time of compiling the Staff Report, City staff has not been informed of any opposition to the proposed expansion.

C. Summary of Agency Comments

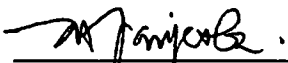
The project has been reviewed by several City Departments and other agencies. Comments received from Building and Fire Departments regarding provision of fire rated corridor, damper and adequate exit for the building are already incorporated into the existing building.

PROJECT APPROVAL PROCESS: Planning Commission has the authority to approve or deny the Special Permit Modification. 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 a portion (6,821 square feet) of an existing office building (60,416 square feet) on 3.825 developed acres for the University of Phoenix in the Creekside Oaks PUD in the Office Building Planned Unit Development (OB-PUD) zone.

Report Prepared By,



Taiwo Jaiyeoba, Assistant Planner

Report Reviewed By,



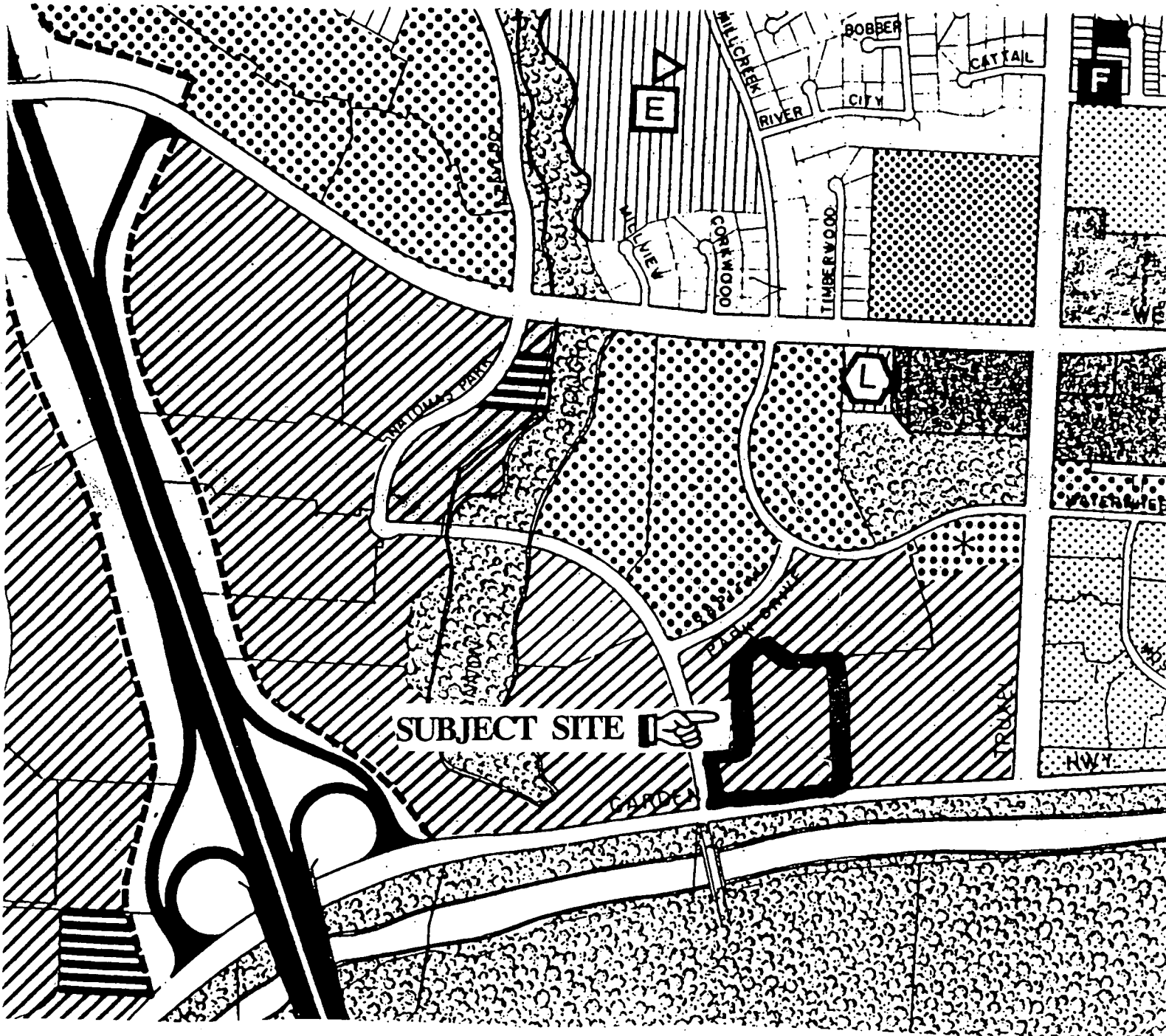
Scot Mende, Senior Planner

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
Exhibit C-2:	Floor Plans
Attachment D:	Summary Square Footage and Use Table

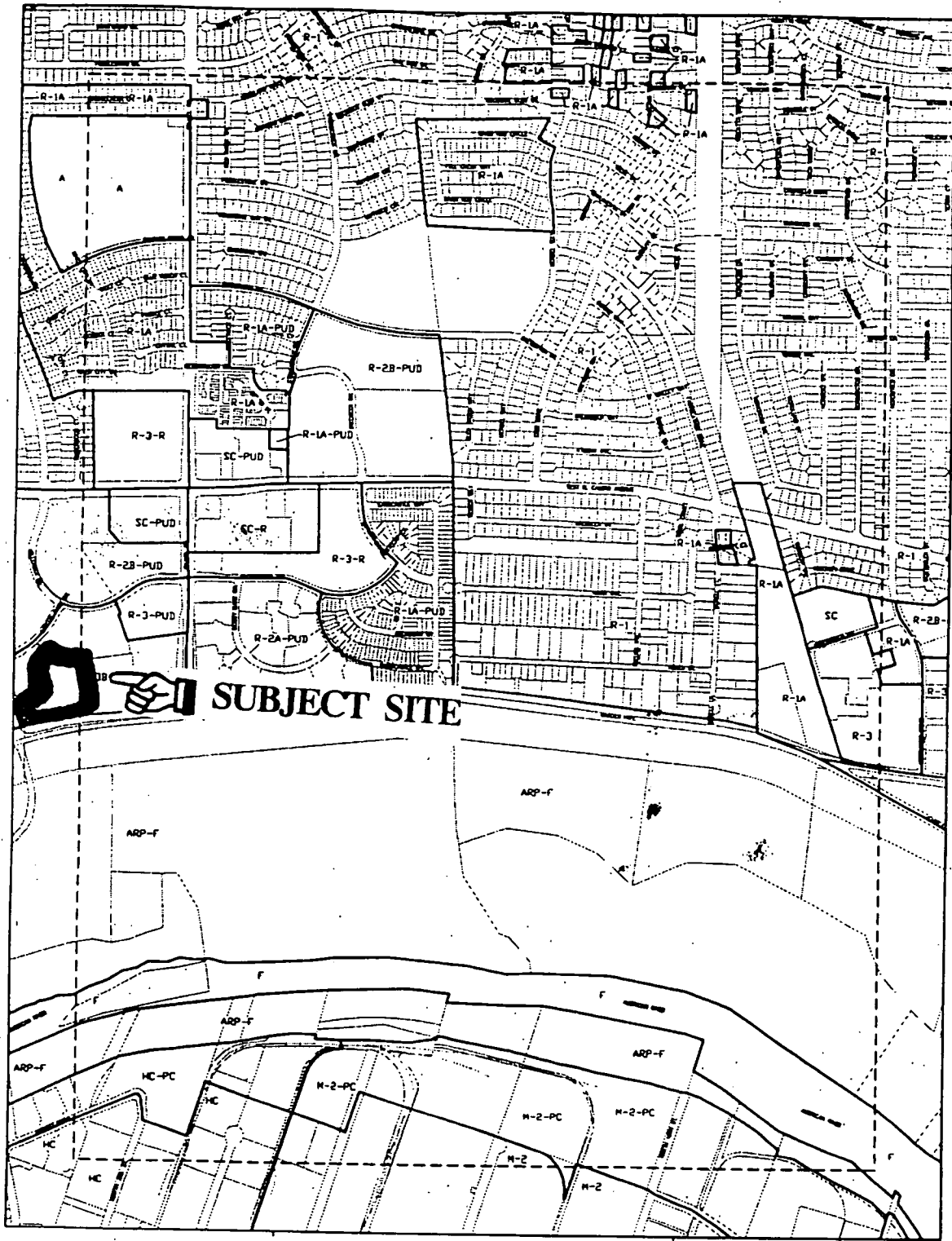
ATTACHMENT A

VICINITY MAP



**ATTACHMENT B**

**LAND USE AND ZONING MAP**



**ATTACHMENT C****NOTICE OF DECISION AND FINDINGS OF FACT FOR UNIVERSITY OF PHOENIX EXTENSION CLASSES, LOCATED AT 1750 CREEKSIDE OAKS DRIVE, WITHIN THE CREEKSIDE OAKS PLANNED UNIT DEVELOPMENT IN THE OFFICE BUILDING (OB-PUD) ZONE. (P98-011)**

At the regular meeting of April 9, 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. Environmental Determination: Exempt**
- B. Adopted the Special Permit to occupy a portion (6,821 sqft.) of an existing office building (60,416 sqft.) for the University of Phoenix Extension Courses on 3.825 developed acres in the Creekside Oaks PUD in the Office Building (OB{PUD}) zone;**

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

**FINDINGS OF FACT**

- B. Special Permit:** The Special Permit for the proposed occupancy of an office building with school space for the University of Phoenix 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 Creekside Oaks PUD, and
    - b. the proposed increase in classrooms, meeting rooms 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 Community Neighborhood & Offices and Office/Office Park, respectively.



**CONDITIONS OF APPROVAL - SPECIAL PERMIT**

B. The Special Permit for the occupancy of an existing office building by the University of Phoenix is hereby approved subject to the following conditions:

- B1. A Special Permit Modification shall be obtained from the Planning Commission and/or Zoning Administrator if the student count exceeds 90 students **at any particular time**, hours of operation are expanded beyond the approved 6.00pm to 10.00pm **(Monday through Friday) and 8.00am to 5.00pm (Saturday)** or additional square footage above the approved 6,821 sqft. in the office building is needed.
- B2. Applicant shall participate in the Transportation Management Program.

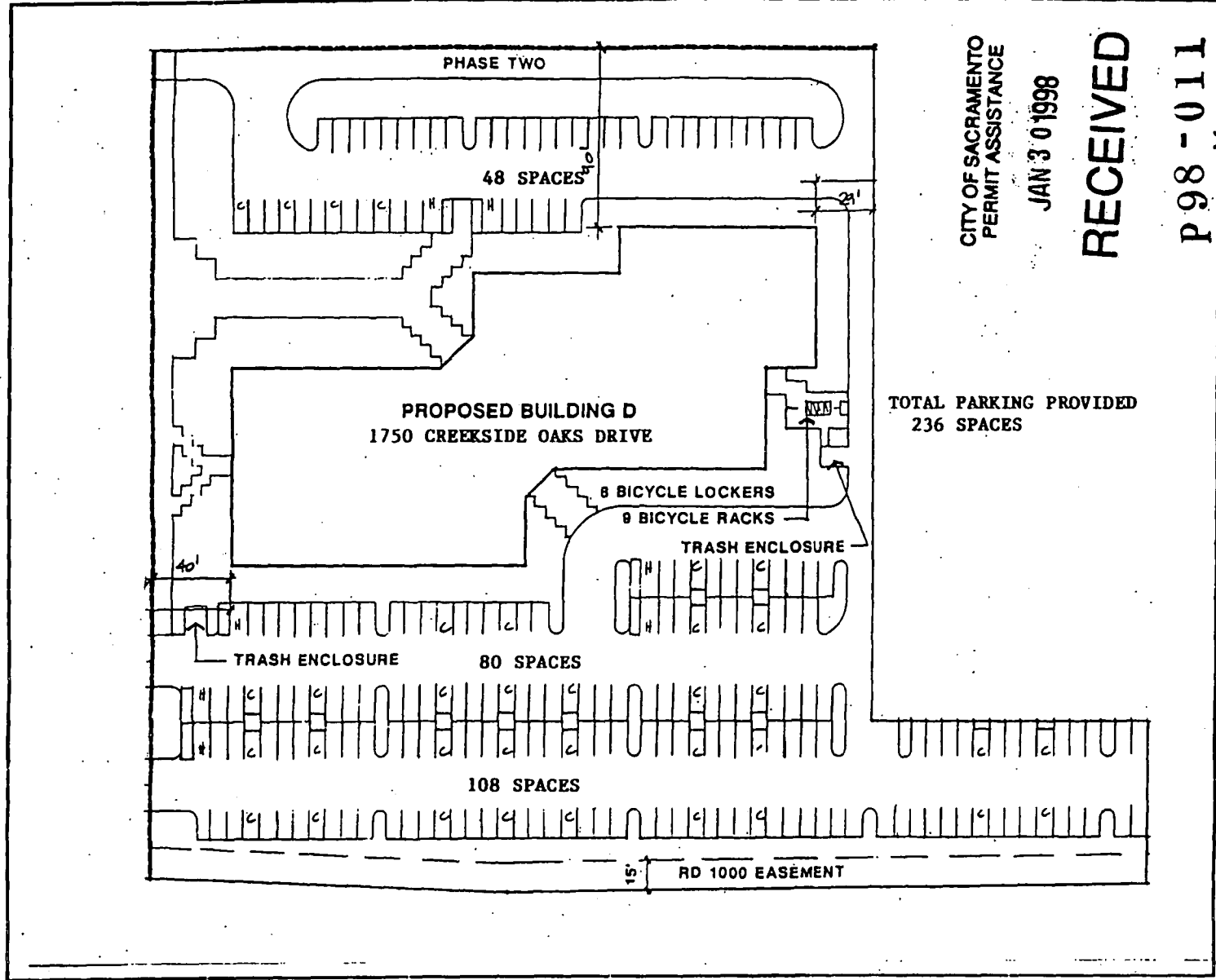
\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

\_\_\_\_\_  
DATE (P98-011)

**EXHIBIT C-1  
SITE PLAN**



**CREEKSIDE OAKS**  
AN OFFICE PARK BY KCS DEVELOPMENT

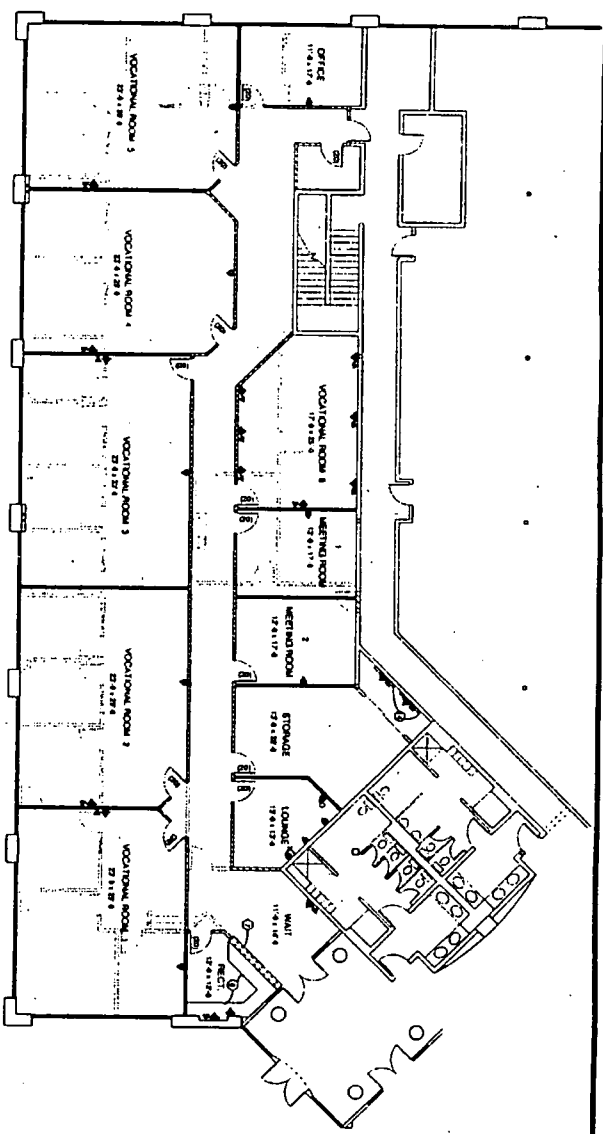
Feathill Design Group  
ARCHITECTS  
1700 J STREET, SUITE 200  
SACRAMENTO, CALIFORNIA 95811  
TEL: 916.441.1111  
FAX: 916.441.1112

SITE PLAN

BUILDING	
Job No.	Sheet No.
Drawn	
Checked	
Date	

April 9, 1998

EXHIBIT C-2  
FLOOR PLANS



- NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SACRAMENTO PERMITS DEPARTMENT SPECIFICATIONS.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SACRAMENTO PERMITS DEPARTMENT SPECIFICATIONS.
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  25. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SACRAMENTO PERMITS DEPARTMENT SPECIFICATIONS.

CITY OF SACRAMENTO  
PERMIT ASSISTANCE  
JAN 30 1998  
RECEIVED

**ATTACHMENT D**

ITEM # 8  
PAGE 12

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
<b>Total</b>	<b>25,757 Sq. Ft.</b>	<b>TOTAL</b>	<b>24,924</b>				<b>346</b>

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
<b>Total</b>	<b>52,773 Sq. Ft.</b>	<b>TOTAL</b>	<b>6,821</b>				<b>108</b>