

P99-090 - University of Phoenix @ Crown Corporate Center

- REQUEST:
- A. Environmental Determination: Prior Negative Declaration
  - B. Special Permit to use 20,675 sq. ft. of an existing 63,160 sq. ft. office building for a college in the OB-PUD zone.

LOCATION: 2890 Gateway Oaks Drive  
APN: 225-0230-093  
South Natomas Community Plan Area/Metro Center PUD  
Council District 1

APPLICANT:	D'Ann Hall, BTV Crown Equities, Inc., (916) 658-0120 400 Capitol Mall, Suite 2340, Sacramento, CA 95814
OWNER:	same
PLANS BY:	LPA Sacramento, Inc., Mark Posnick (916) 443-0335 1215 G Street, Sacramento, CA 95814
APPLICATION FILED:	July 21, 1999
APPLICATION COMPLETED:	September 8, 1999
STAFF CONTACT:	Thomas Pace (916) 264-6848

SUMMARY: The applicant, BTV Crown Equities, Inc., proposes to lease a portion of the recently completed Phase I building of Crown Corporate Center to the University of Phoenix for an expansion of the college's academic program, which currently occupies several buildings in other South Natomas office parks nearby. To accomplish the applicant's objective, the above-mentioned entitlement is necessary.

RECOMMENDATION: Staff recommends approval of the project, with findings and conditions.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: I-80 freeway; TC  
 South: Single Family under construction (Provence); R-1A-PUD, and existing Apartments (Larkspur); R-2B-PUD  
 East: Homestead Village Hotel; OB-PUD  
 West: Natomas Main Drainage Canal; F

Property Dimensions:	Irregular
Property Area:	30.55+ net acres
Square Footage of Schematic Plan Area:	485,741 square feet
Square Footage of Phase I building:	63,160 square feet
Height of Phase I building:	32 feet plus an 8 foot mechanical screen, 2 stories
Exterior Building Materials:	Concrete, stucco, stone, glass
Parking Provided (Phase I building):	230 spaces
Parking Required (Phase I building):	180(min) - 230(max) spaces
Parking Provided (Schematic Plan):	1766 spaces
Parking Required (Schematic Plan):	1388(min) - 1766(max) 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	Building Division

BACKGROUND INFORMATION: On August 11, 1994, the Planning Commission approved a Special Permit for the University of Phoenix to occupy 18,243 sq. ft. of an existing 60,416 square foot office building in the Creekside Oaks PUD at 1760 Creekside Oaks Drive, in South Natomas. The facilities included 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 a Special Permit Modification (P96-041) to increase the occupancy area from 18,243 sqft. to 24,924 sqft. to accommodate additional classrooms, administrative offices and meeting rooms. The Planning Commission approved the Special Permit

Modification with conditions. A second expansion of 6,821 sq. ft. into an adjacent building in the Creekside Oaks PUD was approved by the Planning Commission on April 9, 1998 (P98-011).

The applicant is now proposing to expand a third time by opening a new location in the Crown Corporate Center (part of the Metro Center PUD), also in South Natomas. On December 18, 1997 the Planning Commission approved the Schematic Plan and PUD Guidelines Amendments for Crown Corporate Center and the Special Permit (P97-109) for the Phase I office building (the subject building). The applicant is requesting a Special Permit to use 20,675 of the now-complete Phase I building for the college extension use.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The proposed college extension use is consistent with both the General Plan and South Natomas Community Plan (SNCP) policies and land use designations and the Metropolitan Center PUD Development Guidelines and Schematic Plan, as amended. The Zoning Ordinance (Ch. 2, Sec. 2) requires a Special Permit for a college extension use to locate in an Office Building (OB) zone.

B. Site Plan Design/Zoning Requirements

1. Parking/Circulation

The principal zoning issue for this project is parking, as all other site plan issues were previously addressed in the PUD Special Permit (P97-109) issued for the construction of the subject site's improvements. The approved Phase I office building was developed with 230 parking spaces, a parking ratio of one parking space per 275 square feet (1:275). Based on the 1:275 parking ratio, 75 parking spaces are available for the college's 20,675 square foot share of the building.

The University of Phoenix proposes to occupy the 20,675 square feet with 80 employees and students during typical daytime work hours (8:00 a.m. to 5:30 p.m.) and will have a maximum occupancy of 180 students and staff members during its evening classes (5:30 p.m. to 10:30 p.m. on weekdays), with the same number on Saturdays and Sundays from 8:00 a.m. to 5:00 p.m. Because the weekday parking demand for 80 occupants is within the 75 spaces available to the college (taking into account a minimal amount of transit use or ridesharing), daytime parking is adequate for the proposed use. Likewise, the evening and weekend utilization of up to 180 parking spaces is not anticipated to conflict with typical office users in the remainder of the building, who are not likely to be present when the college is in session. Staff, therefore, finds that the proposed college use will not create a significant impact on parking.

## 2. Signage

No signage is proposed with this application, though the Metro Center PUD does have an adopted sign program on file with the City with which any future sign proposal must be consistent.

### PROJECT REVIEW PROCESS:

#### A. Environmental Determination

On December 18, 1997, the Planning Commission ratified a Negative Declaration for the originally proposed project (P97-109). Potentially significant environmental issues regarding animal life (Swainson's Hawk and Giant Garter Snake) and cultural resources were discussed and mitigated in this document. The proposed project was analyzed in this previous environmental document. No new issues or new information is known that would trigger additional environmental analysis. Section 15162 of the Guidelines for Implementation of the California Environmental Quality Act Public Resources Code provides that an additional Negative Declaration need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available.

#### B. Public/Neighborhood/Business Association Comments

The project application was sent to the Natomas Community Association (NCA), Provence Home Owners Association, and River Oaks Community Association (ROCA). The NCA indicated they have no opposition to the proposed project. Staff spoke with Jim Sida, the president of the Provence H.O.A., who indicated no personal concerns about the project, though he noted that the association as a whole had not considered the project as a group and therefore did not have an official position on the project. Staff also spoke with Jon Chase, the president of ROCA who suggested that consideration be given to security for those attending evening and weekend classes. Staff suggested that a condition be included which would require a review of security for the site, if problems should occur. This suggestion was acceptable to Mr. Chase.

#### C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Public Works Department staff had no comments (no traffic study was required).

2. Utilities Department staff had no comments.
3. Fire Department staff indicated that when the applicant submits building permit plans for tenant improvements, the applicant must include detailed plans identifying fire-rated corridors, partition walls and type of alarm system used.

PROJECT APPROVAL PROCESS: The 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 the Planning Commission take the following actions:

- A. Find that a previous Negative Declaration was prepared and ratified;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to use 20,675 sq. ft. of an existing 63,160 sq. ft. office building for a college in the OB-PUD zone.

Report Prepared By,

Report Reviewed By,



Thomas S. Pace,  
Associate Planner



Scot Mende,  
Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Crown Corporate Center Phasing Map
Exhibit 1B	Site Plan (Phase I)
Exhibit 1C	Elevations
Exhibit 1D	First Floor Plan
Exhibit 1E	Second Floor Plan
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

**Attachment 1**

**NOTICE OF DECISION AND FINDINGS OF FACT FOR  
UNIVERSITY OF PHOENIX @ CROWN CORPORATE CENTER, LOCATED AT  
2890 GATEWAY OAKS DRIVE, SACRAMENTO, CALIFORNIA  
IN THE OB-PUD ZONE. (P99-090)**

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At the regular meeting of October 14, 1999, 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: Prior Negative Declaration**

**B. Approved the Special Permit to use 20,675 sq. ft. of an existing 63,160 sq. ft. office building for a college in the OB-PUD zone.**

These actions were made based upon the following findings of fact and subject to the following conditions:

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**FINDINGS OF FACT**

- A. Prior Environmental Document Prepared: The City Planning Commission finds that a previous Negative Declaration (P97-109) was prepared and ratified.
- B. Special Permit to use 20,675 sq. ft. of an existing 63,160 sq. ft. office building for a college in the OB-PUD zone: The Special Permit is approved based on the following findings of fact:
1. The project is based upon sound principles of land use in that:
    - a. The proposed use is compatible with the uses in the vicinity of the project site;
    - b. Adequate landscaping, vehicle circulation, maneuvering, and parking is provided; and
    - c. The after-hours nature of the projects reduces impacts to traffic and parking.
  2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that 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 policies in the General Plan and South Natomas Community Plan in that:

- a. The project will not alter the character of the use or intensity of the subject site or region; and
- b. The project, as a conditionally allowable use in Office Building zones, is in furtherance of policies to encourage office development along freeway frontages to buffer residential uses from traffic impacts.

CONDITIONS OF APPROVAL

- B. The Special Permit to use 20,675 sq. ft. of an existing 63,160 sq. ft. office building for a college in the OB-PUD zone is hereby approved subject to the following conditions:
  - B1. The applicant shall comply with the Mitigation Monitoring Plan on file for P97-109.
  - B2. The college use shall substantially conform to the plans attached as Exhibits 1A-1E and is further limited as follows:
    - a. The allowable area for college use is 20,675 sq. ft.;
    - b. Class hours of operation are permitted from 8:00am to 5:30pm with a maximum limit of **80** students and employees during these hours;
    - c. Class hours of operation are permitted from **5:30pm** to 10:30pm (Monday through Friday) and 8:00am to 5:00pm (Saturday and Sunday) with a maximum limit of 180 students and employees during these hours;
    - d. A Special Permit Modification shall be obtained from the Planning Commission and/or Zoning Administrator if a modification of this condition is sought.
  - B3. Any sign for the college shall comply with the Metro Center PUD Guidelines and applicable Sign Ordinance requirements.
  - B4. Should on-site security become a concern either of students and employees or of adjacent residents or property owners, the applicant shall meet with City staff and the affected parties to address security concerns and implement measures such as provision of on-site security personnel.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

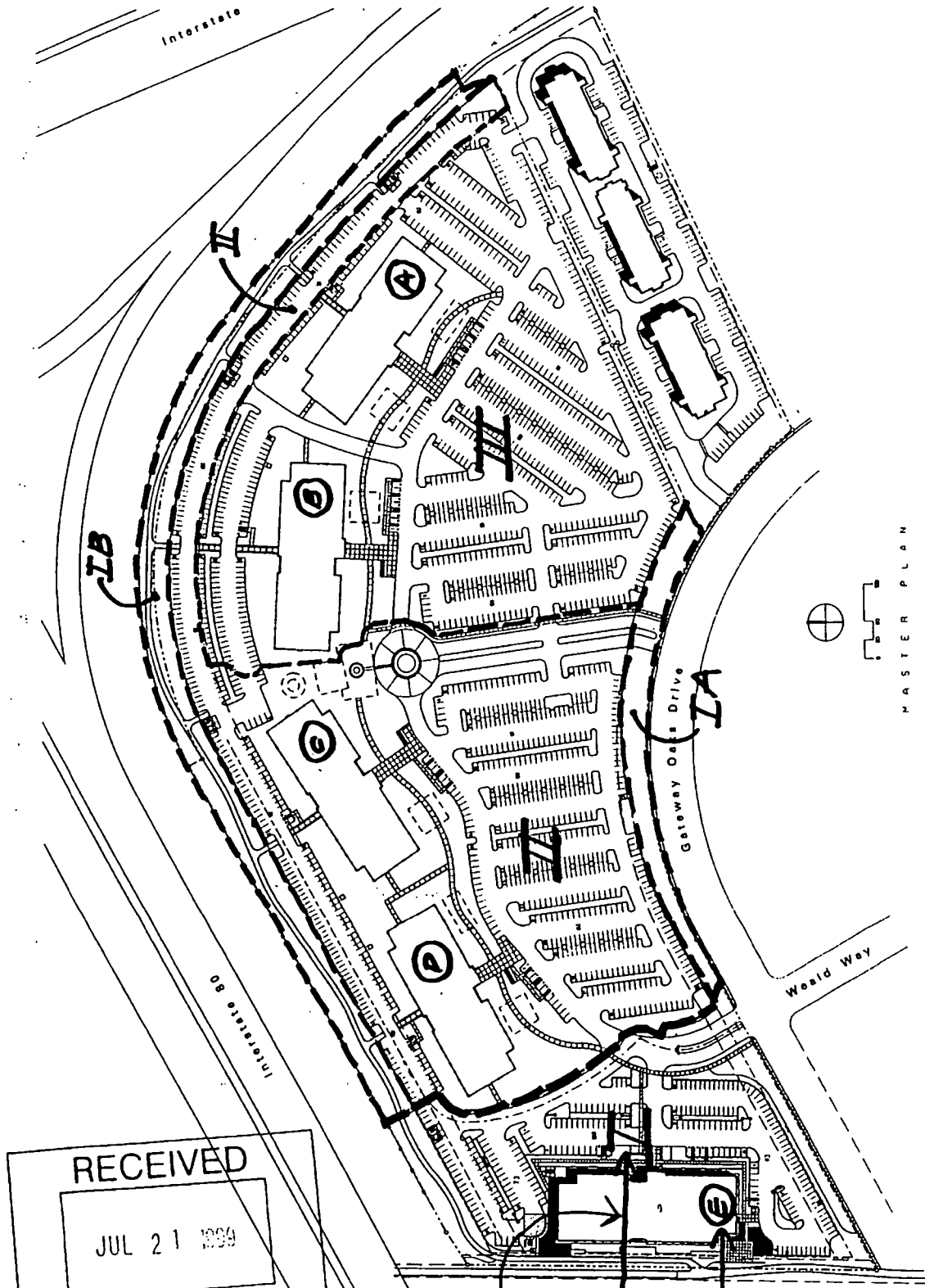
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SECRETARY TO CITY PLANNING COMMISSION

\_\_\_\_\_  
DATE (P99-090)

- Exhibit 1A Crown Corporate Center Phasing Map
- Exhibit 1B Site Plan (Phase I)
- Exhibit 1C Elevations
- Exhibit 1D First Floor Plan
- Exhibit 1E Second Floor Plan



Exhibit 1A Crown Corporate Center Phasing Map



RECEIVED  
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 CITY OF SACRAMENTO  
 CITY PLANNING DIVISION

P 99-090

PROPOSED  
 LOCATION  
 OF UNIV.  
 OF PHOENIX

Phase #

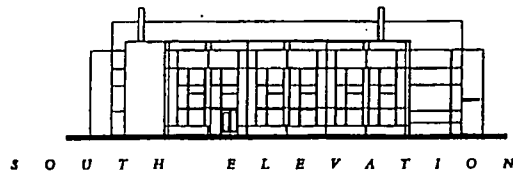
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 SACRAMENTO, CALIFORNIA  
 BTV 1/18/99.  
 Crown Equities, Inc.

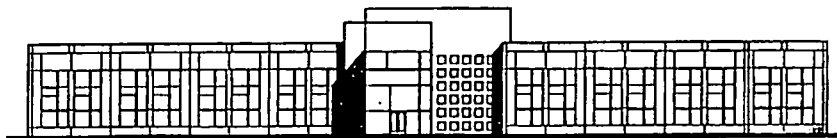
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 1/7/99 MEETING



Exhibit 1C Elevations



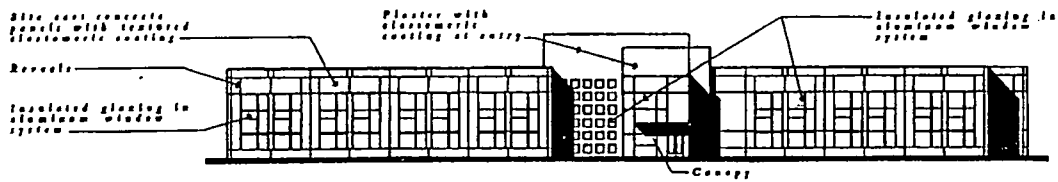
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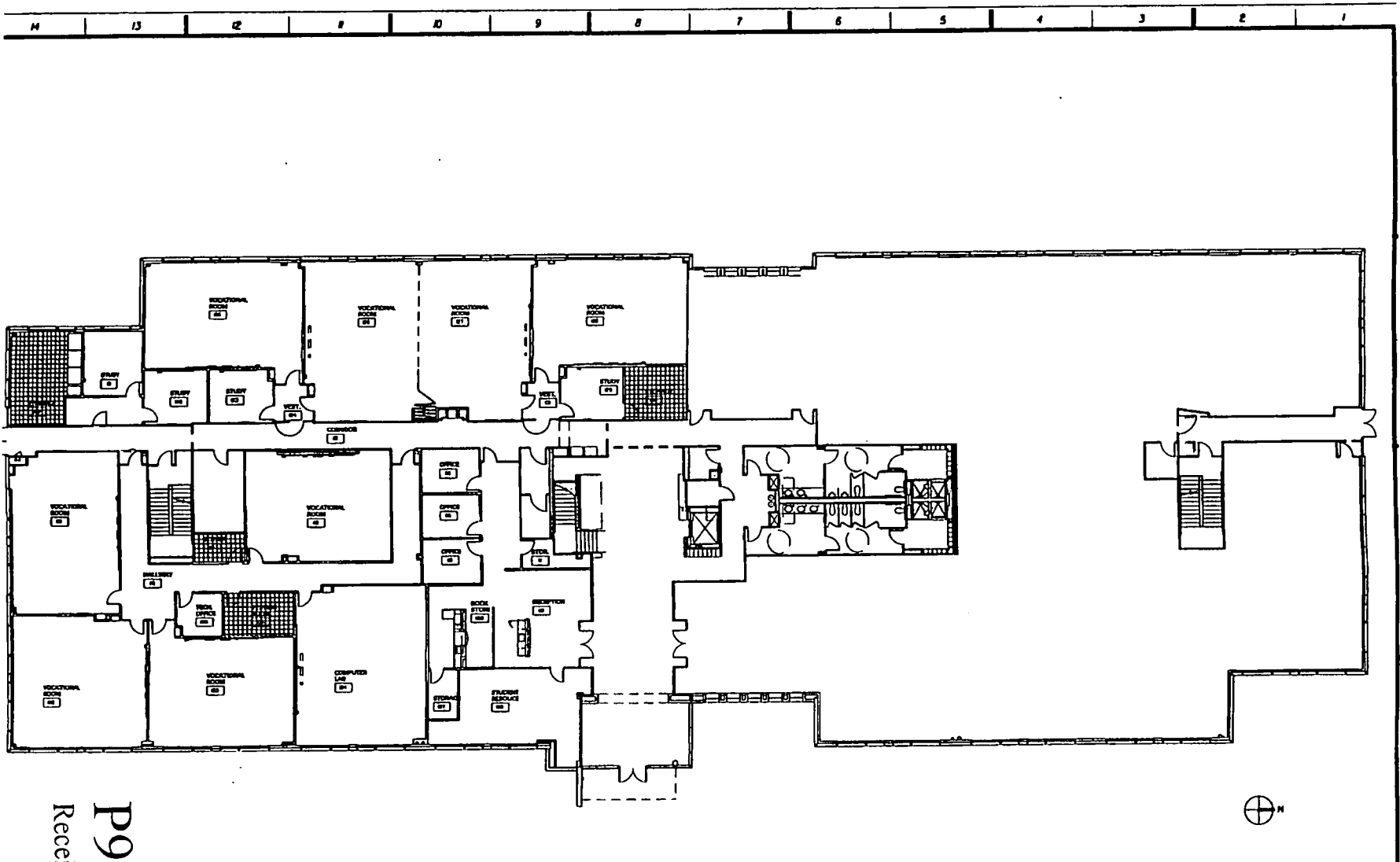
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**BTV**

Crown Building, Inc.

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L P A

Exhibit 1D First Floor Plan

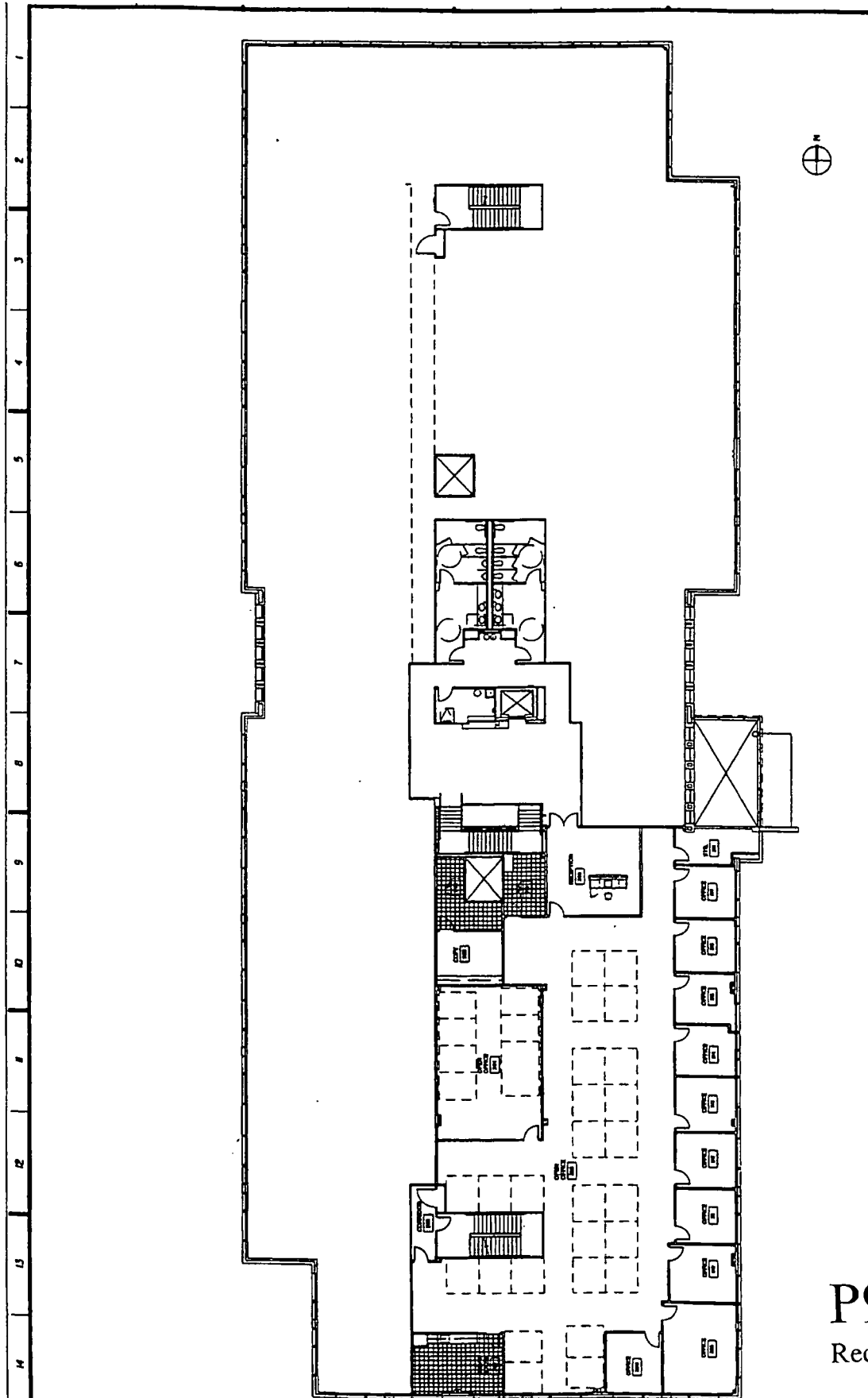


<p><b>LPA</b> Sacramento, Inc. Architecture Planning Interior Design Landscape Architecture</p> <p>825 F Street Sacramento, CA 95841 916-442-2222 FAX 916-442-2823</p>		<p>Architect</p>	<p>Consultant</p>																											
<p>Job Title</p> <p><b>BTV</b> Crown Corporate Center</p> <p><b>CROWN CORPORATE CENTER BUILDING E UNIVERSITY OF PHOENIX</b></p>		<table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Revisions</th> </tr> </thead> <tbody> <tr><td>▲</td><td></td><td></td></tr> <tr><td>▲</td><td></td><td></td></tr> <tr><td>▲</td><td></td><td></td></tr> <tr><td>▲</td><td></td><td></td></tr> </tbody> </table>	No.	Date	Revisions	▲			▲			▲			▲			<p>Drawing Title</p> <p><b>FIRST FLOOR FINISH PLAN</b></p> <table border="1"> <tr> <td>Job No.</td> <td>19-033</td> <td>Sheet No.</td> </tr> <tr> <td>Date</td> <td>AUGUST 14, 1999</td> <td><b>A2.31</b></td> </tr> <tr> <td>Drawn By</td> <td>AMJ/BC</td> <td></td> </tr> <tr> <td>Checked By</td> <td>RM</td> <td>of Sheets</td> </tr> </table>	Job No.	19-033	Sheet No.	Date	AUGUST 14, 1999	<b>A2.31</b>	Drawn By	AMJ/BC		Checked By	RM	of Sheets
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P99-090  
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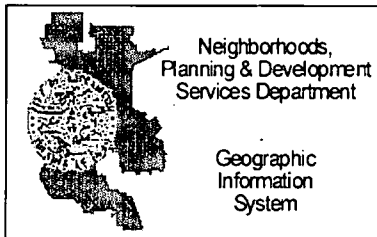
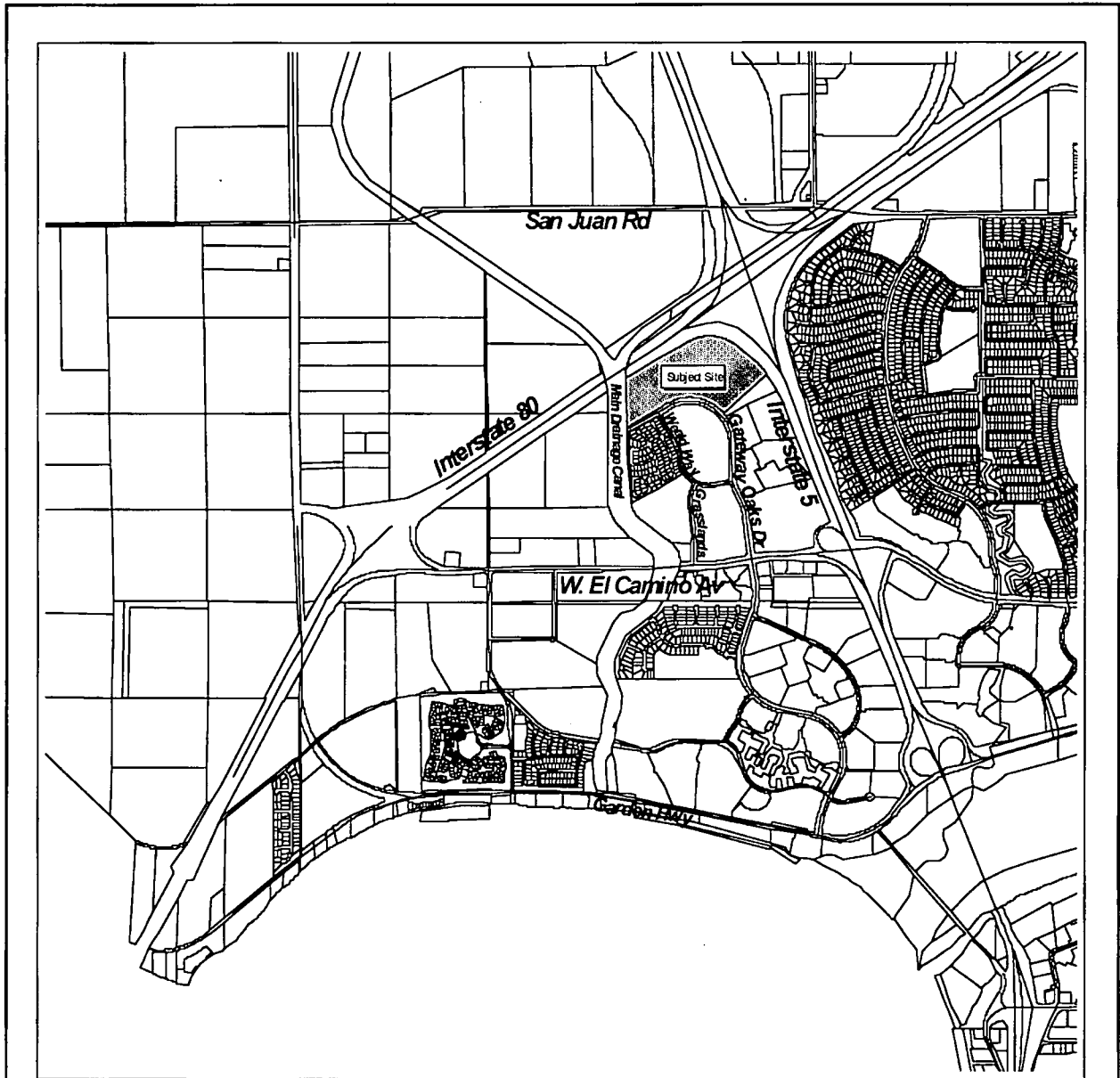
Exhibit 1E Second Floor Plan



<p><b>LPA</b> Sacramento, Inc. Architects 1000 Broadway Sacramento, CA 95811 Phone: (916) 441-1100 Fax: (916) 441-1102</p>		<p>Architect</p>	<p>Consultant</p>
<p>Job Title: <b>BTV</b> Crown Corporate Center Sacramento, CA</p>		<p>Architect</p>	<p>Drawing Title</p>
<p>CROWN CORPORATE CENTER BUILDING E UNIVERSITY OF DHORNAVY</p>		<p>Architect</p>	<p>SECOND FLOOR FINISH PLAN</p>
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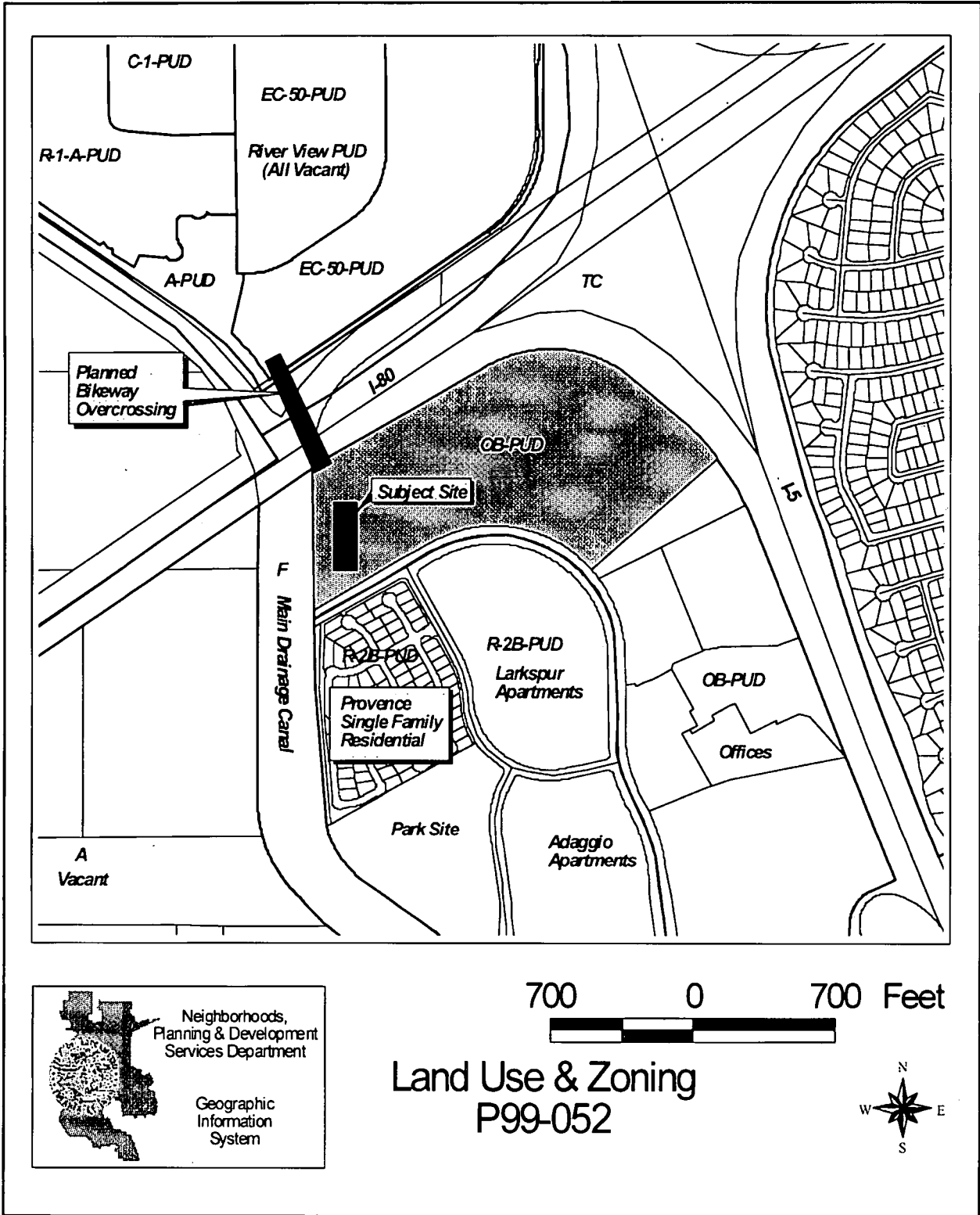
**Attachment 2 Vicinity Map**



Vicinity Map  
P99-052



Attachment 3 Land Use & Zoning Map



Neighborhoods,  
Planning & Development  
Services Department

Geographic  
Information  
System

Land Use & Zoning  
P99-052

