

RESOLUTION NO. 1650

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF AUGUST 11, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SPECIAL PERMIT FOR PROPERTY LOCATED AT 1760 CREEKSIDE OAKS DRIVE

(P94-066) (APN: 274-0410-010)

WHEREAS, the City Planning Commission on August 11, 1994, held a public hearing on the request for approval of a special permit to occupy a portion of an existing office building with University of Phoenix extension courses for property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Special Permit is hereby approved based upon the following findings of fact:
 - A. The project, as conditioned, is based upon sound principles of land use in that the proposed use is compatible with the surrounding office uses in the complex.
 - B. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - 1) adequate setbacks, landscaping and parking is provided; and
 - 2) the extension courses will occur after business hours in the office complex, thereby, the use will not impact the existing office functions during normal business hours.

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- C. The project is consistent with the General Plan and South Natomas Community Plan which designate the site Community Neighborhood Commercial & Offices and Office/Office Park, respectively.
- 2. The special permit for the extension courses is hereby approved, subject to the following conditions:
 - A. The applicant will be required to participate in the Transportation Management Program.
 - B. A Special Permit Modification shall be obtained from the Planning Commission and/or the Zoning Administrator if the student count exceeds 225 and/or hours of operation are expanded.



CHAIRPERSON

ATTEST:



SECRETARY TO PLANNING COMMISSION

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