



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

April 1, 1993

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

PLANNING DIRECTOR'S SPECIAL PERMIT MODIFICATION
(P93-044)

APPLICATION: Planning Director's Special Permit Modification to allow BINGO in a private club facility on 13.4± developed acres in the Agriculture (A) zone.

LOCATION: 6446 Riverside Blvd.

SUMMARY: The applicant is requesting a special permit modification in order to allow BINGO games to be conducted on Wednesday evenings at the existing Sacramento Elks Lodge #6.

BACKGROUND INFORMATION: A Special Permit was granted in 1974 to develop a private club, the Elk's Club. The applicant is requesting a modification to the existing Special Permit to allow BINGO to be held at the Elk's Lodge on Wednesday nights. The City Manager's Office has issued a temporary permit to the Kennedy High School Parents Association to conduct BINGO at the facility for a 30 day period that ended on March 31, 1993.

Letters stating the intent to have BINGO on Wednesday nights were sent to property owners (22) within a 100 foot radius of the Elks Lodge. These letters were sent on March 10, 1993. As of April 1, 1993, two property owners contacted staff regarding the proposal. One property owner was concerned that the Elk's Club should conduct only Elk's events and not rent the hall out to other organizations. The second owner, who owns Greenhaven Plaza, was concerned about events at the Elk's that may spill over onto his property.

STAFF ANALYSIS: Staff has no objection to the applicant's proposal. The BINGO games will be conducted at the Sacramento Elk's Lodge #6 on Wednesday evenings between the hours of 5:00 p.m. and 10:15 p.m. The BINGO license would be operated by the J.F.

APPLICATION NO. P93-044

Kennedy Marching Band Parents Association. The addition of BINGO falls within the parameters of the previously approved Special Permit for the Elks Lodge and should not create a significant impact on the surrounding neighborhood.

Staff has inspected the site and found that adequate parking is provided on the site for BINGO patrons and workers. In addition, BINGO games have been conducted at the Elk's Club during March and no complaints or comments on the operation have been received by either the City Manager's office or the Planning Division.

RECOMMENDATION: Staff recommends the Planning Director approve the Special Permit Modification to allow BINGO games to be conducted at the existing Elks Lodge subject to conditions and based upon findings of fact which follow.

Conditions

1. A BINGO permit shall be obtained by the Elk's Lodge/Parents Association through the City Manager's Office.
2. BINGO games shall be conducted one night per week only. (Games are presently conducted on Wednesday evenings.)
3. The hours of operation shall be from 6 p.m. to 10 p.m., with the doors opening no earlier than 5 p.m. and participants leaving by 10:30 p.m.
4. All activities relating to the BINGO use shall be conducted inside the Elk's Lodge Building.
5. If the BINGO games cause a nuisance to the surrounding community, the City Manager's Office and Planning Division shall review the permit to and determine if additional conditions are necessary or if the BINGO permit should be revoked.

Findings of Fact

1. The project, as conditioned, is based on sound principles of land use in that the facility will accommodate the Bingo games and not have an impact on surrounding development.

GREENHAVEN PLAZA

300 FLORIN ROAD
SACRAMENTO, CALIFORNIA 95831

GEORGE TSAKOPOULOS
REAL ESTATE INVESTMENT
LAND DEVELOPER

OFFICE (916) 422-6155

I have financially supported the John F. Kennedy High School Band since 1970. I have helped the band raise money for out-of-town performances and equipment. Several times I had the band perform at Greenhaven Plaza twice a year, and donated \$400.00 each time. Merchants in Greenhaven Plaza and I have also sold tickets for pancake breakfasts and other fundraisers for the school. Normally, I would support any fundraising plan the band came up with, but the Elks Lodge BINGO proposal is different.

While I have no problem with the Kennedy High School Band, and in fact support their efforts to raise money, the Elks Lodge has failed to demonstrate the ability and willingness to properly police the activities on their property, and act responsibly when something goes wrong. It is because of the lack of good faith the Elks Lodge has shown that I cannot condone the weekly activity of the BINGO hall.

Sincerely,


George Tsakopoulos

cc: Lisa Cabodi

GT/kt

GREENHAVEN PLAZA
300 FLORIN ROAD
SACRAMENTO, CALIFORNIA 95831

GEORGE TSAKOPOULOS
REAL ESTATE INVESTMENT
LAND DEVELOPER

OFFICE (916) 422-6155

HAND DELIVERED

March 25, 1993

Gary Stonehouse
Planning Director
Department of Planning and Development
1231 I Street
Sacramento, CA 95814

Re: Special Permit Modification for Sacramento Elks Lodge #6

Dear Mr. Stonehouse:

I am opposed to the Special Permit Modification for Sacramento Elks Lodge #6. In the past, I have encountered problems with the Elks Lodge, and believe I will have additional problems if weekly BINGO games are allowed on an ongoing basis.

The Elks Lodge has rented their building for many different functions, and more than once we have encountered problems with people who have come over to my shopping center from one of these events. Many times, large numbers of people have parked their cars in my Greenhaven Plaza parking lot, completely filling the lot, and then walked across the street to go to an event at the Elks Lodge. As a result, my tenants have lost customers because there was no place to park close to the business being visited.

On Friday, August 14, 1992, a group held a dance at the Elks Lodge. On that night my parking lot was greatly damaged by people racing -- squeeling and skidding their cars on it. The police came out three times to try to get these people (mostly young adults), to go home nicely and quietly. The police told one of my tenants that when they had questioned these people, they told the police they had just left from a party across the street at the Elks Lodge.

On August 25, 1992, I sent the Elks Lodge a letter, demanding that their insurance pay for the damage done to my parking lot. Mr. Henman, Hall Board President of the Elks Lodge, did not have the courtesy to personally respond to my letter; however, a representative said that they were not responsible for anything that happens outside the Elks Lodge area. Mr. Stonehouse, I spent over \$100,000.00 in October, 1991, resurfacing the Greenhaven Plaza parking lot; surely you can understand why the Elks Lodge's lack of responsibility and cooperation has upset me. Consequently, I had to pay for the repairs.

The Elks lodge has made its beautiful hall, banquet facilities and landscaped grounds available for your use.

Our Facilities are Ideal for Weddings and Wedding Receptions

- Dances
- Proms
- Meetings
- Seminars
- Luncheons
- Dinner Meetings
- Christmas Parties
- Arts and Crafts Shows
- Trade Shows
- And More

We also offer

- Catering Services
- Wedding Coordination
- Elegant Large Lobby
- Hardwood Dance Floor, 50'x50'
- 16'x46" Stage
- A six-station full service Cocktail Lounge
- 18'ceilings
- Outstanding free lighted parking
- handicapped accessibility
- Built-in audio system
- 4,000 sq.ft. kitchen facility
- Coffee and linen service
- Quality round and banquet style tables and chairs
- Our facility is designed to accommodate groups from 25 to 1,000

Our "Specialty"

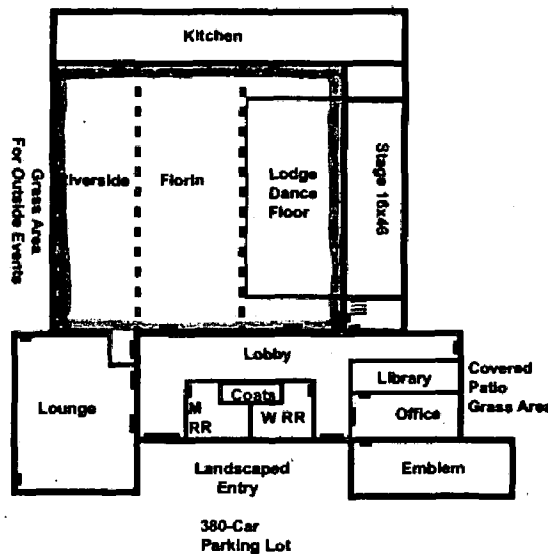
Weddings and Wedding Receptions

For more than 12 years the Elks Lodge has successfully accommodated both wedding ceremonies and wedding receptions.

With its beautifully landscaped grounds and services, the Elks Lodge has proven to be an ideal location for both large and small weddings.

We will be glad to assist you in locating a caterer, seating arrangements and all other aspects of your special occasion to insure its success.

"We know what it takes to please you and your guests"



Recommended Room Capacities

	Length/Width Ceiling Height	Square Footage	72" Round	12" Banquet	Theater Style	Conference	Classroom	Reception
Elks Hall With Stage	40 x 80 x 18	3,200	200	360	400	200	200	450
Florn	40 x 80 x 18	3,200	200	360	400	200	200	450
Lodge With Stage	46 x 80 x 18	3,680	200	360	400	200	200	450
Emblem	60 x 80 x 16	1,200	N/A	80	120	60	60	180
Lounge		3,600	150	150	N/A	N/A	N/A	350

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The Lodges hall has approximately 80' X 126' of floor space or approximately 10,080 square feet of useable space not including the stage for this operation. As you know through the city inspections, it has adequate exits, emergency lighting, and restrooms with adequate handicap access. The parking lot is lighted and has approximately 326 spaces of which 7 are handicap parking spaces. The handicap parking is clearly marked and are to city standards. This will be a non-smoking environment. Although we do have a bar on the premises it has a club license and because of city requirements will not be open to BINGO players. The bar is totally separated from the hall. The hall is strictly a meeting room.

As the BINGO takes place inside the building the parents association is required to provide security officers to roam the parking lot during its hours of operation and they are also required to carry adequate insurance.

Moving the BINGO back into the area of the school is good for the Elks and their youth projects as well as for the school and its marching band. This is also good for the community because they are investing in their own school not to mention the increased revenue for the city. The Elks Lodge members see this as a win-win situation for ourselves and the community.

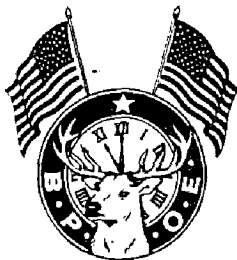
If you have any question please feel free to contact me at (916) 422-9264.

Sincerely,



Ron Roberts
Hall Board Secretary
Lodge Leading Knight

cc: Chet Dereng, Exalted Ruler
John Henman, Hall Board President
Bill Brockwehl, Lodge Secretary
Cindy Eaton, Bingo Coordinator



B.P.O. ELKS No. 6

A FRATERNAL ORGANIZATION

6446 Riverside Boulevard, Sacramento, Ca 95831

Telephone (916) 422-6666

March 2, 1993

Sacramento City Planning Director
Mr. Gary Stonehouse
C/O Ms. Joy Patterson
1231 I Street
Sacramento, CA 95814

Dear Mr. Stonehouse:

The Sacramento Elks Lodge is requesting a Planning Directors Modification Permit to be added to the existing Special Use Permit on our property located at 6446 Riverside Blvd. This permit is to allow us to have BINGO inside our Building every Wednesday evening (only one night per week).

We had a request from the J.F. Kennedy Marching Band Parents Association to allow them to have BINGO at our location. Under the Elks Community and Youth programs we feel this is a worth while program and therefore are asking for the Planning Directors Modification Permit.

The BINGO License has been filed by the Band Parents Association and the operation of the actual BINGO will be done by them. The Elks are only providing the location.

As you may or may not know the J.F. Kennedy Marching Band has been in existence for years and they used to have BINGO in a building on South Land Park Drive until they lost their lease two years ago. The purpose of the BINGO operation was to raise money for the band so they could go to competitions, parades, and buy new instruments and equipment. These funds are not in the school districts budget. This operation is run exclusively by the parents and all of the money goes to the band. There are no paid employees. Since they were forced to move their operation out of the area of the school and most recently to the North Sacramento Area on Watt Ave it has been hard to get the parents to participate. They also lost the following of parents and former students who used to play BINGO because they knew the money was going to a good cause.

The actual hours of operation will be from 6 p.m. to 10 p.m. with the doors opening at 5 p.m. and the majority of the participants leaving the premises by 10:15 p.m..

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CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 I Street

Sacramento, Ca. 95814

1231 I STREET
SACRAMENTO, CA

ADMINISTRATION
ROOM 300, 95814-2987
(916) 264-5571
FAX (916) 264-7185
BUILDING INSPECTIONS
ROOM 200, 95814-2998
(916) 264-5716
FAX (916) 264-7046
ECONOMIC DEVELOPMENT
ROOM 300, 95814-2987
(916) 264-7223
ENVIRONMENTAL SERVICES
ROOM 301, 95814-3982
(916) 264-7037
PLANNING
ROOM 200, 95814-2998
(916) 264-5381

March 10, 1993

Dear Property Owner:

Sacramento Elks Lodge #6 is requesting a modification to their existing Special Permit to allow BINGO games to be conducted at their facility on Wednesday evenings between the hours of 5:00 p.m. and 10:15 p.m. The BINGO License would be operated by the J.F. Kennedy Marching Band Parents Association. Please see the attached letter and plans provided by the Elks Lodge for further information. The City Manager's Office has issued a temporary permit to the Parents Association to conduct BINGO at the facility for a 30 day period that will end on March 31, 1993.

The Planning Director has the authority to approve minor modifications to previously approved special permits at staff level. The addition of BINGO on Wednesday evenings appears to fall within the parameters of the previously approved Special Permit for the Elks Lodge and should not create a significant impact on the surrounding neighborhood.

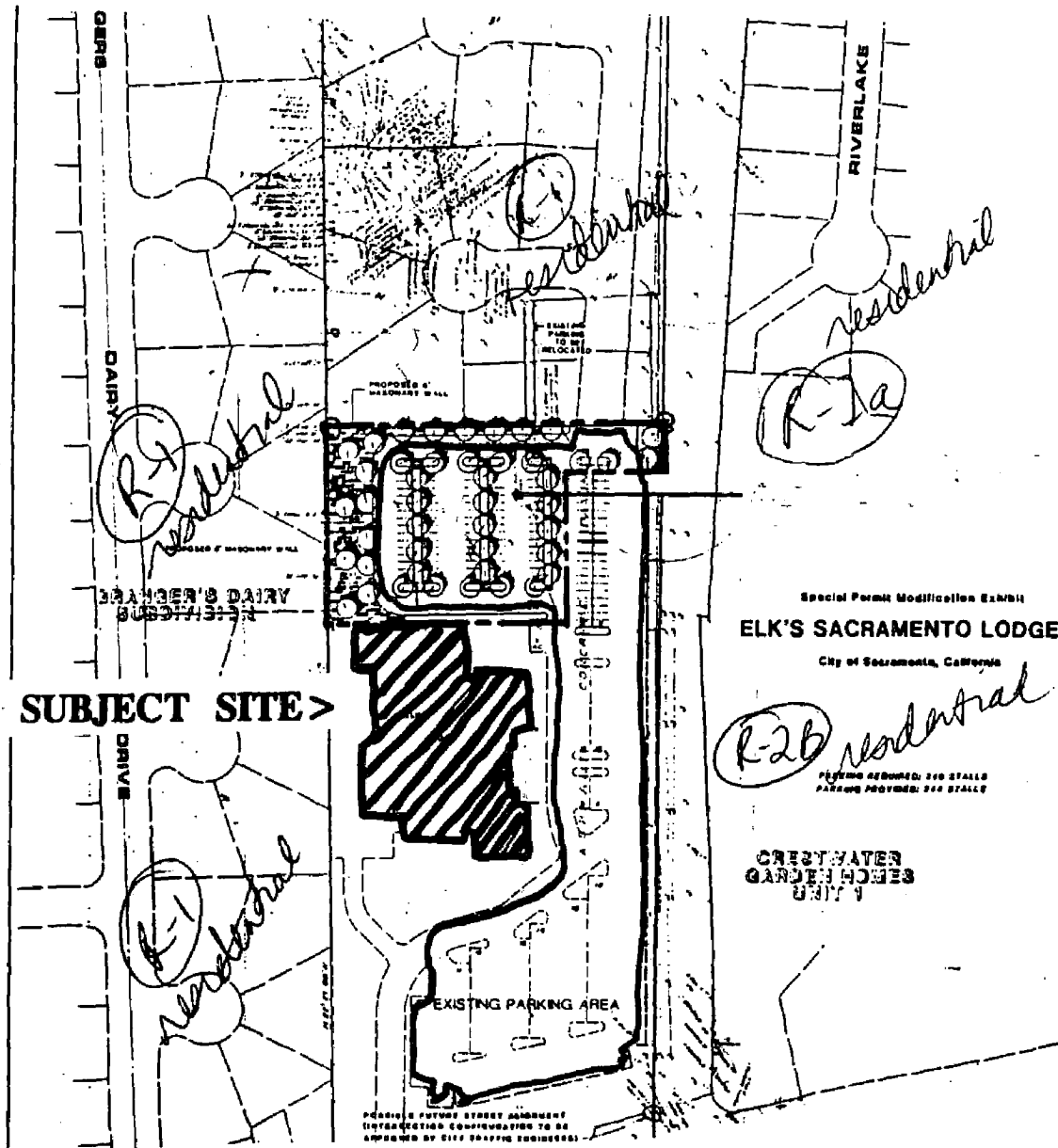
The Planning Division, would, however, like to hear any comments you may have regarding the proposal to allow BINGO for the J.F. Kennedy Marching Band at the Elks Lodge. If you have any questions or comments please contact Joy Patterson (264-5607) or Lisa Cabodi (264-7129) of my staff by March 31, 1993. Written comments may be sent to Lisa Cabodi at 1231 I Street, Room 200, Sacramento, California, 95814.

For your information, this letter has been sent to property owners within a 100 foot radius of the Elks Lodge and to the Crestwater Gardens and Lake Greenhaven Homeowners Associations. Please do not hesitate to contact us if you have any questions regarding this proposal.

Sincerely,

Gary L Stonehouse
Gary Stonehouse
Planning Director

812 TENTH STREET
SACRAMENTO, CA 95814-2694
NEIGHBORHOOD SERVICES
(916) 264-5948
FAX (916) 264-7722



VICINITY, LAND USE & ZONING MAP