

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM # 8
MARCH 24, 1994
PAGE 1

P93-146 - CAL STATE GOLF CENTER

- REQUEST:
- A. Negative Declaration.
 - B. Mitigation Monitoring Plan.
 - C. Special Permit to operate a 25 to 29 tee outdoor driving range on 11.8± vacant acres in the Light Industrial (M-1) zone.
 - D. Variance to waive the required paving in the parking area. *(WITHDRAWN BY APPLICANT)*

LOCATION: 3000 Redding Avenue, 650' north of San Joaquin Street
015-0101-011 and 012
East Broadway Community Plan Area
Sacramento City School District
Council District 6

APPLICANT:	Robert E. Young Engineers, David Apichino, 366-3040 3222 Ramos Circle, Sacramento, CA 95827
OWNER:	Chase & Dolores Israelson 441 Wyndgate Road, Sacramento, CA 95864
DEVELOPER:	Eric Gragg & Bill Cummings 1162 Fair Oaks Blvd, Suite 103, Sacramento, CA 95620
APPLICATION FILED:	September 28, 1993
STAFF CONTACT:	Cindy Gnos, 264-7636

SUMMARY/RECOMMENDATION: The applicant proposes to establish a 25 to 29 tee outdoor driving range. The development consists of the driving range, an 1,800 square foot office structure, and an 800 square foot maintenance structure with 42 parking spaces. The applicant anticipates the use to be an interim use for approximately 10 years. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. In evaluating the project, the basic issue is the compatibility of land use. **Staff recommends approval of the driving range, and denial of the paving variance.** *(Staff amended 3-24-94)*

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Community Plan Designation:	n/a
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	M-1

Surrounding Land Use and Zoning:

North:	Lumber Yard; M-1
South:	School District Warehouse and Little League Fields; M-1 and R-1
East:	Railroad Tracks and Vacant; M-2
West:	Vacant and Residential; M-1 and R-1

Setbacks:	Required	Provided
Front:	0'	89'
Side(N):	0'	5'
Side(S):	0'	140'
Rear:	0'	586'

Property Dimensions:	Irregular
Property Area:	11.8± acres
Square Footage of Office:	1,800 square feet
Square Footage of Maintenance Shed:	800 square feet
Height of Building:	12 feet, 1 story
Exterior Building Materials:	Wood
Roof Material:	Asphalt
Parking Provided:	42 spaces
Parking Required:	To Be Determined by CPC
Hours of Operation:	7 a.m. to 11 p.m.
Topography:	Flat
Street Improvements:	Existing and To Be Provided
Utilities:	Existing and To Be Provided

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>
Encroachment Permit	Public Works Department
Building Permit	Building Division

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the site Heavy Commercial or Warehouse. The General Plan has a policy regarding industrial development which requires that adequate land be provided for expansion of existing facilities and opportunities for new warehousing/distribution activities. The proposed driving range is an interim use and, therefore, will not eliminate the industrial potential of the land or surrounding lands in the future. The proposed driving range is consistent with the General Plan land use designation and policies.

B. Site Plan Design/Zoning Requirements

1. Setbacks

The layout of the development on the site includes a parking area in the front with a 14 foot landscaped planter adjacent to Redding Avenue. The office structure and maintenance shed are located behind the parking area, with the closest building approximately 89 feet from Redding Avenue. There is a putting green south of the office building, and the grass tee area is located behind the putting green and office building. The grass tee area encompasses the entire width of the site, with a depth of 180 feet. Beyond this 180 feet, the driving range covers a distance of 863 feet.

The applicant is proposing 30 foot high netting along the sides of the first 100 lineal feet of grass tee area. The remainder of the perimeter will contain 50 foot high netting (Exhibit D-1). There have been concerns raised by the City's Information/Communications Department that the stray golf balls could compromise the functioning of the communication tower proposed adjacent to the site. The applicant has agreed to work with the City's Information/Communications Department to locate fences in a manner to eliminate any potential conflicts.

2. Hours of Operation

The applicant has indicated the hours of operation to be from 7 a.m. to 11 p.m. seven days a week. There are two ways to access the site. One is from the industrial area to the north, and the other is through the residential area to the south. Staff suggests that since some of the traffic must travel through the residential area to reach the site that the hours be reduced to 10 p.m. on weekdays to reduce the impact upon the residential neighborhood.

3. Parking/Circulation

The driveway to the site is centered off Redding Avenue, with an island in the center and parking surrounding the island (Exhibit D-2). There are a total of 42 parking spaces provided. The Transportation Division has recommended the island of parking be oriented in the opposite direction so that the parked cars are not backing out into the driveway. The applicant should revise the parking layout to the satisfaction of the Traffic Engineer prior to the issuance of Building Permits. The revision should ensure that adequate maneuvering area is provided for each parking space.

The City of Sacramento's Zoning Ordinance does not list parking requirements for driving ranges, but leaves it up to the Planning Commission to determine. The County of Sacramento Zoning Ordinance requires 1.5 parking spaces per tee at a driving range. The applicant is proposing between 25 and 29 tees. Based on the County requirements, 44 parking spaces would be required for the 29 tee maximum. The applicant is proposing 42 parking spaces. The 42 parking spaces provided would allow 28 tees. Staff finds the County parking ratio to be appropriate for the development of the site, and therefore, recommends the maximum number of tees allowed be 28.

4. Paving/Frontage Improvements

~~The Zoning Ordinance requires that parking and driveway areas be surfaced using a standard paving. The applicant has requested a variance to allow the parking lot to be surfaced with gravel. Staff finds no hardship to support the request for a variance. Typically, the only paving variances approved are for the use of heavy equipment which destroys the pavement over time. Temporary parking lots also allow an alternative form of pavement, chip seal. However, a temporary parking lot defines "temporary" as two years. The applicant is proposing the use of the driving range for 10 years. Staff recommends denial of the variance to waive the standard surfacing requirements. (Staff deleted 3-24-94)~~

The applicant has also requested that frontage improvements for the site be waived. The frontage improvements are required by the City Code and reviewed by the City Engineer. The City Engineer has indicated that the improvements would not be waived. This decision may be appealed to the City Council under a separate application. The Planning Commission does not have any review authority under the Special Permit to waive frontage improvements.

5. Landscaping

The applicant has submitted a landscape plan (Exhibit D-6) for the parking area. The plan meets the 50 percent shade requirements. The development should include the 14 foot wide planters on Redding Avenue, and the eight foot wide planters along each side of the property as indicated on the enlarged site plan (Exhibit D-2).

6. Signage

The applicant is proposing one detached sign (Exhibit D-7). The sign is not illuminated and consists of a four foot by eight foot painted redwood board. It will be supported by two redwood posts. The total height of the sign is nine feet, containing 32 square feet. Staff has no objection to the applicant's proposed sign.

C. Building Design

The applicant is proposing two buildings on the site. One is a 1,800 square foot office structure, and the other an 800 square foot maintenance building. The buildings are proposed as mobile, prefabricated structures. The exterior siding is vertical wood, with a flat asphalt roof (Exhibits D-3, D-4, D-5). The applicant has indicated a preference to use these structures due to the temporary nature (10 years) of the use. Staff has no objection to the use of the mobile offices, however, the front elevation of the office needs enhancement. This could include an awning or some form of emphasized entry to the building. The applicant should submit a revised elevation for the front of the office building for the review and approval of Planning staff prior to the issuance of Building Permits.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address the protection for trees and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit C-1).

B. Public/Neighborhood/Business Association Comments

The applicant had pursued a driving range on property located across the street approximately six years ago. At that time the neighborhood sent a letter and petition in opposition to the project. The primary concerns were traffic and noise. The neighbors have been notified of the applicant's current proposal, and initially raised similar objections.

The applicant circulated a petition (Attachment F) to the residences across the street from the proposed driving range. The property owners signed in support of the proposed project.

C. Summary of Agency Comments

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

1. Building Division

No objections to the proposal.

2. Fire Department

If any gates are installed off Redding Avenue, a Fire Department knock box will be required.

3. Information/Communication Services

Adjacent to the proposed driving range is property owned by the City which has been selected as one of the sites for a radio tower which will support a Regional Radio Communications System for 9-1-1 and local government dispatching. The tower will be constructed during 1994 and the proposed driving range could place the critical public safety nature of the tower at risk. They view the tower and the driving range as incompatible uses.

Staff has reviewed the concerns of Information/Communication Services. In order to mitigate the concerns of incompatibility, the applicant has agreed to provide additional nets around the tower which will adequately protect the communications facility.

4. Public Works/Utility Department

The comments of the Public Works Department addressed drainage, frontage improvements, and the layout of the parking area. The comments have been incorporated into the conditions of approval.

5. City Arborist

The City Arborist reviewed the applicant's proposal and recommended tree protection mitigation measures which have been incorporated into the mitigation measures of the Negative Declaration and Mitigation Monitoring Plan.

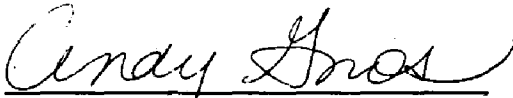
PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny both the Special Permit and Variance. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Adopt the attached Resolution approving the Mitigation Monitoring Plan.
- C. Adopt the attached Resolution approving the Special Permit to operate a 25 to 29 tee outdoor driving range.
- D. ~~Withdraw~~ ~~Adopt the attached Resolution denying~~ the Variance to waive the required paving in the parking area. *(Staff amended 3-24-94)*

Report Prepared By,

Report Reviewed By,



Cindy Gnos, Associate Planner

Barbara L. Wendt, Senior Planner

Attachments

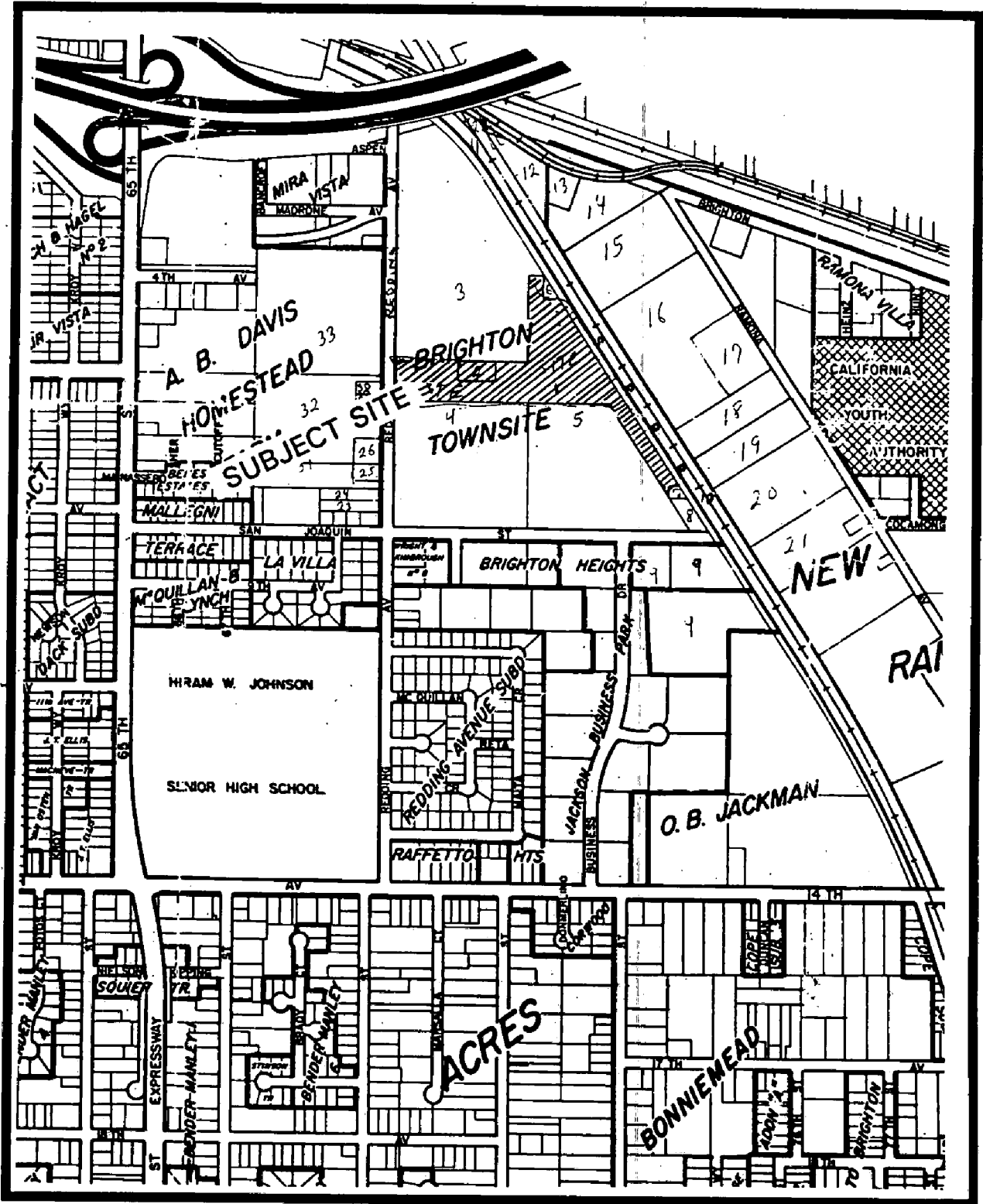
Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution Approving Mitigation Monitoring Plan
Exhibit C-1	Mitigation Monitoring Plan
Attachment D	Resolution Approving Special Permit
Exhibit D-1	Site Plan
Exhibit D-2	Enlarge Site Plan
Exhibit D-3	Elevations
Exhibit D-4	Elevations
Exhibit D-5	Elevations
Exhibit D-6	Landscape Plans
Exhibit D-7	Sign Plan
Attachment E	Resolution Denying Variance
Attachment F	Petition

ATTACHMENT A

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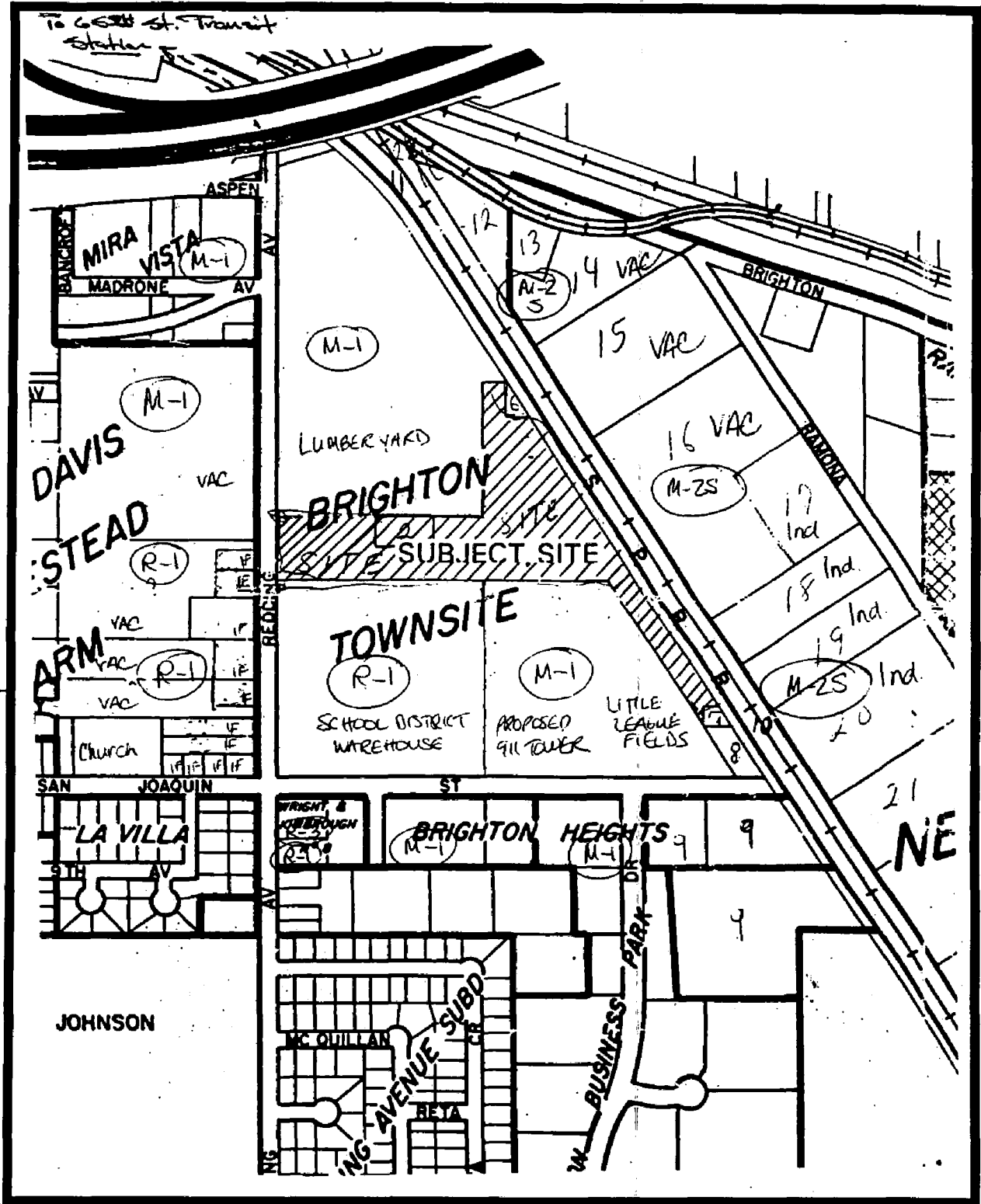
VICINITY MAP

ATTACHMENT B

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LAND USE AND ZONING MAP

Recording
Not
Required

-
-
-
-
-

MITIGATION MONITORING PLAN

FOR

Special Permit - Cal State Golf Center/P93-146

Initial Study

Prepared By:
City of Sacramento Planning Division
February 2, 1994

Adopted By:
City of Sacramento Planning Commission

Date: 3-24-94

Rita L. Donahue
CHAIRPERSON

Suzanne Clemstad
Secretary to Planning Commission

CITY OF SACRAMENTO**MITIGATION MONITORING PLAN**

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Planning Division, 1231 I Street, Suite 200, Sacramento, CA 95814, (916) 264-7636, pursuant to California Environmental Quality Act Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: Cal State Golf Center/P93-146
Applicant Name: Robert E. Young Engineers
Address: 3222 Ramos Circle
Sacramento, CA 95827

Project Location / Legal Description of Property (if recorded):

3000 Redding Avenue

SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures placed on Plant/Animal Life, and Cultural Resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above.

The applicant is proposing a Special Permit and Variance to develop a golf driving range on 11.8± vacant acres in the Light Industrial (M-1) zone. The site is located at 3000 Redding Avenue (APN: 015-0101-011 and 012) within the East Broadway Community Plan (EBCP) area. The Sacramento General Plan designation is Heavy Commercial or Warehouse.

SECTION 3: PLAN CONTENTS**A. Plant & Animal Life**

1. Tree #6 shall be saved (Please refer to the Arborist Report)
2. In order to reduce the effects of grading and construction practices on the saved trees, the applicant has agreed to the following mitigation measures:
 - o A 16" chain link fence shall be erected around the driplines of the

trees to be preserved.

- o There shall be no grade changes, trenching, no parking of vehicles, and no storage of materials within the fenced-in areas.
- o The trees to be saved and the protection methods noted above shall be identified on all grading and building site plans for the project.
- o If during construction, the barriers are penetrated or the tree branches are damaged or disturbed, construction shall stop and a certified arborist be contacted for development of appropriate tree protection measures (subject to approval by the City Arborist).
- o If any utilities must be installed within the driplines of any of the trees protected by the construction barriers, horizontal boring shall be permitted. No trenching shall occur within the driplines of these trees.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento

MONITORING PROGRAM

Prior to the issuance of any Building Permit, the Building Division shall require that the project plans incorporate the tree protection measures as specified by the above mitigation measures.

Documentation of completion of the required mitigation measures shall be placed in the project record by the applicable City Entity as follows:

-The Building Division shall document implementation of all mitigation measures prior to issuance of final building permits, a Certificate of Occupancy or a Certificate of Compliance for the project.

B. Cultural Resources

1. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento
Department of Public Works, City of Sacramento

MONITORING PROGRAM

Both the subdivision improvement plans and the building permit plans shall include notes stating that if subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall be stopped and an archaeologist shall be consulted.

If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction within the affected area continues. The City department responsible for inspection and approval of the construction project shall verify the adequacy of the proposed mitigation measures by referring the mitigation plans to the Environmental Services Division for approval. A six foot high construction barrier shall be placed around the affected area until such mitigation measures have been implemented.

In the case of additional review as required above, the developer shall deposit with the City adequate funds, as determined by the Environmental Services Division, to provide funding for the City review of revised mitigation measures and monitoring program provisions. These funds will be deposited prior to resumption of work within the affected area. The Building Division shall verify that the project plans incorporate the revised measures prior to resumption of work in the affected area.

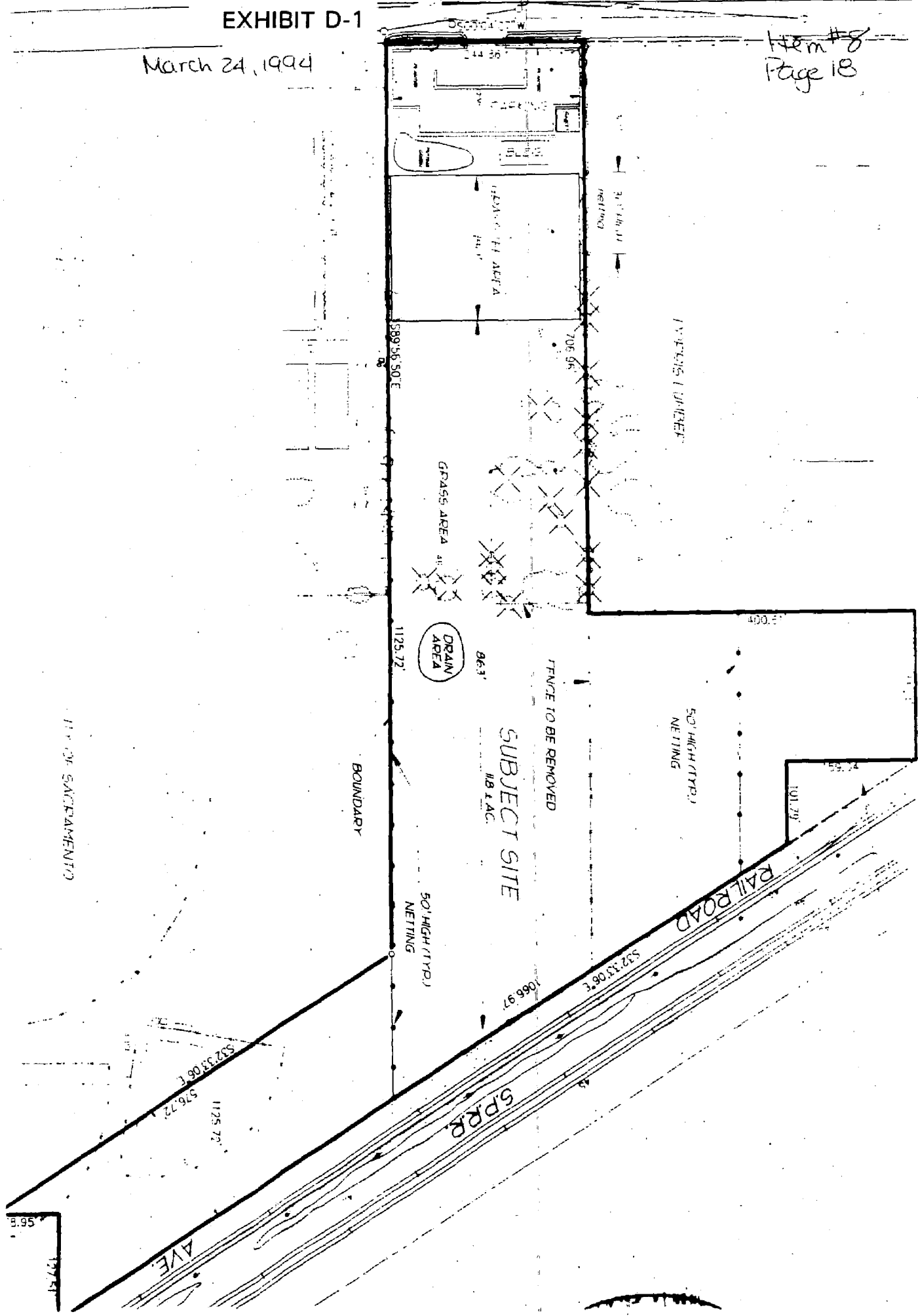
Site inspections by the Building Division shall watch for any potential archaeological resources during site visits. A City contact person shall be notified (in Permit Services) in case of an archaeological discovery. The Building Division shall attach this requirement to the approved permit plans and include this measure as a random inspection item on the Special Conditions Attachment.

EXHIBIT D-1

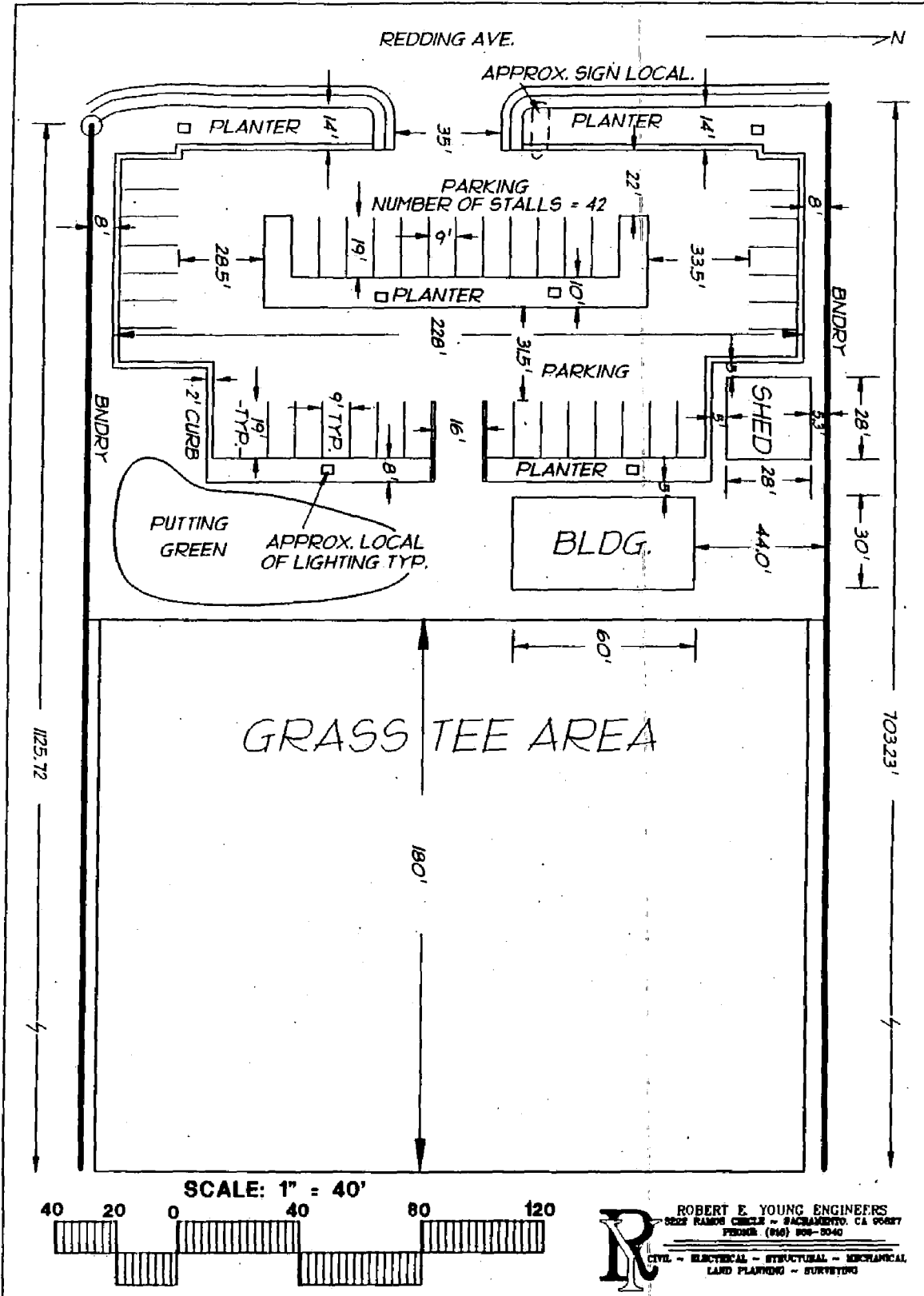
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CAL 5 EXHIBIT D-2 ENTER MARCH 24 1994 ENLARGED SITE PLAN OF PARKING AND BUILDINGS



P93-146

SIZE TO BE INCREASED FROM 24'x44' TO 24'x60'.
NUMBER OF WINDOWS TO BE FOUR (4) ON FRONT
SIDEWALL AND SIX (6) ON REAR SIDEWALL.
ENTRY DOORS NOT RECESSED AS SHOWN.

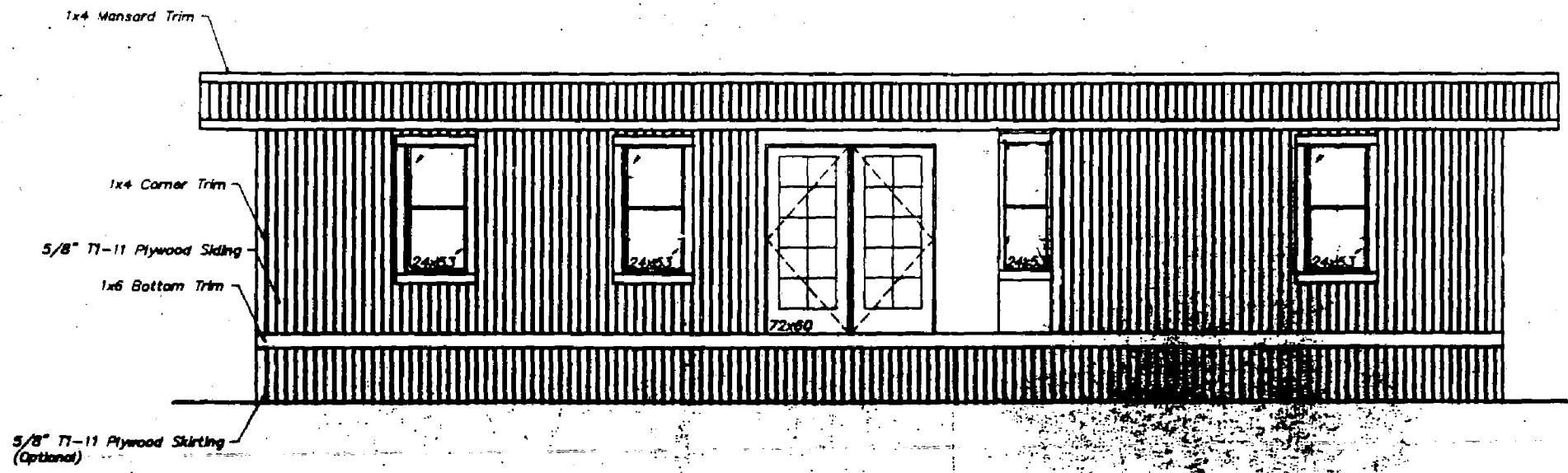


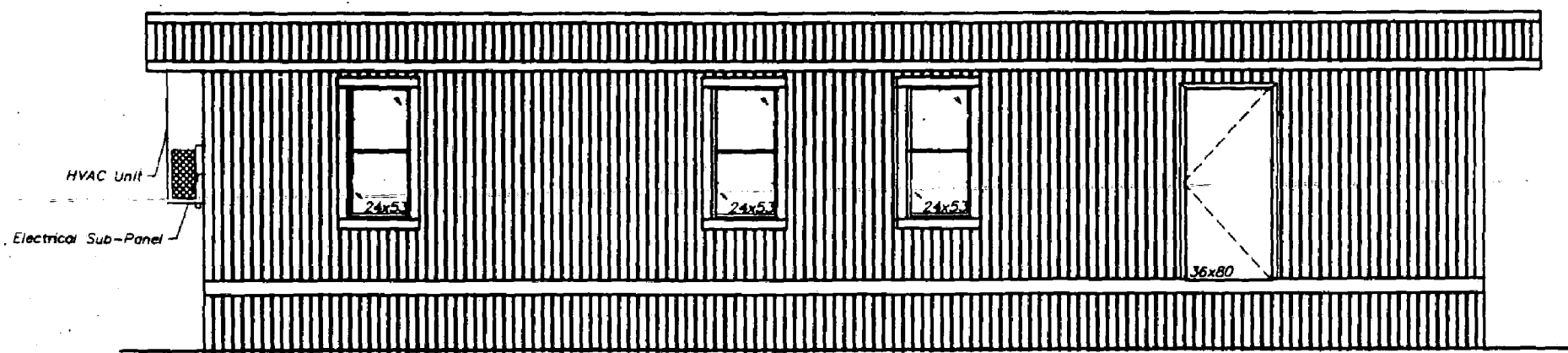
EXHIBIT D-3
MARCH 24, 1994

FRONT SIDEWALL ELEVATION
1/4" = 1'-0"

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ELEVATION

LEFT ENDWALL E
1/4"=1'-0"



REAR SIDEWALL ELEVATION
1/4"=1'-0"

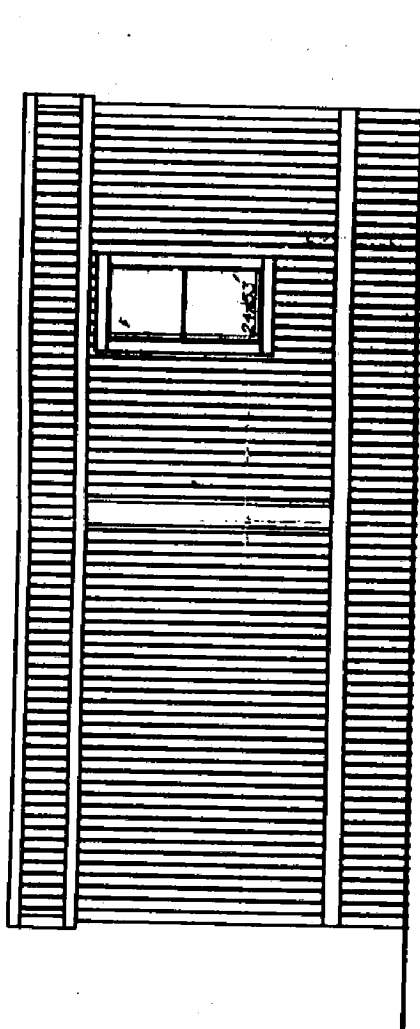
EXHIBIT D-4
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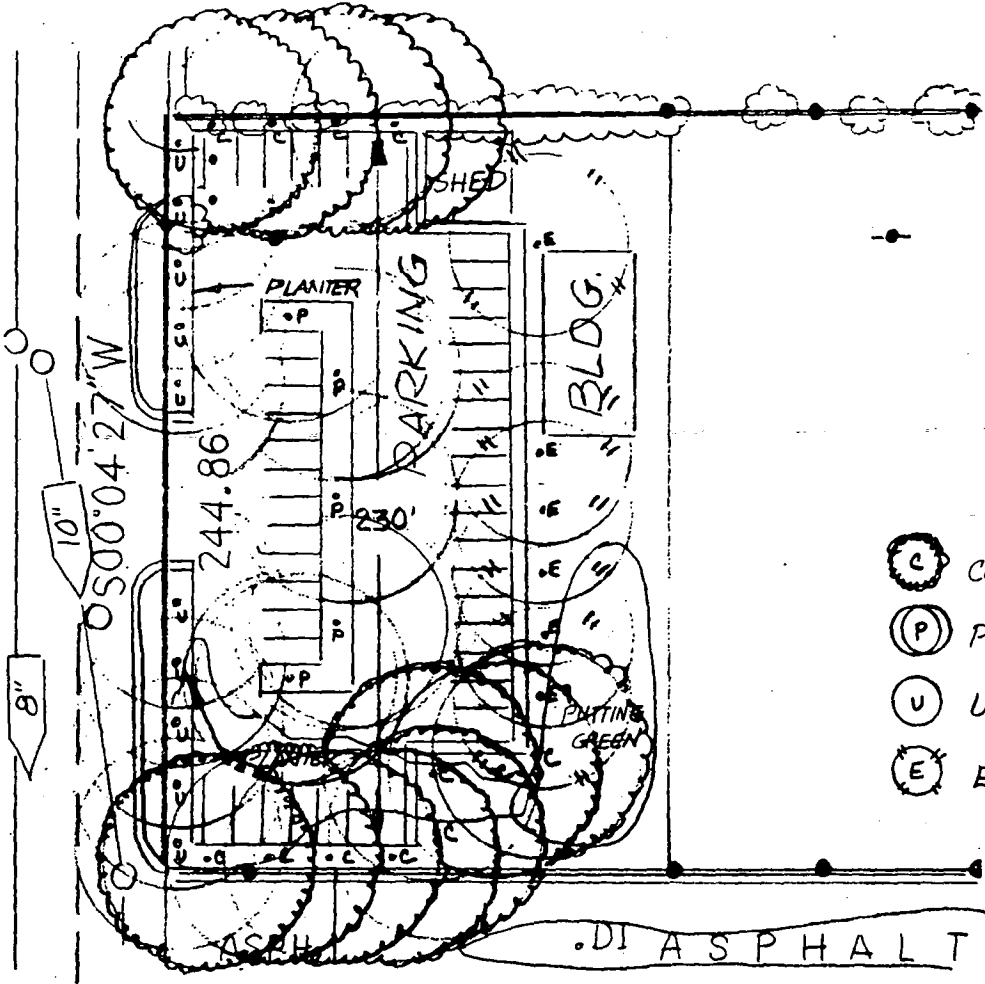
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EXHIBIT D-5
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RIGHT ENDWALL ELEVATION
1/4"=1'-0"



SHADING CALCS.

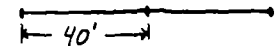
TOTAL SQ. FT. PARKING: 20,555 ϕ

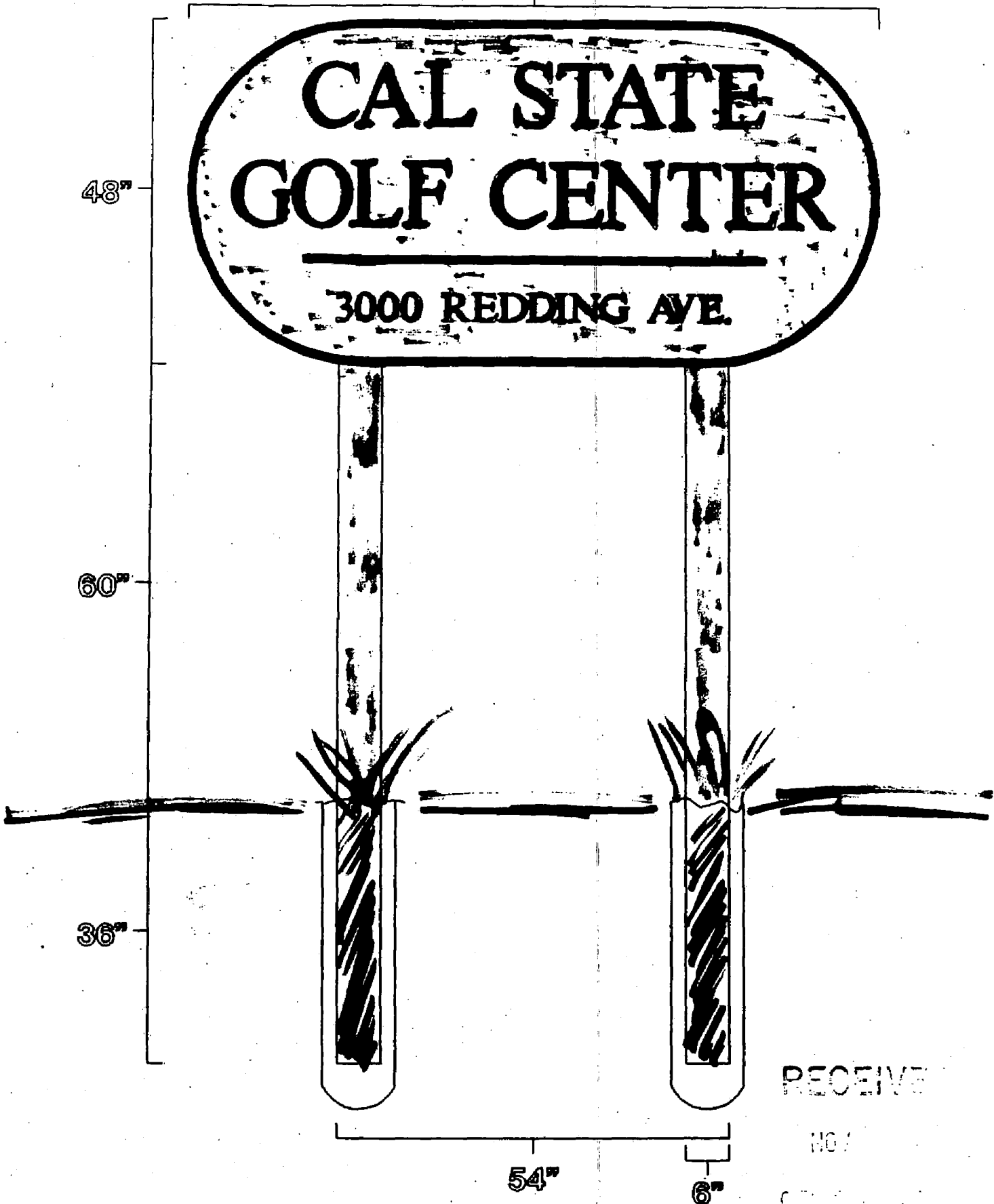
SHADING: 15,233 ϕ

% SHADING: 74

TREES	100%	75%	50%	25%	TOTAL ϕ
(C) CELTIS OCCIDENTALIS	1 @ 721	4 @ 481	7 @ 240		4325
(P) PISTACHE CHINENSIS	5 @ 962				4810
(U) UMBELLULARIA CALIFORNIA		8 @ 481	2 @ 240		4328
(E) EUCALYPTUS NICHOLLI		4 @ 354	2 @ 177		1770
					15,233 ϕ

SCALE: 1" = 40'





**CAL STATE
GOLF CENTER**

3000 REDDING AVE.

RECEIVED

NOV

CITY OF

ATTACHMENT F

March 24, 1994

CAL STATE GOLF CENTER

A golf practice facility (driving range) is being proposed for property located at 2601 Redding Avenue, Sacramento, Ca. 95820.

The proposed facility will be night lighted with the practice tees located at the westerly end of the property. The lighting will be oriented to shine from west to east, away from Redding Avenue. A parking lot for approximately 40 cars will be located adjacent to Redding Avenue.

Hours of operation will be from 7:00 A.M. to 11:00 P.M.

Drainage resulting from the irrigation of the golf facility will be contained on-site so as to not affect neighboring properties.

The undersigned being an owner of neighboring property have no objections to the use of the property for golf practice facilities as described.

	<u>NAME</u>	<u>ADDRESS</u>	<u>APN #</u>
			15-091-46, 47, 48
9/15/93	Mr + Mrs Alfred Becken	3004 - 3012 Redding Ave	
9/15/93	Eric & Mary Frumtony Redding Ave		15-091-44 & 45
9/15/93	Mr & Mrs Dan Slavken	3030 Redding Ave	15-091-41
9/15/93	Mr. & Mrs. Charles E. Davis	3200 Redding Ave.	15-091-42
9/15/93	Elyseal Spaduzto	3100 Redding	15-091-43
9/15/93	Donald F. Greenleaf	3220 Redding Ave 95820	15-091-07 15-091-08