

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, November 4, 1998, the Zoning Administrator approved with conditions a Special Permit Modification to add a building addition, nets, and a new putting course to an existing golf driving range on the site for the project known as Z98-075. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator Special Permit Modification to add a 646 square foot addition to an existing building, to install a 150 foot long, 25 foot to 120 foot tall net fence for a golf driving range, a 28 foot tall fence area for a practice green, and an 18 hole putting course to an existing golf driving range complex on 19.8 acres in the Rural Estates 1/4 (RE 1/4) zone.

Location: 8119 Sheldon Road (D7, Area 2)

Assessor's Parcel Number: 117-0220-001

Applicant: Abbott & Kindermann, LLP (Diane Kindermann)
455 Capitol Mall, Suite 702
Sacramento, CA 95814

Property Family Golf Centers Elk Grove
Owner: 8119 Sheldon Road
Sacramento, CA 95758

Project Planner: Sandra Yope

General Plan Designation: Low Density Residential (4-15 du/na)

South Sacramento

Community Plan Designation: Residential (4-6 du/na)

Existing Land Use of Site: Golf Driving Range

Existing Zoning of Site: Rural Estates 1/4 (RE 1/4)

Surrounding Land Use and Zoning:

North: RE 1/4; Vacant

South: County; Vacant

East: RE 1/4; Residential

West: RE 1/4; Vacant

Property Dimensions:	656 feet x 1,600 feet	
Property Area:	6.56± acres	
Square Footage of Buildings:	Existing building-	2,760 square feet
	Proposed addition-	285 square feet
	Total-	3,045 square feet
Height of Building:	One story, 20 feet	
Exterior Building Materials:	Horizontal Siding	
Roof Materials:	Composition	
Topography:	Flat	
Street Improvements:	Existing	

Project Plans: See Exhibits A-D

Previous Files: Z98-021, I&R 93-026, I&R 98-009

Background Information: The County of Sacramento approved a special permit for the driving range on May 1, 1989. The site has since been annexed into the City of Sacramento. A 1,100 square foot expansion and site remodel was approved on March 25, 1993 (I&R 93-026). A driving range is considered an outdoor amusement use and is allowed within any zone with a special permit. Any additions or modifications to a site that has a use that normally requires a special permit requires a Special Permit Modification. If the addition or modification is a minor addition or change to the site then the modification is a staff level review by the Zoning Administrator. The Zoning Administrator approved a minor Special Permit Modification on March 5, 1998 to add 240 square feet to the east end of the existing building for a total of 2,760 square feet (Z98-021).

Additional Information: The applicant is requesting to construct a 285 square foot addition to the west end of the existing building. The area is currently enclosed by a fence and contains the ball washing equipment. The 9.5 foot by 30 foot addition will enclose the area. The addition will have a wood siding exterior that matches the existing building in design and materials.

The applicant also proposes to replace existing nets and add new nets through the center of the range. There will also be new nets in the southeast corner of the site for a chipping area. The nets will range in height from 75 feet to 120 feet in the driving range area and will be 28 feet high in the chipping area. There will also be a new putting course located to the south of the building.

The project was noticed and staff received no calls.

Agency Comments: The proposed project has been reviewed by the Building Division and City Public Works - Transportation and Engineering Planning Division.

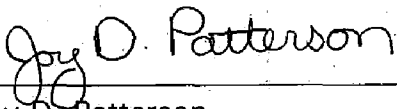
Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15301(e)}.

Conditions of Approval

1. The applicant shall submit a redesigned site plan to Planning staff reflecting all proposed changes on one plan, to scale, and including the entire parcel. The plan shall be submitted prior to submitting for Building Permits.
2. The putting area shall be relocated out of the required 25 foot setback area from the property line.
3. Size and location of the proposed other modifications (nets and building addition) shall conform to the plans submitted.
4. The applicant shall obtain all necessary building permits prior to commencing construction.
5. Any other changes or additions shall require additional Planning review and approval.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed modification will not substantially alter the characteristics of the site or the surrounding mixed use neighborhood.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate parking and landscaping will be provided; and
 - b. the proposed project will meet all setback requirements.
3. The project is consistent with the General Plan and the South Sacramento Community Plan which designates the subject site as Special Planning District and Residential (4-6 du/na). Golf driving ranges are allowed in residential zones with a Special Permit.




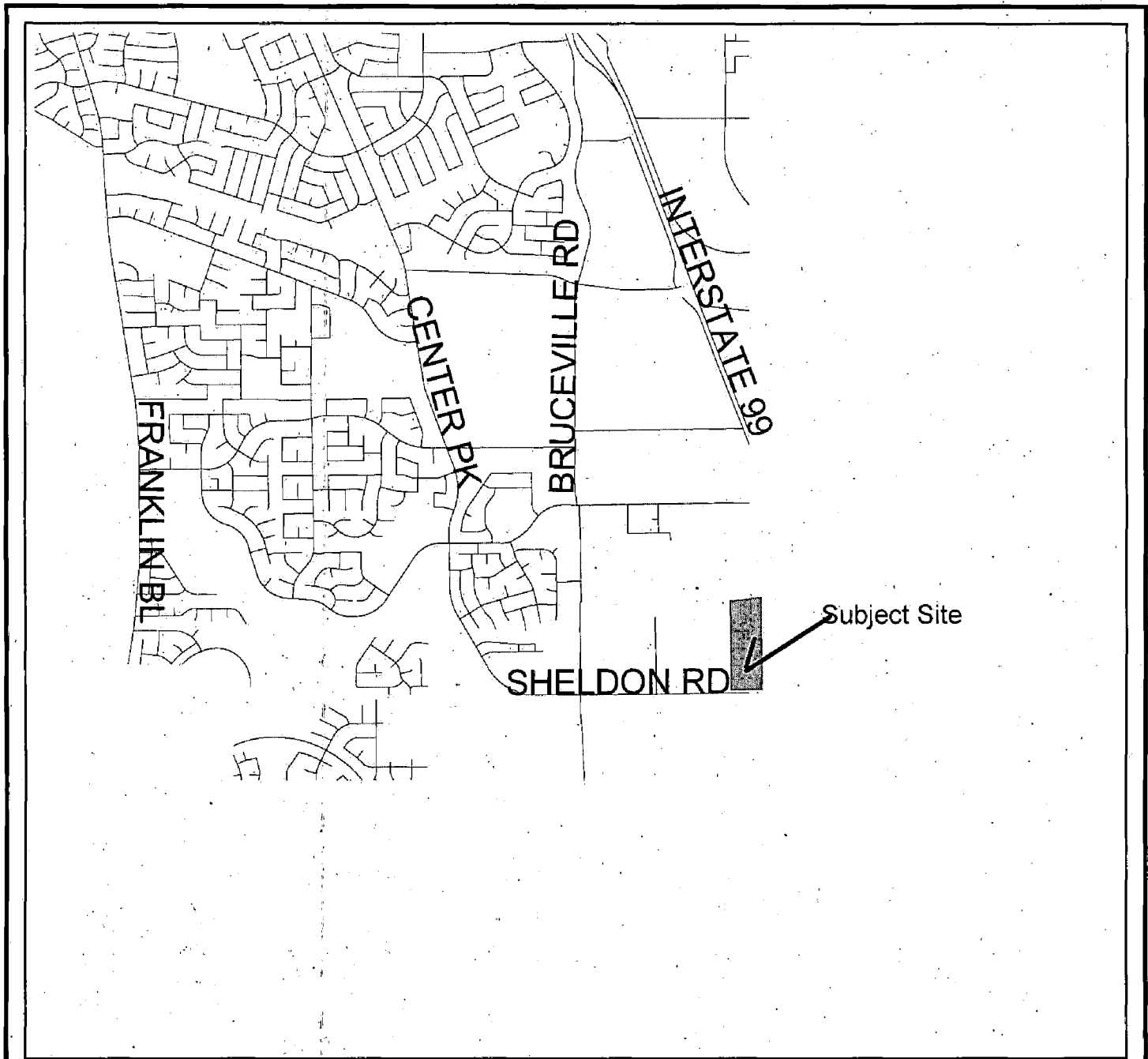
Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved.

If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

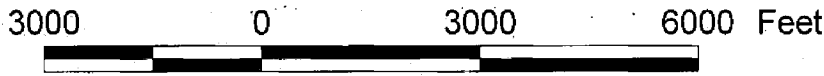
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File Applicant ZA Log Book Owner



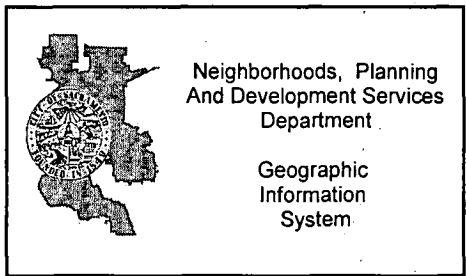
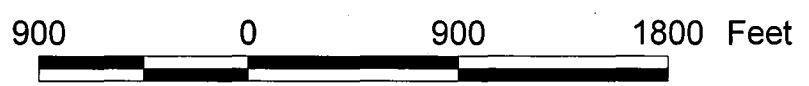
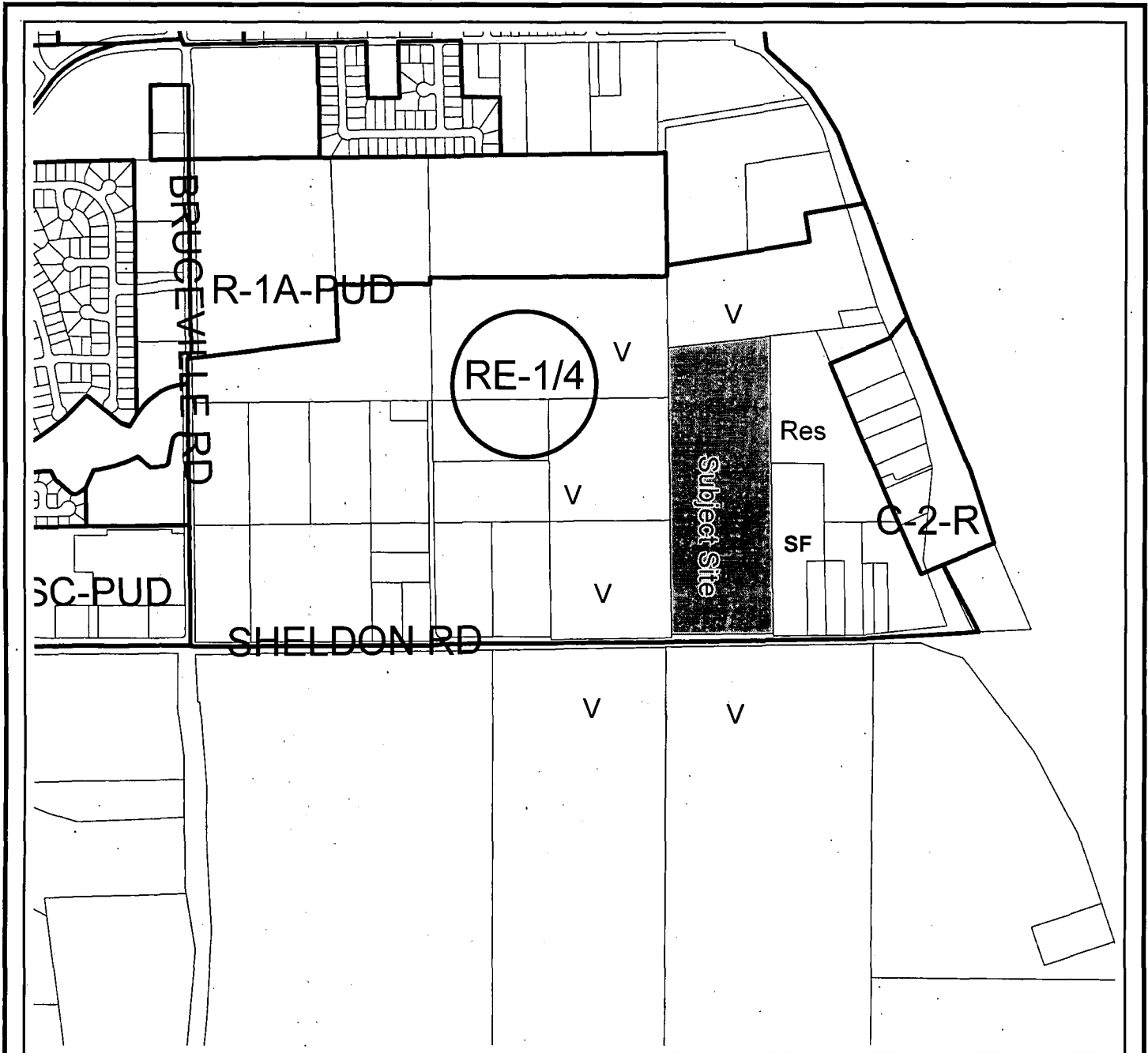
Neighbors, Planning
And Development Services
Department

Geographic
Information
System



VICINITY MAP





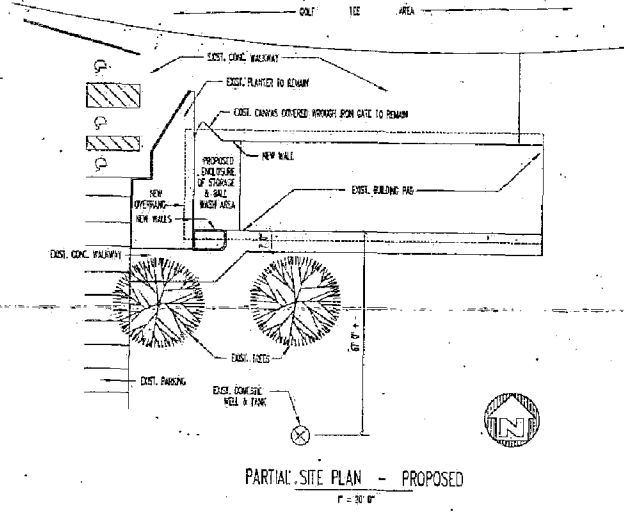
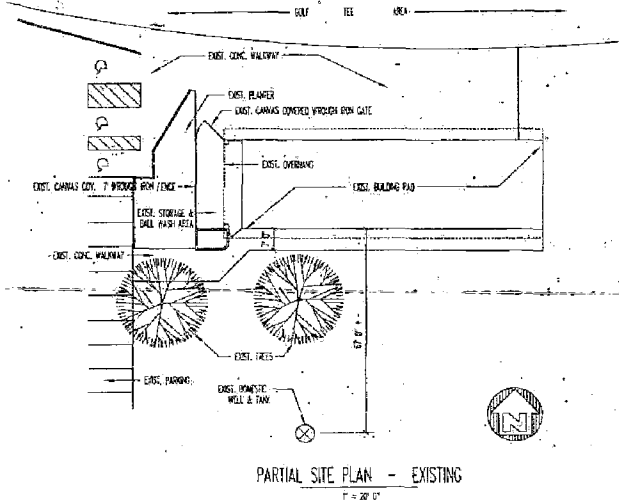
LAND USE AND ZONING



298-075

NOVEMBER 4, 1998


ITEM 2



These drawings and specifications and the concepts embodied therein are the original unpublished works of La Croix Construction Company, Inc. and may not be used, disclosed or duplicated, in whole or in part, in any form, without prior written consent.

REVISIONS	BY

EXHIBIT B


 CONSTRUCTION COMPANY, INC.
 1690 15th Street, Suite 1000 • Elkhart, Indiana 46517 • (317) 295-5244

**PROPOSED ENCLOSURE UPGRADE
FAMILY GOLF CENTER - ELK GROVE**
FORMERLY CALLED AQUANA GOLF CENTER - HARBORZIT
 8119 SHELDON RD., ELK GROVE, CA.

Date	8/18/98
Scale	
Drawn	
Job	
Sheet	A-2
Of	Sheets

SITE PLAN

298-075

NOVEMBER 4, 1998

ITEM 2

EXISTING CLUB HOUSE

EXISTING SIDEWALK

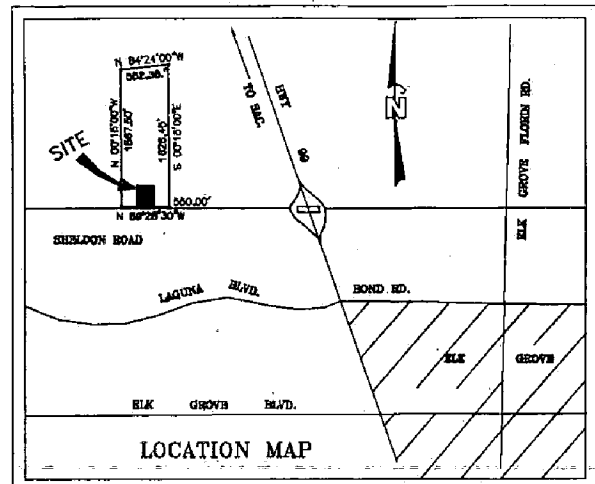
EXISTING DRIVING RANGE

EXIST. CONC. PATIO

EXISTING IRON FENCE AND BRICK RETAINING WALL

EXISTING EDGE OF PAVEMENT

NOTE: CONSTRUCTION GRID COORDINATE (0x/0y) IS LOCATED AT THE SOUTHWEST CORNER OF THE CLUBHOUSE. THE X AXIS RUNS PARALLEL TO THE SOUTH WALL OF THE CLUBHOUSE.



LEGEND



EXISTING TREE TO REMAIN



EXISTING LIGHT POLE



EXISTING SLAB TO REMAIN

MATERIAL SPECIFICATIONS

* GOLF HOLDS TO BE THREADED FINISH WITH 3000 PSI CONCRETE 1/2" DIA. x 1/4" x 1/4" GRID MESH OF 1.0 LB. FEET-MESH PER SQ. FT. @ 12" ON CENTER FULL LENGTH OF HOLE

* IRVING BRICK SPECIFICATIONS

WEDGE 2 1/2" x 4 1/4" x 3 1/2"
SQUARE BRICK 2 1/4" x 4 1/2" x 4 1/2"
1" FALLET - 8000 PSI COMPRESSIVE STRENGTH - 5000 PSI ABSORPTION - LESS THAN 6%

* CARPET FIBERS CONSIST OF 100% POLYPROPYLENE WITH 100T-DE-ANT HEATSET FIBERS

CONSTRUCTION: 3/16 GAUGE CUT PILE BITCHER, 10:1 PILE HEIGHT, 7/16 INCH FACE WIDTH, 54 OZS. PER SQUARE YARD PRIMARY BRUSH WOVEN POLYPROPYLENE SECONDARY BRUSH ADDRESSING WIDTH: 12" TOTAL HEIGHT: 36 OZS. PER SQ. YARD FLAMMABILITY: 000-15-1-70 (CELL TEST) PASSED WARRANTY: 3 YEAR LIMITED FACE - INDOOR 2 YEAR LIMITED FACE - OUTDOOR

* ALL WALKWAYS TO HAVE EXPOSED AGGREGATE FINISH USING 3000 PSI CONCRETE 1/4" x 3/4" x 1/4" WELDED WIRE FABRIC OR 1.0 LB. FEET-MESH PER SQ. YD.

* BUILDINGS TO CONSIST OF FULL-ROUND CORNER POSTS AND 8" X 8" BRASS FINISH LITTERBOX

(1) BASS BOX (18" x 18")
(1) HOOK BOX (18" x 18")
(1) HANGUP ORIENTAL BOX

* POOL AND STREAM TO BE NEW 4000 PSI CONCRETE - TEXTURED TO SIMULATE NATURAL POOL/STREAM REINFORCING USING #4 W/3" SPACING

* GOLF COURSE LIGHTING WILL CONSIST OF FLOOD LIGHTS MOUNTED ON 10' DIA. PAVILION POLES

* THE LIGHTING GOLF COURSE WILL HAVE A WATERFALL AND STREAM IN A CLOSED RECIRCULATION SYSTEM. PLANT MATERIALS WILL CONSIST OF GRASS COVER, LOW AND MEDIUM HEIGHT SHRUBS, AND TREES THROUGHOUT WALKS AND GOLF-HOLES. THE PERIMETER OF THE GOLF COURSE WILL BE BOUND WITH CHAINS.



GOLF COURSE LAYOUT

SCALE: 1" = 10'-0"



FAMILY GOLF CENTERS
ADVENTURE GOLF COURSE
ELK GROVE, CALIFORNIA

EXHIBIT - C

Drawn by	J. KSU
Checked	
Approved	
Date	4-28-98
Scale	1" = 10'
Job No.	98-023
Sheet No.	
COURSE LAYOUT	
A-1	

298-075
Revised 9-14-98

