

STAFF REPORT AMENDED 8-11-83
CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Jack A Smith, 7710 Stockton Boulevard, Sacramento, CA 95823		
OWNER	Chuck Massie, 8401 Jackson Road, Sacramento, CA		
PLANS BY	Leo McGlade, 3417 Arden Way, Suite A, Sacramento, CA 95825		
FILING DATE	7/8/83	50 DAY CPC ACTION DATE	REPORT BY: RL:bw
NEGATIVE DEC.	8/1/83	EIR	ASSESSOR'S PCL. NO. 118-131-25

- APPLICATION:
1. Environmental Determination
 2. Development Plan Review in the C-2-R zone (Sec. 13-A-3-b) (P83-228)

LOCATION: 7710 Stockton Boulevard (West side of Stockton Boulevard,
north of Mack Road)

PROPOSAL: Expansion of existing bowling alley from 32 lanes to 48 lanes.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
1965 Southgate Community Plan
Designation: Shopping or Commercial
Existing Zoning of Site: C-2-R
Existing Land Use of Site: Bowling Alley and vacant

Surrounding Land Use and Zoning:

North: Vacant; County
South: Restaurant parking; C-2-R
East: Golf Course, County
West: Mini-warehouse, skating rink; C-2-R

Parking Ratio Required: Six per alley
Parking Required: 288 spaces
Parking Proposed: 276 spaces
Property Area: 11± acres
Square Footage of Building: Existing; 28,000; Addition; 15,000
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Earth tones
Exterior Building Materials: Concrete/Plaster

BACKGROUND INFORMATION: On May 24, 1979 the Commission approved the development plans (P-8601) for a 32 lane bowling alley on a portion of the 11± acre subject parcel. The applicant proposes a building addition to provide 16 additional lanes.

STAFF EVALUATION: Staff has the following comments and concerns:

1. The proposed addition is a flat-roof structure. Although less attractive than the existing building with its tiled hip-roof, the addition will provide an acceptable variation for the overall project.
2. Staff is quite concerned with the maintenance of existing landscaping and with the design of landscaping proposed for the expansion area.

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- a. Same landscape areas have not been maintained. Trees and shrubs are missing, and certain areas have died because of a lack of watering. Staff suggests that the landscaping within the existing planter areas be renovated with trees, shrubs and ground cover before any building permits are issued.
 - b. The west elevation of the proposed addition needs a landscape planter to counteract its stark appearance. The trash enclosure should also be landscaped. Staff recommends a five-foot planter (clear planting area) along the wall, and a four-foot planter on each side of the trash enclosure.
 - c. A planter at the southwest corner of the existing building has a quarter-circle shape. With the extension of the building, this planter should be squared off.
 - d. The Zoning Ordinance permits the reduction of the asphalt area of parking spaces by two feet if the overhang area is incorporated into a landscape area. Staff suggests application of this design factor where possible in the new parking areas that will be constructed.
3. The site plan indicates 276 parking spaces at a ratio of six spaces per lane. The requirement of 288 spaces is necessary to meet the Zoning Ordinance requirements. It appears that there is sufficient area on site to provide the 12 additional parking spaces.

STAFF RECOMMENDATION: Staff recommends the following action:

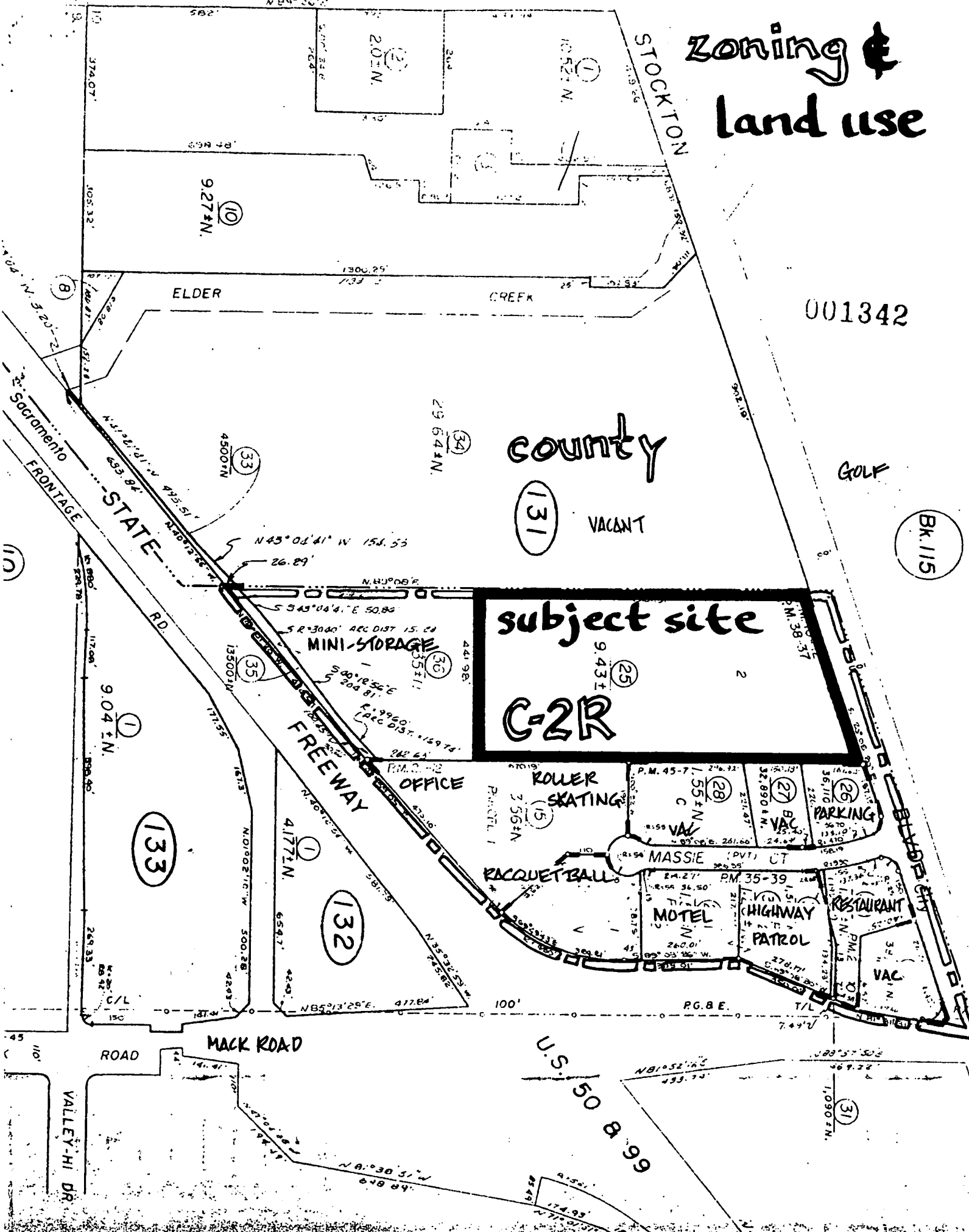
1. Ratification of the Negative Declaration;
2. Approval of development plans, subject to the following plan review modifications:

Plan Review Modifications

- a. Prior to issuance of building permits, the applicant shall ~~renovate the landscape areas on the existing site~~. Damaged and missing plant materials shall be replaced in accordance with the approved landscape plan (see Exhibit 'B'). The irrigation system shall be repaired as necessary. City staff shall inspect the site for satisfactory completion of renovations. *(CPC amended to:...shall provide a signed contract for landscaping of existing landscaped area.)*
- b. The applicant shall submit detailed landscape and irrigation plan for the expansion area for staff review and approval prior to issuance of building permits. The plans shall reflect the staff modifications shown on staff Exhibit 'C'. The applicant shall provide a security agreement with the City to insure installation of this landscaping.
- c. The parking requirement of 288 parking spaces for the 48 bowling lanes shall be satisfied.
- d. A revised site plan for the entire bowling alley site shall be submitted for staff review and approval prior to issuance of building permits. The necessary changes to landscaping and parking shall be reflected.
- e. The City's 50 percent shading requirement shall be satisfied.

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Zoning & land use



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county

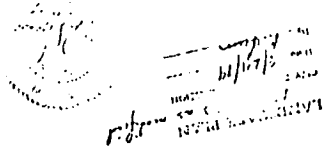
131 VACANT

subject site

C-2R

Bk. 115

GOLF



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replace 2 trees

replace one missing tree

replace tree

provide planter, tree, & ground cover

replace tree

replace tree

replace tree

this area to be developed with expansion phase

Phase I Renovation

EXHIBIT B

All ground cover areas to have three layers. Bark Mulch, or Compost, available in top six inches of soil. Any shrub area without ground cover will also be given a like amount of mulch.

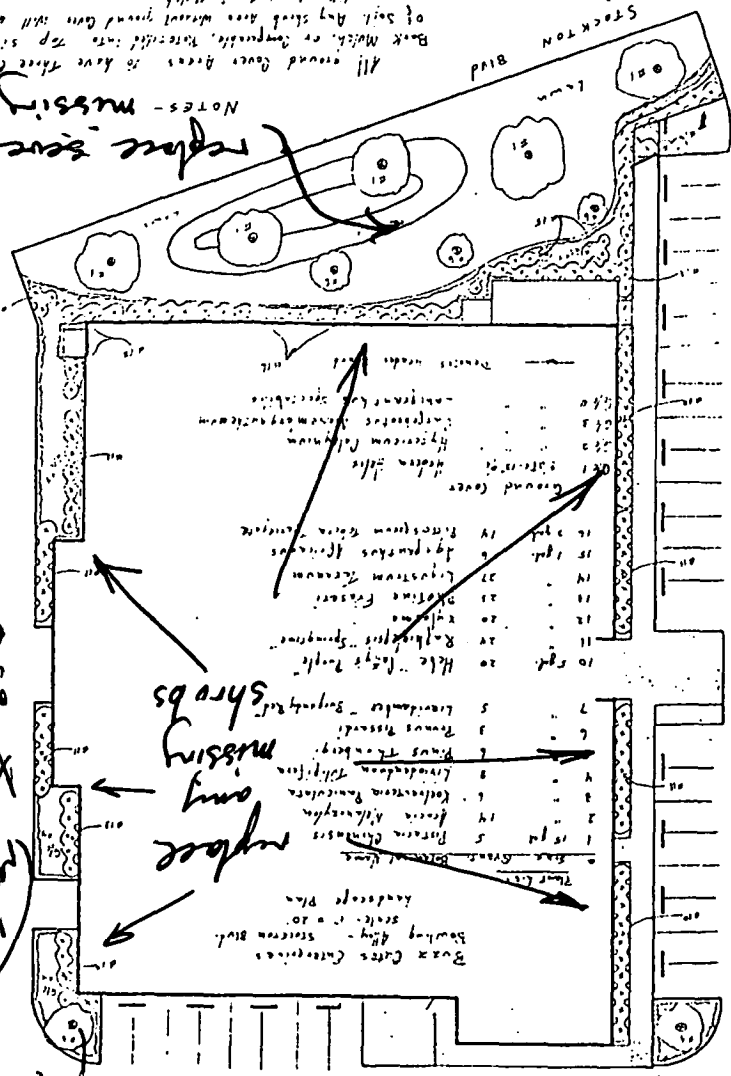
All trees to be staked with one or two redwood tree stakes. With minimum of two trees.

When Mulch will receive a mixture of 1/2 top soil, and 1/2 bark mulch. All holes when planted at this time date two foot high redwood stakes to be placed in soil.

At this time, water necessary.

All above, unless noted, to be removed from soil, and fine grade for proper drainage.

NOTES - missing trees replace several



replace shrubs
replace
replace
replace

replace tree
replace tree

replace tree

