

STAFF REPORT AMENDED 3-22-84
CITY PLANNING COMMISSION

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

APPLICANT	Bruce Adell & Associates, 2610 El Paseo Lane, Sacramento, CA 95821		
OWNER	Jolly Roger, Inc., 17042 Gillette Avenue, Irvine, CA 92714		
PLANS BY	Bruce Adell & Associates, 2610 El Paseo Lane, Sacramento, CA 95821		
FILING DATE	2-1-84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	3-12-84	EIR	ASSESSOR'S PCL. NO. 029-021-22

- APPLICATION:
1. Environmental Determination
 2. Special Permit to construct a restaurant in the Flood (F) zone (Sec. 23-C-2-H)
 3. Special Permit to locate parking in the Single Family (R-1) zone (Sec. 2-C-28)

LOCATION: 5888 Riverside Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 180-seat restaurant and accompanying parking along the Sacramento River Parkway in the Flood (F) and Single Family (R-1) zones.

PROJECT INFORMATION:

1974 General Plan Designation:	Major Recreation and Open Space
1976 North Pocket Community Plan Designation:	Recreation, Open Space and Off-street Bikeway
1976 Sacramento River Parkway Master Plan Designation:	Moderate Use; Natural Vegetation to Remain
Existing Zoning of Site:	Flood (levee crown to river); R-1 (levee crown to Riverside Boulevard)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; Flood and R-1
South:	Single Family; Flood and R-1
East:	I-5 Freeway and Riverside Boulevard; R-1
West:	Sacramento River; FW

Parking Required:	60 spaces
Parking Provided:	61 spaces
Parking Ratio:	1:3 seats
Property Dimensions:	Irregular
Property Area:	1.6± acres
Square Footage of Building:	6,500
Significant Feature of Site:	Adjacent to Sacramento River
Topography:	Flat to Sloping
Street Improvements:	Existing
Utilities:	To be provided
Exterior Building Colors:	Earth tones with green trim
Exterior Building Materials:	Horizontal redwood siding, resawn redwood board and batting, corrugated iron siding and factory colored metal corrugated roof
Height of Structure:	28 feet above levee crown

003427

BACKGROUND INFORMATION: On February 12, 1981 the City Planning Commission approved a special permit to develop a river front restaurant on the subject site, subject to conditions (P-8974). A one-year time extension was approved on February 10, 1983. The applicant, however, has not obtained building permits necessary to establish the special permit and is, therefore, requesting approval of a new special permit.

STAFF EVALUATION: Staff has the following comments:

1. The applicant proposes to construct a 6,500± square foot restaurant and cocktail lounge with a seating capacity of 180. Parking standards require 60 spaces at the ratio of one space per three seats. The applicant proposes 61 spaces. The proposed restaurant is to be river-oriented. The applicant is, therefore, proposing to construct the facility on the river side of the levee. The western side of the restaurant will be constructed on concrete piers of up to 14 feet in height. Compacted fill up to 11 feet in height placed along the river side of the levee will support the rear portion, eastern side of the structure. This will place the structure at 35 feet which is above the 100 year floodplain elevation of 31.8 feet.

Fifty-eight of the parking spaces are to be located along the levee road, with backout maneuvering space onto the road. Land fill up to 14 feet in height will be placed on both sides of the levee, the length of the subject site, to create a flat parking area. A 14-foot high concrete retaining wall will be constructed on the landward side of the levee along Riverside Boulevard. No wall is proposed along the river side of the levee. Three additional parking spaces are located in the service area next to the restaurant.

2. There are a substantial number of trees on the subject site. These consist of Willows, Cottonwoods, Alnus and two Oaks, 18 inches and 24 inches in diameter. These trees are located primarily north of the actual restaurant site. Fifteen trees are proposed for removal from the southeast corner of the woodland area. None of the trees are Oaks. This will leave the major portion of the climax riparian vegetation intact for wildlife habitat.
3. This proposal is identical to that approved by the Commission in 1981. At that time, staff expressed concerns related to the project's compliance with the 1976 North Pocket Plan, the Sacramento River Parkway Plan and Zoning Ordinance Guidelines for special development in the Flood zone. Basically, the establishment of a new commercial use appeared inconsistent with the Sacramento River Parkway Master Plan and the North Pocket Specific Plan. The Department of Fish and Game indicated that the project would be inconsistent with their 1976 Delta Master Recreation Plan. The Sacramento River Parkway Master Plan designates the subject site for moderate use area with major access. This moderate use designation applies to areas on which some intensive recreation may take place.

The Commission found, however, that the unique construction, elevating the structure and parking above the 100 year floodplain, makes the proposed restaurant compatible with the relevant plans. In addition, restaurants are allowed in the Flood (F) zone with approval of a special permit. The proposal also complies with the "special development criteria" of the Open Space section of the Zoning Ordinance.

4. A condition of the original special permit approval required review of the project by the Design Review Board. On February 10, 1983 the Design Review Board determined that the structural elevations adhere to the "river warehouse" specified design concept. The design was approved with conditions relating to shading of structural glazing. The building will be constructed of horizontal redwood siding, resawn redwood board and batting and corrugated iron siding. Colors will be earth tones with green trim. The roof will be of factory colored metal corrugated material. Ten-foot pole lanterns will provide lighting for the building and parking area.
5. A sign is indicated on the roof facing both the river and the freeway. This is a violation of the Sign Ordinance (Sec. 3.156) unless a special permit is obtained. Other signage on the site was reviewed by the Design Review Board. Graphics and design were found to meet Design Review Board guidelines. Location and size of signs must comply with sign ordinance regulations.
6. An off-street bikeway is designated along the crown of the levee. A recreational easement for this purpose must be dedicated to the City. This easement should be reviewed and approved by the City Community Services Department prior to issuance of building permits.
7. The Sacramento River Parkway Master Plan requires a major access from Riverside Boulevard to the river. An easement for public access for such purposes should be reviewed and approved by the Community Services Department prior to issuance of building permits.
8. The applicant will be required to submit surfaced area landscaping, irrigation and shading plans prior to issuance of building permits. Landscaping guidelines are included in Exhibit A.
9. The proposed pole lanterns in the parking area could create a nuisance for the residence on the adjacent southern parcel. The applicant should submit an exterior lighting plan for review and approval of the City Electrical Engineer prior to issuance of building permits.
10. On March 1, 1984 a copy of the Environmental Coordinator's Negative Declaration for this project was submitted to the State Clearinghouse for review pursuant to CEQA, Section 15205(d). The project has not significantly changed since responsible agencies had an opportunity to comment on the initial application (P-8974) in 1980. Staff, therefore, requested a 21-day Clearinghouse review to expedite the process. The review period will end March 21, 1984. Staff does not anticipate any additional comments or problems related to the environmental aspects of this project.
11. Plans for this project were routed to various City agencies and departments. The City Engineer will require a sewer and drainage study. The parking lot drainage plan must receive approval of the City Engineer. In addition, the applicant must obtain necessary permits and extend lines to hookup to City water and sewage systems.

STAFF RECOMMENDATION: Staff recommends:

003429

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit to construct a restaurant in the Flood (F) zone, subject to conditions and based upon Findings of Fact which follow;

3. Approval of the Special Permit to locate parking in the Single Family (R-1) zone, subject to conditions and based upon Findings of Fact which follow.

Special Permit - Conditions

- a. The applicant shall submit parking lot drainage plans for review and approval of the City Engineer;
- b. The applicant shall submit a detailed survey of all existing vegetation on the site which shall indicate trees and major shrubs to be 1) retained; 2) trimmed or modified, or 3) removed. This survey shall be subject to review and approval by the City Planning Director, Community Services Department and the Corps of Engineers;
- c. The applicant shall submit a detailed landscaping and irrigation plan for the restaurant structure, parking lot and retaining wall area. Plans shall be reviewed and approved by the City Planning Director and Community Services. The landscaping plan shall be consistent with guidelines listed in Exhibit A;
- d. An exterior lighting plans shall be subject to review and approval by the City Electrical Engineer and the Planning Director;
- e. No building permit or other entitlement shall be issued unless certification is provided to the Director of Building Inspections from a registered professional engineer that said development will not increase the level of the base flood;
- f. The sewage system shall be connected to the City sewage system and be approved by the Public Works Department and the Sewer and Water Division;
- g. The water supply, on-site fire hydrants and fire fighting equipment shall comply with requirements of the City Fire Department and the Public Works Department;
- h. The applicant shall dedicate an easement for public access to the river from Riverside Boulevard and be approved by the City Community Services Department;
- i. The applicant shall dedicate a recreational easement for a bike trail along the crown of the levee which shall be reviewed and approved by the City Community Services Department;
- j. Applicant agrees to dedicate land in fee to the City of Sacramento for open space purposes as described by the following: That portion of land which contains approximately 0.6± acres and is adjacent to the north and upstream of the proposed restaurant. This agreement shall be reviewed and approved by the City Community Services Department;
- k. The applicant shall comply with the following Design Review Board conditions:
 - 1) Thirty percent transparency glass on the ground level west facade;
 - 2) Canvas awnings over the west facing and south facing windows at ground level;
 - 3) A roll-down canvas to be provided under the overhang on the west facing clerestory.
- l. Signage shall be reviewed by Planning staff for compliance with Sign Ordinance regulations prior to issuance of building permits.
- m. *Dockage, if any, will require modification of the special permit, and will be submitted for Planning Commission review and approval.*

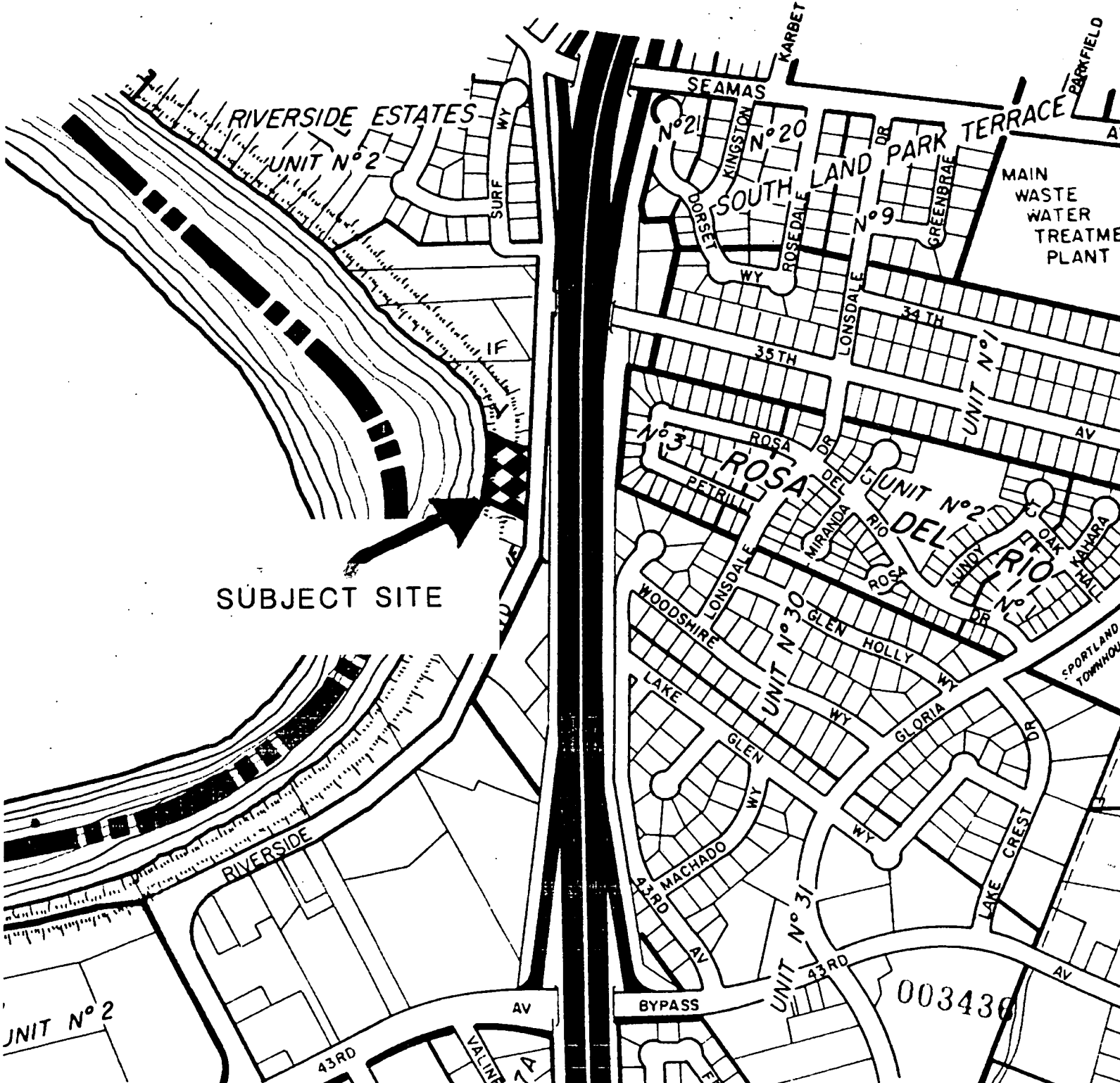
003430

Findings of Fact - Special Permit

- A. The proposed project is based on sound principles of land use in that:
 - 1. The Zoning Ordinance allows restaurants in the 'F' Flood zone with the approval of a special permit.
 - 2. The proposal complies with "special development criteria" in the Flood zone as indicated by the following:
 - a. it will provide a major public access to the river;
 - b. it will be fully served by all necessary utilities;
 - c. it will provide adequate off-street parking;
 - d. the structure will be constructed entirely above the 100-year flood line.
 - 3. The design of the structure is compatible with the river front character and with surrounding properties.
 - 4. The parking area will be adequately landscaped to provide a buffer to adjacent land uses.
- B. The project is not injurious to the general public and surrounding properties in that:
 - 1. The structure will be constructed entirely above the 100-year flood line;
 - 2. The sewage and water system will be connected to the City system and will be approved by the City Engineer and the Sewer and Water Division;
 - 3. Adequate on-site parking will be provided.
- C. The proposal is consistent with the Sacramento River Parkway Plan in that the plan designates the site as a major access point and a moderate use area.

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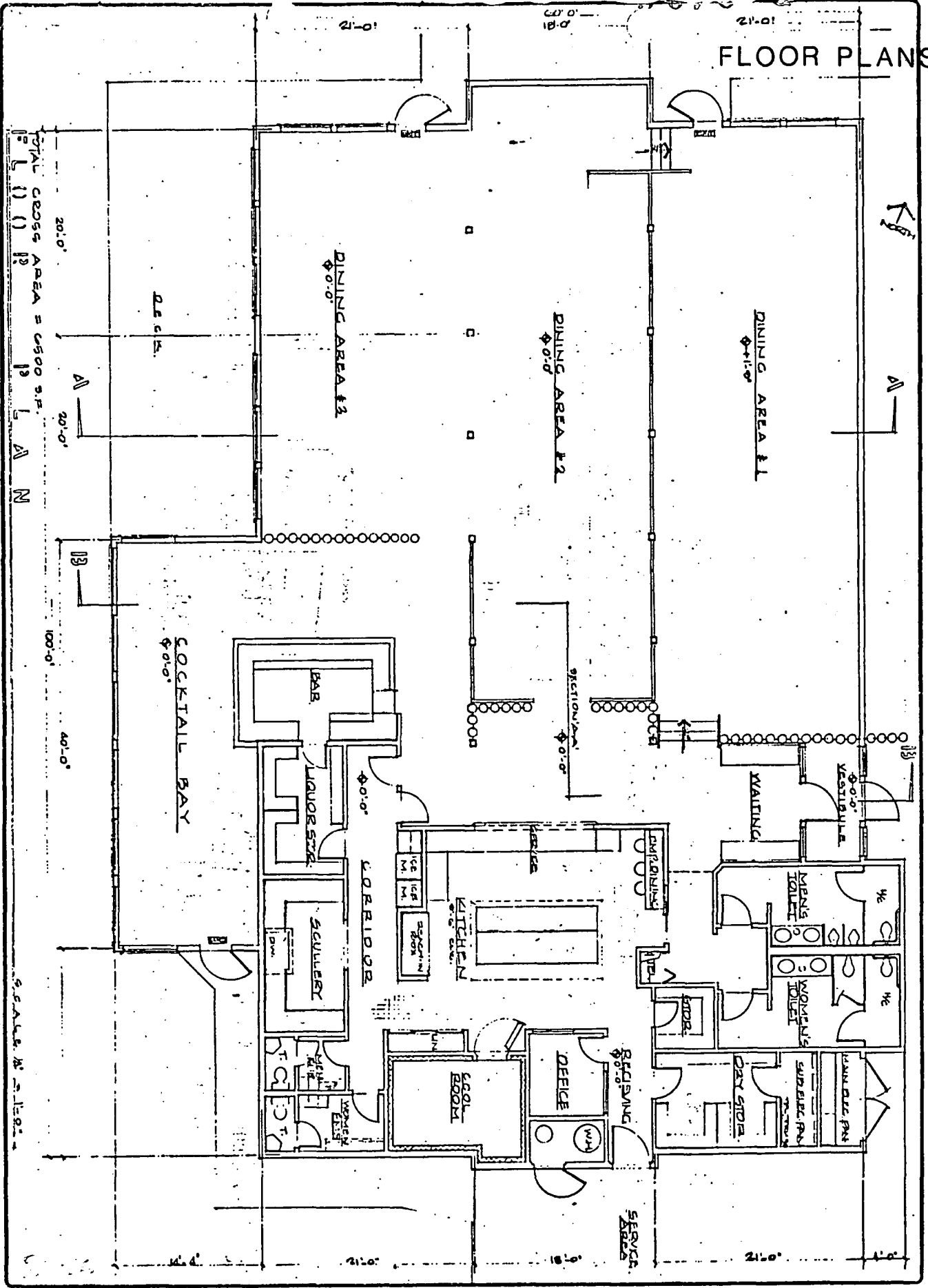
LOCATION MAP



SUBJECT SITE

AND

FLOOR PLANS



TOTAL CROSS AREA = 6500 S.F.
 TOTAL CROSS AREA = 6500 S.F.

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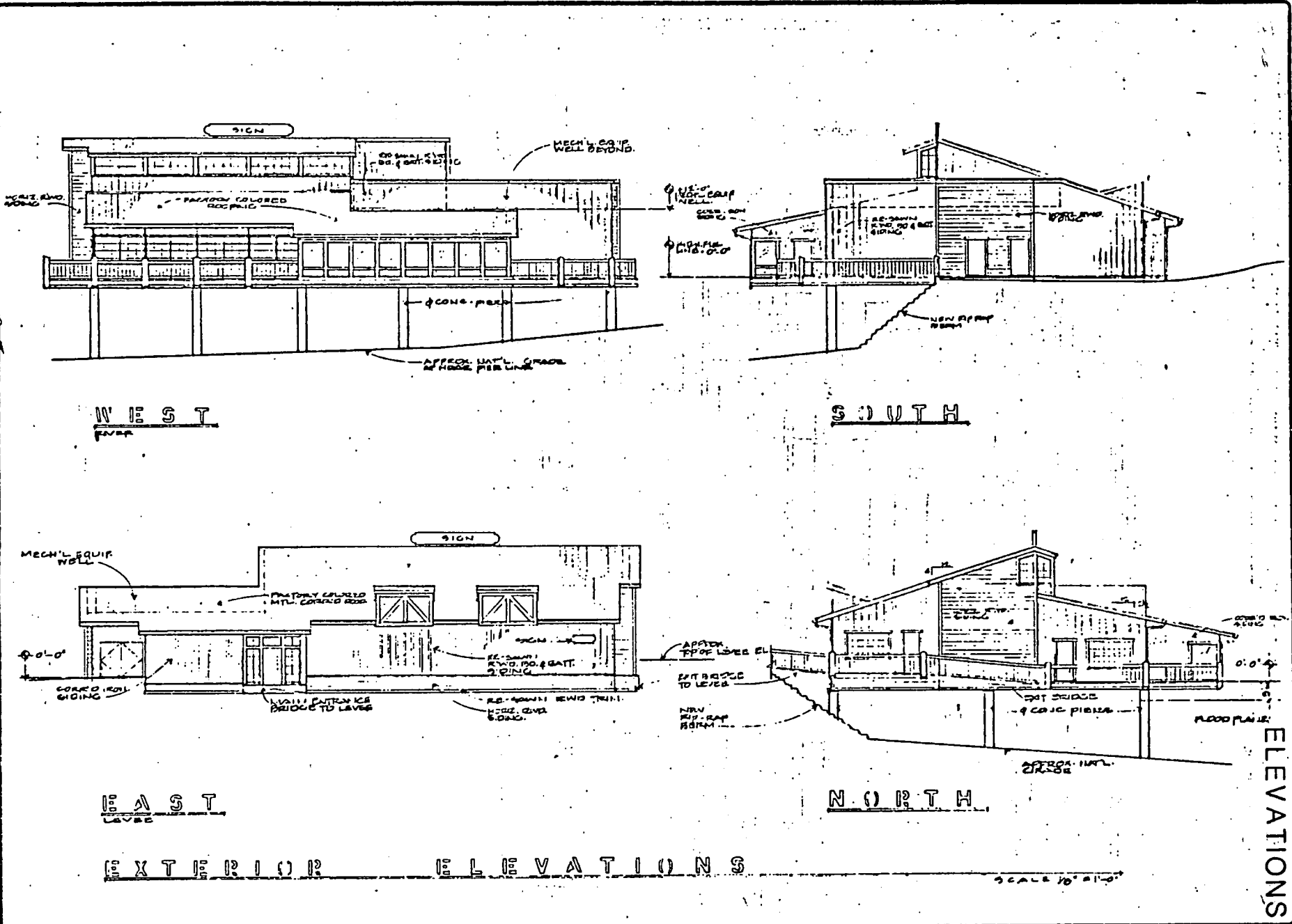
P-84-1065

PROPOSED:
RIVERHOUSE RESTAURANT
 ON THE SACRAMENTO RIVER
 RIVERSIDE BOULEVARD NEAR 35TH AVE.
 SACRAMENTO, CA. 3/22/84

NOVICE & ADSELL, AIA
 ARCHITECTS
 1000 J STREET, SACRAMENTO, CALIF. 95811
 PHONE 555-1234

NO.	DATE	DESCRIPTION
1		
2		
3		
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No. 15



WEST SOUTH EAST NORTH

EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"

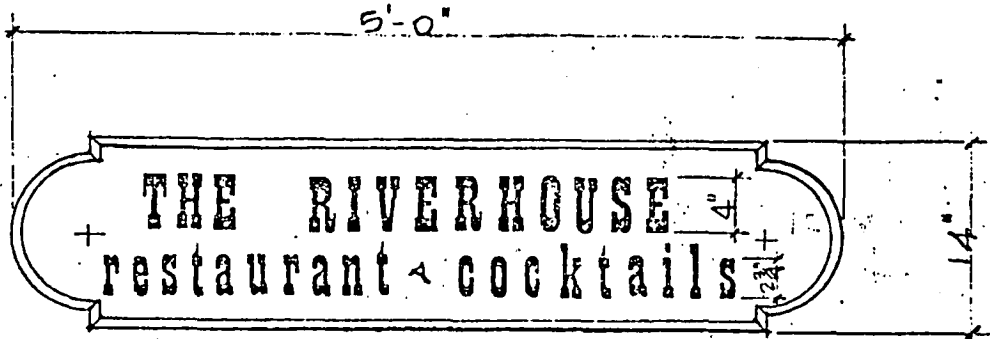
ELEVATIONS

DESIGNED BY
 ARCHITECT
 1000 CALIFORNIA ST.
 SAN FRANCISCO, CALIF.
 94109

PROPOSED:
 BIVOUAC RESTAURANT
 ON THE SACRAMENTO RIVER
 RIVERSIDE BOULEVARD NEAR 95TH AVE.
 SAN FRANCISCO, CALIF.

P-84-065

CARVED & PAINTED WOOD SIGN.
2 SIGNS TO READ 2 WAYS MTD.
ON WOOD POLE SUPPORTS
FREE STANDING AT PARKING ENTRANCE
18 SQ. FT. SCALE 3/4"=1'-0"



CARVED & PAINTED
WOOD SIGN
SCALE 1/2"=1'-0"

2 EA. ON BUILDING
1 NEAR MAIN ENTRANCE
1 AT N.E. CORNER OF BUILDING
5 SQ. FT. FLOOD LIGHTED.

RIVERHOUSE RESTAURANT
BUILDING SIGN PLAN

DATED 2-9-81 SHT. NO. 2
REVISED 10-21-81



BRUCE N. ADELL, AIA
Architect 916 972 0664
2510 El Paseo Lane
Town and Country Village
Sacramento, CA 95821

Kimmel Properties

POST OFFICE BOX 10144 1515 STOCKTON BOULEVARD
SACRAMENTO, CALIFORNIA 95815 TEL: (916) 452-5008

SIGNAGE

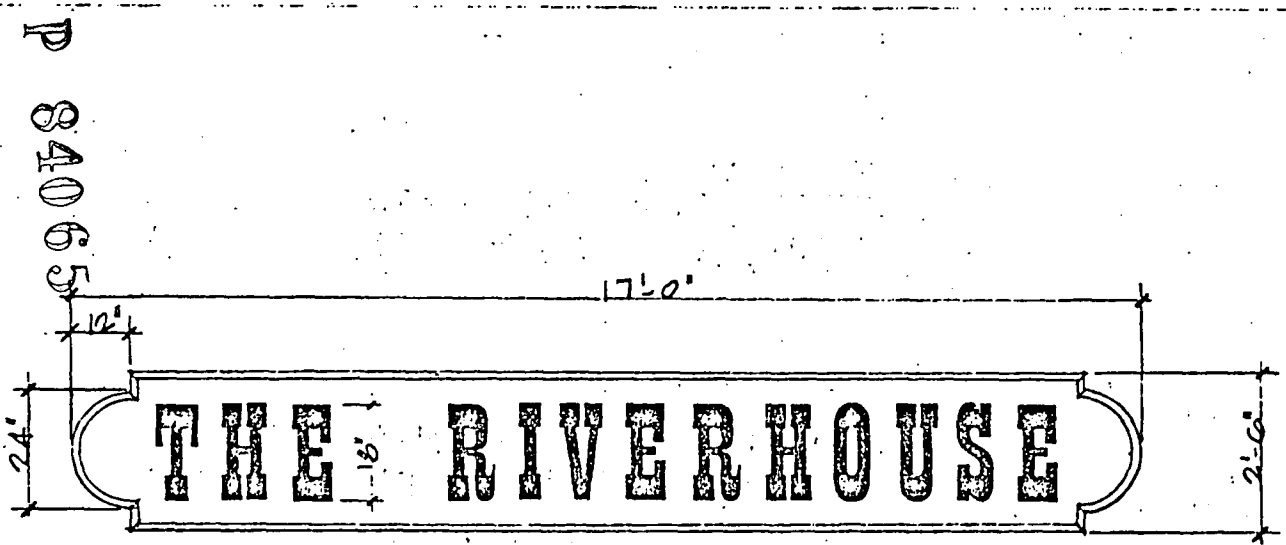
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3/22/84

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DES 91-106

#3



CARVED & PAINTED
WOOD SIGN.

SCALE 1" = 20'-0"

- 1 EA. MOUNTED ON LOW ROOF FACING RIVER. NON-ILLUMINATED.
 - 1 EA. MOUNTED ON LOW ROOF FACING RIVERSIDE BLVD. FLOOD LIGHTED FACE SIDE ONLY. (TIME CLOCK CONTROL)
- 40 SQ. FT.

1-18-84

RIVERHOUSE RESTAURANT
BUILDING SIGN PLAN

SHT. NO. 1

DATED 2-9-81
REVISED 10-21-81

003445

BRUCE M. ABELL, AIA
Architect 916 972-0664
2079 St. Francis Lane
Sacramento, CA 95825

Kimmel Properties
POST OFFICE BOX 10054 1813 STOCKTON BOULEVARD
SACRAMENTO, CALIFORNIA 95816 TEL. (916) 452-5000

#3

91-106

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REVISIONS - Project Drawing Paper - 10 1/16

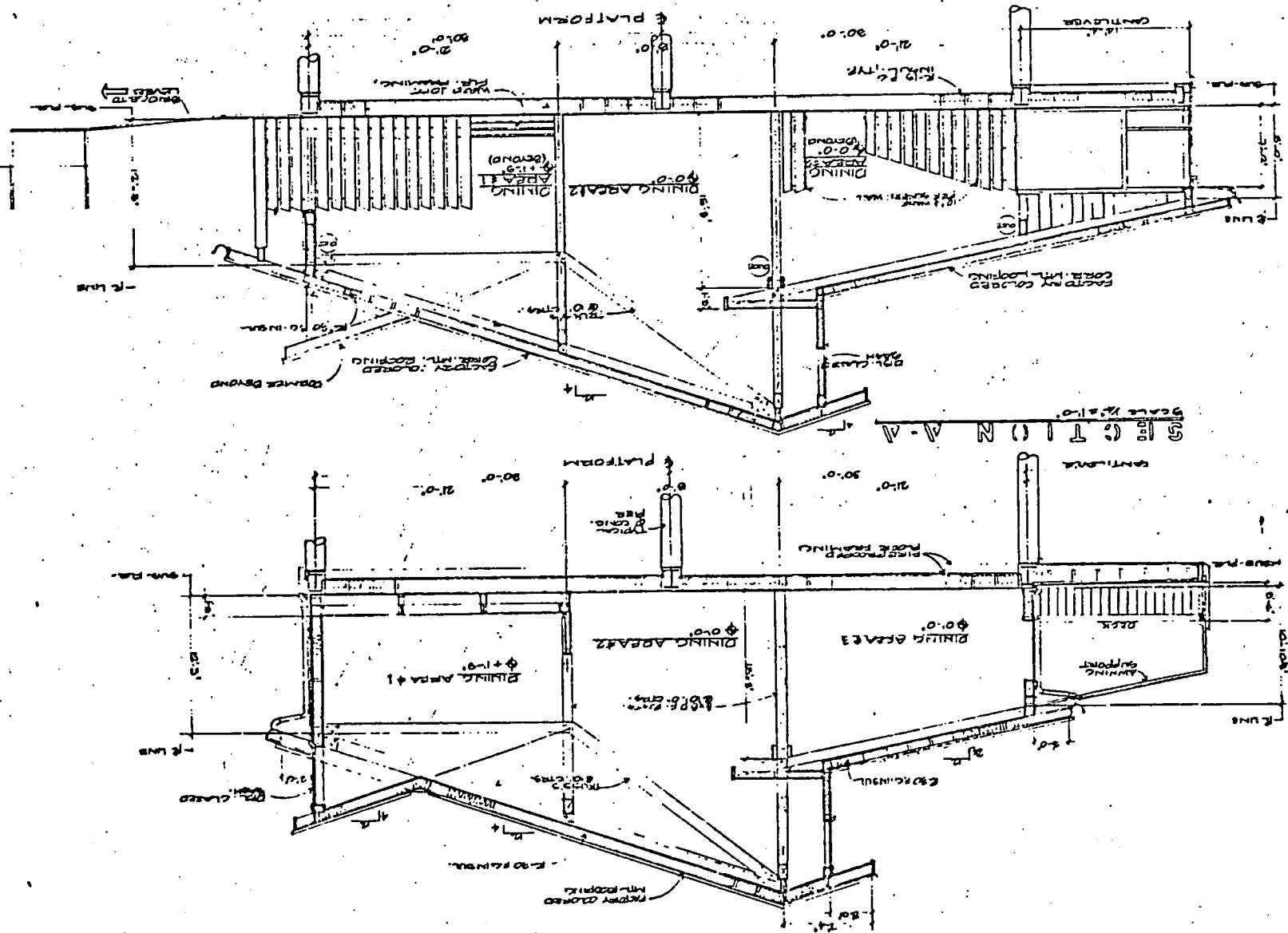
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1-18-84 8-8-84

DES-106 P 84003

81-106

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SCALE 1/2" = 1'-0"

SCALE 1/2" = 1'-0"

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PROPOSED:
 RIVERHOUSE RESTAURANT
 ON THE GASPARMENTO LIVERIE
 RIVERSIDE BOULEVARD NEAR 89TH AVE.
 SACRAMENTO, CA.

PRINTED AT: ADRIAN
 ARCHITECTS
 1000 J STREET
 SACRAMENTO, CA 95811
 (916) 441-1111

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LANDSCAPING GUIDELINES

1. Landscape materials selected shall be:
 - a. Compatible with one another and with the adjacent site.
 - b. Complimentary to building design and architectural theme.
 - c. Varied in size (one and five gallon shrubs, five and 15 gallon trees).
2. Landscape treatment shall include:
 - a. Lawn areas shall be established by sodding or hydromulching when conditions such as excessive gradient, anticipated seasonal rain, etc. may result in erosion or other problems.
 - b. Larger specimens of shrubs and trees along the site periphery.
 - ~~c. Consistency with energy conservation efforts.~~
 - c.d. Trees located so as to screen parking areas.

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