

# CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Elks Lodge No.6, 6446 Riverside Boulevard, Sacramento, CA 95831		
OWNER	Elks Lodge No.6		
PLANS BY	Applicant		
FILING DATE	12/5/86	ENVIR. DET.	030-0041-007
ASSESSOR'S PCL. NO.	Cat Ex 15301(b)		
REPORT BY	DJH:ec		

**APPLICATION:** Special Permit Modification to allow 12 existing trailer/motor home utility hookups and parking on a private club facility on 15+ developed acres in the Agriculture (A) Zone.

**LOCATION:** 6446 Riverside Boulevard

**PROPOSAL:** The applicant is requesting the necessary entitlements to legally establish 12 trailer hookups for club member use only.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1969 North Pocket Community Plan Designation:	Institutional Use
Existing Zoning of Site:	Agriculture
Existing Land Use of Site:	Elks Club facility and vacant and parking lot

**Surrounding Land Use and Zoning:**

North:	Sacramento River; Agriculture & "F" Zone
South:	Shopping Center; SC-R
East:	Single Family and Townhouse; R-1A-R, R-2B-R
West:	Single Family; R-1 and R-1A

Parking Deleted:	21 regular size spaces
Parking Required:	12 spaces for proposed trailer use, 14 feet wide
Parking Provided:	378 spaces for existing use
Property Dimensions:	392 ft. x 1,765 ft.
Property Area:	15+ acres
Square Footage of Building:	37,892 sq. ft.
Height of Building:	One story existing
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Trailer Hook-up Provisions:	Water, Sewer, Electrical, Paved Surface

**PROJECT BACKGROUND:** On October 29, 1974, the Planning Commission approved a special permit for the Elks Lodge meeting hall. On November 22, 1976 the Commission granted a one year time extension for the special permit (P-6103) to October 29, 1977 subject to conditions. On August 11, 1977 the Commission approved a Special permit modification to redesign the parking layout (P-7853).

The P-7853 Special Permit indicated the required parking at 340 spaces with 344 spaces provided. A total of 147 parking spaces were added and relocated so that the total available parking totals 378 spaces. The conversion of 21 spaces in addition to removal of the necessary area for vehicle maneuvering could reduce parking by 40 to 50 spaces.

APPLC. NO. P87-013 MEETING DATE January 8, 1987 ITEM NO 27

On March 26, 1985, the City Building Inspection Division issued building permits for 12 Recreational Vehicle stations without consulting with the City Planning Division. Staff notified the applicant in writing and orally that they would need a special permit to add the spaces (refer to letter of January 17, 1986, Exhibit C). The applicant has subsequently filed for a special permit to amend the original special permit.

PROJECT EVALUATION:

Staff has the following comments:

A. LAND USE AND ZONING:

The subject site is a 15+ acre developed lot with the Elks Lodge building and attendant parking lot. The site is zoned Agriculture (A) Zone and is designated on the 1969 North Pocket Community Plan and 1974 General Plan as Institutional and Residential Uses, respectively. The proposed use of a Recreational Vehicle parking area for members only may be allowed if a Special Permit is issued to amend the original Elks Lodge Special Permit.

B. PROPOSED PROJECT:

The applicant proposes to add 12 recreational vehicle hook-ups along the western edge of the existing parking lot by converting 21 existing parking spaces. The purpose of the addition is to allow Elks' members visiting the local lodge a place for overnight vehicle parking. The maximum length of stay for any individual will be 72 hours. No reservation program is planned. Spaces will be allocated on a first-come-first-served basis. No more than 12 recreational vehicles will be parked at the site at any one time. The state convention for Elks will be held in Sacramento for 1987. If approved, the hook-ups could be used in time for the convention. No fees will be charged, but donations are encouraged.

No advertising is planned in the Elks newsletter or magazine regarding the availability of R.V. hookups. The availability of overnight accommodations is proposed to be by word-of-mouth among the Elks' Camper Group.

C. PROJECT ANALYSIS:

The City Zoning Ordinance allows Travel Trailer Parks, auto and trailer camps subject to securing a special permit in any zone (Section 2-F-22, Ordinance No. 2550, Fourth Series). Although the applicant states the 12 spaces will be restricted to Elks' members only, Staff observes that the proposed use is an R.V. Park use similar to K.O.A. The proximity to residential uses warrants caution in the location of any commercial use at the Elks Lodge site.

Recreational vehicles pose several impacts currently not associated with the Elks Lodge.

1. Aesthetically, the visual impact of large 25 to 30 foot long vehicles with possible automobiles in tow creates a negative impact.
2. Noise from pets and activities of people staying in the trailer park would increase and may become a source of friction with the surrounding single family dwellings.

3. Vehicle access to and from the rear of the parking lot will be impacted with an increase in traffic and associated noise, light, and vehicle emissions. Staff was informed by the applicant that the width of each Recreational Vehicle will occupy 1 1/2 parking stalls at 14 to 16 feet per stall. The actual length of the proposed storage area is 168 feet and eliminates 21 standard eight foot wide parking spaces. No plans were provided showing replacement parking. Also absent were diagrams providing adequate access and maneuvering to each hook-up. The back-out maneuvering area for recreational vehicles is greater than that for the automobile. Staff observes that an estimated 20 to 30 additional parking spaces may require removal in order to allow access to the hook-ups. The applicant has indicated no plans to provide additional maneuvering area. Visitors are expected to take their chances on finding a space available for an R.V. with adequate maneuvering area.
4. Historically, the City has encouraged recreational vehicle hook-up within existing mobile home parks or on self-contained single purpose facilities such as K.O.A. The Commission would be establishing a precedent in allowing recreational vehicle hook-ups in conjunction with a private club.

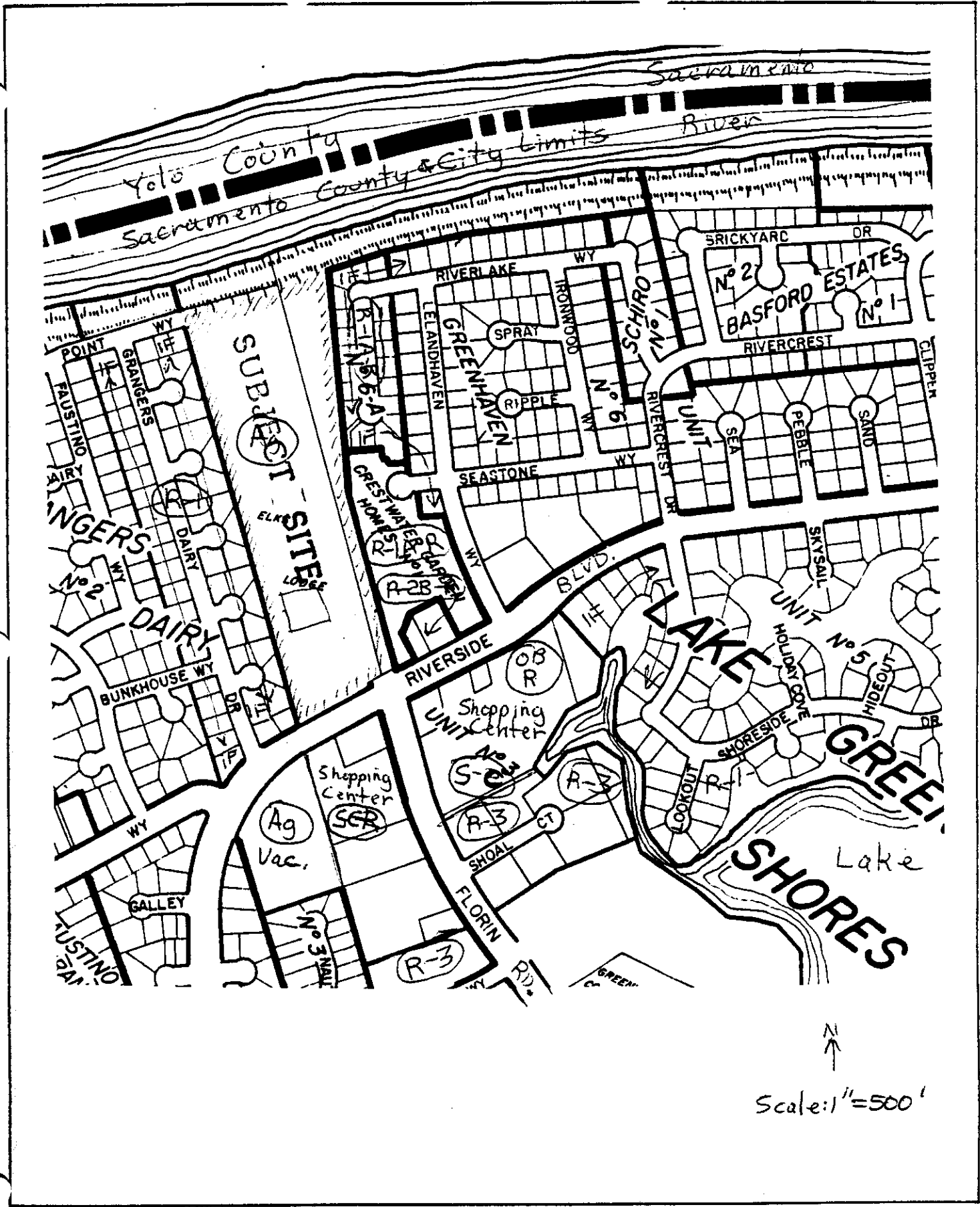
AGENCY COMMENTS: The proposed project was reviewed by the City Engineer, Traffic Engineer, Fire Department and Police Department with no adverse comments received.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(b)).

RECOMMENDATION: Staff recommends that the Commission deny the Special Permit modification based upon the following findings of fact:

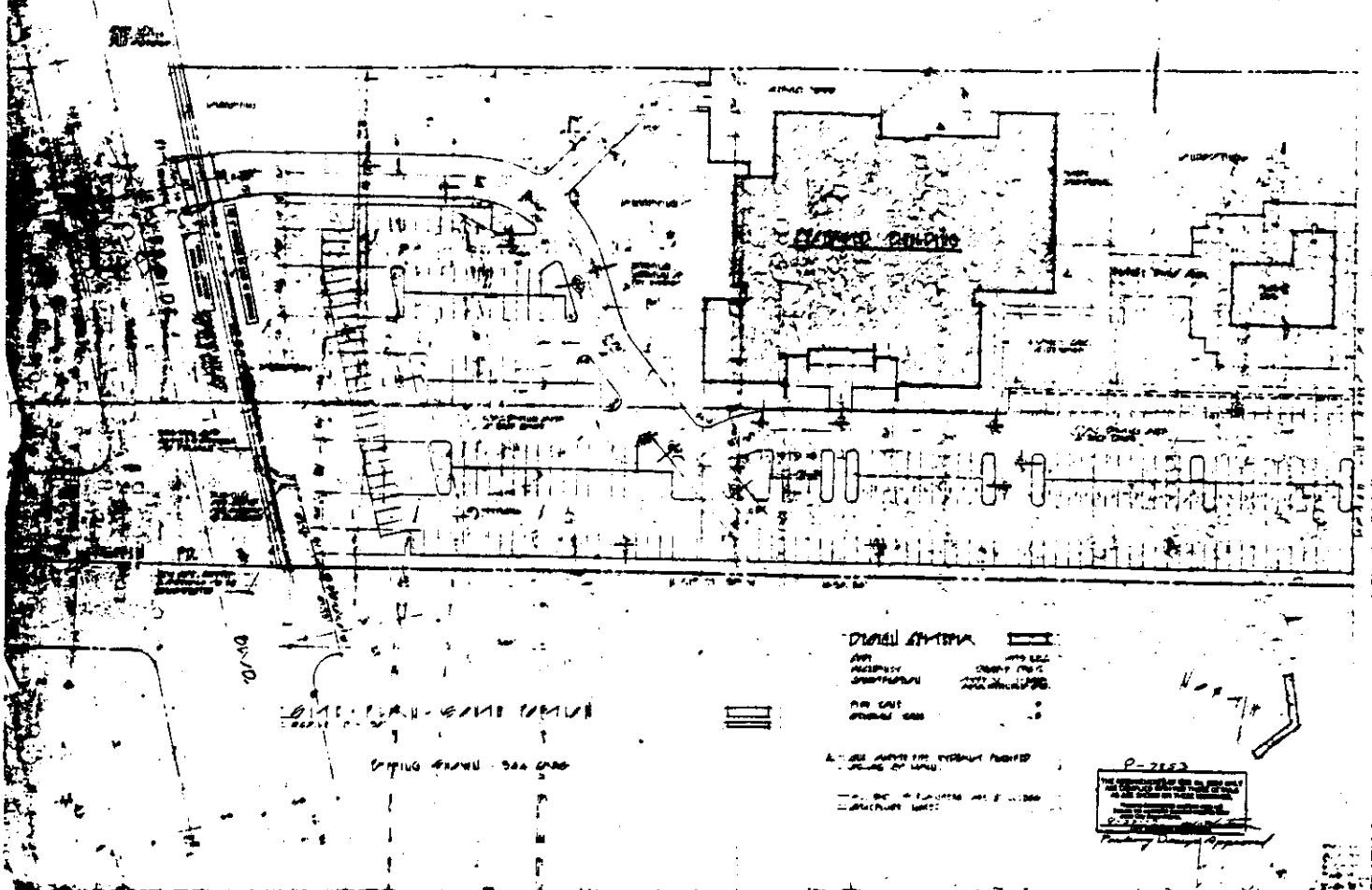
1. The proposed project is not based upon sound principles of land use in that:
  - a) a recreational vehicle trailerpark is not compatible with the residential land uses located to the east and west of the site; and
  - b) the proposed use is a commercial activity more appropriate in a commercial zone;
  - c) the proposed use will negatively affect the overall parking supply during peak parking periods by reducing the useable parking spaces by 21 and up to 40 spaces.
2. The project will be detrimental to the public health, safety and welfare and result in the creation of a nuisance in that:
  - a) a reduction in the required on-site parking will occur for the lodge hall due to the size of the R.V.s;
  - b) the recreational vehicles will be visible from off the site creating an impact from adjacent properties;
  - c) noise, lights and vehicle emissions will affect adjacent residential uses.

3. The proposed project is not consistent with the City's Discretionary Land Use Policy in that the site is designated for Institutional Use by the 1969 North Pocket Community Plan and Residential use by the 1974 General Plan and the proposed recreation vehicle trailer park is not consistent with the plan designation.



VICINITY - LAND USE - ZONING

# MASTER SITE PLAN

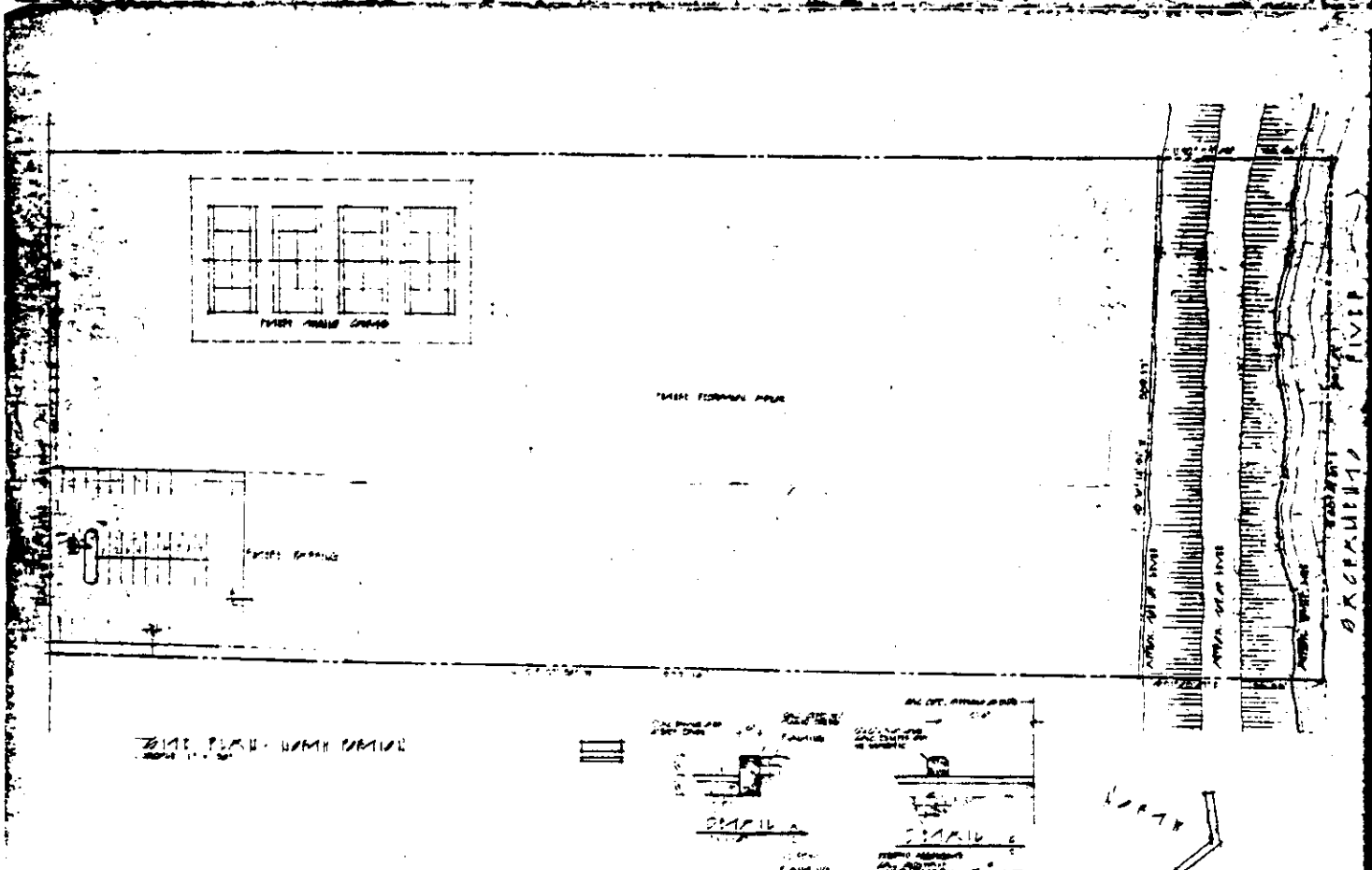


**UTILITY SYSTEMS**

- WATER MAIN
- SEWER MAIN
- STORM MAIN
- WATER SERVICE
- SEWER SERVICE
- STORM SERVICE

P-7823

THE INFORMATION ON THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.



**UTILITY SYSTEMS**

- WATER MAIN
- SEWER MAIN
- STORM MAIN
- WATER SERVICE
- SEWER SERVICE
- STORM SERVICE

P-87-013

1-8-87

item 22

PLANNING  
DIVISION  
CITY OF  
MEMPHIS

FILE #

PLANS NO. 6

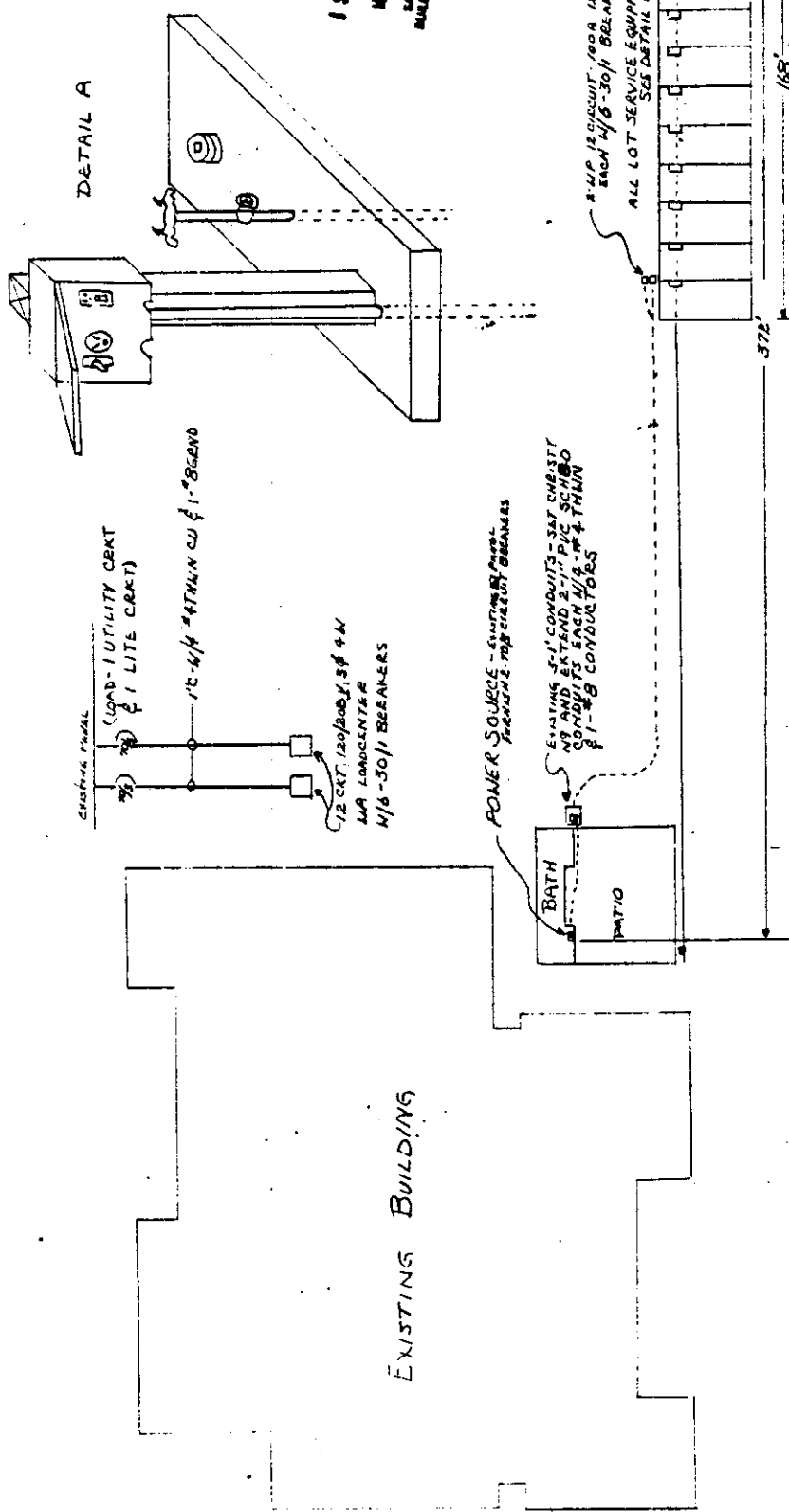
NO. 6

PLANS NO. 6

NO. 6

NO. 6

NO. 6



**ISSUED**  
 MAR 28 1985  
 SACRAMENTO  
 BUILDING DIVISION



Permit No M-1131c  
 CALL 448-5181 FOR INSPECTIONS

**ELECTRICAL DIVISION 1112**  
 Writing to comply with The National Electrical Code  
 After grounding electrode required for service equipment. Bond all interior water and gas piping per NEC 250-80. All electrical equipment shall be UL labeled. All fixtures shall be supported independent of suspended ceiling framing members. Service, sub-feeds, and panels shall be of ample capacity for the calculated demand load per NEC 230-79, 230-41, 230-2 & 230-10. Provide sufficient access & working space for equipment per NEC 110-16. Provide disconnecting means for controllers per NEC 430-102 and for motors per 430-36. See City Amendments to NEC

This set of plans and specifications shall be kept on the job at all times and it is unlawful to make any changes or alterations on it. The same without written permission on it in the Building Division. The approval of this plan and specification SHALL NOT be held to permit or approve the violation of any City Ordinance or State Law

Refer to Attachment Sheets  
 Approved electrical room/electrical systems required throughout (combustible).

SACRAMENTO ELNS # 6  
 6446 RIVERSIDE BLVD  
 SACRAMENTO, CA 95831  
 12 RV STATIONS

AC 3-26-85

Existing approved does not indicate use of City Building Code. Before accepting any existing building the applicant must obtain approval from the Building Inspection Division.  
 3-26-85  
 CITY PLANNING COMMISSION

THE REQUIREMENTS OF ORD. NO. 2550 ONLY ARE COMPLIED WITH FOR THESE DETAILS AS ARE SHOWN ON THESE DRAWINGS.  
 Plans and details are not to be used for any other project without the approval of the City Planning Commission.  
 3-26-85  
 CITY PLANNING COMMISSION

NO SIGN APPROVED

**SITE PLAN**  
**EXHIBIT A**



**EXHIBIT B**



17-96



**JANUARY 7 1986 SITE INSPECTION**

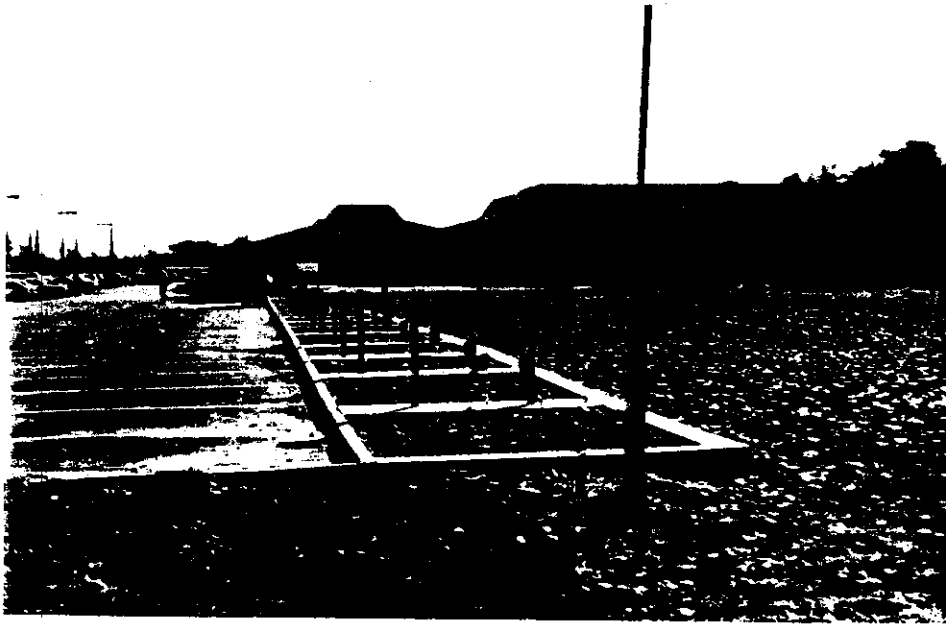
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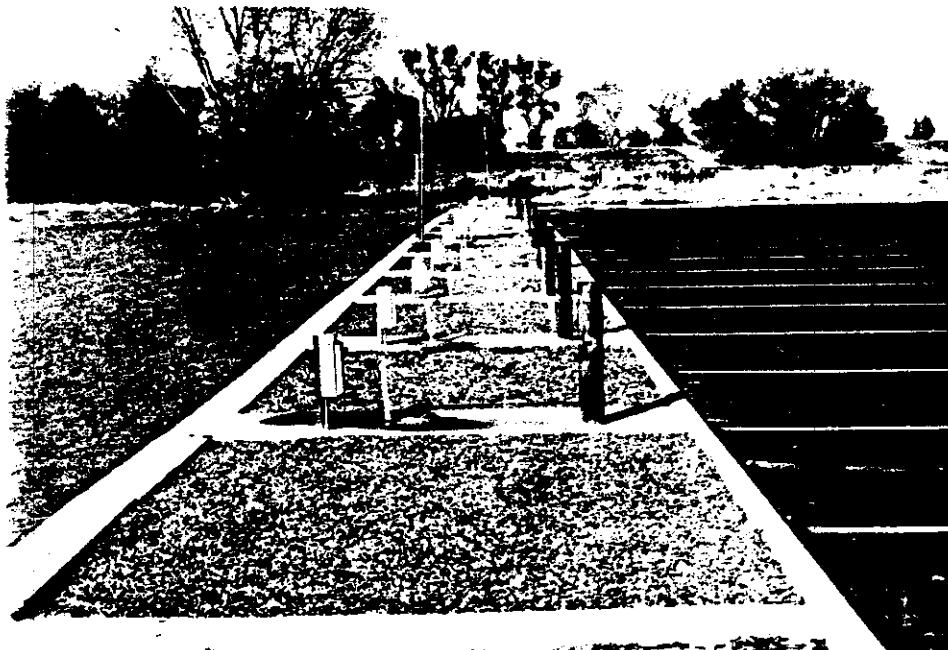
Item 21



AS BUILT



VIEW LOOKING SOUTH



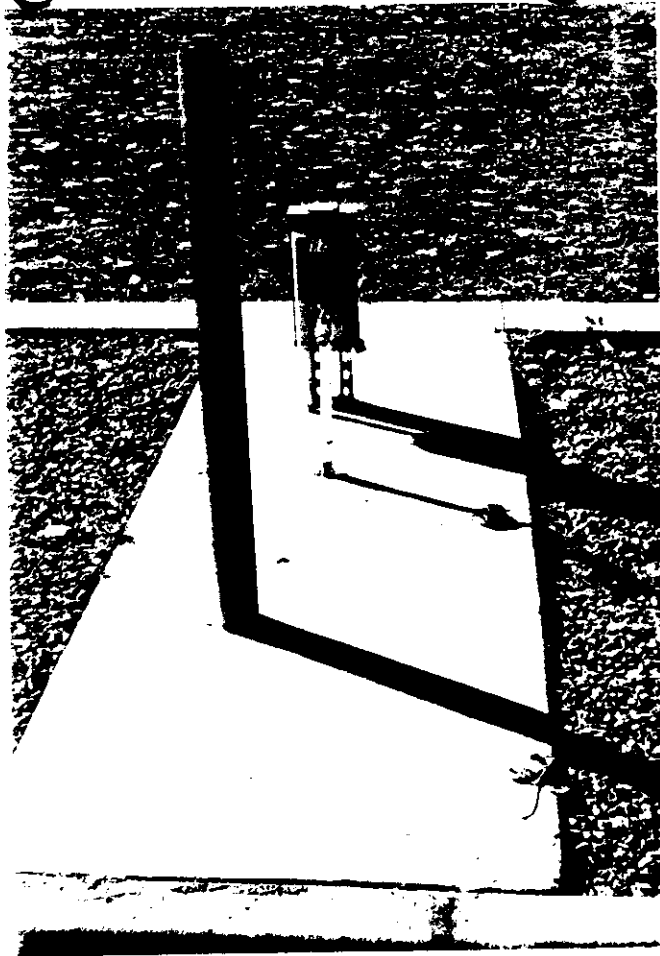
VIEW LOOKING NORTH

P-87-013

1-8-87

P87013  
item 21

AS BUILT



INDIVIDUAL HOOKUP



VIEW FROM NEAR LODGE



# CITY OF SACRAMENTO

## EXHIBIT C

### DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration  
Room 300 449-5571  
Building Inspections  
Room 200 449-5716  
Planning  
Room 200 449-5604

January 17, 1986

Mr. Bill French  
4817 'G' Parkway  
Sacramento, CA 95823

Subject: Elk's Club - RV Parking

Dear Mr. French:

It has been brought to our attention that a building permit has been issued to install electrical, water and sewer hookups for 12 trailer spaces on the Elk's Club property. Our office inspected the Elk's parking lot and found these utility hookups have been installed. Final inspection of these hookups have not been approved.

The original Special Permit (P-6103) approved by the Planning Commission in October, 1974, did not provide for utility hookups for overnight parking for trailers/motorhomes. After reviewing the original file for the Elk's Club (P-6103) our office has determined that modification of this special permit is required to allow the trailer/motorhome hookups and parking. This will therefore require a public hearing and a submittal of a new special permit application to our office.

Enclosed is a copy of this application packet. We suggest you submit this application within 15 days, or by February 7, 1986. Final inspection of the subject trailer hookups cannot be completed until final action is taken by the Planning Commission.

If you have any questions regarding this matter, please call me or Dan Hendrycks at 449-5604.

Very truly yours,

Wilfred Weitman  
Senior Planner

WW:bw

Enclosure

cc: Marty Van Duyn  
Art Gee  
Tim Sullivan  
Tom Long

P-87-013

1-8-87

item 22

# EXHIBIT D CORRESPONDANCE

December 30, 1986

City of Sacramento  
Department of Planning and Development  
1231 "I" Street  
Sacramento, California 95814  
Attn: Dan Hendrycks

CITY PLANNING DIVISION

DEC 31 1986

David T. Brennenstuhl  
6237 North Point Way  
Sacramento, California 95831

RECEIVED

Reference: P87-013

Sirs:

This is a response to your letter to me entitled "PUBLIC NOTICE". That letter states a proposal for a special permit modification to allow 12 existing trailer/motor home utility hookups and parking on a private club facility (Elks) on about 15 developed acres in the agricultural (A) zone. Loc: 6446 Riverside Boulevard. APN: 030-0041-007.

I request that the modification be denied. The site in question is directly adjacent to the Grangers Dairy subdivision where my neighbors and I reside. We have each committed lots of time and money in order to live in this attractive neighborhood. One feature of the neighborhood which is particularly appealing is the combination of zoning with the Conditions, Covenants, and Restrictions which apply here.

The result of these rules is a clean, neat area of single family dwellings intermixed with nice modern duplexes located only on corner lots. We did not bargain for and do not want a trailer court in our back yards. Not only would it be out of keeping with the nature of the area, but it could only have a negative effect on the investment which we have in our homes.

Observation of the Elks' activities during the years I have lived in Grangers Dairy leaves me with several reservations regarding this proposed modification. The Elks have already been making use of the hookups, and have thereby demonstrated what we can expect if the modification is approved.

On nights when the hookups were in use, my wife and I were kept awake by the sounds of motorcycles (dirt bikes?), dogs, and loud late-night party noise. There seems to be no attempt to maintain the order appropriate to our quiet neighborhood. In addition, the site was used by one man (apparently working there) as a place of residence. He lived there in a trailer for at least several weeks. I can only believe that this obviously uncontrolled nuisance would get worse if it were legalized.

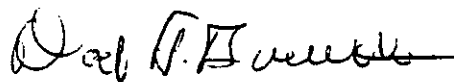
There is a parking problem at the Elks' lodge. We see it in Grangers Dairy during functions when the Elks' parking lot is full and the Elks usurp Grangers Dairy Drive for overflow parking. This conversion of our neighborhood into overflow parking for the Elks would get worse with the replacement of 21 Elks' parking lot spaces with RV hookups.

I am very concerned that the modification might be approved in spite of the facts that it is inappropriate in this neighborhood and that my neighbors and I stand foursquare against it. One reason is that the RV hookups are in place and might be regarded as a "fait accompli". Please do not be swayed by the existence of the RV hookups. Putting them in before acquiring the permit modification was a gamble which should not be rewarded.

The other reason that the modification might be approved is that the request is being made by the Elks. We know that the Elks have friends at all levels in the City government and that some of them might be swayed to make a decision in the Elks favor which would go against a less influential group. I ask that you let a strong sense of ethics prevail. Do not be moved by the fact that the Elks are behind the request for modification.

I am prepared to amplify or speak on any point which I have touched on in this letter. I can be reached at home (393-0490) or work (665-3235 - page me or leave a message if I am not in my office).

Sincerely,



David T. Brennenstuhl

cc: Councilmember Robie  
Mayor Rudin

CITY PLANNING DIVISION

DEC 31 1986

RECEIVED