

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, April 7, 1999 the Zoning Administrator approved with conditions a Special Permit Modification to allow the sale of beer at an existing driving range for the project known as Z99-019. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator Special Permit Major Modification to allow the sale of beer at the driving range deli on 10± acres in the Light Industrial-Labor Intensive Overlay, Planned Unit Development (M-1S{LI})[PUD] zone.

Location: 53 Morrison Avenue {Mulligan's Golf Center} (D2, Area 4)

Assessor's Parcel Number: 250-0351-016, 017, 018

Applicant: Dustin Doyle
3508 Ridgewood Way
Sacramento, CA 95821

Property Owner: Same as applicant

Project Planner: Sandra Yope

General Plan Designation: Industrial Employee Intensive
North Sacramento
Community Plan Designation: Labor Intensive
Existing Land Use of Site: Driving Range
Existing Zoning of Site: Light Industrial-Labor Intensive Overlay (M-1S{LI})[PUD]

Surrounding Land Use and Zoning:
North: T-C; Vacant and I 80
South: R-1; Residential
East: M-1S(LI); Vacant
West: M-1S{LI}[PUD]; Single Family Residential and Vacant

Property Dimensions: Irregular
Property Area: 10.0± acres
Square Footage of Buildings: 2,800 square feet
Height of Building: One story
Topography: Flat
Street Improvements: Existing

Project Plans: See Exhibits A-E

Previous Files: P94-017, P95-003, Z99-009

Background Information: On July 14, 1999, the Planning Commission approved several entitlements including a special permit to allow a 42 tee driving range(P94-017). Any additions to an existing special permit requires a modification of the original special permit.

Additional Information: The applicant is requesting to serve beer from the deli to the patrons of the driving range. The applicant does not intend to serve any other alcoholic beverage or sell beer for off-site consumption. The Police Department reviewed the request and has no objections to the sale of beer at the site.

The project has been noticed and staff has not received any calls.

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}.

Conditions of Approval

1. All beer sold shall be consumed on the premises. Beer shall only be consumed during regular business hours of the driving range (or less if greater hour restrictions is place on the liquor license). There shall be beer sold for off-site consumption.
2. 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 residential neighborhood.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. beer will only be sold for on-site consumption;
 - b. beer will only be sold during the driving range operating hours; and
 - c. no other types of alcohol will be sold.
3. The project is consistent with the General Plan and North Sacramento Community Plan which designate the subject site as Industrial Employee Intensive and Labor Intensive respectively.

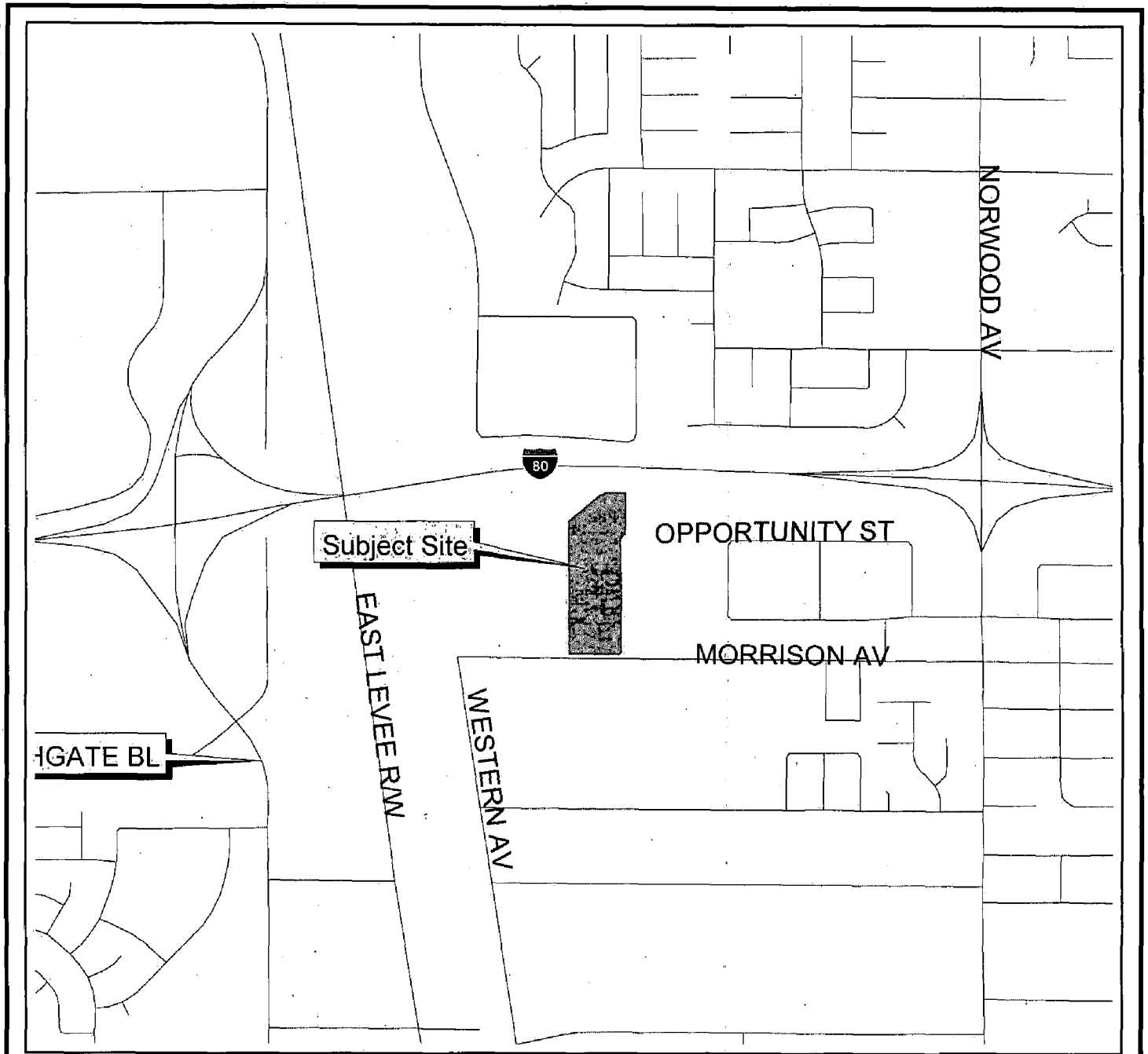
Joy D. Patterson

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.

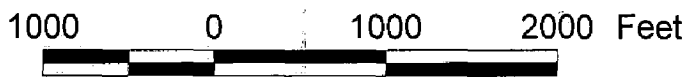
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File Applicant ZA Log Book

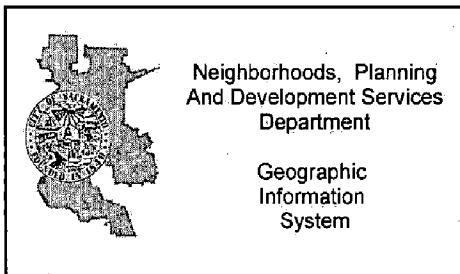
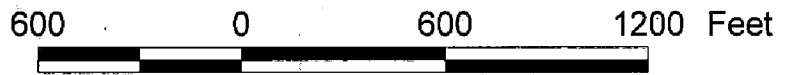
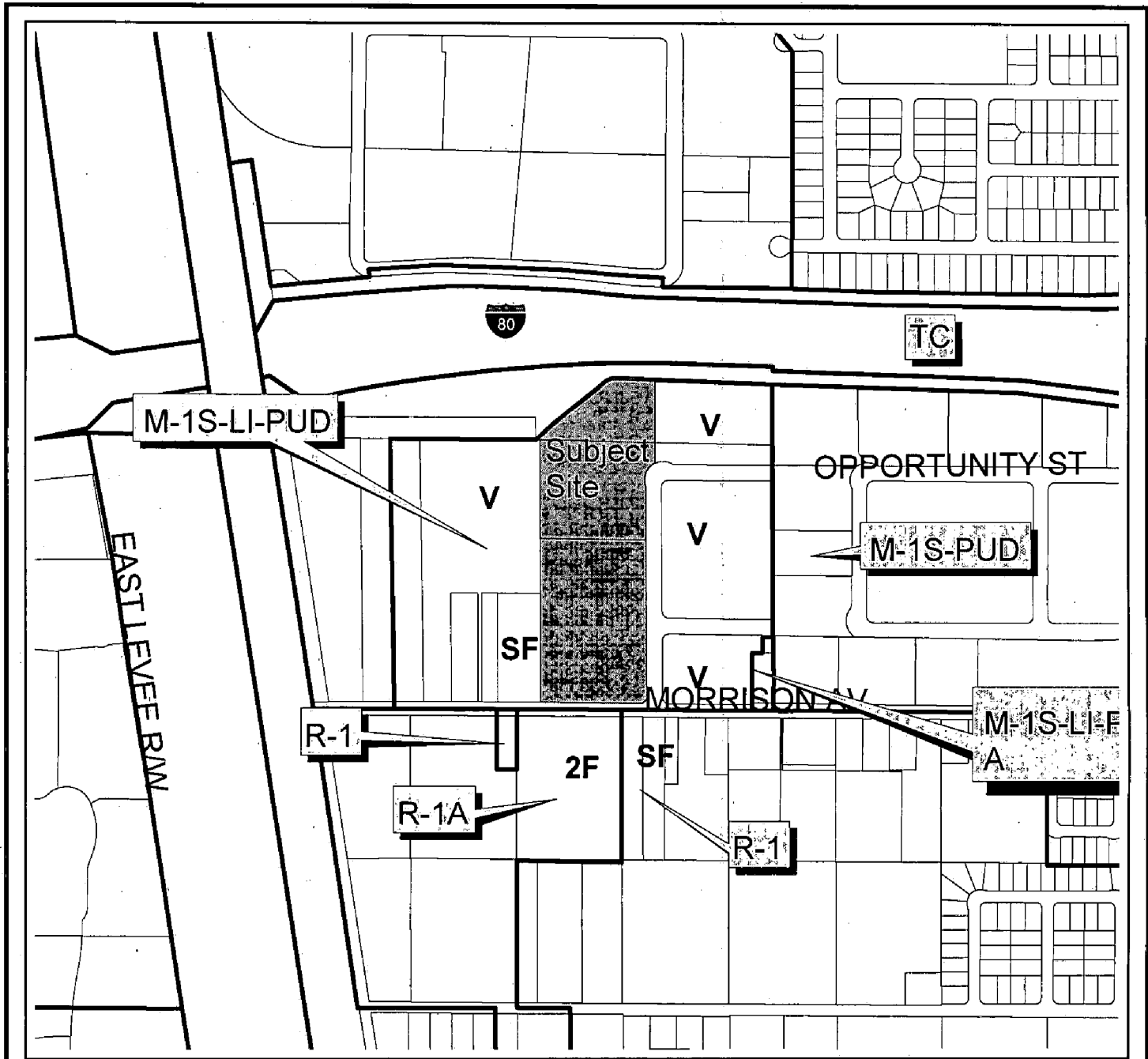


Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



VICINITY MAP



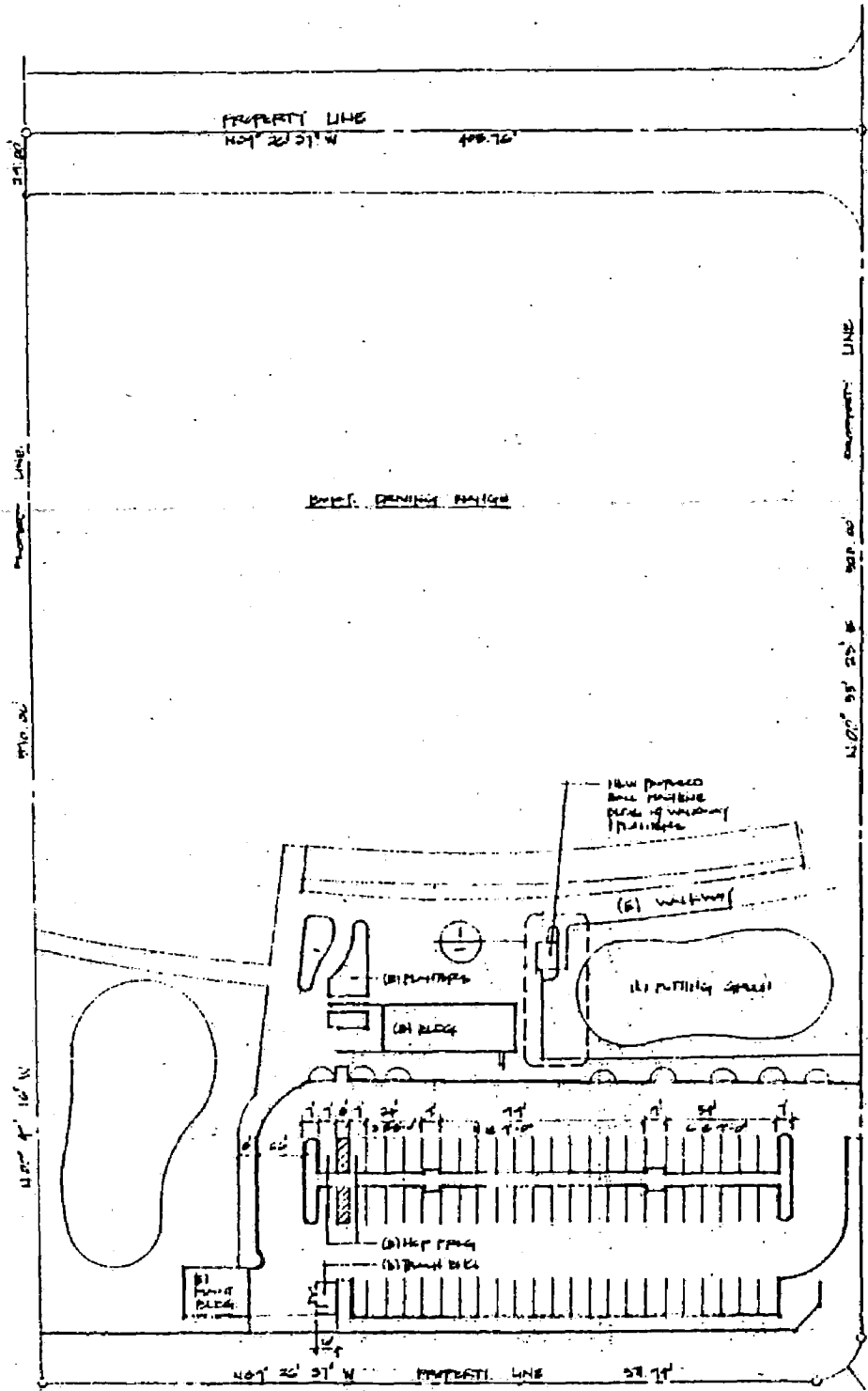
LAND USE AND ZONING



EXHIBIT - A

Z 99 - 019

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MAR - 5 1999
CITY OF SACRAMENTO
CITY PLANNING DIVISION



PLANS PERTAINING TO ZONING ON AREA

PROJECT	
NO. OF SHEETS	21
DATE	11/18/98
BY	W. J. ...
CHECKED	...
APPROVED	...

533 CAPITAL AVENUE
SACRAMENTO, CALIFORNIA 95833
TEL: 916/441-1111
FAX: 916/441-1112

PROJECT

NORWOOD WEST
GOLF CENTER
53 MORRISON AVENUE
SACRAMENTO, CA

APRIL 7, 1999

The undersigned hereby certifies that the information contained herein is true and correct to the best of his knowledge and belief and that he is not aware of any facts or circumstances which would render the same misleading or incomplete.

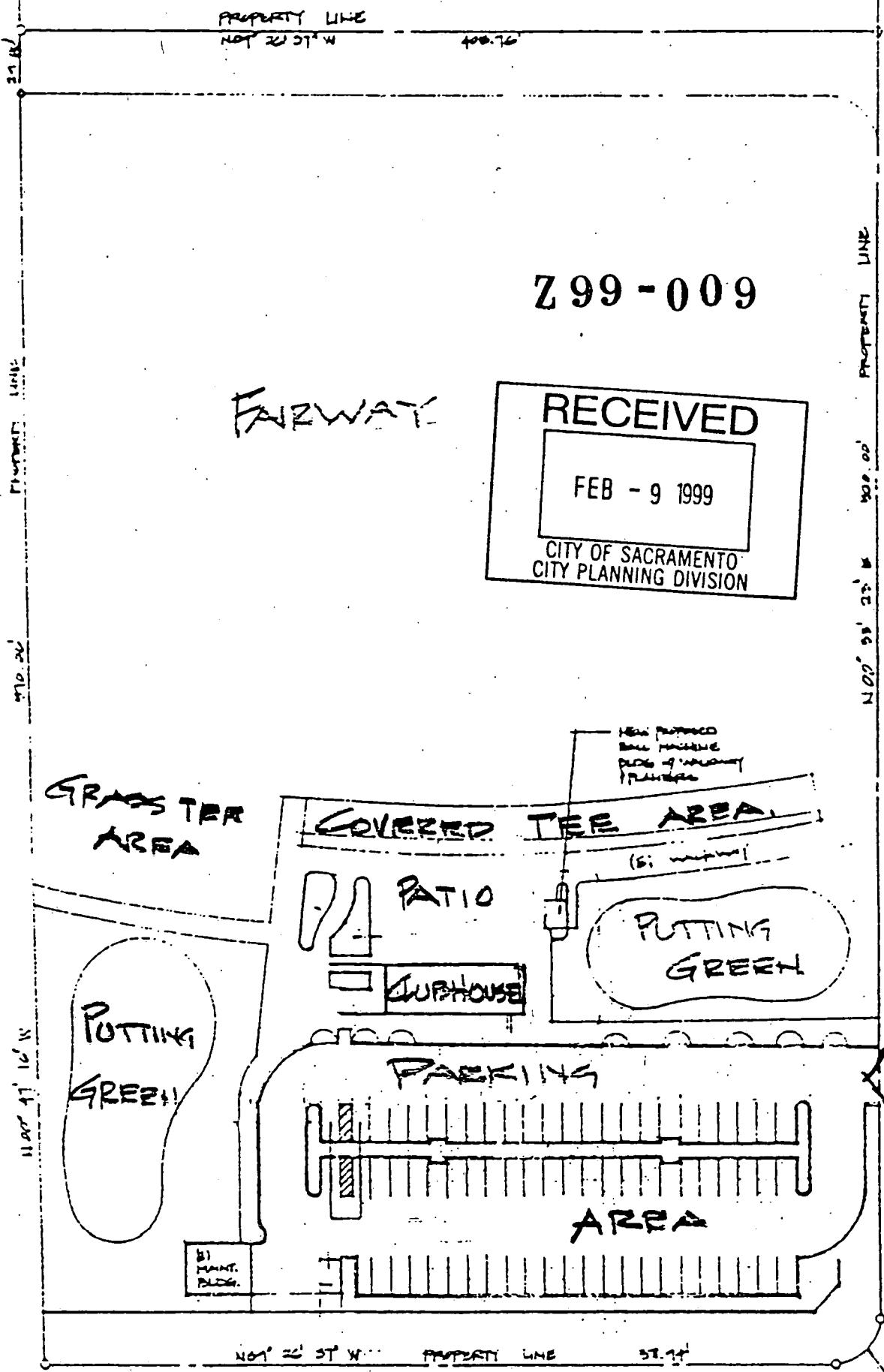
The undersigned hereby certifies that he is not aware of any facts or circumstances which would render the same misleading or incomplete.

This drawing is not to be used for construction without the approval of the architect and owner.

All dimensions and vertical elevations shown on this drawing are approximate and the contractor shall verify all dimensions and elevations on the ground and shall be responsible for any errors or omissions.

NO.	DATE	DESCRIPTION

Z 99 - 019



Z 99 - 009

FAIRWAY

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 FEB - 9 1999
 CITY OF SACRAMENTO
 CITY PLANNING DIVISION

GRASS TEE AREA

COVERED TEE AREA

NEW PROPOSED BALL MACHINE
 PLACE OF WALKWAY
 PLANTERS

PATIO

PUTTING GREEN

CLUBHOUSE

PUTTING GREEN

PARKING

AREA

5) MAINT. BLDG.

STREET

ENTR- OPPORTUNITY

MORRISON

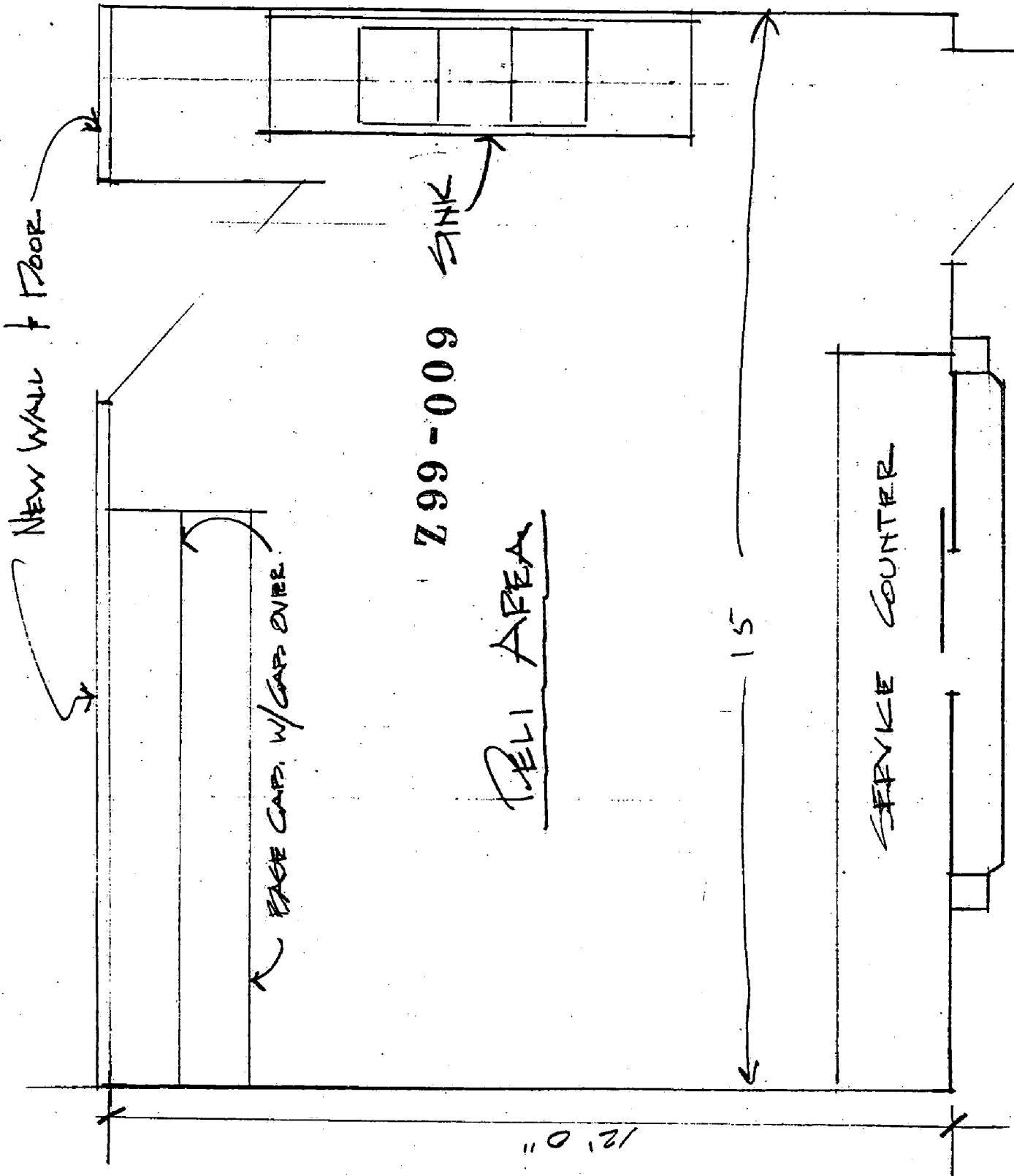
AVENUE

APRIL 7, 1999

ITEM 1

Z99-009

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PARTIAL FLOOR PLAN.

SCALE 1" = 2' 0"

299-009

APRIL 7, 1999

ETEM

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FEB - 9 1999
CITY OF SACRAMENTO
CITY PLANNING DIVISION

600-66Z

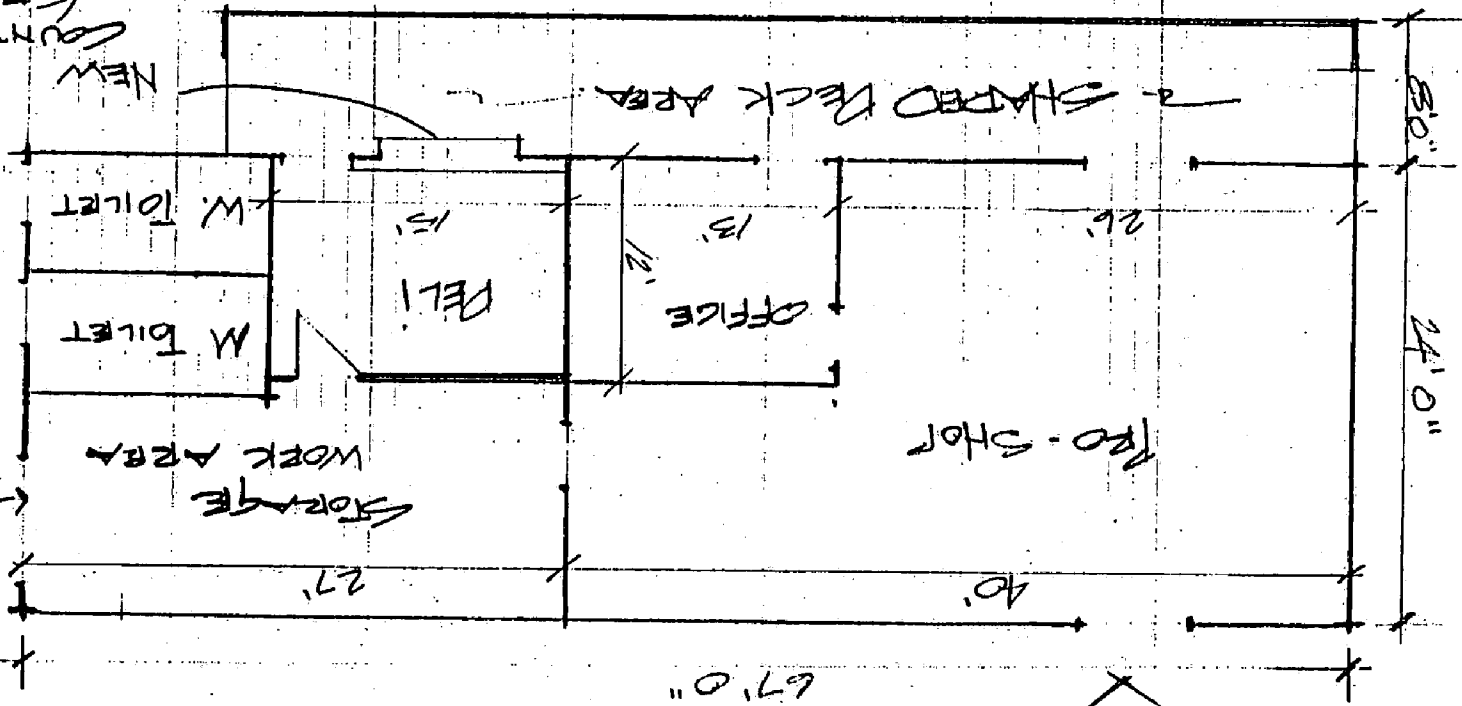
SCALE 1" = 10' 0"
WEST



GLIBHOUSE PLAN

RATIO AREA

NEW COUNTER
(SEE ATTACHED
DETAIL)



PARKING LOT AREA

EXHIBIT D

APRIL 7, 1999

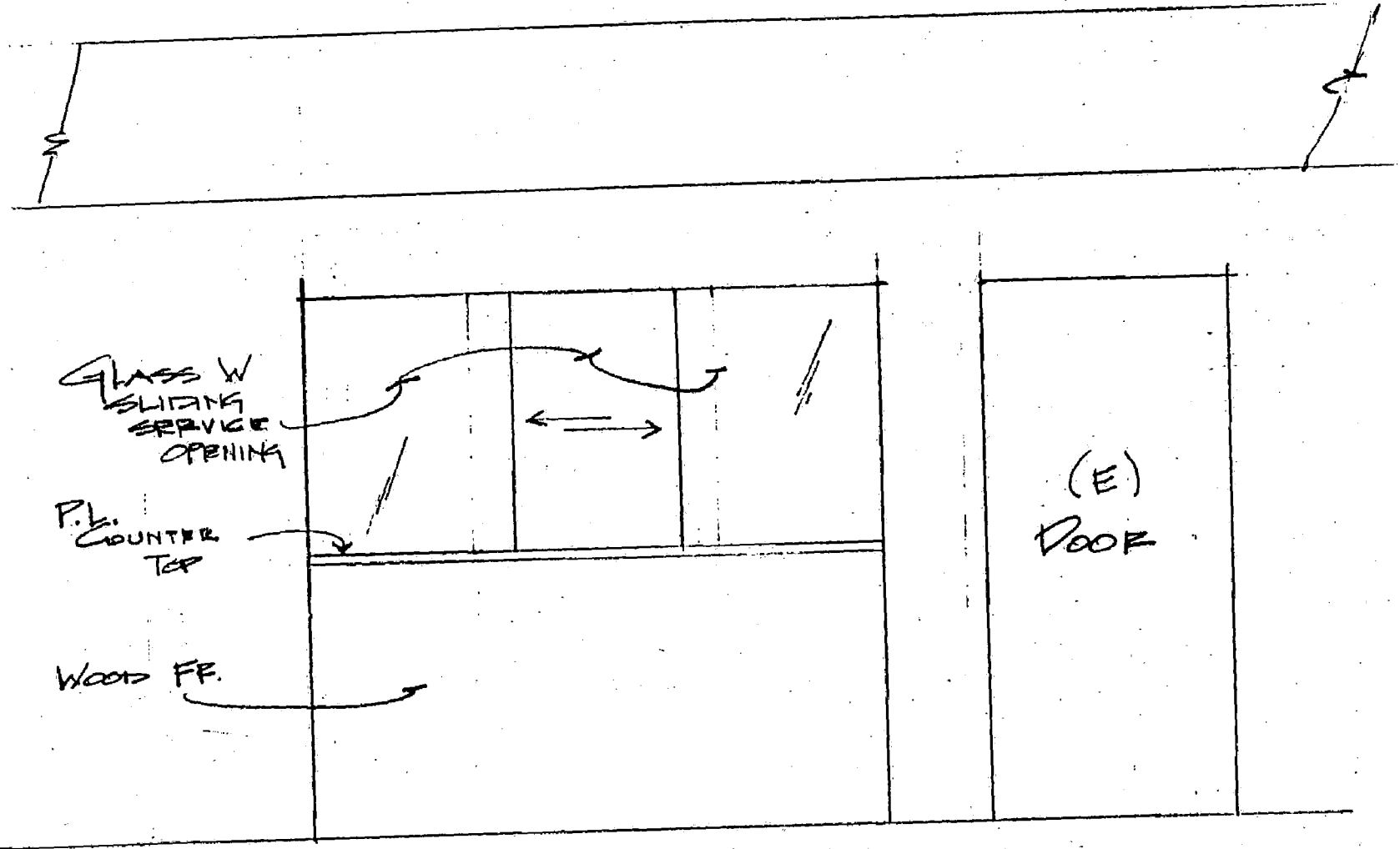
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299-009

APRIL 7, 1999

Item 1

SCALE 1" = 2'0"



DELI COUNTER
FRONT ELEVATION

▶ 299-009

RECEIVED

FEB - 9 1999

CITY OF SACRAMENTO
CITY PLANNING DIVISION

EXHIBIT - E