

P94-017 - NORWOOD WEST DRIVING RANGE

- REQUEST:
- A. **Negative Declaration;**
 - B. **Special Permit** to construct and operate a 42 tee driving range;
 - C. **Tentative Map** to subdivide 23± acres into 5 parcels in the Light Industrial (M-1S PUD) zone;
 - D. **Variance** to reduce landscape setback from 25 feet to 12.5 feet on Opportunity Street; and
 - E. **Variance** to waive masonry wall requirement on the north side of Morrison Avenue.

LOCATION: 53 Morrison Avenue, West of Norwood Avenue
Assessors Parcel Numbers: 237-0031-028, 250-0351-001,002,003,
250-0025-001,002,003
CPA/Subarea: North Sacramento/Norwood PUD
School Districts: Grant High and North Sacramento Elementary
Council District 2

APPLICANT:	James MacLaughlin, 371-9021 1401 Shore Street, West Sacramento, CA 95691
OWNER:	Joseph Benvenuti, 929-3003 2101 Evergreen Street, Sacramento, CA 95815
PLANS BY:	Kajima Engineering, 200 S. Robles Ave., Pasadena, CA 91101
APPLICATION FILED:	February 22, 1994
STAFF CONTACT:	Jim McDonald, Associate Planner, 264-5723

SUMMARY/RECOMMENDATION:

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The applicant proposes to construct a 42 tee driving range, including a 1,600 square foot pro shop, with 72 parking spaces on a 9.83± net acre parcel which is part of the Norwood West PUD. The applicant is also proposing to subdivide approximately 23 acres (consisting of seven existing parcels) into five parcels. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above.

In evaluating the project, the basic issues are potential light and glare from range lighting and interim loss of Industrial property. **Staff recommends approval of the project.** This recommendation is based on its consistency with the policies regarding industrial uses in the North Sacramento Community Plan, and the compatibility of the project with surrounding land uses.

PROJECT INFORMATION:

General Plan Designation:	Industrial Employee Intensive
Community Plan Designation:	Labor Intensive
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Light Industrial - Labor Intensive

Surrounding Land Use and Zoning:

North: vacant/freeway; A/freeway
 South: residential; R-1
 East: industrial park; M-1S LI
 West: vacant; M-1S LI

Setbacks:	Required	Provided
Front:	25'	25'
Side(St):	25'	12.5'
Side(Int):	NA	NA
Rear:	NA	NA

Property Area:	23.2± gross acres 19.72± net acres
Square Footage of Buildings:	2,000 square feet
Height of Building:	11 feet, 1 story
Exterior Building Materials:	Stucco
Roof Material:	Sheet Metal (painted green)
Parking Provided:	72 spaces
Parking Required:	63 spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

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OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Certificate of Compliance	Public Works, Development Services
Driveway Permit	Public Works, Development Services
Building Permit	Building Division

BACKGROUND INFORMATION:

On January 26, 1988, the City Council approved a tentative map (P87-407) to subdivide the 23.2± acre site into three parcels. The applicant installed street improvements (including Cellular Drive), sewer, water and drainage facilities, as well as the street light poles. The remaining items to be completed to final the map are the installation of light standards and the installation of the electrical system to provide power to the street lights. The applicant did not record the final map within the required two year time frame and additional one year extension.

The site is zoned Light Industrial-Labor Intensive. The site is vacant, except for one residential dwelling unit, which is scheduled to be demolished. Because of the slow market for industrial development, the applicant proposes to develop the site as a golf driving range as an interim use. The Special Permit will have a time limit of 10 years. At the end of the 10 year time period, the applicant will be required to resubmit the application for staff review to determine if there is a need to convert the site back to an industrial use. At that time, the applicant may ask for a time extension.

STAFF EVALUATION: Staff has the following comments:**A. Policy Considerations**

The tentative map is a logical extension of the Norwood West PUD, an industrial park development which has been primarily built out to the east of the project site. The majority of the infrastructure improvements have already been constructed. This subdivision is consistent with the goals and policies of the General Plan, Community Plan and Norwood West PUD.

The Norwood West PUD is intended to provide a labor intensive industrial development. The proposed driving range is intended to be an interim use (ten years) until the market for industrial properties improves. The Special Permit will expire in ten years, at which time planning staff and the Commission will be given the opportunity to re-evaluate the project and determine whether or not industrial development could potentially be developed to the west of the driving range and whether or not the site precludes or interferes with adjacent industrial development.

B. Tentative Map Design

The tentative map will subdivide 23.2± acres into five parcels. Access will be provided to the site from Opportunity Street, Harris Avenue, and Morrison Avenue. Each of these streets either exist or have been extended into the site. The map also includes a new street, Cellular Drive, which currently runs east/west through the proposed driving range. Cellular Drive will be covered with turf and dedicated to the City through an irrevocable offer of dedication (IOD). The street will be re-constructed once the driving range use ceases.

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C. Site Plan Design/Zoning Requirements**1. Setbacks**

The Norwood West PUD requires a 25 foot landscape setback from all streets within the PUD. The applicant is requesting a setback reduction to 12.5 feet for the property line adjacent to Opportunity Street to accommodate the construction of a 30 to 65 foot tall fence and net. The applicant will turf this setback area and plant trees between the fence poles. The trees will provide a screen for the light from the driving range, provide additional protection from stray balls and provide an soften the potential visual impacts created by the fencing.

The applicant will provide a 25 foot landscape buffer along Morrison Avenue. The applicant is requesting a variance from the 8 foot tall decorative masonry wall requirement of the Norwood West PUD, and is instead proposing a three foot berm and 6 foot decorative wrought iron fence, which will surround the parking lot, club house and putting greens. The wrought iron fencing, like the driving range, will be an interim use that would be replaced by a masonry wall should industrial development occur on the site. The proposed would also provide an aesthetic buffer between the driving range and residential development to the south.

2. Parking/Circulation

The City does not have a specified parking ratio for golf courses or driving ranges. The Zoning Ordinance leaves the parking ratio requirement to the discretion of the Planning Commission. The County of Sacramento requires 1.5 parking spaces per tee. Staff feels that this ratio will provide for sufficient on-site parking. Based on this requirement, the applicant would be required to provide 63 parking spaces. Staff feels that the proposed 69 standard parking spaces and 3 handicap spaces for a total of 72 spaces (1.6 spaces per tee), would adequately serve the project.

The parking lot entrance will be on Opportunity Street. Most of the traffic is anticipated to arrive from Morrison Avenue, located on the south side of the site. The site can also be accessed from Harris Avenue. Trip generation by the proposed driving range will be less than what was anticipated to result from industrial development. However, to further reduce potential traffic impacts to adjacent residential, staff recommends limiting the hours of operation from 7 a.m. to 9 p.m. on weekdays and 7 a.m. to 10 p.m. on weekends.

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3. Landscaping

The applicant is proposing turf and shrubs around the perimeter of the driving range site. The perimeter of the tee box/putting green/parking lot area will be surrounded by a six foot tall decorative wrought iron fence and three foot high hedge. Parking lot shading will be required to meet the 50 percent shading requirement within 15 years.

4. Signage

The applicant does not have a sign program for the project at this time. Any future sign programs submitted by the applicant will be subject to the development guidelines of the Norwood West Planned Unit Development (PUD). The sign program will be subject to staff review and approval by the Planning Director.

D. Building Design

The proposed driving range will include a clubhouse approximately 1,600 square feet in size and a maintenance shed approximately 400 square feet in size. Each of the buildings will be approximately 11 feet in height, with stucco finish and painted sheet metal roofs. Design review staff has reviewed the building elevations and suggest the following design features:

- single hung or gridded windows
- window and gutter trim colors shall match (preferably white)
- metal roll up door color to match stucco

The building design is consistent and compatible with the adjacent industrial park development.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

B. Public/Neighborhood/Business Association Comments

Both the Meadows Development Association and Garden Valley Neighborhood Association were provided project applications and plans. No comments were received by either of the neighborhood associations.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

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1. Public Works Department**Development Services**

- Floodway encroachment will not be allowed
- On-site drainage required

Transportation

- Align centerline of driveway with Harris Avenue or off-set by 120 feet
- Provide handicap spaces per ADA requirements
- Driveway shall be to City standards

Utilities

- Provide drainage infrastructure per City Code
- No encroachment into floodway will be allowed
- The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance
- On-site drainage is required
- Applicant must utilize acceptable BMPs to control erosion and sediment transport, and pollution associated with construction activities

Responses: The Centerline of the driveway has been off-set in the re-design by 120 feet. The project will include only fencing and turf within the floodway, which is not considered encroachment. The applicant will provide requested infrastructure in compliance with City infrastructure and drainage standards.

2. Department of Community & Visitor Services - Golf Division

- Parking lot should meet the Shade Ordinance requirement
- North/South fence setback from Opportunity Street should be 25 feet due to concerns for drainage and aesthetics.

Response: The parking lot will be required to meet the parking lot shading requirement. The potential aesthetic and drainage impacts created by the reduction in the Opportunity Street landscape setback will be mitigated by the planting of trees between the fence poles and the requirement to retain drainage on-site.

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3. **PG&E and SMUD**

- Provide easements and IOD's for overhead and underground utilities adjacent to all public ways.

Response: Easements and IOD's will be provided as conditions of the map.

4. **California Department of Transportation**

- Cal Trans will require review and approval of lighting plans in order to prevent glare on traffic on Interstate 80.

Response: The applicant will be required to submit in writing, Cal Trans approval of the lighting plan.

D. Subdivision Review Committee Recommendation

On date June 15, 1994, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Tentative Map Resolution.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A, B, C, D and E. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends approval of the proposed development for the following reasons:

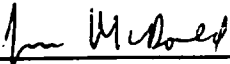
- o the tentative map is a logical extension of the Norwood West PUD
- o the driving range is an interim use and will be re-evaluated in 10 years

Staff recommends the Planning Commission take the following actions:

- A. Ratify the **Negative Declaration**;
- B. Adopt the attached Resolution approving the **Special Permit** to construct and operate a 42 tee driving range;
- C. Adopt the attached Resolution approving the **Tentative Map** to subdivide 23± acres into 5 parcels in the Light Industrial (M-1S PUD) zone;
- D. Adopt the attached Resolution approving the **Variance** to reduce landscape setback from 25 feet to 12.5 feet on Opportunity Street; and
- E. Adopt the attached Resolution approving the **Variance** to waive masonry wall requirement on the north side of Morrison Avenue 01552

Report Prepared By,

Report Reviewed By,



Jim McDonald, Associate Planner



Senior Planner

Attachments

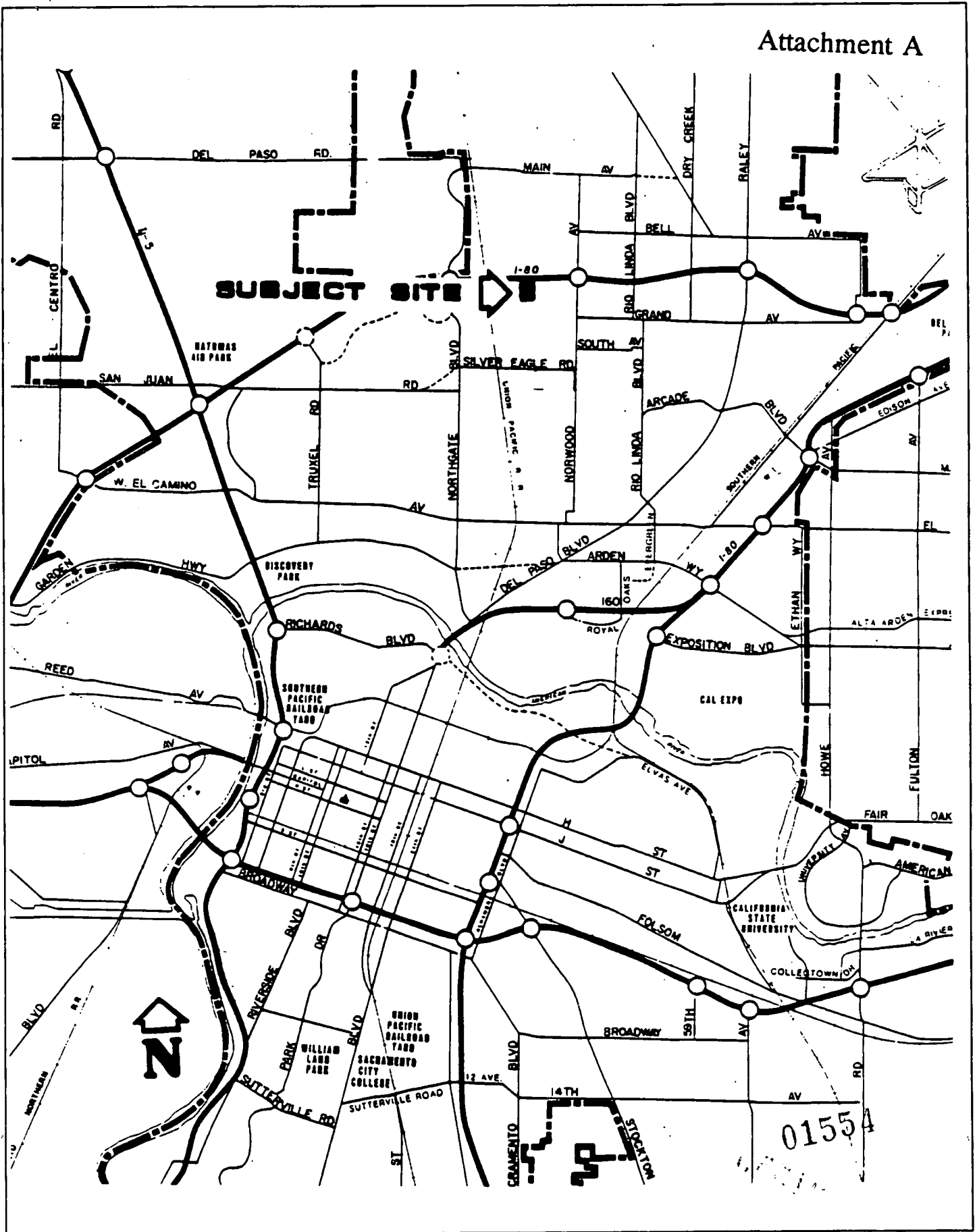
- Attachment A Vicinity Map
- Attachment B Land Use and Zoning Map
- Attachment C Resolution Approving the Special Permit
- Exhibit C-1 Site Plan/Building Elevations
- Attachment D Resolution Approving the Tentative Map
- Exhibit D-1 Tentative Map
- Attachment E Resolution Approving the Landscape Setback Variance
- Attachment F Resolution Approving the Variance to waive the Masonry Wall
- Attachment G Comment Letters

P94-017.CPC

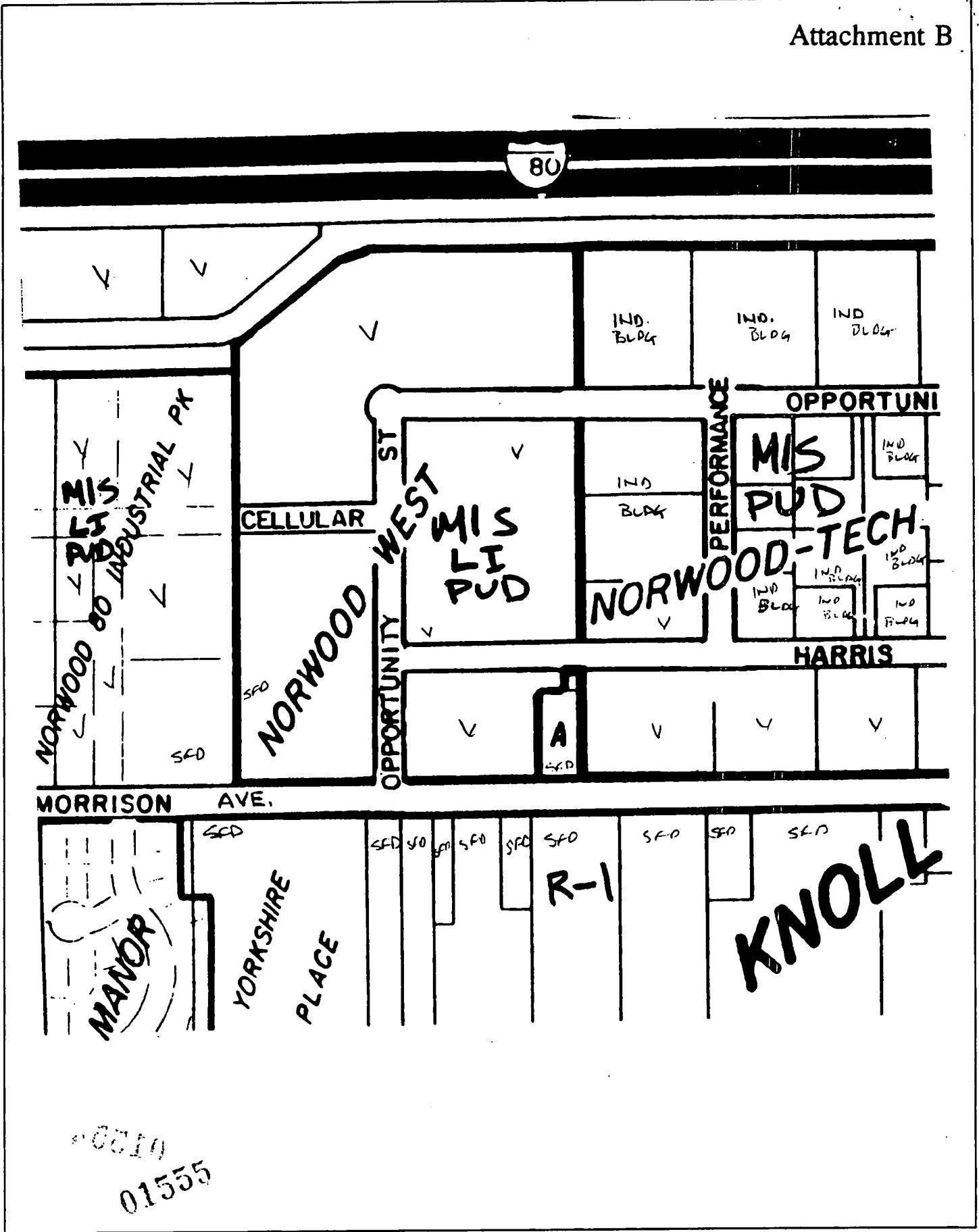
6/22/94

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VICINITY MAP



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LAND USE & ZONING MAP

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SPECIAL PERMIT TO CONSTRUCT AND OPERATE A GOLF DRIVING RANGE FOR PROPERTY LOCATED AT 53 MORRISON AVENUE

(P94-017) (APN: 237-0031-028, 250-0351-001, 002, 003, 250-0025-001, 002, 003)

WHEREAS, the City Planning Commission on July 14, 1994, held a public hearing on the request for approval of a special permit to construct and operate a golf driving range as an interim use for property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the Planning Commission adopts the following findings of fact for the special permit:

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. The project is compatible with surrounding land uses;
 - b. Adequate parking will be provided; and
 - c. Driving ranges are allowed in any zone subject to approval of a Special Permit.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that adequate parking will be provided and lighting will be designed not to impact adjacent to residential of Interstate 80.
3. The project is consistent with the General Plan and North Sacramento Community Plan which designate the site Industrial Employee Intensive and Labor Intensive.

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NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The special permit for the proposed the Norwood West Driving Range is hereby approved, subject to the following conditions:
 - a. Hours of operation will be limited to 7 a.m. to 9 p.m. weekdays and 7 a.m. to 10 p.m. on weekends.
 - b. Future sign programs will be subject to Planning staff review and approval by the Planning Director.
 - c. Infrastructure and development of the site will be subject to Tentative Map conditions.
 - d. This Special Permit will be valid for 10 years after the date of approval. Continued operation of the driving range will be subject to the review and approval of the Planning Commission through the Special Permit process.

add ex f.

CHAIRPERSON

ATTEST:

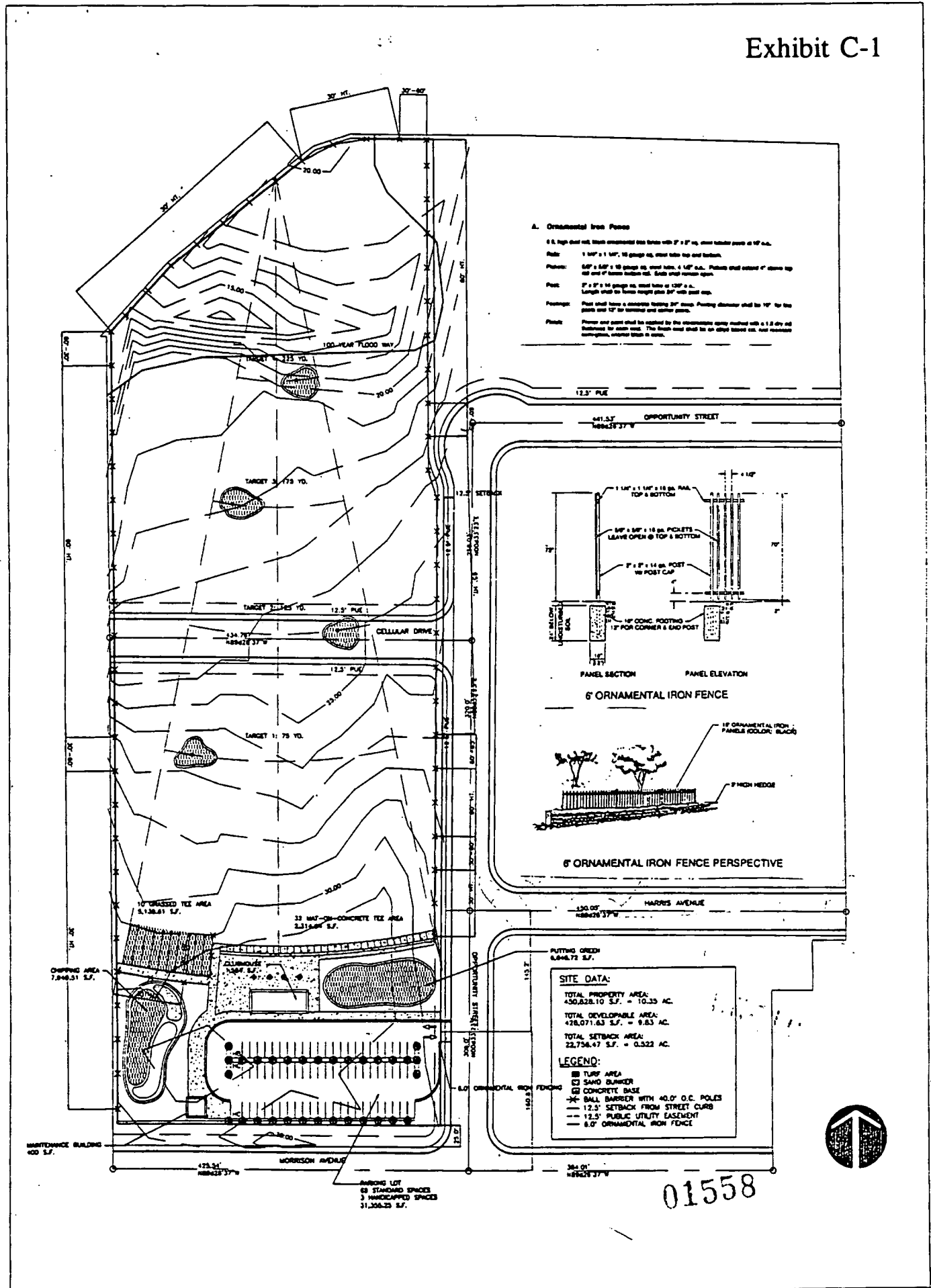
SECRETARY TO PLANNING COMMISSION

P94-017

P94017SP.RES

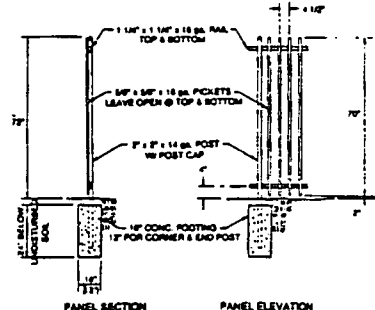
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65211

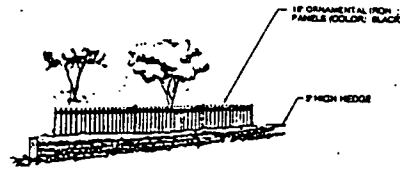


A. Ornamental Iron Fence

- 1 1/2" high steel rail, black ornamental iron fence with 2" x 2" sq. steel hollow posts at 10' o.c.
- Posts: 1 1/2" x 1 1/2" x 10 gauge sq. steel tube top and bottom.
- Posts: 1 1/2" x 1 1/2" x 10 gauge sq. steel tube, 4 1/2" o.c. Posts shall extend 4" above top rail and 4" below bottom rail. Ends shall remain open.
- Post: 2" x 2" x 14 gauge sq. steel tube at 10' o.c.
- Length shall be fence height plus 30" with post cap.
- Postings: Posts shall have a diameter having 30" diam. Postings diameter shall be 1 1/2" for the steel and 1 1/2" for concrete and corner pieces.
- Finish: Posts and caps shall be finished by the manufacturer using method with a 1/2 dry oil substance for each rail. The fence shall be an equal height on each corner, exterior finish in color.



6" ORNAMENTAL IRON FENCE



6" ORNAMENTAL IRON FENCE PERSPECTIVE

PUTTING GREEN
6,946.72 S.F.

SITE DATA:

TOTAL PROPERTY AREA:
450,828.10 S.F. = 10.35 AC.

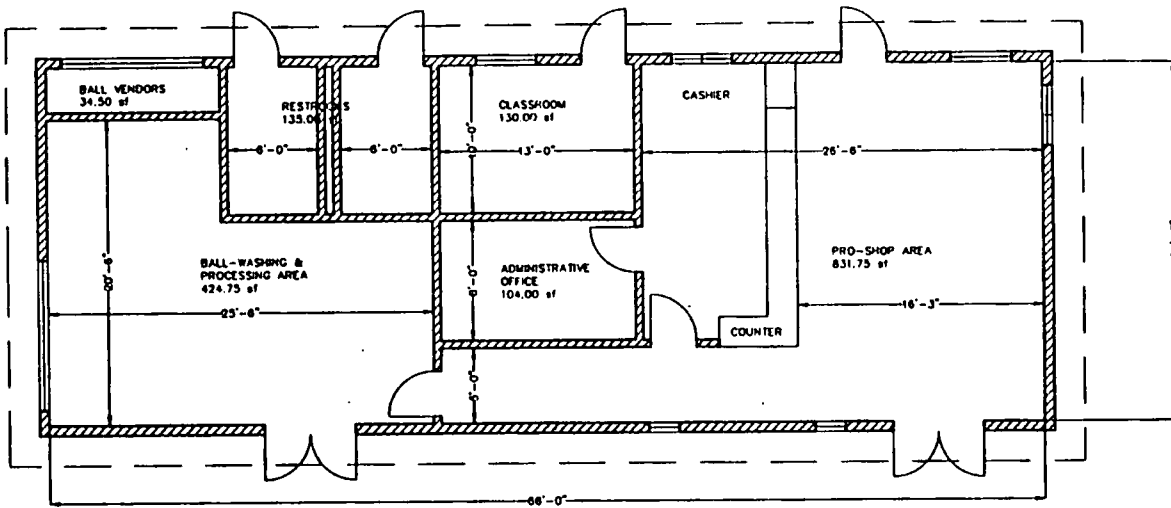
TOTAL DEVELOPABLE AREA:
428,071.63 S.F. = 9.83 AC.

TOTAL SETBACK AREA:
22,756.47 S.F. = 0.522 AC.

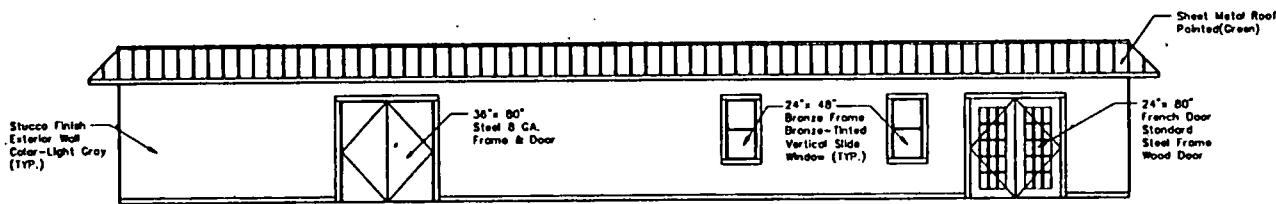
LEGEND:

- TURF AREA
- SAND BUNKER
- CONCRETE BASE
- BALL BARRIER WITH 40.0' O.C. POLES
- 12.5' SETBACK FROM STREET CURB
- 12.5' PUBLIC UTILITY EASEMENT
- 6" ORNAMENTAL IRON FENCE

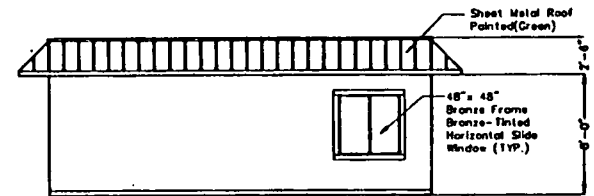
01558



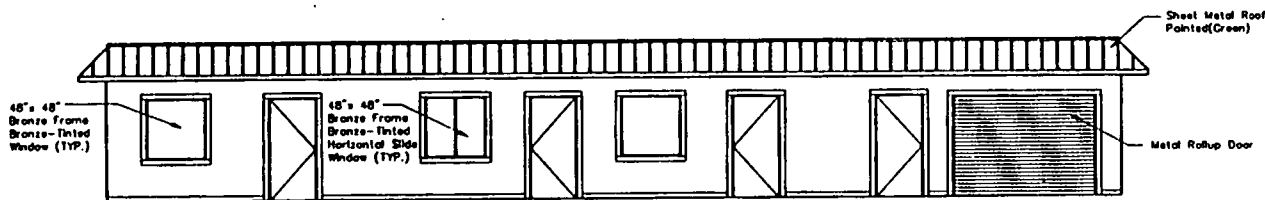
FLOOR PLAN
 SCALE:
 1/4" = 1'-0"



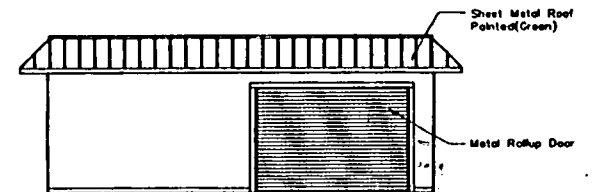
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

CONSULTANT:
KAJIMA
 ENGINEERING AND CONSTRUCTION, INC.
 200 S. Lee Robles Ave., Suite 400, Pasadena, CA 91101-2431

OWNER:
K.S.S. INTERNATIONAL
 10801 National Boulevard, Suite 608
 Los Angeles, California 90064

PROJECT DESCRIPTION:
 Norwood West Golf Center
 Clubhouse Schematic Design
 Floor Plan and Elevations

REVISIONS:

SCALE:
 1/4" = 1'-0"

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT 53 MORRISON AVENUE.

(P94-017) (APN:237-0031-028, 250-0351-001,002,003, 250-0025-001,002,003)

WHEREAS, the City Planning Commission on July 14, 1994, held a public hearing on the request for approval of a tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Subdivision Review Committee has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

WHEREAS, the City Planning Commission has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Planning Commission has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The tentative map for the proposed subdivision is hereby approved based upon the findings of fact which follow:
 - A. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.

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- B. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
 - C. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the North Sacramento Community Plan designate the subject site for labor intensive industrial land use.
 - D. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
 - E. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
2. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
- A. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code. Construct curb, gutter and sidewalk along the west side of Opportunity Street. Remove improvements on Cellular Drive as necessary.
 - B. Provide an Irrevocable Offer of Dedication (I. O. D.) for 58 feet of the future Cellular Drive.
 - C. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities.
 - D. The 12 inch water main and appurtenances in the Cellular Drive I. O. D. shall be capped and abandoned in place, west of Opportunity Street, to the satisfaction of the Utility Department.
 - E. The sanitary sewer main in the Cellular Drive I. O. D. shall be abandoned in place west of Opportunity Street to the satisfaction of the Utility Department.
 - F. Dedicate a 15 foot wide drainage easement centered on the existing 36 inch main in the Cellular Drive I. O. D. and along the westerly boundary line.
 - G. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways.

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Refer to the City of Sacramento's "Administrative and Technical Procedures Manual for Grading, Erosion and Sediment Control", January 1994, for the acceptable BMPs to control erosion and sediment transport and pollution associated with construction activities. This manual is available from the Department of Utilities.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

P94-017

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- H. Dedicate a 12.5 foot Public Utility Easement for overhead electrical facilities and appurtenances adjacent to Morrison Avenue.
- I. Show all existing easements.
- J. Abandon any existing water wells and/or septic tank systems, under permit, to City and/or County Health Department standards.
- K. Remove the existing street lighting system west of Opportunity Street.
- L. Applicant is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). This will require the applicant to file a Notice of Intent with the California Water Resource Control Board and prepare a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP will require the applicant to prepare plans and/or determine measures to control erosion and off-site sediment transport from the project and determine measures for controlling pollution from the various hazardous materials associated with construction sites. The City will require proof of compliance with the State Permit prior to approval of the improvement plans.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- M. Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100
- N. The City of Sacramento shall accept the Irrevocable Offer of Dedication (I. O. D.) on Opportunity Street and Harris Avenue to the City of Sacramento.
- O. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans and prepare plans to control urban runoff pollution from the project site during construction.

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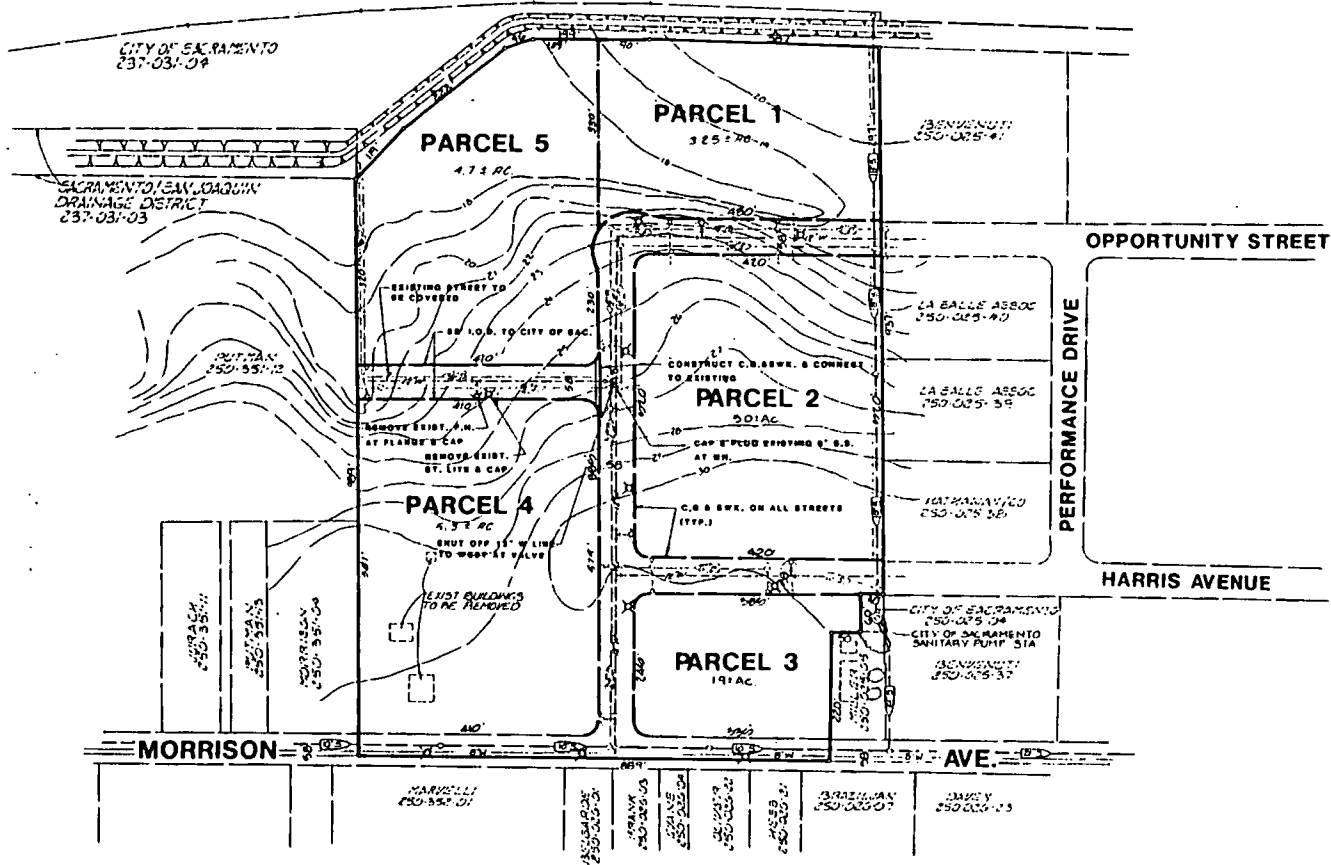


SCALE: 1"=100'

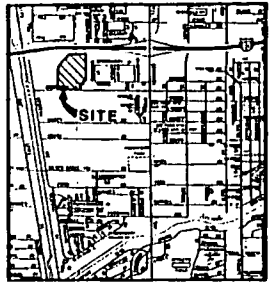


Exhibit D-1

INTERSTATE 80



01564



VICINITY MAP
NO SCALE

- OWNER/DEVELOPER**
J.B. COMPANY
2101 EVERGREEN STREET
SACRAMENTO, CA 95815
- APPLICANT/ENGINEER**
MORTON & PITALO, INC.
1700 THROPE RD. SUITE 200
SACRAMENTO, CA 95815
- ASSESSOR'S PARCEL NO(S)**
237-031-20
250-351-1, 2, 3
250-075-1, 2, 3
- AREA**
23.2 ± ACRES
- EXISTING ZONING**
M-1 (1) PUD B AG
- PROPOSED ZONING**
M1 (1) PUD
- STORM DRAINAGE**
CITY OF SACRAMENTO
- SANITARY SEWER**
CITY OF SACRAMENTO
- WATER**
CITY OF SACRAMENTO
- ELECTRICITY**
S.M.W.D.
- GAS**
P.R. & E.
- SCHOOL DISTRICT**
CITY OF SACRAMENTO
- PARKS & RECREATION**
CITY OF SACRAMENTO
- FIRE PROTECTION**
CITY OF SACRAMENTO



REVISIONS	NO.	DESCRIPTION	APPROVED	DATE	DISK NO.	BENCH MARK	COMPUTED	MORTON & PITALO, INC. CIVIL ENGINEERING · PLANNING · SURVEYING	TENTATIVE PARCEL MAP NORWOOD WEST	DATE
					SCALE	ELEV.	DESIGNED			MAY 1994
					NO. 1		DRAWN	CITY OF SACRAMENTO		SHEET
					NO. 2		PROJ. ENGR.	OF SACRAMENTO		OF

FILE NO. 870095

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A VARIANCE TO REDUCE THE STREET SIDE LANDSCAPE SETBACK FOR PROPERTY LOCATED AT 53 MORRISON AVENUE

(P94-017) (APN: 237-0031-028, 250-0351-001,002,003, 250-0025-001,002,003)

WHEREAS, the City Planning Commission on July 14, 1994, held a public hearing on the request for approval of a variance to reduce the landscape setback requirement for the property line adjacent to Opportunity Street from 25 feet to 12.5 feet for property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the Planning Commission adopts the following findings of fact for the variance:

1. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.
2. Granting the variance would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. The reduction is no greater than 50 percent;
 - b. Landscaping will be provided; and
 - c. The driving range is an interim (temporary) use.
3. Granting the variance does not constitute a use variance in that driving ranges are allowed in the Light Industrial - Employee Intensive (M1-S LI) zone subject to approval of a Special Permit.

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RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF _____

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A VARIANCE TO WAIVE A MASONRY WALL REQUIREMENT FOR PROPERTY LOCATED AT 53 MORRISON AVENUE

(P94-017) (APN: 237-0031-028, 250-0351-001,002,003, 250-0025-001,002,003)

WHEREAS, the City Planning Commission on July 14, 1994, held a public hearing on the request for approval of a variance to waive the 8 foot masonry wall requirement on the north side of Morrison Avenue for property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the Planning Commission adopts the following findings of fact for the variance:

- 1. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.**
- 2. Granting the variance would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:**
 - a. A twenty five foot landscape buffer will be provided;**
 - b. Hedges and wrought iron fencing will be provided; and**
 - c. Hours of operation will be limited to 9 a.m. to 9 p.m. weekdays and 9 a.m. to 10 p.m. on weekends.**
- 3. Granting the variance does not constitute a use variance in that driving ranges are allowed in the Light Industrial - Employee Intensive (M1-S LI) zone subject to approval of a Special Permit.**

4. The project is consistent with the General Plan and North Sacramento Community Plan which designate the site for Industrial Employee Intensive Land uses.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The variance for the proposed landscaping setback reduction to 12.5 feet is hereby approved, subject to the following conditions:
 - a. Trees and landscaping will be provided.
 - b. Irrigation will be subject to City Water Conservation policies.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

P94-017

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