

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Elks Lodge #6, Alvin Wohl - 901 H Street, Sacramento, CA				
OWNER	Harris & Tsakopoulos - 2631 K Street, Sacramento, CA				
PLANS BY	Frandsen-Evans - 2444 Glendale Lane, Sacramento, CA				
FILING DATE	8/14/74	50 DAY CPC ACTION DATE		REPORT BY:	WW
NEGATIVE DEC.	8/24/74	EIR		ASSESSOR'S PCL. NO.	030-041-06 & 07

APPLICATION: Special Permit (P-6103) to develop a private club (Elk's Lodge #6) in the "A" Agricultural Zone (Section 2-F-8, Ordinance No. 2550-4th Series).

LOCATION: Northwest corner of Riverside Boulevard and Florin Road.

APPLICANT'S PROPOSAL: The applicant proposes to develop the subject property with a one-story lodge hall containing a total of 37,892 square feet.

PROJECT INFORMATION: At the regular meeting of September 10, 1974, the Planning Commission reviewed the subject Elk's Club proposal and continued the matter to the September 24th meeting. The Commission indicated that a revised site plan shall be submitted by the applicant and reviewed by the Planning staff, other appropriate city departments and the Greenhaven Homeowner's Association. The staff indicated to the applicant that relocating the one-story lodge hall toward the front portion of the property and providing the major parking area to the rear of the building would be a more workable plan.

On September 19, 1974, the applicant submitted a revised plan which relocates the lodge hall to the front portion of the property approximately 300' from Riverside Boulevard. The original site plan located the lodge hall approximately 800' from Riverside Boulevard. The front 300' of the site is proposed to be extensively landscaped and serve as a prominent attractive entrance to the project. Approximately 44 off-street parking spaces will be provided in this area.

The revised plan also indicates the major parking area to be located to the rear of the lodge hall (334 parking spaces). The proposed swimming pool and dressing room are relocated easterly to provide more area for parking. The rear 360' is proposed for future expansion of recreation facilities. Future boat storage and a dry marina has been eliminated from the proposal.

The applicant proposes to develop the project in two phases. The first phase will include a lodge, a banquet room kitchen, locker room, offices, reading room, conference room, handball courts, gymnasium and a swimming pool. The second phase will include additional handball courts, additional gym space, a club room, additional kitchen facilities and a lounge area.

The subject property contains approximately 15+ gross acres and is 392' x 1,765' in size. This property is located between Riverside Boulevard and the Sacramento River. The site plan indicates 378 off-street parking spaces.

(OVER)

APPLC. NO. P-6103

MEETING DATE 10-29-74

CPC ITEM NO. 6

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The staff reviewed the project and estimated approximately 340 parking spaces would be required. The design of the building is such that the restaurant, lodge hall, and banquet rooms, as well as the recreational facilities could be utilized by separate groups at the same time.

The subject property contains a single-family dwelling and open grazing area. Surrounding land uses consist of a multi-family development to the east, the Sacramento River to the north, a single-family dwelling and boarding of horses to the west, and a shopping center to the south across Riverside Boulevard.

ADDITIONAL INFORMATION: The Major Street Plan indicates the future extension of Florin Road (a 110' right-of-way), from Riverside Boulevard north across the Sacramento River. In addition, since the future Florin Road extension will be elevated adjacent to the river, additional land will be required for a slope easement. The Florin Road right-of-way and slope easement contains approximately 3.6± acres.

The Fire Marshal has indicated that the access road must be 36' wide. Projected water for fire protection is 4500 GPM. This will require the extension of an 8" water main with three standard fire hydrants located on this main. The City Engineer has indicated that the northerly portion of Riverside Boulevard shall be dedicated and improved by the developer according to City street improvement regulations. In addition, the City Engineer indicated the water lines, sewage, and storm drains are located on Riverside Boulevard. The City Traffic Engineer has indicated that if traffic congestion warrants, there is a possibility that a traffic island will be constructed at the center of Riverside Boulevard west of Florin Road. Therefore, it is suggested that the driveway entrance to the Elk's Club be shifted westerly.

A revised site plan of the Elk's Club proposal was also transmitted to the Greenhaven Homeowners' Association and the Crestwater Homeowners' Association for review and comment; however, no comments have been received as of the date of this report.

STAFF COMMENT: The development of private clubs and similar institutional uses are not shown on the City's General Plan or community plans (unless they are existing uses). These plans indicate future residential use of the subject property and the adjacent properties. The Recreation and Parks Plan indicates future recreational use of the Sacramento River front area (which includes the river frontage of the subject property).

In considering an application for a special permit, the following guidelines shall be observed:

1. **Sound principles of land use:** A Special Permit shall be granted upon sound principles of land use. (The location of institutional uses is subject to Special Permit proceedings in any location and zone within the Community. Its location on property adjacent to an existing major street and future major street crossing of the river would appear to be consistent with location criteria, i.e. not within the interior of a residential subdivision.)
2. **Not injurious:** A Special Permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance. (Private clubs with recreation facilities properly located and operated, are not considered to have a significant detrimental effect.)

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3. Must relate to a plan: A Special Permit use must comply with the objectives of the general or specific plan for the area in which it is to be located. (The Zoning Ordinance provides for Special Permit consideration for private club development in the "A" zone.)

Should the Commission give favorable consideration to the Special Permit request, it is suggested the following conditions be made a part of such approval:

1. Subject to site plan and detailed landscape plan review and approval by the staff prior to issuance of building permits (including fencing details).
2. The applicant shall dedicate and improve that portion of the subject property fronting on Riverside Boulevard according to the City street improvement requirements as determined by the City Engineer.
3. The applicant shall provide adequate fire protection and fire hydrants to the satisfaction of the Fire Marshal.
4. Subject to review and approval of a grading-drainage plan by the City Engineer.
5. The applicant shall relocate the location of the driveway entrance on Riverside Boulevard to the satisfaction of the City Traffic Engineer.

City Planning Commission
Sacramento, California

Members in Session:

Subject: Determination Regarding Recreational Easement as Condition
for Extension for Elks Property at Northwest Corner of
Riverside Boulevard and Florin Road (P-6103)

The City Planning Commission approved building plans for the Elks Club on November 22, 1976, and extended the special permit until October 29, 1977. The extension, however, is subject to the condition that a determination be made by the Planning Commission regarding a recreational easement paralleling the Sacramento River.

The following factors were used in making the foregoing recommendations:

The adopted 1976 Sacramento River Parkway Plan and the 1976 North Pocket Specific Plan designate and make provisions at this location for an intermediate sized recreation node in conjunction with the parkway.

The North Pocket Specific Plan states that this recreational node is planned to include limited parking, picnicking, and restroom facilities.

The North Pocket Specific Plan indicates that this recreational node is to be landscaped to protect the nearby residents.

The City Council recently approved the tentative map for Granger's Dairy Subdivision (immediately west of the subject property). This provides for access from Surfside Way to the recreation node in close proximity to the levee.

To implement the parkway node designated in the above-mentioned specific plans, and to tie in with the approved access from Granger's Dairy Subdivision, a recreational easement from the lower water mark of the river to a point 80' south of the landside toe of the levee is appropriate.

The staff recommends that a recreational use easement be required for the entire 390' width of the Elk's Club property paralleling the levee, and its northward extension to the low water mark of the Sacramento River from a point 80' south of the landside toe of the levee.

Respectfully submitted,

Howard W. Nies
Howard W. Nies,
Principal Planner

SACRAMENTO CITY PLANNING COMMISSION

City Planning Commission
Sacramento, California

Members in Session:

- SUBJECT: 1. Request for extension of Special Permit (P-6103) to develop a private club (Elks Lodge No. 6 in the "A" zone at the northwest corner of Riverside Boulevard and Florin Road
2. Review of Building plans in accordance with City Council Ordinance No. 3564 (North Pocket Community)

The subject request was continued by the Commission at their November 8, 1976 meeting. There are two items to consider: 1) the extension of the Special Permit; 2) the review of building plans in accordance with Ordinance No. 3564.

EXTENSION OF SPECIAL PERMIT P-6103

The applicant is requesting a one-year extension of the Special Permit. On October 29, 1974 the Planning Commission approved Special Permit P-6103 to develop a private club, Elks Lodge No. 6, subject to conditions indicated on the original staff report which is attached. The subject property contains approximately 15+ gross acres and is located between Riverside Boulevard and the Sacramento River.

The applicant proposes to develop the project in two phases. The first phase will include a lodge, a banquet room kitchen, locker room, offices, reading room, conference room, handball courts, gymnasium and a swimming pool. The second phase will include additional handball courts, additional gym space, a club room, additional kitchen facilities and a lounge area.

Review of Building Plans in accordance with North Pocket Plan: The City Council adopted Ordinance No. 3564 in September 1976 requiring review of all building permits except those for single family and duplex developments. This review is required in order to determine whether a proposed use is compatible with the anticipated development of the area. Surrounding land uses consist of single family and multi-family development to the east, the Sacramento River to the north, a proposed single family subdivision to the west, and a shopping center to the south.

The submitted building plans conform to the original plans that the Commission approved in October 1974. There is, however, a possibility that the parking layout and size of the property would be changed. The City of Sacramento is studying the possibility of eliminating the Florin Road extension and right-of-way to the river. If this extension is eliminated, the owners of the property would have additional area to modify the parking layout and buffer area between the adjacent properties.

The modification of the parking layout and increase in land area would require a new Special Permit approval by the Planning Commission. The staff believes the proposed private club is compatible with the surrounding land uses and the building plans conform with the original Commission approval.

STAFF RECOMMENDATION

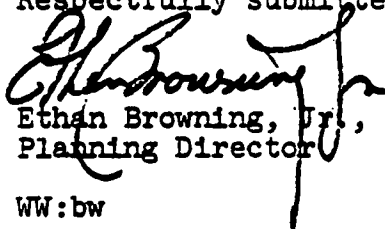
The staff recommends approval of the requested extension of Special Permit 6103 subject to the original conditions and the following conditions:

1. The Special Permit shall be extended until October 29, 1977.
2. The applicant shall provide an ^{recreational} ~~access~~ easement parallel to the Sacramento River from the landside crown of the levee to the low water mark of the Sacramento River.

The staff also recommends approval of the building plans in accordance with Ordinance No. 3564.

The original staff report is attached for the Commission's information.

Respectfully submitted,


Ethan Browning, Jr.,
Planning Director

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Attachment

**RECOMMENDED AMENDMENTS TO STAFF REPORT ON ITEM 10 OF NOVEMBER 22, 1976
COMMISSION AGENDA (P-6103):**

Add third paragraph under "EXTENSION OF SPECIAL PERMIT P-6103":

"The submitted project design includes provisions for extension of Florin Road to the river and a future privately-owned recreation area next to the landside of the levee. The City is recommending in the proposed North Pocket Specific Plan (see item 11 of this agenda) that the Florin Road extension be eliminated, and that the right-of-way presently owned by the City become part of the Elks Club property. In addition, the City is negotiating with the applicant to obtain full or partial rights for public recreation use of 80 to 200 feet of area paralleling the landside toe of the levee in conjunction with provisions of the recently adopted Sacramento River Parkway Plan. Vehicular and pedestrian access to this recreation node is proposed from the west (see item 15 of this agenda). Since the Sacramento River Parkway Plan is a specific plan of the City, the proposed Elks Club project must contain provisions which make it compatible."

Add following to last sentence of first paragraph, page two:

" , providing that conditions are met to comply with policies of the Sacramento River Parkway Plan. "

Change condition two under "STAFF RECOMMENDATION" to read:

"The applicant shall dedicate to the City an area for recreation use 80 to 200 feet paralleling the landside toe of the levee to the low water mark of the Sacramento River, the exact dimensions to be determined later by the Recreation and Parks Department."

SACRAMENTO CITY PLANNING COMMISSION

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Request for extension of Special Permit (P-6103) to develop a private club (Elks Lodge No. 6) in the "A" Agricultural Zone, northwest corner of Riverside Boulevard and Florin Road

On October 29, 1974 the Planning Commission approved Special Permit P-6103 to develop a private club, Elks Lodge No. 6, subject to conditions indicated on the original staff report which is attached. The subject property contains approximately 15+ gross acres and is located between Riverside Boulevard and the Sacramento River.

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Surrounding land uses consist of single-family and multi-family development to the east, the Sacramento River to the north, a single-family and boarding of horses to the west, and a shopping center to the south across Riverside Boulevard.

The staff recommends approval of the requested extension until October 29, 1977 subject to the conditions listed in the original staff report.

Respectfully submitted,

Ethan Browning Jr.
Ethan Browning, Jr.
Planning Director

WW:bw

Attachment

P-6103

November 8, 1976

Item No. 17