

P95-077 SACRAMENTO GOLF CENTER - GOLF COURSE

REQUEST: A) *Special Permit* to operate a nine hole golf course on 12.3± vacant acres in the Light Industrial (Labor Intensive) Norwood Tech Planned Unit Development (M-1S{LI}{PUD}) zone.

LOCATION: The property is located north of Morrison Avenue, South of Interstate 80 and west of Norwood Avenue
APN's: 250-025-057 thru 060
North Sacramento Community Plan Area;
Norwood Tech Planned Unit Development (PUD)
Council District #2

APPLICANT:	KSS International, Inc. 10801 National Boulevard #608 Los Angeles, CA 90064 (310) 441-0678
OWNER:	Joseph and Nancy Benvenuti 2101 Evergreen Street Sacramento, CA 95815 (916) 929-3003
APPLICATION FILED:	August 3, 1995
STAFF CONTACT:	Laura Conti, 264-8287

SUMMARY/RECOMMENDATION:

The applicant proposes to construct a nine hole golf course (within the Sacramento Golf Center) including a 2,100± square foot maintenance/office building, a 440 square foot comfort station, and 66 off-street parking spaces on 12.3± vacant acres in the Norwood Tech PUD. A golf course is allowed within the Light Industrial PUD zone upon approval of a Special Permit. **Staff recommends approval of the project, subject to conditions.** This recommendation is based upon the project's consistency with General Plan and North Sacramento Community Plan policies set forth for industrial development and the compatibility of the project with the adjacent land uses.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: vacant/freeway; A
 South: residential; R-1
 East: industrial park/pump station; M1S LI{PUD}
 West: golf driving range; M-1S LI{PUD}

Setbacks:	Required	Proposed
North (sideyard):	25'	25'
South (sideyard):	12.5'	12.5'
East (front):	NA	NA
West (rear):	NA	NA

Property Area: 12.3± gross sq. ft.
 Height of Building: 18 feet, one story
 Parking Required: To Be Determined By Planning Commission
 Parking Provided: 66 spaces
 Topography: flat
 Street Improvements: existing
 Utilities: existing
 Exterior Building Materials: stucco
 Roof Material: metal

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	Planning and Development Department, Building Division

BACKGROUND:

On July 14, 1994, the Planning Commission approved a Special Permit to operate a 42 tee driving range, a Tentative Map to subdivide 23 \pm acres into five (5) parcels, and a Variance to reduce the landscape setback from 25 feet to 12.5 feet (on Opportunity Street) (P94-017). During the 1994 planning application, the applicant conceptually outlined a "Master Plan" for the 23 acre site which denoted a golf course on the subject site.

On February 23, 1995, the Planning Commission approved a second Lot Line Adjustment for the subject site readjusting the five parcels (approved within P94-017) into two parcels (P95-003). The applicant requested the lot line Adjustment in order to create distinct parcels for both the driving range and future golf course.

The site is zoned Light Industrial-Labor Intensive. The site is currently vacant. Because of the slow market for industrial development, the applicant proposes to develop the site as a golf course as an interim use. The proposed golf course is intended to compliment the adjacent 42 tee driving range and expand the recreational opportunities in the project area. 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 Special Permit is an appropriate extension of the Norwood Tech Planned Unit Development (PUD) and adjacent 42 tee driving range, in that the project is adjacent to the driving range and includes a 10 year time limit on its use (golf course). The General Plan provides policy regarding industrial development which requires that adequate land be provided for expansion of existing facilities and opportunities for new warehouse/distribution activities. Upon expiration of the proposed Special Permit, planning staff and the Commission will be given an opportunity to re-evaluate the project and determine whether or not the site precludes or interferes with adjacent industrial development. Staff believes the proposed Sacramento Golf Center to compliment the adjacent driving range and serve to expand the recreational amenities of both the neighborhood and the industrial park. Therefore, staff finds the proposed golf course to be consistent with the General Plan and Community Plan's goals/policies and an appropriate land use within the PUD.

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B. Site Plan Design/Zoning Requirements**1. Setbacks (see Exhibit C-1 - Site Plan)**

The Norwood Tech PUD requires a 25 foot landscape setback for buildings from all streets within the PUD. There are no structures located within the 25 foot setback required along Opportunity Street and Morrison Avenue. The Norwood Tech PUD also requires a 25 foot landscape setback and an eight foot height decorative barrier along Morrison Avenue, of which the applicant is providing. As designed, the eight foot high barrier serves as a buffer between the proposed golf course parking lot and the residential land uses located to the south.

There are no side yard setback requirements. Staff finds the proposed frontyard building and landscape setbacks to be consistent with the PUD requirements and compatible with the adjacent industrial and residential land uses.

2. Traffic/Circulation/Parking***Traffic/Circulation***

Access to the proposed golf course is via Harris and Morrison Avenues. During the last Planning application (P95-003) portions of Harris Avenue and Opportunity Street were abandoned and no longer dissect's the project site (see Exhibit C-1 - Site Plan). The proposed project has been reviewed by the City's Public Works Department, Transportation and Engineering Planning and the Development Services Division for potential transportation/ circulation impacts and site access. According to the Transportation and Engineering Planning Division, the project does not result in an increase in the traffic/circulation patterns within the project area (written comment, Glenn Marshall 9/22/95); site modifications to the proposed driveway alignment and design are recommended (see Attachment C - Special Permit Conditions of Approval) .

Although Harris Avenue is signalized, it is anticipated that a good portion of the traffic entering the golf course will be from Morrison Avenue. To help minimize traffic along Morrison Avenue and the adjacent residential neighborhood, the applicant has included a driveway for the golf course parking lot off Harris Avenue.

The trip generation resulting from the proposed golf course is anticipated to be less than what was anticipated to result from the designated industrial use. Specifically, the Transportation and Engineering Division, Steve Pyburn - Associate Traffic Engineer, provided estimated average daily trips for both a golf course and an industrial use. As estimated, the proposed golf course (on 12.3 acres) is expected to generate approximately 103 average daily trips (ADT), whereas the subject site developed consistent with the SGPU land use designation (industrial development and with approx. 40% lot coverage) would generate approximately 1,371 ADT (trip estimates provided January 10, 1996).

Parking

The City's Zoning Ordinance does not have a specific parking ratio for golf courses or driving ranges. According to the City's Golf Division, "there are set parking standards for golf courses and the amount of parking provided will be subject to the amount of available space" (Verbal Comment, Ann Weaver - Golf Manager 1/29/96). The Zoning Ordinance leaves the parking ratio determination to the discretion of the Planning Commission. The County of Sacramento has parking requirements for projects which include a golf course (in conjunction with accessory uses) and driving ranges. The County requires ten (10) parking spaces per hole for a golf course with an accessory driving range.

The project proposes a gated 66 space parking lot with two spaces being handicap accessible. As proposed, the Sacramento Golf Center will consist of the already approved driving range (P94-017) and the proposed golf course. The adjacent driving range (P94-017) was approved with 72 parking spaces. With the proposed 66 parking spaces, the total parking spaces for the Sacramento Golf Center is 138 spaces. Based upon the County of Sacramento standards, 90 parking spaces would be required for the Sacramento Golf Center. Staff believes the parking proposed, in conjunction with the existing driving range parking, to adequately serve the proposed project.

3. Signage

The applicant does not propose signage at this time. All signage is subject to the development guidelines of the Norwood Tech Planned Unit Development (PUD). The sign program will be subject to staff review and approval by the Planning Director. According to the applicant, "a monument sign was approved for the driving range; however, this signage was not constructed because they wanted to combined signage for both the driving range and golf course. The new monument signage will be resubmitted to planning staff for the Planning Director's review/approval" (verbal communication, KSS International Inc., Tak Tanigawa, 1/25/96). Staff finds the project to be appropriate and compatible with the adjacent land uses since all signage will comply with PUD guidelines and be reviewed and approved by the City's Planning Director.

4. Site/Building Design

Site Design

As designed, the project includes a nine hole golf course with a 2,100 square foot maintenance building (with an office area) and 66 off-street parking spaces. Adjacent land uses include Interstate 80 to the north, Morrison Avenue and single family residential land uses to the south, Norwood Tech Industrial Park and a pump station to the east, and a driving range to the west. Although, the maintenance/office building and parking area is approximately 850 feet from I-80 and is situated in the southeast portion of the project area, a portion of the project (the northwest corner) is located in the Flood Zone AE and is subject to flooding. No encroachment, grading, fill, new construction, substantial

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improvements or other development is allowed within the regulatory floodway, unless the applicant can provide a copy of a Conditional Letter of Map Revision from the Federal Emergency Management Agency that encroachment will not result in any increase in the base flood elevation.

Access to the parking lot is from Harris and Morrison Avenues. Lighting proposed within the putting greens is to be mounted on 40' feet high poles and angled towards the center of the driving range (to the north) and be directed away from the perimeter of the site. Night/building lighting (100 watt) is recommended for the proposed comfort station and restroom areas as a safety precaution.

The project design encourages access via Harris Avenue; access is accessible from both Harris and Morrison Avenue. A City pump station is located adjacent to the Harris Avenue driveway and according to the City Department of Utilities, access to this pump station is required at all times (verbal communication, Marvin Reid-Associate Engineer 1/29/96). Adjacent land uses include residential uses to the south. Although the project design includes the construction of the required eight (8) foot high decorative barrier, to further reduce the potential patron traffic/lighting/noise impacts on the adjacent residences (located to the south of Morrison Avenue), 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. These recommended hours of operation are synonymous to the hours of operation approved for the adjacent driving range (P94-017).

Building Design

The proposed maintenance/office building is approximately 2,100 square feet in size and 18 feet in height with a stucco finish and metal roof. Adjacent land uses include residential development to the south, industrial development to the east, and the driving range to the west. The building design is compatible in terms of size and scale with the adjacent residential land uses, and consistent and compatible in terms of building scale and materials and 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. Project issues were discussed within the Negative Declaration which addressed water (flood issues), lighting and glare, and noise. No physical environmental impacts are anticipated.

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B. Public/Neighborhood/Business Association Comments

The project has been routed for review to the Meadows Development Association and Garden Valley Neighborhood Association. No comments were received by either of the neighborhood associations.

C. Summary of Agency Comments

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

1. Public Works Department**Transportation and Engineering Planning Division**

- Coordinate the abandonment of Opportunity Way with Harris Avenue,
- Realign centerline of driveway on Harris Avenue to match the centerline of Harris Avenue, and
- Driveways shall be constructed to accommodate trucks and emergency vehicles, and meet City standards.

2. Utilities Department

- No encroachment into floodway will be allowed,
- Submit drainage/off-site topography to determine existing overland flows,
- Provide drainage infrastructure per City Code,
- the applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinances, and
- Applicant must utilize acceptable BMPs to control erosion and sediment transport, and pollution associated with construction activities.

3. Police Department

- Gate access shall be provided to the Police Department,
- Side/lot line fencing shall be a sufficient height and durability to prevent unauthorized access, and
- restroom/comfort station shall be lighted (low building lighting/100 watt) from dusk to dawn to provide for proper safety.

4. PG & E

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

5. California Department of Transportation
- Cal Trans shall review and approve lighting plans in order to prevent glare on traffic on Interstate 80.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Special Permit entitlement indicated below. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

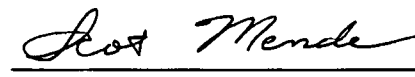
RECOMMENDATION: Staff recommends the Planning Commission adopt the attached resolution (Attachment C) approving:

- A) *Special Permit* to operate a nine hole golf course on 12.3± vacant acres in the Light Industrial (Labor Intensive) Norwood Tech Planned Unit Development (M-1S{LI}{PUD}) zone.

Report Prepared By,

Report Reviewed By,


Laura Conti
Associate Planner


Scot Mende
Senior Planner

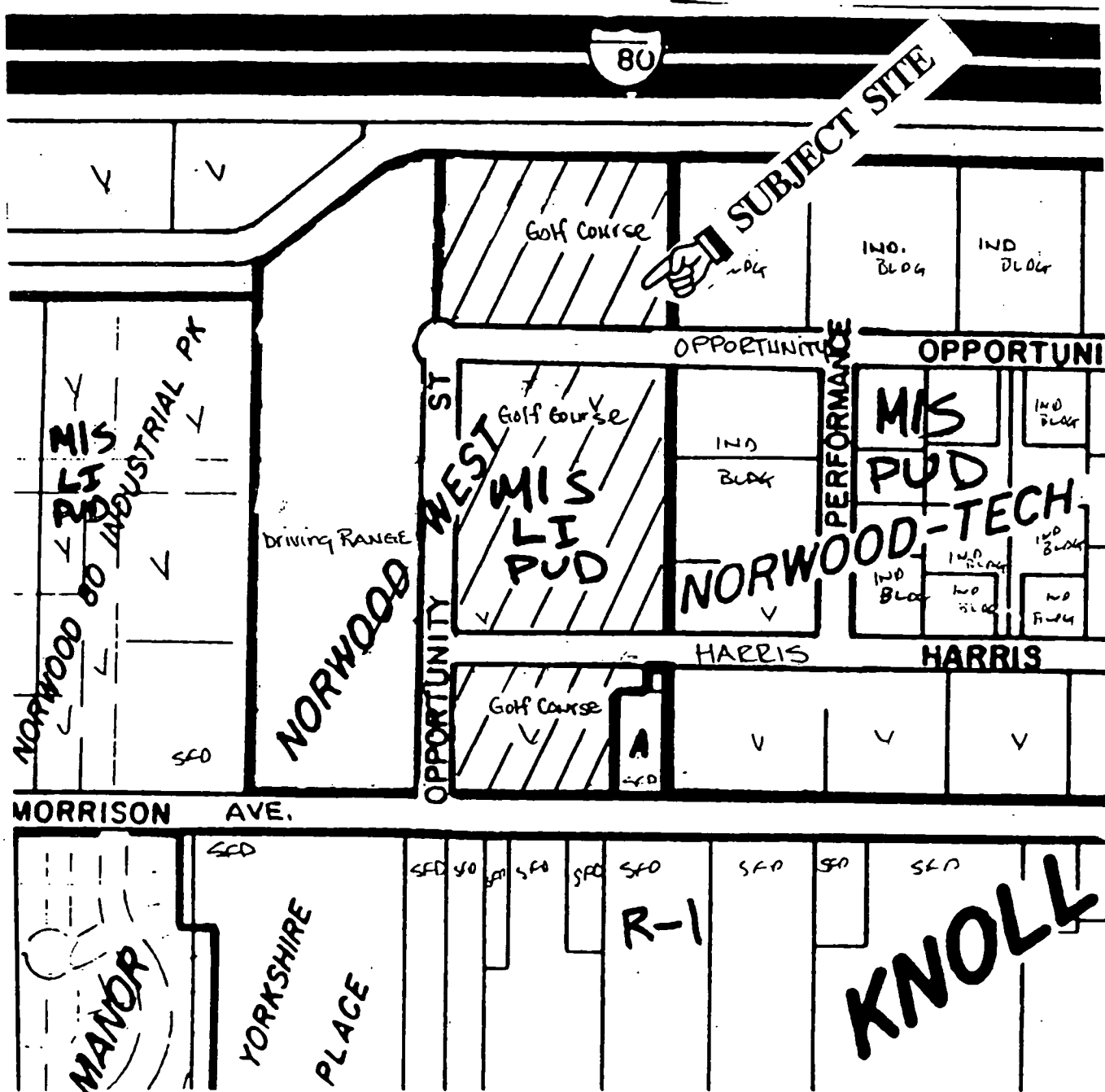
Attachments

Attachment A
Attachment B
Attachment C
Exhibit C-1
Exhibit C-2

Vicinity Map
Land Use and Zoning Map
Resolution-Special Permit
Site Plan
Elevations

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ATTACHMENT B
Land Use and Zoning Map

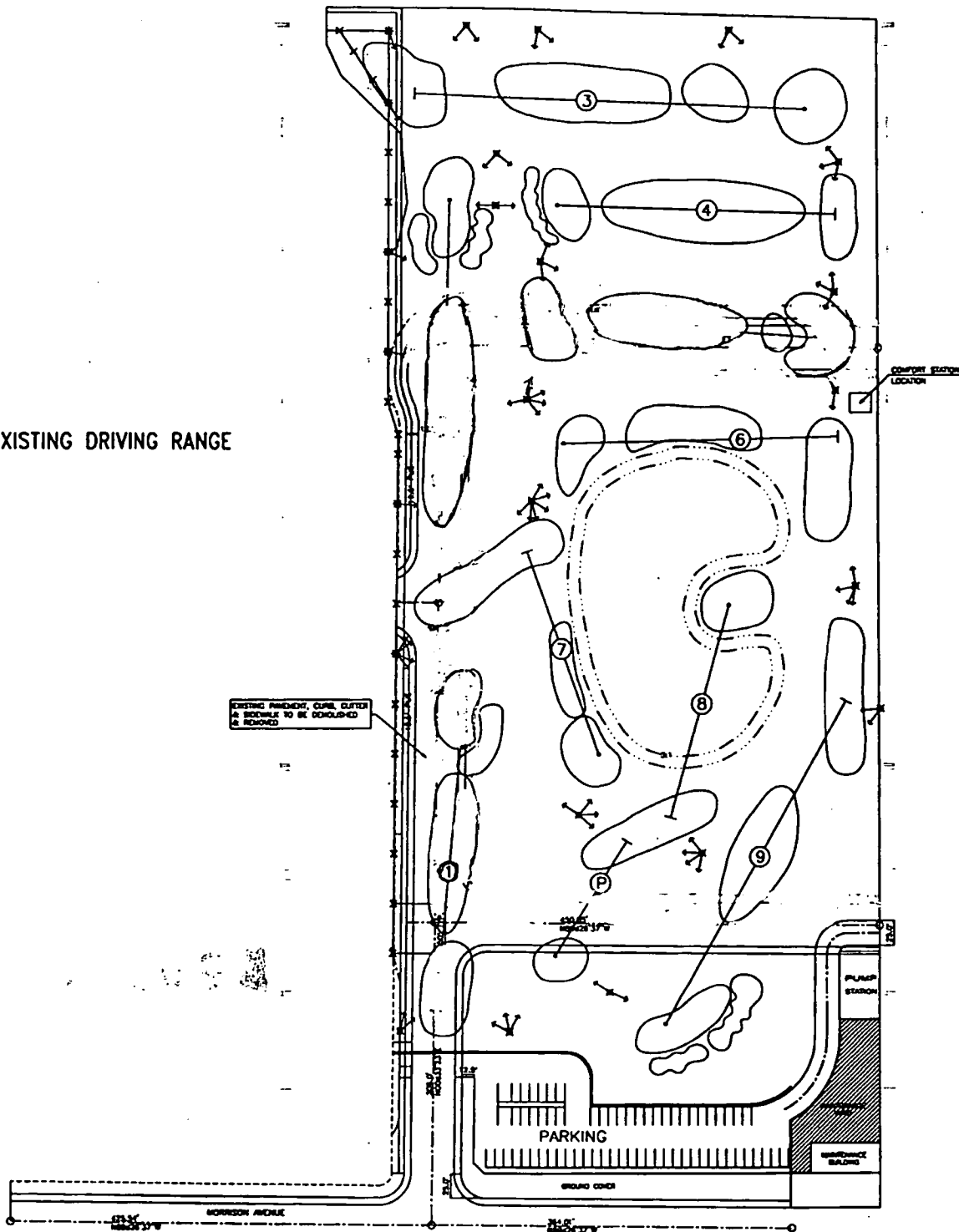


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EXHIBIT C-1

EXISTING DRIVING RANGE



EXISTING PRESENT, CURB, CUTTER AS SHOWN TO BE DEVELOPED AS REMOVED

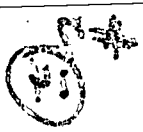
PUMP STATION LOCATION

LEGEND:
 ◆ EXISTING LIGHTING POLE
 ■ NEW LIGHTING POLE



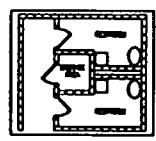
NUMBER	SPACING	PAK
1		
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TOTAL	51	27

REVISIONS:	DESIGNED BY: P.W.	CONTRACTOR/DESIGNER:	OWNER/CUSTOMER:	PROJECT DESCRIPTION:	DRAWING NO. DWG-001
	DRAWN BY: S.H.	K.S.S. INTERNATIONAL 10801 National Boulevard, Suite 608 Los Angeles, California 90064	Sacramento Golf Center NINE HOLE GOLF COURSE SITE PLAN	REV. SHEET NO. 4 1 OF 3	
	CHECKED BY: T.B.			SCALE	
	APPROVED BY:				
	DATE: 8-22-95				

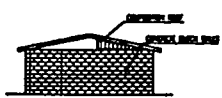


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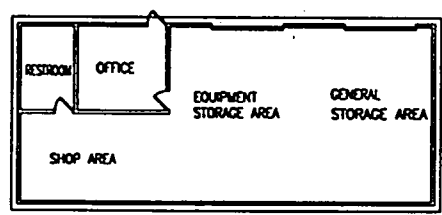
EXHIBIT C-2



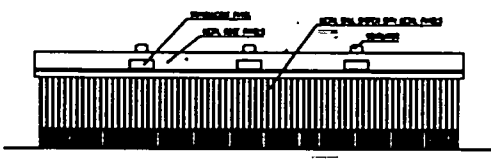
PLAN OF COMFORT STATION



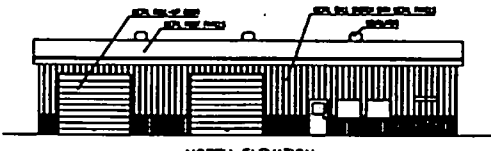
ELEVATION OF COMFORT STATION



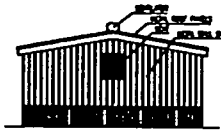
PLAN OF MAINTENANCE BUILDING



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

REVISIONS: _____ _____ _____ _____ _____	DESIGNED BY: p.w. DRAWN BY: S.H. CHECKED BY: T.B. APPROVED BY: DATE: 8-17-95	CONTRACTOR/DRAWN BY:  KAJIMA ENGINEERING AND CONSTRUCTION, INC. 200 S. Los Angeles Ave., Suite 400, Pasadena, CA 91108-3421	OWNER/CUSTOMER: K.S.S. INTERNATIONAL 10801 National Boulevard, Suite 608 Los Angeles, California 90064	PROJECT DESCRIPTION: Sacramento Golf Center Comfort Station & Maintenance Bldg.	DRAWING NO.: DWG-003 REV. SHEET NO. 0 3 OF 3 SCALE:
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