

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Sylva-Kirk & Co., 8401 Jackson Road, Sacramento, CA 95826		
OWNER	A & A Key & Builders Supply, Sacramento, CA 95826		
PLANS BY	Leo McGlade & Associates, 3417 Arden Way, Sacramento, CA 95825		
FILING DATE	9-8-83	50 DAY CPC ACTION DATE	REPORT BY: RL:bw
NEGATIVE DEC.	10-3-83	EIR	ASSESSOR'S PCL. NO. 118-131-25

APPLICATION: 1. Environmental Determination
2. Plan Review of 12,000 square foot commercial building in the C-2-R zone (Sec. 13-A-3-b) (P83-304)

LOCATION: West end of Massie Court

PROPOSAL: Indoor batting facility

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and offices
1965 Southgate Community Plan Designation: Shopping or Commercial
Existing Zoning: C-2-R
Existing Land Use of Site: Bowling Alley

Surrounding Land Use and Zoning:

North: Vacant; County area
South: Roller Skating; C-2-R
East: Vacant; C-2-R
West: Mini-storage; C-2-R

Parking Proposed: 40 spaces
Parking Ratio: 1 space per 300 square feet
8 spaces per batting cage
Property Area: 11± acres
Project Site Dimensions: 170' x 190'
Project Area: 3/4 acre
Square Footage of Building: 12,000
Height of Building: 22'6" (top of parapet)
Exterior Building Colors/Material: Beige/Concrete tilt-up
Street Improvements: Massie Court - existing
Utilities: Available to site

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BACKGROUND INFORMATION: The subject use is to be located on a 11± acre parcel with frontage on Stockton Boulevard. The front of the site is partially developed with a bowling alley. The Commission approved the existing 32-lane facility on May 24, 1979 (P-8601) and a 16-lane addition on August 11, 1983 (P83-228). The original plan review application included an overall site development plan for the entire 11± acre site. (See Exhibit D.)

STAFF EVALUATION: Staff has the following comments and concerns.

1. The staff does not object to the general location of the project on the site. It will abut the existing roller rink on property to the south. Access will be by a cross-easement on the rink site from Massie Court.

1. (cont'd.)

Future access will be possible from bowling alley site and Stockton Boulevard as the balance of the 11± acre property is further developed (See EXhibits A & D).

2. The recently approved bowling alley expansion (P83-228) and the proposed batting facility structure depart from the original overall site development plan (see Exhibit D). Staff is concerned that the piecemeal development of the 11± acre property without benefit of a usable overall site plan may have adverse results. Staff suggests that a revised overall master plan be required.
3. Planters are proposed along each row of parking spaces. These are apparently intended for trees to satisfy the City's parking lot shading requirement. Staff notes, however, that no landscaping is proposed against the tilt-up walls of the building itself. It is suggested that such landscaping is a visual asset as illustrated by its use at the bowling alley. Lack of such planting around the roller rink has contributed to the stark appearance of that project. This concern applies not only to the "Batter's Box" but also the area abutting the blank east wall of the mini-storage.
4. Staff suggests that incorporating the two-foot overhang area of parking spaces into abutting planters and walkway would be beneficial. Additional landscaping and reduced surfaced area would result and hazardous wheel stops would be eliminated. A raised walk with appropriate curb transition for the handicapped would also be appropriate.

STAFF RECOMMENDATION: Staff recommends the following action:

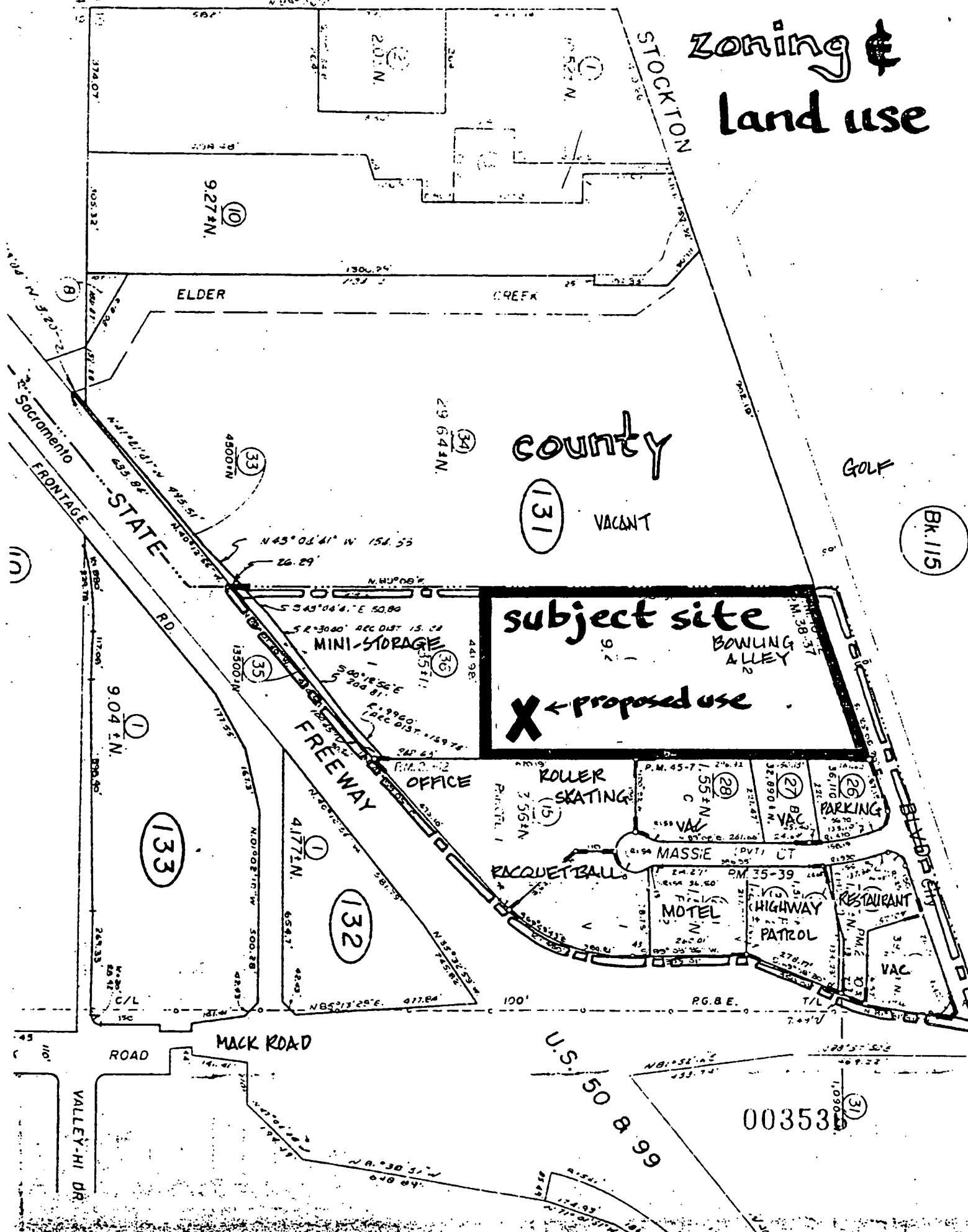
1. Ratification of the Negative Declaration;
2. Approval of the development plans, subject to the following plan review modifications:

Plan Review Modifications

- a. The applicant shall submit a revised site plan, detailed landscape and irrigation plans, and shading plans for staff review and approval prior to issuance of building permits. The plan shall reflect provision of adequate landscaping along the north, east and west walls of the proposed structure and along the east wall of the mini-storage.
- b. A revised overall master development plan for the 11± acre property shall be submitted for review and approval of staff prior to issuance of building permits. Such plans shall reflect acceptable site planning - especially with respect to circulation and convenience of parking relative to unit entrances. The level of detail of such plans shall be comparable to the original overall site plan (see Exhibit D).

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Zoning & land use



county

131 VACANT

subject site

BOWLING ALLEY

X ← proposed use

MINI-STORAGE

OFFICE

ROLLER SKATING

RACQUETBALL

MASSIE (DVT) CT

MOTEL

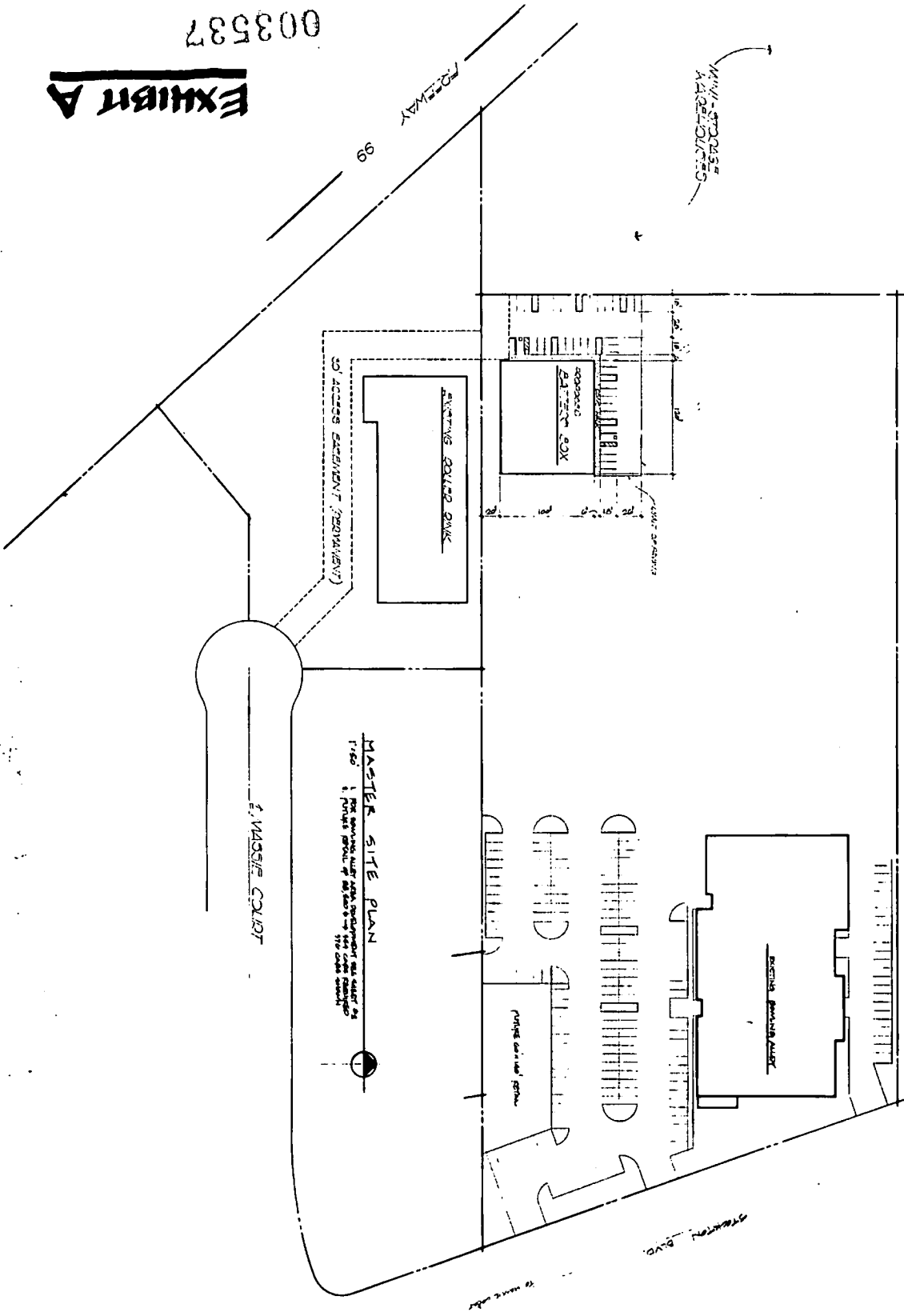
HIGHWAY PATROL

RESTAURANT

VAC

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EXHIBIT A

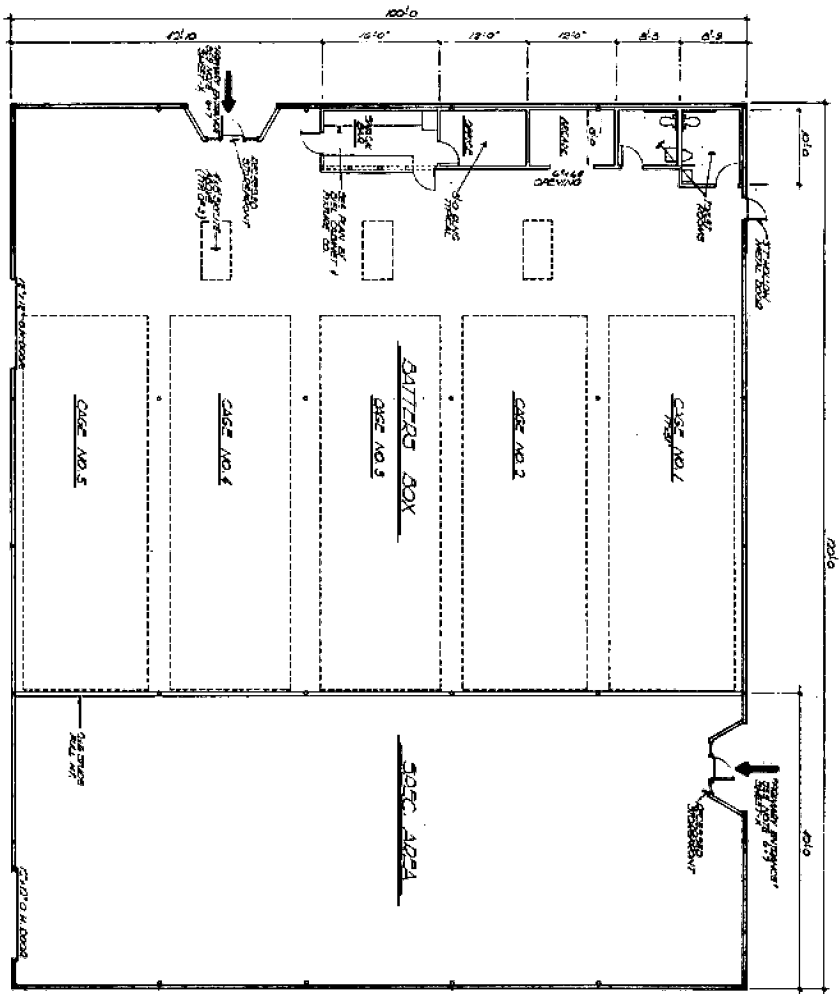


PROPOSED BATTERY BUILDING FOR BATTERS SOX STOCKTON BLVD. SACRAMENTO, CALIFORNIA	
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SITE PLAN


Leo McClade & Associates
 3417 Arden Way, Suite A, Sacramento, CA 95825 (916) 498-6380

EXHIBIT C



FLOOR PLAN
SCALE: 1/8" = 1'-0"

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P83-304

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10-13-83

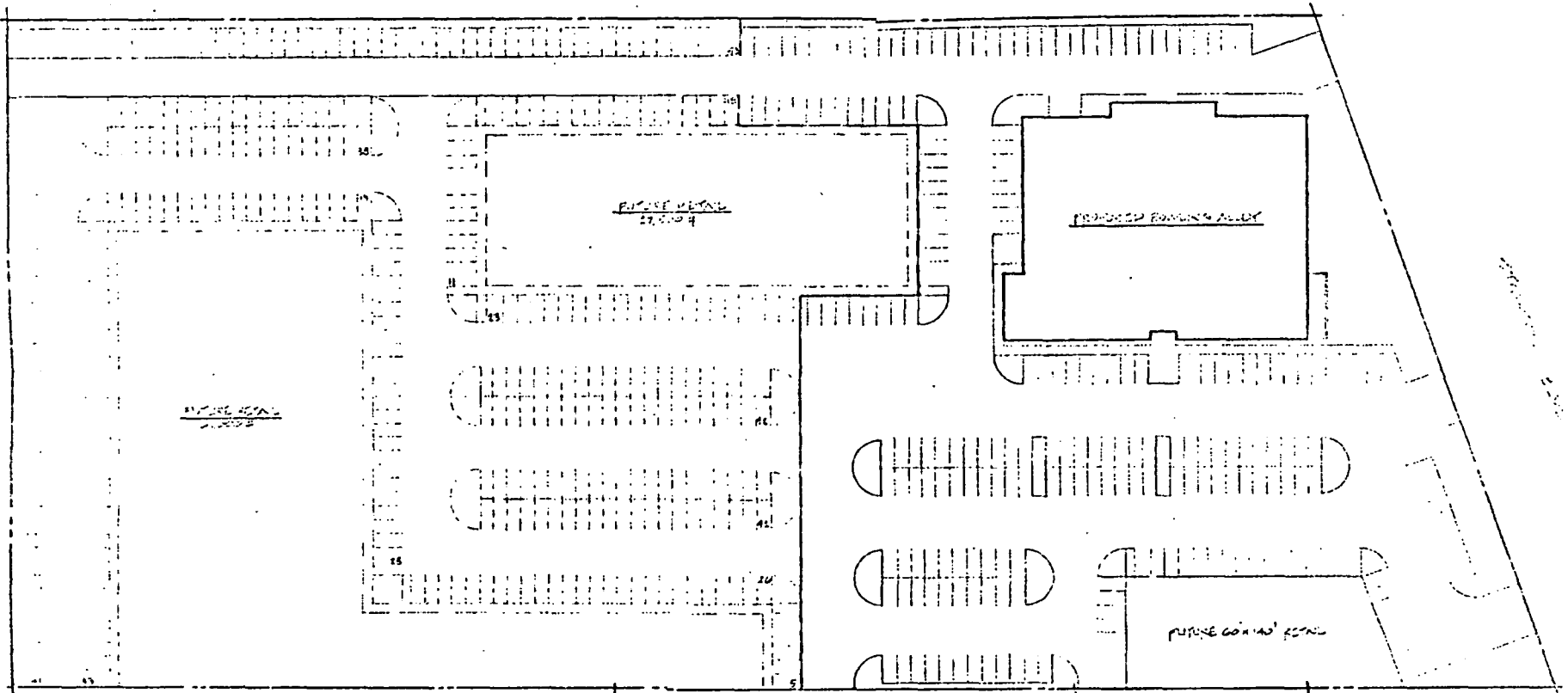


EXHIBIT D

from P-8601 : Previously Approved Overall Site Dev't Plan

MASTER SITE PLAN

1"=50'

- 1. FOR BUILDING ALLOT AREA DETERMINED SEE SHEET P-2
- 2. FUTURE PARKING OF 23,500 ± → FOR CARS ASSUMED 370 CARS SHOWN



ITEM NO. 29