

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Section 65402(a) Review for the construction of a pro-shop and snack bar at the Campus Commons Golf Course property totaling 27.2± developed acres in the American River Parkway-Floodway (ARP-F) and Agriculture-Parkway Corridor (A-PC) zones. (P92-040)

SUMMARY: The applicant is requesting to construct a pro-shop and snack bar at the Campus Commons Golf Course.

PROJECT INFORMATION:

General Plan Designation: Parks/ Recreation/ Open Space
Existing Zoning of Site: ARP-F and A-PC
Existing Land Use of Site: Golf Course

Surrounding Land Use and Zoning:

North: Multi-Family Residential; OBR (County)
South: American River; ARP-F and R-3R-PC
East: Commercial; C-2R and R-3R-PC
West: Commercial, Multi-Family Residential; American River Floodway

BACKGROUND INFORMATION:

On July, 1973 the Planning Commission approved a special permit for 88 parking spaces and a temporary building to be used as a golf course pro-shop on the property (P-5506). A request to relocate the structure outside an existing power easement was subsequently approved on April 8, 1975 (P-6440). On October 29, 1979, the Planning Commission granted a special permit to replace the existing pro-shop with a two story 3,350± square foot clubhouse including a snack bar and pro-shop (P-8223). Another special permit for a larger clubhouse (8,900 square feet) was approved in 1985 (P85-079) but was never built. The current proposal is to remove the existing clubhouse and construct a new 1400± square foot clubhouse with a pro-shop and snack bar at the golf course.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The golf course is 27.2± acres located in the American River Floodway. The General Plan designates the site Parks/ Recreation/ Open Space. There is a mixture of surrounding land uses including multi-family residential to the north; the American River to the south; commercial to the east; and, commercial and multi-family to the west. The surrounding properties are zoned Office-Building (County zoning) to the north;

American River Parkway-Floodway (ARP-F) and Multi-Family Density Residential-Parkway (R-3R-PC). General Commercial-Review (C-2R) and Multi-Family Review-Parkway Corridor (R-3R-PC). The American River lies to the west and is zoned American River Parkway-Floodway (ARP-F). An existing building is located on the site and is used for a clubhouse, snack bar and pro-shop.

B. Applicant's Proposal

The applicant proposes a 1400± square foot building to be used as a pro-shop and snack bar. It will replace the existing building which serves that purpose. Because Sacramento County is the property owner of the golf course, the new building would be subject to review as specified by California Government Code Section 65402(a).

C. General Plan Consistency

California Government Code, Section 65402(a), requires the City Planning Commission to make a finding of general plan consistency with regard to the use of government property within its jurisdiction. Staff has reviewed the proposed entitlements for consistency with the City's General Plan and the American River Parkway Plan.

The proposed clubhouse for the Campus Commons Golf Course is not within the American River Parkway (ARP) as it is more than 10 feet landward of the landside toe of the levee. Therefore, it is not subject to the policies of the American River Parkway Plan (ARP). However, the continued maintenance of the golf course is supported by Parkway policy and the pro shop and snack bar are ancillary uses of the golf course. Policy 4.16 of the ARP states that "provisions shall be made for the continued maintenance of the Campus Commons Golf Course". In addition, staff finds that the project is not inconsistent with the General Plan since there are no policies in the Plan addressing this situation.

D. Design Review Comments

The City Design Review staff reviewed the architectural elevations. They suggest that the applicant place brick on the roof supports to enhance the design of the structure (Exhibit C).

E. Agency Comments

The proposed project was reviewed by the Environmental Services Division, Development Services and Traffic Engineering. There were no objections to the proposal.

ENVIRONMENTAL DETERMINATION: 65402(a) reviews by the Planning Commission are not discretionary actions, therefore, the California Environmental Quality Act (CEQA) does not apply.

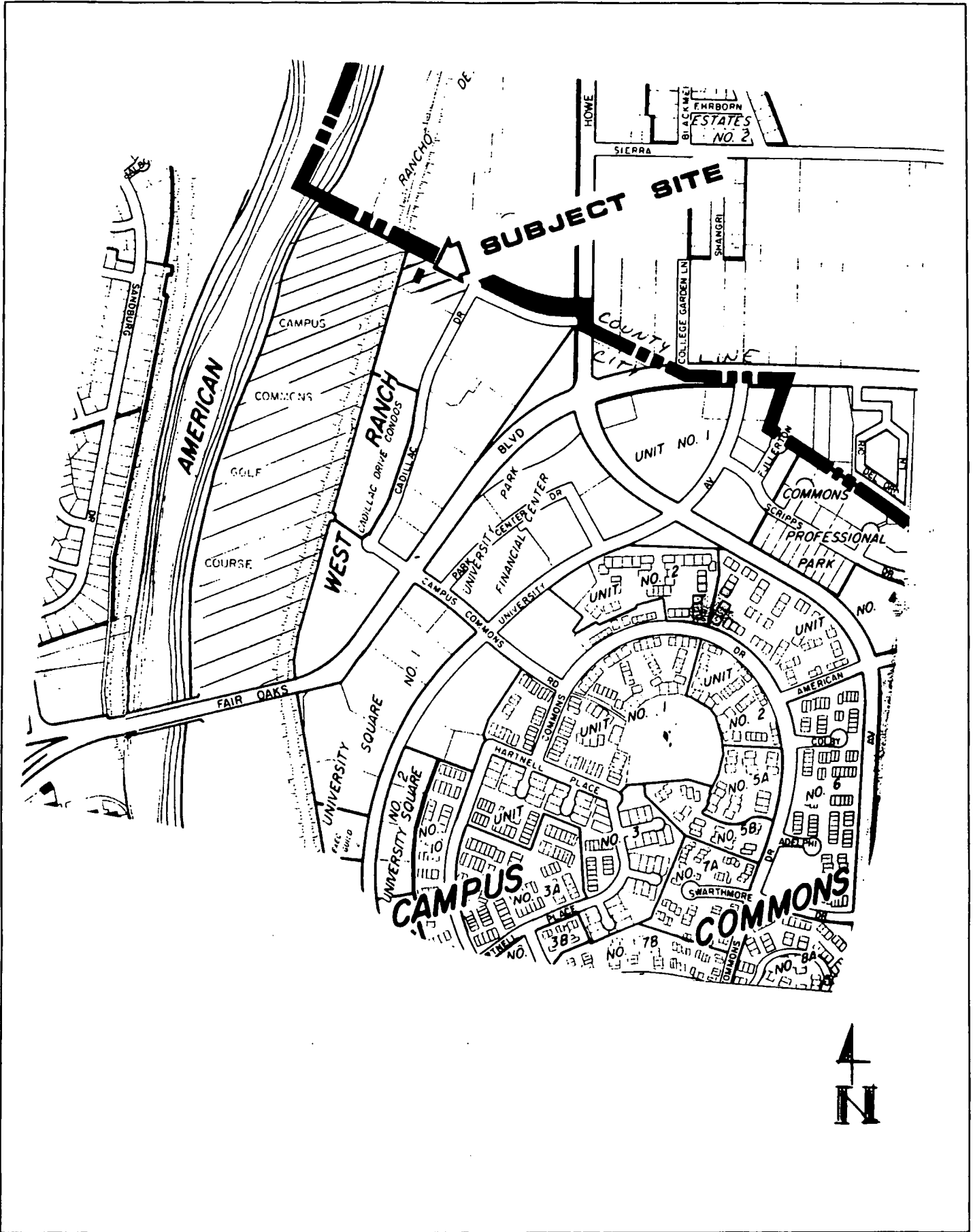
RECOMMENDATION: Staff recommends the Planning Commission approve the staff report and find the clubhouse proposal to be consistent with the General Plan. Design Review staff recommends placing brick on the roof supports (Exhibit C).

Respectfully Submitted,

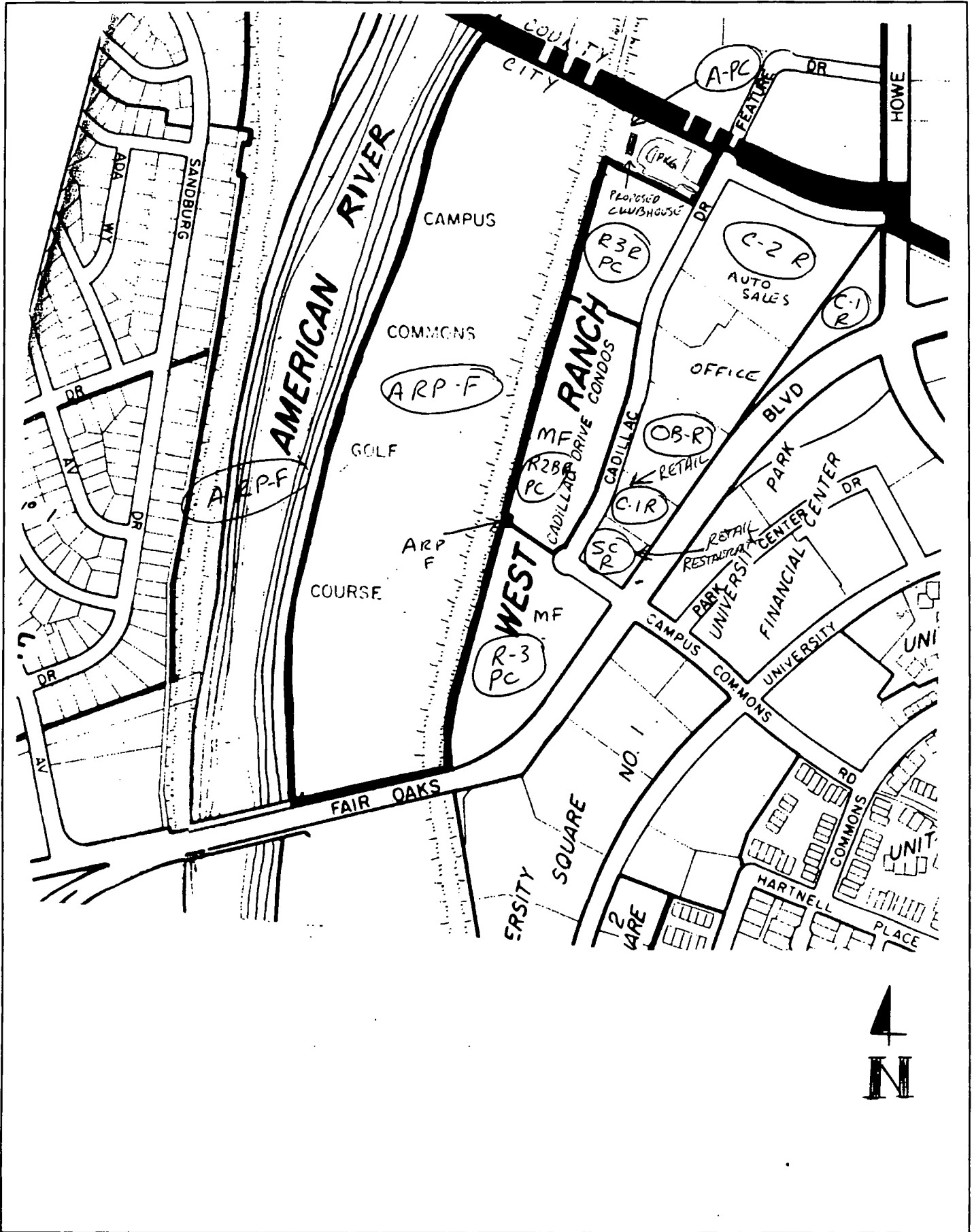


Joy Patterson
Senior Planner

Report Prepared by:
Don Smith, Associate Planner

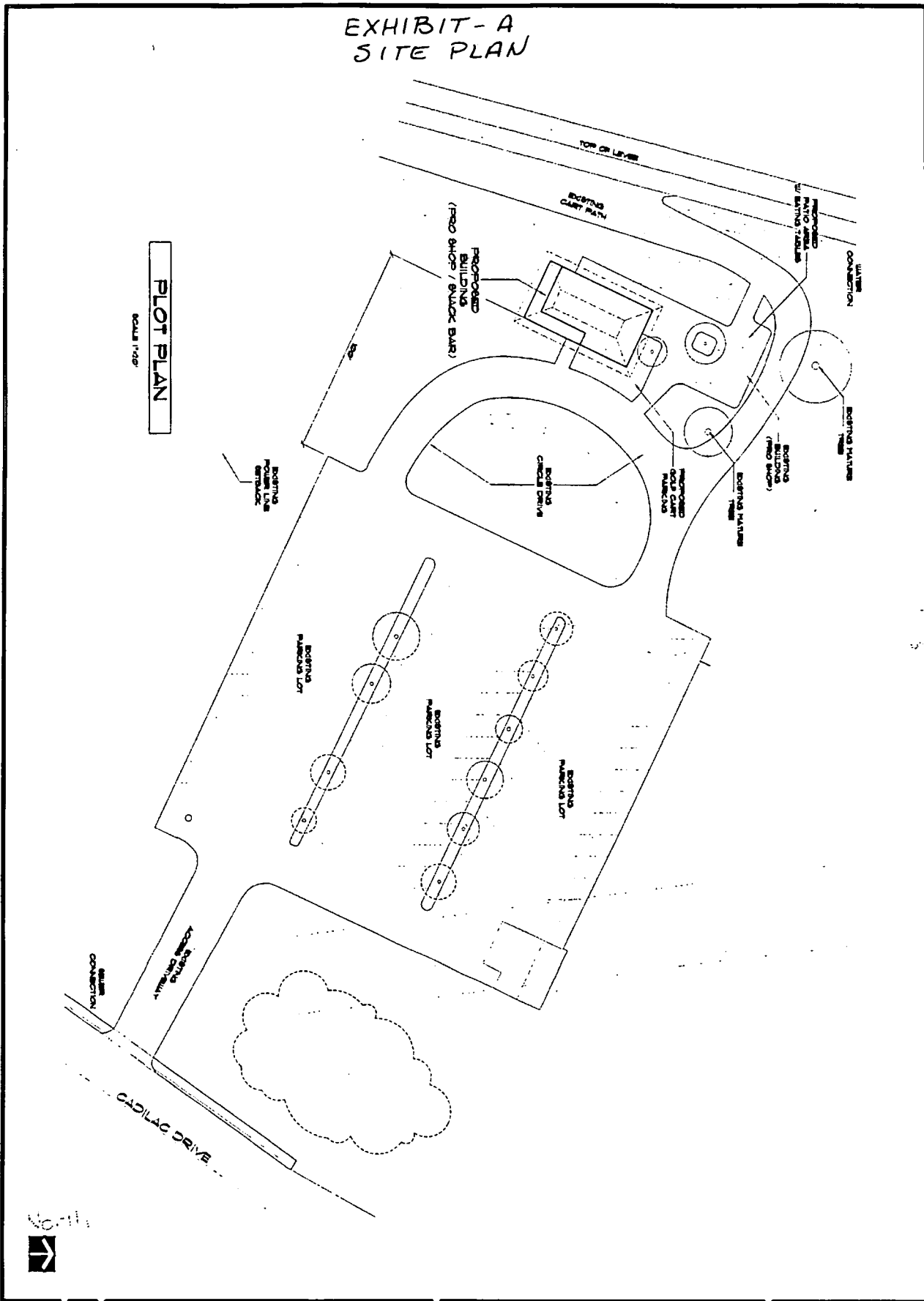


VICINITY MAP




LAND USE & ZONING MAP

EXHIBIT - A SITE PLAN



PLOT PLAN

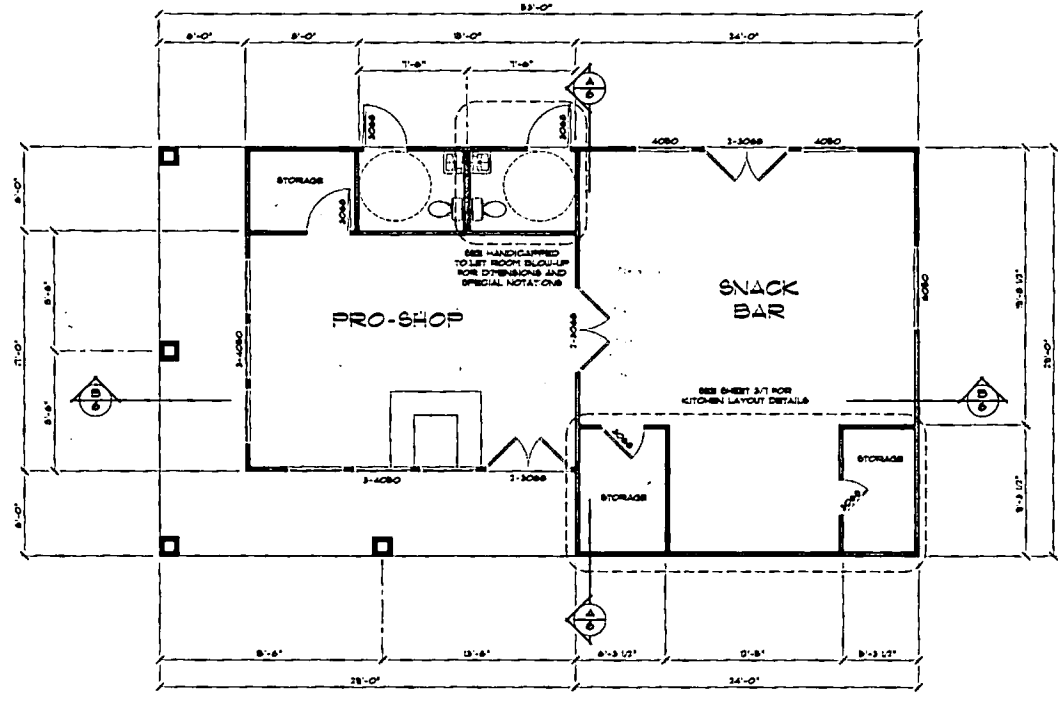
SCALE 1"=40'

SHEET 1 OF 7	PROJECT CAMPUS COMMONS GOLF COURSE - PRO SHOP CADILLAC DRIVE SACRAMENTO SACRAMENTO COUNTY	 Young's Engineering 2818 Tam O'Shanter Drive El Dorado Hills, CA 95830 Ph. (916) 933-1263	NOTES
	SCALE: AS SHOWN DATE: SEPT. 1991 DRAWN: R. LUTZ		

P92-040

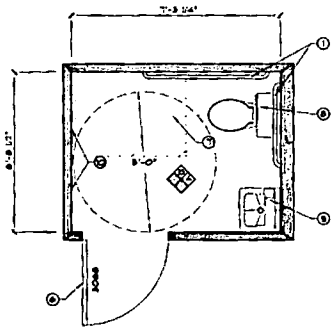
MARCH 26, 1992

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FLOOR PLAN

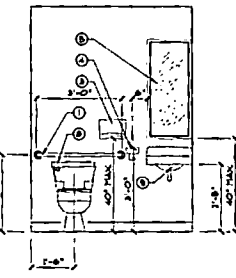
1/4" = 1'-0"



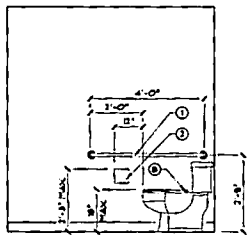
FLOOR PLAN

HANDICAPPED TOILET ROOM

1/2" = 1'-0"



ELEVATION 'A'



ELEVATION 'B'

KEYNOTES

- ① GRAB BARS: 1 1/4" x 3/4" OR 1/2" x 1/2" MOUNT CENTERLINE AT MAX 2'-1" ABOVE FINISHED FLOOR.
- ② TOILET PAPER DISPENSER: SURFACE MOUNT ON WALL TOP AT MAX 2'-8" AND MAX SIDE 0" MAX FROM FACE OF TOILET.
- ③ PAPER TOWEL DISPENSER: SURFACE MOUNT ON WALL W/ ALL OPERABLE PARTS MAX 40" ABOVE FINISHED FLOOR.
- ④ SOAP DISPENSER: SURFACE MOUNT ON WALL W/ ALL OPERABLE PARTS MAX 40" ABOVE FINISHED FLOOR.
- ⑤ MIRROR: SURFACE MOUNT ON WALL W/ BOTTOM EDGE 40" ABOVE FINISHED FLOOR.
- ⑥ HANDICAPPED DOOR SIGNAGE: SURFACE MOUNTED AND CENTERED ON DOOR AT A HEIGHT OF 60" ABOVE FINISHED FLOOR.
- ⑦ CLEAR FLOOR AREA: PROVIDE 36" SIDE x 48" DEEP CLEAR AREA IN FRONT OF WATER CLOSET. SEE FLOOR PLAN.
- ⑧ WATER CLOSET: TOP OF TOILET SHALL BE A MIN. OF 17" AND A MAX OF 18" ABOVE THE FINISHED FLOOR.
- ⑨ LAVATORY: BRASS HOT WATER SUPPLY AND DRAIN PIPES W/ INSULATION.
- ⑩ WALL FINISH: PROVIDE 1/2" MOISTURE RESISTANT SHEETROCK TO 48" HEIGHT AT TOILET COMPARTMENT BEHIND A BRASS NON-ADJACENT SURFACE.

NOTES

- 1) SEE STRUCTURAL PLANS FOR BEAM WALL AND STRUCTURAL INFORMATION.
- 2) SEE SHEET 3 FOR ROOF FINISH SCHEDULE.
- 3) SEE SHEET 3 FOR ROOF PLAN.

EXHIBIT - B
FLOOR PLAN

NOTES

Young's Engineering
2818 Tam O'Shanter Drive
El Dorado Hills, CA 95830 Ph. (916) 833-1263

**CAMPUS COMMONS
GOLF COURSE - PRO SHOP**
CADILLAC DRIVE
SACRAMENTO
SACRAMENTO COUNTY

PROJECT: AS SHOWN
DATE: 08PT. 1991
DRAWN: R. LUPT

SHEET 2 OF 7

RECEIVED

FEB 13 1992

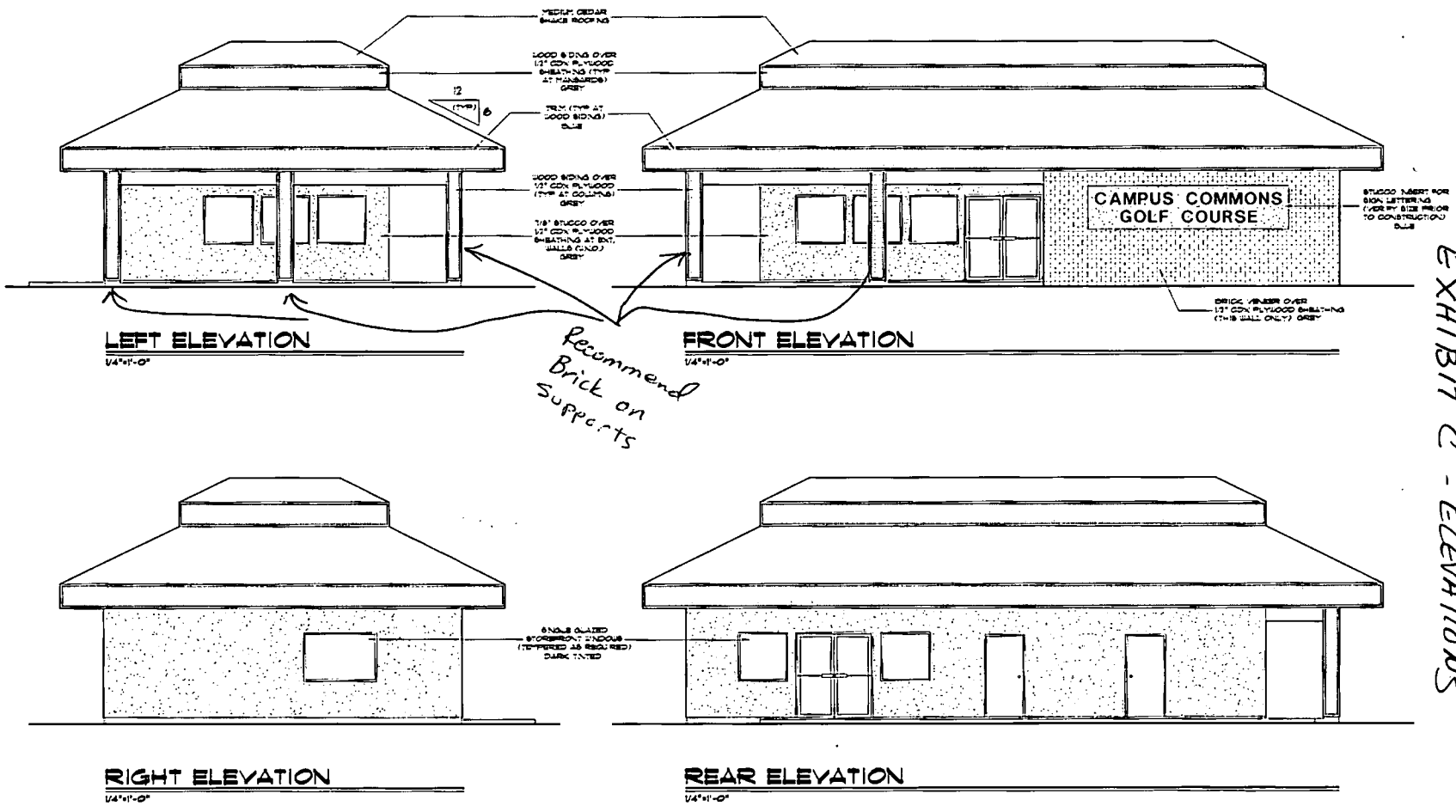
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CITY PLANNING DIVISION

P92 040

P92-040

MARCH 26, 1992

#



NOTES

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 2816 Tam O'Shanter Drive
 El Dorado Hills, CA 95630 Ph. (916) 933-1263

EXHIBIT C - ELEVATIONS

CAMPUS COMMONS GOLF COURSE - PRO SHOP
 CADILLAC DRIVE
 SACRAMENTO
 SACRAMENTO COUNTY

PROJECT: A6 6/10/92
 DATE: 03/27/92
 DRAWN: R. LUFT

SHEET 4 OF 7

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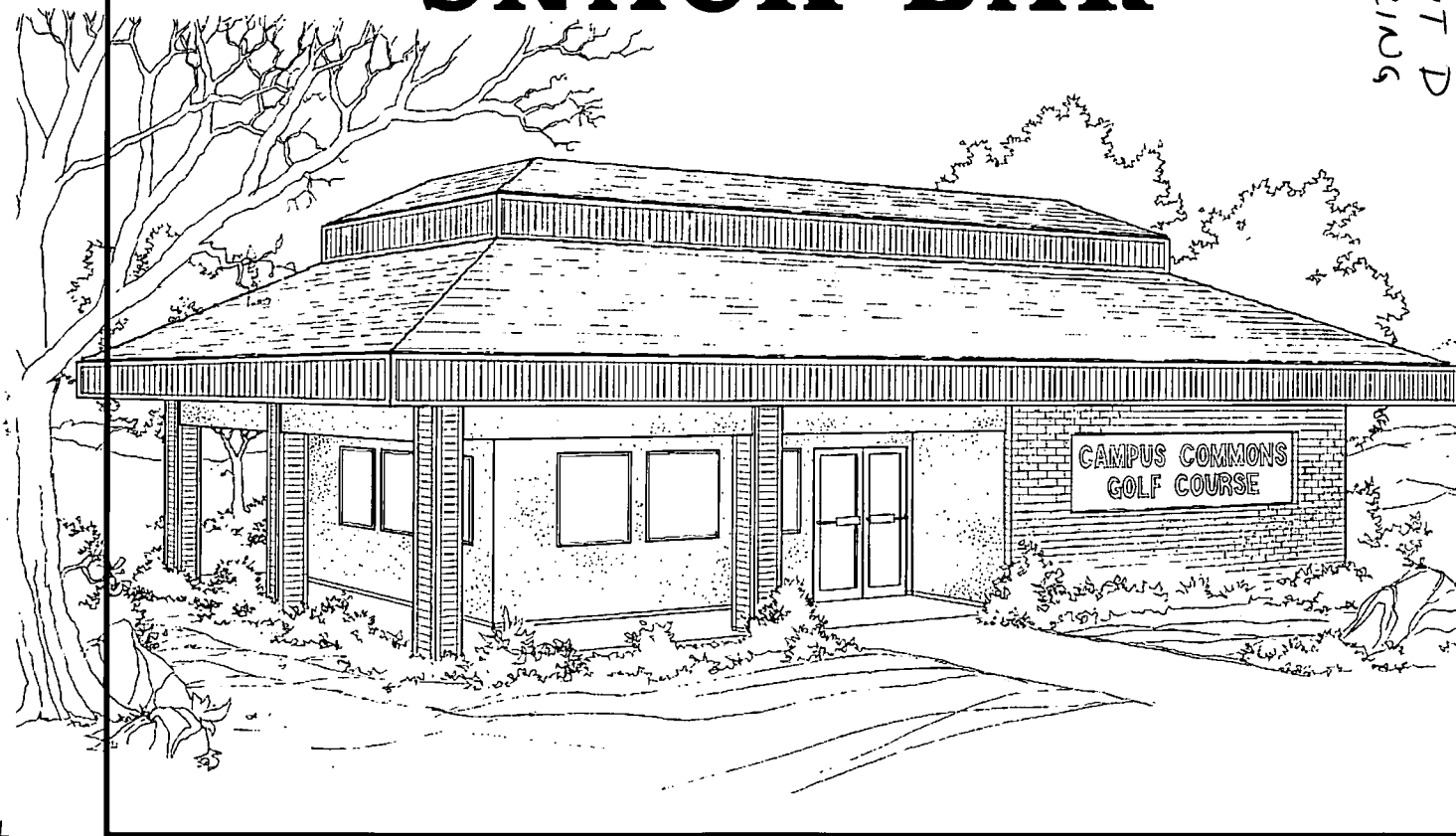
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CAMPUS COMMONS GOLF COURSE PRO-SHOP AND SNACK BAR

EXHIBIT D
RENDERINGS



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MECHANICAL	
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MECHANICAL NOTES	M-3
PLUMBING	
PLUMBING PLAN	P-1
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BUILDING DATA	
PROPOSED BUILDING USE	GOLF PRO SHOP / SNACK BAR
OCCUPANCY GROUP	B-1
CONSTRUCTION GROUP	TYPE V
MAX. ALLOW OCCUPANCY	12 PERSONS (EATING ON PATIO)
FIRE EXTINGUISHING SYSTEM	NOT REQUIRED (EXCEPT IN KITCHEN HOOD)
FIRE RESISTIVE WALLS	NOT REQUIRED (EXCEPT IN HOOD CHASE)

NOTES
 CONSULTANT:
 MOTHERLODE
 DESIGNS
 (916) 721-4050
 BUILDER:
 MC DARRIS
 CONSTRUCTION
 (916) 965-5842

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**CAMPUS COMMONS
 GOLF COURSE - PRO SHOP**
 CADILLAC DRIVE
 SACRAMENTO
 SACRAMENTO COUNTY

SCALE: AS SHOWN
 DATE: 08/27/19
 DRAWN: R. LUPTON
 SHEET OF
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Pa2-040

MARCH 26, 1992

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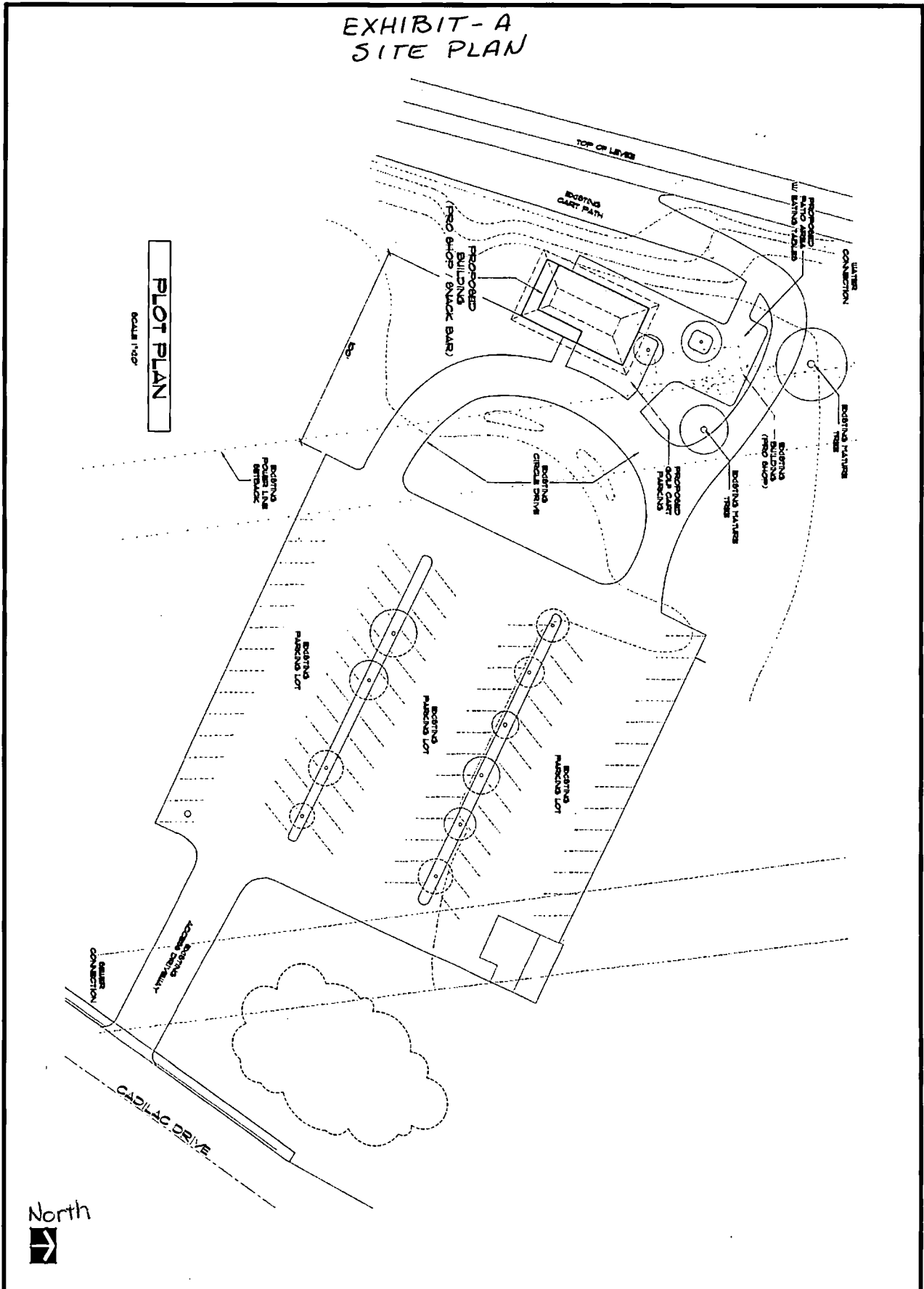
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CITY PLANNING DIVISION

P 92 040

EXHIBIT - A SITE PLAN



PLOT PLAN
SCALE 1/8"

North
➔

SHEET 1 OF 7
DRAWN BY R. LEIT
DATE: 3/26/92
SCALE: AS SHOWN

PROJECT
**CAMPUS COMMONS
GOLF COURSE - PRO SHOP**
CADILLAC DRIVE
SACRAMENTO
SACRAMENTO COUNTY

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Engineering**
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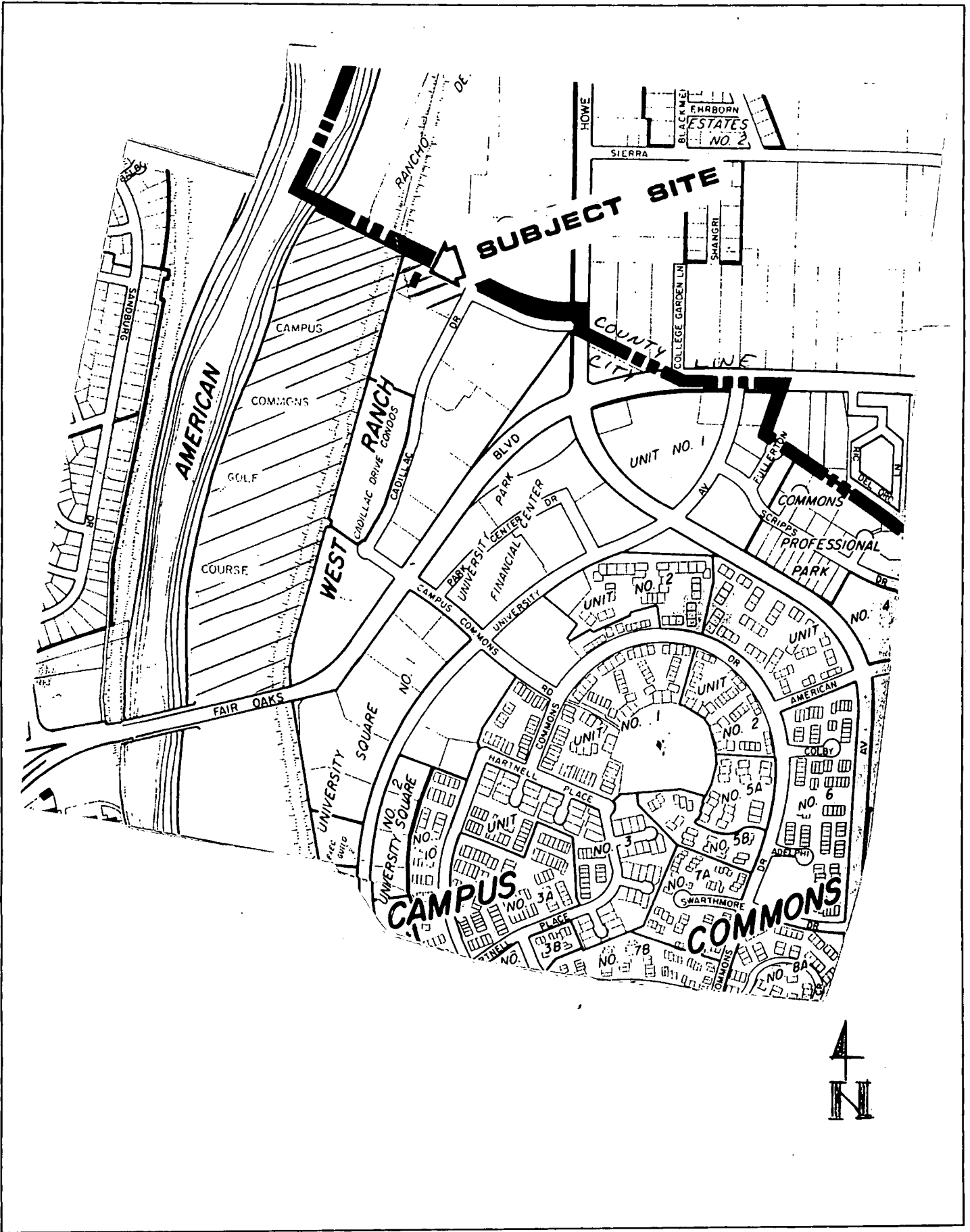
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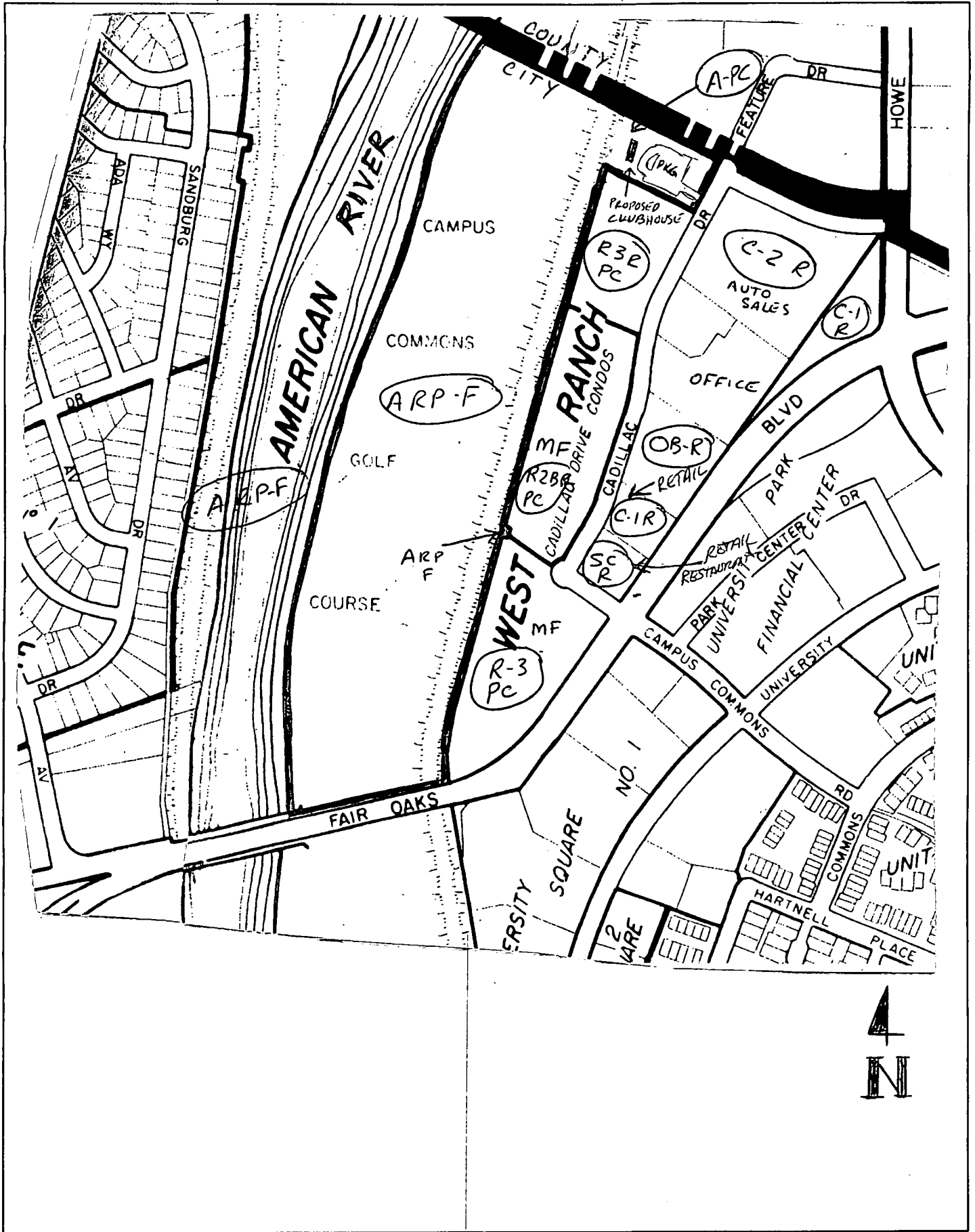
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CITY OF SACRAMENTO
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P 92 040



VICINITY MAP



LAND USE & ZONING MAP