

APPEAL OF ENVIRONMENTAL COUNCIL OF)
 SACRAMENTO AND SAVE THE AMERICAN)
 RIVER ASSOCIATION VS THE CITY OF)
 SACRAMENTO PLANNING COMMISSION'S)
 APPROVAL OF A SPECIAL PERMIT TO)
 DEVELOP A TWO-STORY CLUBHOUSE AND)
 ACCESSORY SNACK BAR AND PRO SHOP)
 IN THE A(PC) ZONE AND CAMPUS)
 COMMONS PUD; AND VARIANCE TO PER-)
 MIT EXPANSION OF A NON-CONFORMING)
 GOLF COURSE USE IN THE ARP-F AND)
 ARP-F(W) ZONE FOR PROPERTY LOCATED)
 AT #2 CADILLAC DRIVE (P-8223))

NOTICE OF DECISION
 AND
 FINDINGS OF FACT

At its regular meeting of January 22, 1980, the City Council heard and considered evidence in the above entitled matter. Based on the oral and documentary evidence at said hearing, the Council denied the appeal, however, the conditions of the Special Permit were modified by not allowing the structure to exceed the height requirements of the American River Parkway Ordinance. The Council's action on the appeal is based on the following findings:

Special Permit

1. The proposed project as conditioned is based on sound principles of land use in that:
 - a. By relocating the structure back from the levee as far as possible, considering the power easement location, the anticipated visual impact is mitigated as much as possible without restricting the building construction.
 - b. The existing golf course provides recreation opportunity for the senior citizens living nearby.
 - c. The vicinity of the clubhouse is a highly developed portion of the Parkway. The area is not within a true "rural" area of the Parkway Corridor.
 - d. The proposed structure will meet the height standards as specified in the American River Parkway section of the Zoning Ordinance.
2. The proposed project as conditioned will not be injurious to the public health, safety, and welfare in that:
 - a. The clubhouse is an accessory to an existing outdoor recreational use.
 - b. The clubhouse will be relocated to minimize visual exposure to the American River Parkway.
 - c. Existing uses in the area such as the adjacent senior citizens' complex has already compromised the visual integrity of the Parkway.
3. The proposed use is consistent with the Campus Commons PUD Schematic Plan which identifies the site for a golf course clubhouse.

APPROVED
 BY THE CITY COUNCIL

FEB 0 1980

OFFICE OF THE
 CITY CLERK

Variance

1. The proposed project as conditioned is not a special privilege extended to one individual property owner in that:
 - a. The site is limited in physical area development potential due to the location of the existing levee and power line easements.
 - b. The use and buildable site area crosses a zone boundary line and the primary expansion would be located within the A(PC) zone.
2. The variance would not be injurious to public welfare nor to property in the vicinity in that:
 - a. The existing and proposed uses would provide recreation activities to nearby residences.
 - b. The vicinity of the proposed use is within a highly urbanized and developed portion of the Parkway. The area is not within a true "rural" area of the Parkway Corridor.
 - c. The project as conditioned will be located to minimize visual exposure to the American River Parkway users.
3. The variance is in harmony with the general purpose and intent of the Zoning Ordinance, General Plan and specific plans of the City in that:
 - a. The proposed project site is designated for recreation and open space use within the general and community plans.
 - b. The recreational use of golf course is consistent with the approved Campus Commons PUD Schematic Plan.

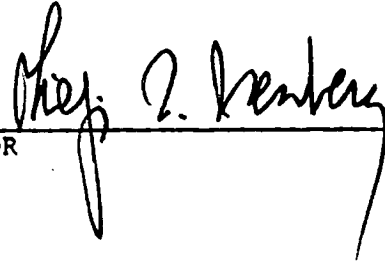
Variance to expand a non-conforming use per Section 12-A-12 and Section 14 of the Zoning Ordinance

1. The proposed project as conditioned is not a special privilege extended to one individual property owner in that:

The power line easement that encumbers the site reduces the development potential of the site and limits the design options of the project. Under similar circumstances another property may receive the same considerations.
2. The variance would not be injurious to public welfare nor to property in the vicinity in that:
 - a. The use will extend into a limited area of the ARP-F zone and as conditioned would principally be located within the A(PC) zone, thereby reducing neighboring impact.
 - b. The project as conditioned will be placed as far as possible from the Parkway in order to reduce the impact on neighboring uses or Parkway users.

- 3. The variance is in harmony with the general purpose and intent of the Zoning Ordinance and will not adversely affect the General or Specific Plans of the City in that:
 - a. The project site is designated for recreation and open space use within the general and community plans.
 - b. The recreational use and expansion proposed is consistent with the approved Campus Commons PUD Schematic Plan.

- 4. The project as proposed will constitute a net benefit in change of non-conforming use in that:
 - a. The proposed uses under this variance are incidental and accessory to an approved existing golf course activity.
 - b. The proposed project will provide an improved facility serving the existing recreation activity and as conditioned improve and increase the parking and landscape area within the site.
 - c. The proposed project will not adversely affect the Campus Commons PUD Schematic Plan which provides for a golf course clubhouse at that location.



 MAYOR

ATTEST:



 DEPUTY CITY CLERK



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

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LORRAINE MAGANA
CITY CLERK

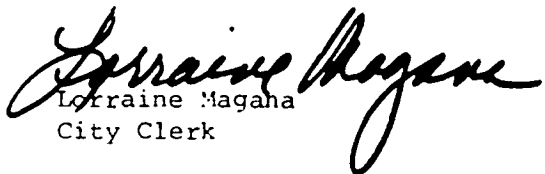
February 6, 1980

Save the American River Association
2527 Barbera Way
Rancho Cordova, CA 95670

Ladies and Gentlemen:

On February 5, 1980, the City Council adopted the attached Notice of Decision and Findings of Fact in the Appeal of Environmental Council of Sacramento and Save the American River Association vs. City of Sacramento Planning Commission's approval of a special permit to develop a two-story clubhouse and accessory snack bar and pro shop in the A(PC) zone and Campus Commons PUD; and variance to permit expansion of a non-conforming golf course use in the ARP-F and ARP-F(W) zone for property located at #2 Cadillac Drive. (P-8223)

Sincerely,


Lorraine Magana
City Clerk

LM:HO'

Encl.

cc: Environmental Council of Sacramento (ECOS)
William McDowell
County of Sacramento
Planning Department

Item No. 5