



# REPORT TO PLANNING COMMISSION City of Sacramento

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915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING  
**November 18, 2010**

To: Members of the Planning Commission

**Subject: Iceland Restoration.** A request to establish a 13,500± square foot outdoor ice skating rink on approximately 0.53 acres in the General Commercial Special Planning District (C-2-SPD) zone in the Del Paso Boulevard Special Planning District.

- A. Environmental Determination: Exempt per CEQA 15302
- B. Special Permit to establish an outdoor amusement center in the General Commercial Special Planning District (C-2-SPD) zone.

**Location/Council District:**

1430 Del Paso Boulevard, Sacramento, CA  
Assessor's Parcel Number: 275-0125-007, 275-0125-008  
Council District 2

**Recommendation:** Staff recommends approval of the Special Permit to establish an outdoor ice skating rink based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A-B above, and its decision is appealable to City Council. Staff recommends approval of this request as staff believes that the ice skating rink is compatible with the subject site and surrounding uses.

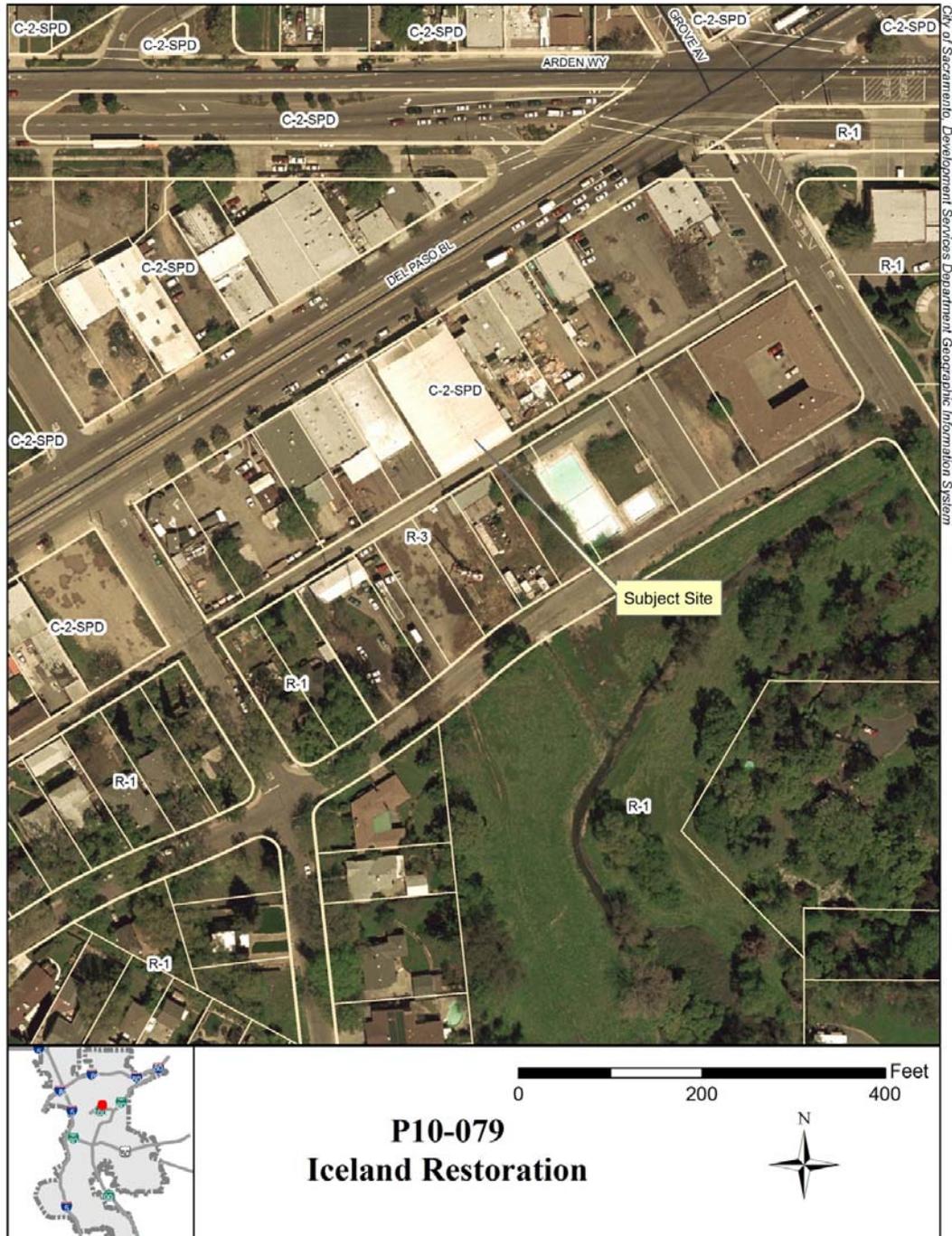
**Contact:** Antonio Ablog, Associate Planner, 808-7702, Lindsey Alagozian, Senior Planner, 808-2659.

**Applicant/Owner:** Rob Kerth, American Iceland LLC, 539 Southgate Road, Sacramento, CA 95815

**Summary:** The applicant is requesting approval of a Special Permit to establish an outdoor amusement center. The proposed outdoor ice skating rink will operate within the building footprint of the Iceland ice skating rink that was destroyed by fire. The applicant intends to operate as an outdoor amusement center for approximately two years before the former, fully enclosed, structure can be rebuilt. **The application has been reviewed on an expedited timeline in order to meet the applicant's goal of re-opening for the winter of 2010; therefore, the community has had limited time**

to review and comment on the project. The public hearing was noticed to all affected neighborhood organizations and property owners within a 500-foot radius. Any correspondence received by staff related to this project will be presented to the Planning Commission at the public hearing.

**Land Use Map**



**Background Information:** The Iceland ice skating rink was built in 1940 and was in continuous operation until March of 2010 when the structure was badly damaged by an arson-set fire. Though there was extensive damage to Iceland, the exterior walls remained standing. The intent of the current request is to operate Iceland as a non-profit, outdoor ice skating facility that would operate during the winter season. The applicant expects to operate as an outdoor skating facility for one or two years until the facility can be fully rebuilt. Currently, the Iceland building is in the application process for Landmark nomination.

<b>Table 1: Project Information</b>
<b>General Plan designation:</b> Urban Corridor Low
<b>Existing zoning of site:</b> C-2-SPD
<b>Special Planning District:</b> Del Paso Boulevard
<b>Existing use of site:</b> Ice Skating Rink (destroyed by fire)
<b>Property area:</b> 2.32+ Acres

**Public/Agency Outreach and Comments:** The proposed project was routed to the Woodlake Neighborhood Association, North Sacramento Chamber of Commerce, Del Paso Boulevard Partnership, North Sacramento Redevelopment Advisory Committee, Harmon Johnson Neighborhood Association, Twin River South Community Council, and all landowners within a 500 foot radius of the project site. The application has been reviewed on an expedited timeline in order to meet the applicant's goal of re-opening for the winter of 2010; therefore, the community has had limited time to review and comment on the project. The public hearing was noticed to all affected neighborhood organizations and property owners within a 500-foot radius. Any correspondence received by staff related to this project will be presented to the Planning Commission at the public hearing.

**Environmental Considerations:** The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that this is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15302, replacement or reconstruction of existing structures and facilities. The project consists of the reconstruction of a commercial facility.

**Policy Considerations:** The subject site is designated Urban Corridor Low on the 2030 General Plan Land Use and Urban Form Diagram. The proposed outdoor ice skating ring is consistent with the land use designation. Additionally, the ice skating rink promotes the following General Plan Policies:

- Identify and preserve the city's historic and cultural resources to enrich our sense of place and our understanding of the city's prehistory and history (Goal HCR 2.1).

- The City shall encourage the development of private commercial recreational facilities to help meet recreational interests of Sacramento's residents, workforce, and visitors (ERC 2.2.18).

**Project Design:** The site is a 0.53± acre commercial property located at 1430 Del Paso Boulevard. The American Ice company is also located on the subject site, and was not affected by the March 2010 fire. The exterior walls of the Iceland structure remain and the applicant proposes to operate the outdoor ice skating rink within the original building footprint. Associated facilities, such as the skate shop and portable restrooms will be located to south of the rink on the opposite site to the Del Paso-Lochbrae alley.

At the time of its construction, the Iceland ice skating rink was not required to provide parking. A parking ratio of 1 parking space for every 100 square feet of building area has since been added as a requirement for a skating rink. In such cases, where a parking requirement has been added after the establishment of a use, a parking credit is given based on the use and building size. Since the restoration project will not expand the skating facility, there will be no changes in the parking requirement. The 13,500 square foot building already has the credit for 135 parking spaces. Parking is available on Del Paso Boulevard and on a surface lot to the south which provides additional, but unrequired parking.

**Special Permit:** According to section 17.24.050 of the Zoning Code, outdoor amusement centers require a Special Permit to establish an outdoor amusement center in the General Commercial (C-2) zone. The original ice skating rink was built as a indoor facility and therefore was originally allowed by right. Since the fire damaged the structure and the roof has been damaged beyond repair, the applicant is proposing to re-open the ice skating rink as an outdoor amusement center. The subject property is also in the Del Paso Boulevard SPD, but the development requirements of the SPD do not affect the requested Special Permit. In evaluating Special Permit proposals of this nature, the Commission is required to make the following findings:

- A. A special permit shall be granted upon sound principles of land use.

The facility will continue to operate as an ice skating rink. Since the structure was damaged by fire, the venue will operate as an outdoor rink until the facility can be fully rebuilt. The proposed use is compatible with the adjacent commercial uses.

- B. 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.

The operation of the skating rink will not be detrimental to public health, safety or welfare because the installation of the facility will be subject to City building

permits and the establishment of an outdoor skating rink will activate an underutilized property.

- C. 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.

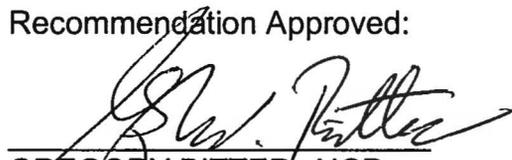
The proposed project is consistent with the General Plan Policies promoting the preservation of the city's historic and cultural resources, and that encourage the development of private recreational facilities.

**Conclusion**

The Iceland Restoration project proposes to operate Iceland as a non-profit, outdoor skating facility that would operate during the winter season. The proposed ice skating facility will operate within the footprint of the original building that was damaged by fire. Staff supports this request to restore ice skating activities to the subject site.

Respectfully submitted by:   
ANTONIO A. ABLOG  
Associate Planner

Approved by:   
LINDSEY ALAGOZIAN  
Senior Planner

Recommendation Approved:  
  
GREGORY BITTER, AICP  
Principal Planner

Attachments:

- Attachment 1      Proposed Record of Decision
- Exhibit 1        Overall Site Plan
- Exhibit 2        Site Plan Detail

**Attachment 1**

**Proposed Record of Decision  
Iceland Restoration Project (P10-079)**

**Findings of Fact**

**A. Environmental Determination: Exemption**

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under **15302, replacement or reconstruction of existing structures and facilities** of the California Environmental Quality Act (CEQA) Guidelines as follows:

The proposed project is consistent with the reconstruction of an existing facility as it involves the reconstruction of a 13,500± square foot ice skating rink.

**B. The Special Permit to establish an outdoor amusement center in the General Commercial Special Planning District (C-2-SPD) zone is approved based on the following findings of fact.**

1. The special permit shall is granted upon sound principles of land use in that the facility will continue to operate as an ice skating rink. Since the structure was damaged by fire, the venue will operate as an outdoor rink until the facility can be fully rebuilt. The proposed use is compatible with the adjacent commercial uses.
2. Granting of the special permit will be not be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance in that the installation of the facility will be subject to City building permits and the establishment of an outdoor skating rink will activate an underutilized property.
3. The special permit complies with the objectives of the general or specific plan for the area in which it is to be located in that the proposed project is consistent with General Plan Policies promoting the preservation of the city's historic and cultural resources, and that encourage the development of private recreational facilities.

**Conditions of Approval**

**B. The Special Permit to establish an outdoor amusement center in the General Commercial Special Planning District (C-2-SPD) zone is approved subject to the following conditions:**

- B1. The applicant must obtain all necessary building permits prior to occupancy.
- B2. No amplified sound shall be allowed after 10:30 p.m.
- B3. General operational hours, including maintenance, shall be between the hours of 5:00 a.m. and 12:00 a.m. Skating sessions open to the public or for private events shall end no later than 10:30 p.m.
- B4. The applicant shall comply with all applicable City Noise Ordinances.
- B5. The applicant shall comply with all applicable City Regulations related to solid waste and recycling.
- B6. The applicant shall install shielding on all overhead lighting such that lighting shall reflect away from residential areas, neighboring properties, and public streets.
- B7. Prior to the issuance of a building permit, the applicant shall propose and submit for review and approval by the Planning Director a "Good Neighbor Policy" including but not limited to the following:
  - a. Establish a process for neighbors to communicate directly with management staff of Iceland regarding any concerns related to hours of operation, general operations, and/or maintenance of the facility.
  - b. Provide an emergency contact person and phone number on-site, in a clearly identified place.

Advisory Notes

- 1. The roof provides out-of-plane structural support for the concrete walls. The applicant must employ a civil or structural engineer to prepare structural calculations and details confirming that the walls can resist current code forces without a structural diaphragm.
- 2. Any structural repairs may trigger accessibility upgrades per CBC Section 1134B.2.
- 3. The applicant must demonstrate that the building is equipped with proper drainage systems to convey the water from the building. They must also demonstrate that the interior equipment and materials are resistant to exterior exposure.

Exhibit 1 – Overall Site Plan

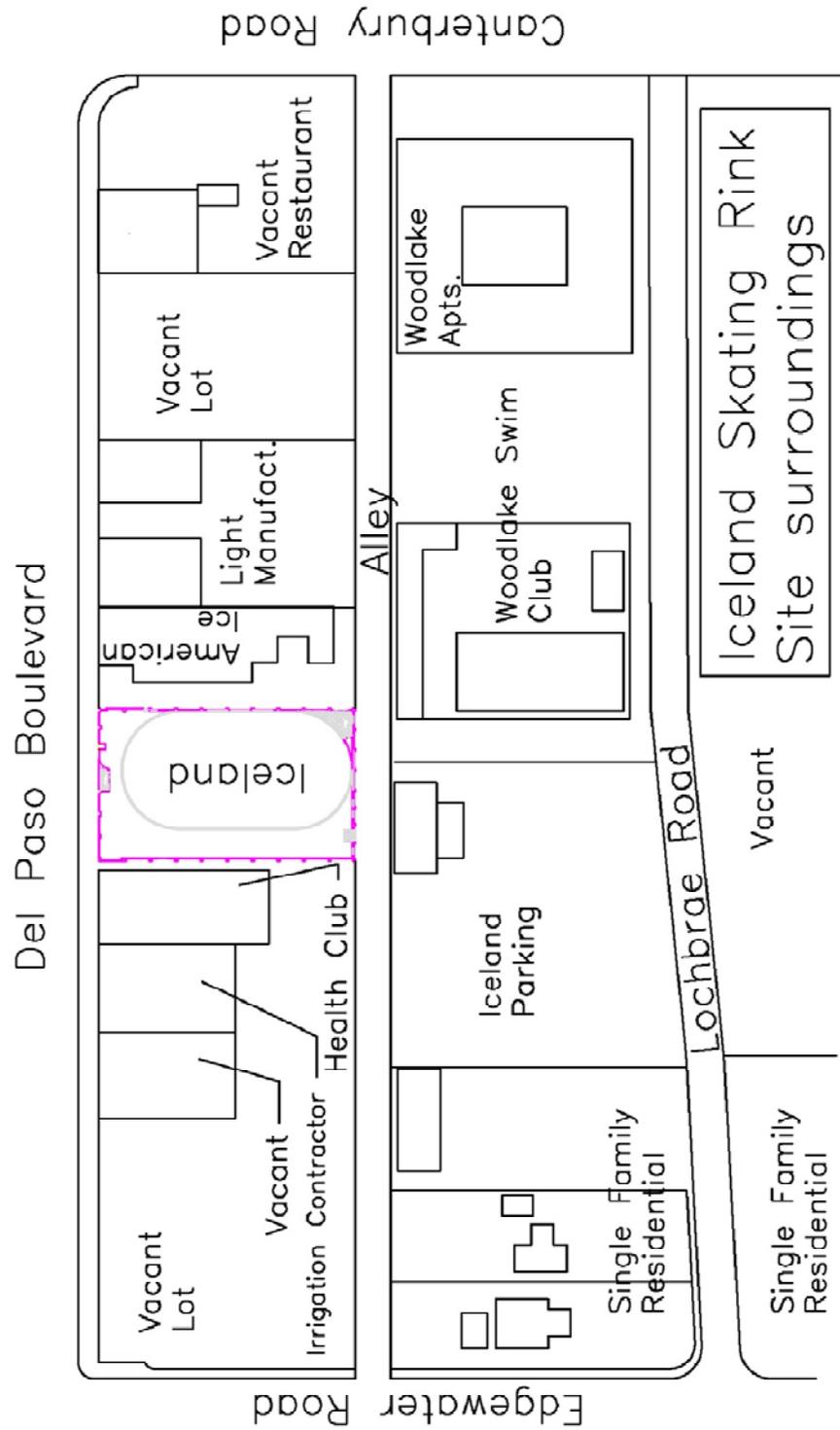


Exhibit 2 – Site Plan Detail

