

Item No. 7

Supplemental Material

For

City of Sacramento Planning Commission

Agenda Packet

For the Meeting of: November 18, 2010

X Additional Material
Revised Material

TITLE: ICELAND RESTORATION (P10-079) ADDITIONAL CONDITIONS/ADVISORIES AND PUBLIC COMMENTS

Attached are additional project conditions and advisory notes from the Fire Department and Department of Utilities. The Fire Department has submitted advisory notes related to ingress/egress from the structure and site access. The Department of Utilities has submitted conditions related to the drainage of stormwater from the site and has also included advisory notes related to sewer lines on the property.

Also attached are a number of letters from members of the community who support the project.

Contact Information: Antonio Ablog, Associate Planner 808-7702

Please include this supplemental material in your agenda packet. This material will also be published to the City's Internet. For additional information, contact the City Clerk Department at Historic City Hall, 915 I Street, First Floor, Sacramento, CA 95814-2604, (916) 808-7200.



FIRE DEPARTMENT
"An All-Risk Organization"

Ray Jones
FIRE CHIEF

CITY OF SACRAMENTO
CALIFORNIA

5770 FREEPORT BL
SUITE 200
SACRAMENTO, CA
95822-3516

PH 916-808-1300
FAX 916-808-1677

TRANSMITTAL

DATE: November 15, 2010

ATTN: Antonio Ablog

FROM: King Tunson, 808-1358
Fire Department

SUBJECT: P10-079 Iceland Restoration

The following Fire comments/advisories apply to the **Special Permit** of the above referenced project:

1. Comply with the 2007 California Building Code (CBC) Appendix Chapter 1, Section 107 Temporary Structures and Uses.
2. Comply with 2007 California Fire Code Chapter 10 Means of Egress. *Applicant will be required to provide two means of egress from the skating area to a public way. A door equipped with panic hardware meeting the above-mentioned Fire Code requirements shall be installed to provide a means of egress to Del Paso Blvd. Signage, illumination and egress width shall comply with the requirements of this chapter.*
3. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more. *The proposed off-ice area will impede emergency access to the alley. The applicant will be required to contact the City of Sacramento Department of Transportation to acquire either a Street Use Permit and/or a Revocable Encroachment Permit. The proposed action will require the fire department to assess, and place conditions of approval that will maintain the level of service to public safety.*



DEPARTMENT
OF UTILITIES

ENGINEERING
SERVICES DIVISION

CITY OF SACRAMENTO
CALIFORNIA

1395 35th AVENUE
SACRAMENTO, CA
95822-2911

PH 916-808-1400
FAX 916-808-1497/98

November 9, 2010
102102: RA, ra

MEMORANDUM

TO: Antonio Ablog, Associate Planner

FROM: Robert Armijo, PE, Senior Engineer

SUBJECT: P10-079 1430 Del Paso Blvd - SP

Conditions

The applicant requests to establish an approximately 13,500 square-foot outdoor ice skating rink within two parcels totaling approximately 0.53 acres in the General Commercial Special Planning District (C-2-SPD) zone in the Del Paso Boulevard Special Planning District. The proposal requires a Special Permit to establish an outdoor amusement center in the C-2 zone. The following are conditions to be placed on the Special Permit for the project that shall be approved by the Department of Utilities (DOU) prior to issuance of the building permit:

1. The DOU expects that the project site will not drain properly without a roof as it was originally designed. The applicant may experience flooding problems during rain events that may be of concern to the property owner. The owner shall not direct storm water across property lines or private drainage easements shall be secured by the applicant.
2. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

Advisory Notes

1. The DOU understands that the entitlement sought is for an interim use of the subject property and that the building structure will be repaired and/or rebuilt at a later time.
2. Storm water shall not enter into the City's sewer system. Contact the Chief Plumbing Inspector for requirements and methods to prevent storm water intrusion into sewer lines. This may

involve plugging or modification of floor drains that are part of the building structure that was damaged in a recent fire.

3. It appears that the two parcels that are the subject property of this entitlement are served by a single sewer lateral and a single water service. The DOU will require each parcel to be serviced by its own water service and sewer lateral when the structure is rebuilt.

P10-079 1430 Del Paso Blvd - SP

cc: File



WOODLAKE NEIGHBORHOOD ASSOCIATION

P.O. BOX 13016 • SACRAMENTO, CALIFORNIA 95813-3016

November 9, 2010

**Antonio Ablog, Associate Planner
Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811-0218**

Re: Iceland Restoration File # P10-079

Dear Mr. Ablog,

The Woodlake Neighborhood Association fully supports the ongoing restoration of Iceland and anticipates the earliest possible opening of the ice skating rink.

The fire that destroyed the seventy-year-old North Sacramento landmark devastated our community. There was a general feeling that we had lost a friend. Volunteers spent many hours cleaning and rebuilding Iceland with local news articles broadcasts chronicling the dedication, efforts and progress.

Iceland has made a comeback. It is again an anchor on Del Paso Boulevard, and a source of pride for all Sacramento. Iceland has been, and will again be, a place where individuals and families can get together to recreate and play. Iceland is a good neighbor for Woodlake and North Sacramento. Iceland is an inspiring example of what makes this country great.

Therefore, the Woodlake Neighborhood Association resolve that Iceland should be promptly granted a Special Permit to reopen and conduct business.

Sincerely,

Jerry Kingsley, President
Woodlake Neighborhood Association

From: Jessica McCollum [<mailto:mccollum.jessica@gmail.com>]
Sent: Wednesday, November 10, 2010 7:45 PM
To: afmolander@hotmail.com; CPC24Jp@yahoo.com; jfrayne@scdsa.org; jbagatelos@bagatelos.com; Joseph Yee; mendezm1@hotmail.com; mnotestine@mognot.com; Panamaredhat@hotmail.com; pharveycitypc@aol.com; sacplanning_declines@me.com
Subject: Iceland Special Use Permit

Dear Planning Commissioner,

I am writing to request that the Planning Commission approve a special permit to allow the Iceland Ice Skating Rink to operate as an open-air rink as soon as possible this winter.

Iceland has been a Sacramento landmark and much-loved skating facility for children and adults for 70 years. A large and dedicated group of volunteers has worked very hard for months to get it ready to operate this winter. Not having a roof, the rink will not be able to operate after early February because of warming weather.

It is important to have skating available at Iceland this winter to continue the rink's bonds with its large and supportive community of skaters and their families. A newly formed non-profit organization called Sacramento Iceland, Inc. will be raising funds to replace the roof next year and operate a skating program at the rink that serves the youth and adults of the Sacramento area.

Please act immediately to approve a special permit so that the Iceland Rink can operate this winter, and to secure a landmark on Del Paso Blvd that would contribute to the growing stability in that area.

Thank you on behalf of the ice-skating children and adults of Sacramento.

Sincerely,

Jessica McCollum

Woodlake Resident

From: Leora [<mailto:leora@surewest.net>]

Sent: Wednesday, November 10, 2010 8:16 PM

To: Jon Bagatelos; Michael Mendez; Panama Bartholomy; Rommel Declines; Anna Molander; Jameel Pugh; James Frayne; Philip Harvey; Michael Notestine; Joseph Yee

Subject: Iceland Use Permit

Dear Planning Commissioner:

We were devastated to learn that Iceland burned down. As lifelong North Sacramento residents, we have had three generations of our family sharing the 70 year Iceland experience.

We have volunteered in rain and shine and contributed to funds to restore Iceland. The Kerth family and the volunteers are testament to the deep roots Iceland has in Sacramento and beyond,

We urge the Planning Commission to approve a special permit to allow the Iceland Ice Skating Rink to operate as an open-air rink as soon as possible this winter.

There is a sense of urgency since absent the roof, the rink will not be able to operate after early February because of warming weather.

We believe it is important to have skating available at Iceland this winter to continue the rink's bonds with its large and supportive community of skaters and their families. A newly formed non-profit organization called Sacramento Iceland, Inc. will be raising funds to replace the roof next year and operate a skating program at the rink that serves the youth and adults of the Sacramento area.

Please act immediately to approve a special permit so that the Iceland Rink can operate this winter.

Thank you on behalf of the ice-skating children and adults of Sacramento.

Sincerely,

Johnnie and Leora Matranga

From: Laura Hitchings [<mailto:takawiri@hotmail.com>]
Sent: Wednesday, November 10, 2010 8:48 PM
To: afmolander@hotmail.com; cpc24jp@yahoo.com; jfrayne@scdsa.org; jbagatelos@bagatelos.com; Joseph Yee; mendezm1@hotmail.com; mnotestine@mognot.com; panamaredhat@hotmail.com; pharveycitypc@aol.com; sacplanning_declines@me.com
Subject: Please Approve Iceland!!!!!!!!!!!!!!!!!!!!!!

Dear Planning Commissioners,

Please approve a special permit to allow the Iceland Ice Skating Rink to operate as an open-air rink as soon as possible this winter!!!! Iceland has been a Sacramento landmark and much-loved skating facility for children and adults for 70 years. A large and dedicated group of volunteers has worked very hard for months to get it ready to operate this winter. Not having a roof, the rink will not be able to operate after early February because of warming weather, so if it is not approved soon, we will miss the window!!

It is important to have skating available at Iceland this winter to continue the rink's bonds with its large and supportive community of skaters and their families. There are so few places where young people choose to hang out off the streets, we need Iceland back open! A newly formed non-profit organization called Sacramento Iceland, Inc. will be raising funds to replace the roof next year and operate a skating program at the rink that serves the youth and adults of the Sacramento area.

On a more personal note, I almost cried when I read that Iceland needs a special use permit. My body dreams in skates, day and night. I have missed it so much. It serves as a release of my stress, it is exercise, creative expression and it's social. These are benefits that we all need more of. Skating is such a fun, healthy activity we are lucky to be able to offer the community! Please act immediately to approve a special permit so that the Iceland Rink can operate this winter.

Thank you on behalf of the ice-skating children and adults of Sacramento and anyone who wants Del Paso to thrive. I'll see you at the meeting on the 18th.

Sincerely, Laura Hitchings

From: Terrie Kerth [<mailto:terrie@skatesacramento.com>]
Sent: Friday, November 12, 2010 1:53 PM
To: Joseph Yee
Subject: Re: Iceland Restoration File # 10-079

Dear Planning Commissioner Yee:

I am the Executive Director of Sacramento Iceland, Inc a newly formed non-profit organization, which will operate a skating program at the Iceland Ice Skating Rink that serves the youth and adults of the Sacramento area. We will also do the fund raising to restore Iceland back to an updated condition even better than original.

I am writing to request a meeting with you to answer any questions you may have about the special use permit to allow the Iceland to operate as an open-air rink as soon as possible this winter.

Iceland has been a Sacramento landmark and much-loved skating facility for children and adults for 70 years. A large and dedicated group of volunteers has worked very hard for months to get it ready to operate this winter. Not having a roof, the rink will not be able to operate after early February because of warming weather.

Please let me know your availability for either a conference call or a live meeting.

Thank you on behalf of the ice-skating children and adults of Sacramento.

Sincerely,

Terrie J. Kerth

Executive Director, Sacramento Iceland, Inc.

916.992.4836

From: Janet R [\[mailto:e-skater@att.net\]](mailto:e-skater@att.net)

Sent: Friday, November 12, 2010 1:47 PM

To: afmolander@hotmail.com; CPC24Jp@yahoo.com; jfrayne@scdsa.org; jbagatelos@bagatelos.com;

Joseph Yee; mendezm1@hotmail.com; mnotestine@mognot.com; Panamaredhat@hotmail.com;

pharveycitypc@aol.com; sacplanning_declines@me.com

Subject: Special Permit for Iceland Skating Rink

Dear Planning Commissioners:

I am writing requesting that the Planning Commission approve a special permit, as soon as possible, to allow Iceland Skating Rink to operate as an open-air rink this winter.

Iceland has been a Sacramento landmark, and much-loved skating facility for children and adults, for 70 years. A large and dedicated group of volunteers has worked very hard, for months, to get Iceland ready to operate this winter. Not having a roof, the rink will not be able to operate after early February because of warming weather.

It is important to have skating available at Iceland this winter to continue the rink's bonds with its large and supportive community of skaters and their families. A newly-formed non-profit organization called Sacramento Iceland, Inc. will be raising funds to replace the roof next year and operate a skating program at the rink that serves the youth and adults of the Sacramento area. Iceland is a vital piece of the community, and it's becoming operational with this permit will draw people to the area, helping the surrounding businesses.

Please act immediately to approve a special permit, so that Iceland Skating Rink can operate this winter.

Thank you on behalf of the ice-skating children and adults of Sacramento!

Sincerely,

Janet Rosenfield

From:

Sydney Daly

Date:

Saturday, November 13, 2010 3:42:59 PM

Dear Planning Commissioner:

I am writing to request that the Planning Commission approve a special permit to allow the Iceland Ice Skating Rink to operate as an open-air rink as soon as possible this winter. Iceland has been a Sacramento landmark and much-loved skating facility for children and adults for 70 years. A large and dedicated group of volunteers has worked very hard for months to get it ready to operate this winter. Not having a roof, the rink will not be able to operate after early February because of warming weather.

It is important to have skating available at Iceland this winter to continue the rink's bonds with its large and supportive community of skaters and their families. A newly formed non-profit organization called Sacramento Iceland, Inc. will be raising funds to replace the roof next year and operate a skating program at the rink that serves the youth and adults of the Sacramento area.

Please act immediately to approve a special permit so that the Iceland Rink can operate this winter.

Thank you on behalf of the ice-skating children and adults of Sacramento.

Sincerely,

Sydney Daly

From: Ann Amioka [<mailto:aamioka@hotmail.com>]
Sent: Monday, November 15, 2010 2:49 AM
To: Joseph Yee
Subject: Approval of Special Permit for Iceland Ice Skating Rink

Joseph Yee
Vice Chair
Sacramento Planning Commission

Dear Planning Commissioner Yee:

Please approve a special permit to allow the Iceland Ice Skating Rink to operate as an open-air rink this winter.

This Sacramento landmark marked its 70th anniversary earlier this month, a credit to the months of hard work by volunteers following the disastrous fire at the end of March.

Because Iceland does not yet have a roof, it will be able to operate only in the cooler winter months. Your approval of the special permit will enable Iceland to reconnect with Sacramento area skaters and their families. The revenues generated, plus additional fundraising by the newly formed non-profit called Sacramento Iceland, Inc. will go toward replacing the roof next year.

As the parent of an ice skater who thought of Iceland as a second home, I hope you will immediately approve the special permit for Iceland.

Thank you,

Ann Amioka
291 River Run Circle
Sacramento, CA 95833

From: Kathy Griesert [<mailto:griesertfamily@nccn.net>]

Sent: Sunday, November 14, 2010 6:03 PM

To: afmolander@hotmail.com; cpc243p@yahoo.com; jfrayne@scdsa.org; jbagatelos@bagatelos.com; Joseph Yee; mendezm1@hotmail.com; mnotestine@mognot.com; panamaredhat@hotmail.com; pharveycitypc@aol.com; sacplanningdeclines@me.com

Subject: Iceland Ice Arean

Dear Planning Commissioner,

I am writing to request that the Planning Commission approve a special permit to allow the Iceland Ice Skating Rink to operate as an open-air rink as soon as possible this winter.

Iceland has been a Sacramento landmark and much-loved skating facility for children and adults for 70 years. A large and dedicated group of volunteers has worked very hard for months to get it ready to operate this winter. Not having a roof, the rink will not be able to operate after early February because of warming weather.

It is important to have skating available at Iceland this winter to continue the rink's bonds with its large and supportive community of skaters and their families. A newly formed non-profit organization called Sacramento Iceland, Inc. will be raising funds to replace the roof next year and operated a skating program at the rink that serves the youth and adults of the Sacramento area.

Please act immediately to approve a special permit so that the Iceland Rink can operate this winter.

Thank you on behalf of the ice-skating children and adults of Sacramento.

Sincerely,

Kathy Griesert

From: Kristin Johnson [<mailto:krajohns@hotmail.com>]
Sent: Monday, November 15, 2010 9:01 PM
To: Joseph Yee
Subject: Iceland

Dear Planning Commissioner Yee:

I am writing to request that the Planning Commission approve a special permit to allow the Iceland Ice Skating Rink to operate as an open-air rink as soon as possible this winter.

I grew up at Iceland. For over 10 years, it was my home away from home. I spent 3-4 nights a week, learning to skate and eventually, I toured with the Ice Capades. I can't imagine Sacramento without this wonderful gem. Kids of all ages need to experience this little treasure.

Iceland has been a Sacramento landmark and much-loved skating facility for children and adults for 70 years. A large and dedicated group of volunteers has worked very hard for months to get it ready to operate this winter. Not having a roof, the rink will not be able to operate after early February because of warming weather.

It is important to have skating available at Iceland this winter to continue the rink's bonds with its large and supportive community of skaters and their families. A newly formed non-profit organization called Sacramento Iceland, Inc. will be raising funds to replace the roof next year and operate a skating program at the rink that serves the youth and adults of the Sacramento area.

Please act immediately to approve a special permit so that the Iceland Rink can operate this winter.

Thank you on behalf of the ice-skating children and adults of Sacramento.

Sincerely,

Kristin Johnson
krajohns@hotmail.com
916.761.1381

To the Members of the Planning Commission -

Thank you for your often overlooked service in keeping our community infrastructure in place, and in providing good planning practices and community vision. I would like to also thank you for the creative help being given in trying to re-open a long-time fixture here in North Sacramento - The Iceland Skating Rink. As evidenced by the hundreds of people who have been helping to clean up and clear out the property after an arson fire, Iceland is part of the fabric of the community, and many, many people have personal history with Iceland. I've also been aware of the many ways that Iceland has been part of helping raise funds for various community needs in the past - and the many youth who have found constructive use of their time and talents on the ice!

So I would urge you to continue looking for creative ways to overcome the obstacles in re-opening Iceland - and I thank you again for your expertise and cooperative ideas.

Alice Retzinger
2504 Hawthorne St.
North Sacramento 95815

From: Janelle Loberg [<mailto:janelle.loberg@jgh.com>]
Sent: Monday, November 15, 2010 2:03 PM
To: Joseph Yee
Cc: 'Terrie Kerth'
Subject: Iceland Ice Arena Permit Request

Dear Planning Commissioner Yee,

I am writing to request that the Planning Commission approve a special permit to allow the Iceland Ice Skating Rink to operate as an open-air rink as soon as possible this winter.

Iceland has been a Sacramento landmark and much-loved skating facility for children and adults for 70 years. A large and dedicated group of volunteers has worked very hard for months to get it ready to operate this winter. Not having a roof, the rink will not be able to operate after early February because of warming weather.

It is important to have skating available at Iceland this winter to continue the rink's bonds with its large and supportive community of skaters and their families. A newly formed non-profit organization called Sacramento Iceland, Inc. will be raising funds to replace the roof next year and operate a skating program at the rink that serves the youth and adults of the Sacramento area.

Please act immediately to approve a special permit so that the Iceland Rink can operate this winter.

Thank you on behalf of the ice-skating children and adults of Sacramento.

Sincerely,

Janelle Loberg-Cardoso
Iceland Ice Arena Ice Show Director & Ice Skating Instructor

ICELAND WAS NOT JUST A RINK....THIS WAS A HOME TO SO MANY SKATERS. WE MISS IT GREATLY AND HOPE THAT YOU WILL GRANT THIS PERMIT REQUEST. I have attached some pictures from ice shows and of the aftermath for you to see. We held two annual ice shows a year that both the skaters and the general public looked forward to. The rink was also a full time home to some of the best local show skaters and competitive skaters. We have all been displaced to other rinks until Iceland is up and running again. Please help us in bringing back our home. It would mean so much!

*Janelle Cardoso
Executive Meeting Manager
Holiday Inn Capitol Plaza
300 J Street
Sacramento, CA 95814
916-384-0152 direct line
916-446-7371 fax*



