

**CITY OF ALBANY  
PLANNING AND ZONING AGENDA  
STAFF REPORT**

Agenda date: September 26, 2012  
Prepared by: ALH

**ITEM: 6C**

**SUBJECT: Proposed Mini Golf at 1243/1245 Solano Ave.**

The applicant is preliminary feedback on a proposed mini golf course at 1243/1245 Solano Ave. The site is currently vacant and approximately 5,000 sq. ft. in area. The site is proposed to contain an 18 hole mini golf course with a 450 sq. ft. building containing a restroom, birthday party room, games, and a booth to hand out balls and putters. The applicant has not yet prepared plans or signed an agreement pending Commission feedback. No plans have been prepared or submitted to the City.

**SITE: 1243/1245 Solano**

**APPLICANT: Wally & Andrea English**

**ZONING: Solano Commercial (SC)**

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**STAFF RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission receive the memo for the proposed miniature golf business and determine the following:

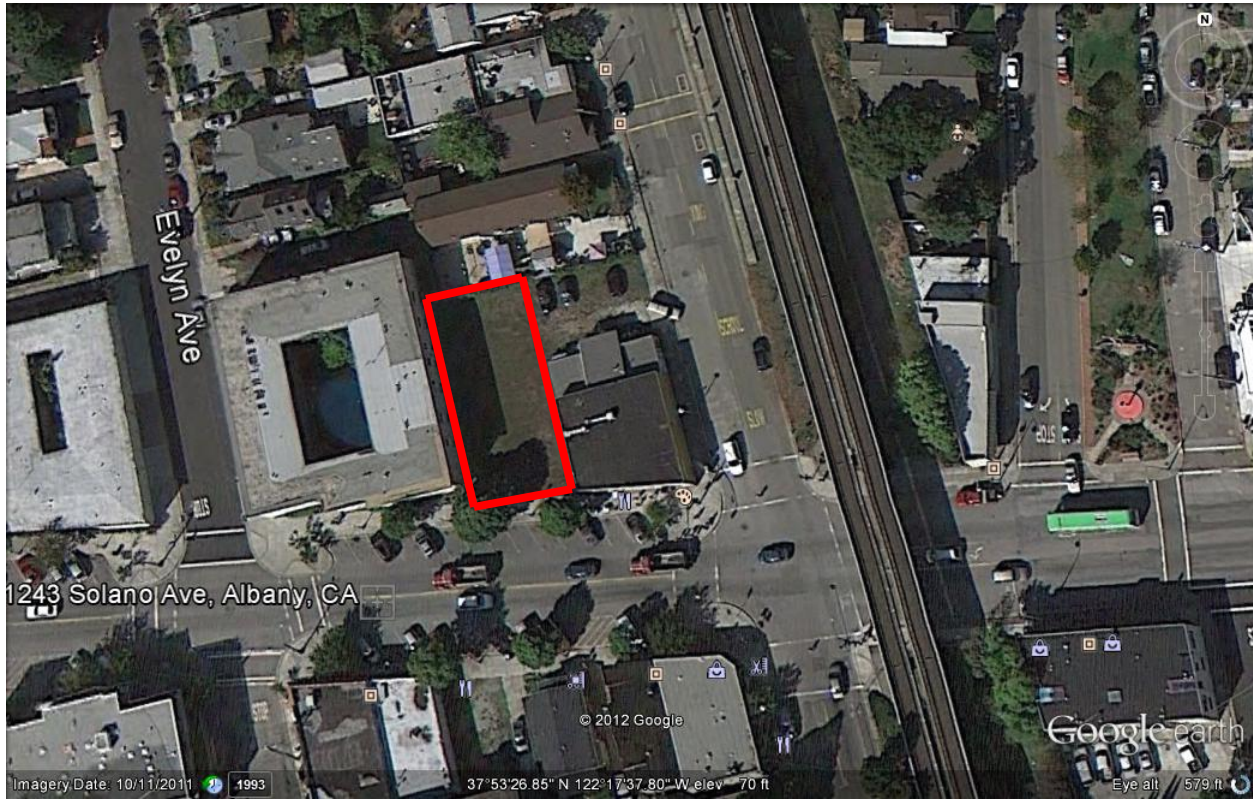
1. Determine if there is Commission support for a miniature golf business on Solano.
2. The Planning & Zoning Commission may identify and request additional materials and exhibits to be submitted if the Commission decides to support the use.

Since this is a preliminary study session review, no action on the application is being requested as this time.

**BACKGROUND/PROJECT DESCRIPTION**

The subject property is a vacant 5,000 sq. ft. lot located at 1234/1245 Solano Ave. Previous uses at the site include the annual pumpkin patch and Christmas tree lot. Commercial buildings are located on the east and west sides of the property and have neighborhood commercial uses. The Albany Pre-School is located just north of the subject site.

## SITE LOCATION



**Figure 1. Site Location: 1234/1245 Solano Ave.**

## ANALYSIS

The applicant would like to construct an eighteen (18) hole miniature golf course with a 450 sq. ft. building which will include a bathroom, birthday party room, games, and booth to distribute putters and golf balls. Outdoor lighting is also proposed for evening play. The business would operate Sunday-Thursday 11am-9pm and Friday, Saturday, and holidays from 9am-10pm.

The applicant has discussed the idea of miniature golf with the landlord of 1243/1245 Solano. The owner has indicated that he would be supportive of a miniature golf use at the site. To date, he has not entered into a lease agreement or hired a project architect. The applicant has indicated that a professional miniature golf course design firm would design the project. Due to the unique nature of this use and request, staff recommended that this be brought to the Planning & Zoning Commission as a study session item first.

### Parking

The subject site does not have any off-street parking. Also, the Albany Municipal Code does not have any parking standards related to outdoor recreation or miniature golf uses. Staff has briefly searched other municipal codes to determine appropriate parking standards for

miniature golf. Locally, the City of Vallejo requires 3 spaces/hole. If the Commission decided that this is a use which can be supported, a more extensive parking survey would be prepared.

Next Steps

If the Commission supports the project idea, the applicant would need to file a formal application request for a Conditional Use Permit, Design Review, and Parking Exception for the miniature golf course.

**Attachments:**

1. Applicant Statement

## **Background for Miniature Golf on Solano Avenue**

For years people who have lived in the Albany, Berkeley, and El Cerrito communities have had to travel to Castro Valley, or Fairfield to play miniature golf. Many times I have heard people talk about how nice it would be to have a miniature golf course close by to where they live. The vacant lots at 1243 and 1245 Solano Avenue would be an excellent venue for such a course. It would provide a great form of family entertainment on Solano Avenue. There are very few forms of family entertainment that appeal to both genders, all skill levels, the young, the old, and miniature golf is one of them. In addition to the 18 hole miniature golf course there would be a building of approximately 450 sq feet for a bathroom, birthday party room, games, and booth to hand out putters and golf balls. There would be outdoor lighting for play at night.

Proposed hours of operation would be:

Sunday – Thursday 11:00am to 9:00pm

Friday, Saturday, and Holidays—9:00am to 10:00pm

A professional miniature golf company would design the course to optimally fit in the space available on Solano. Great care would be taken to develop a fun, safe, and aesthetically pleasing course.

The proprietors would be Wally & Andrea English who have lived in the community for over 23 years.

Thank you for giving this proposed business your consideration. I know that it would be beneficial to the community, provide hours of family fun, and be very enjoyable to have in this wonderful city.