

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
March 26, 2015

To: Recreation and Park Commission

From: Department of Regional Parks

Subject: Approval Of Ancil Hoffman Park Restaurant Patio Expansion

Supervisory
District: Susan Peters

Contact: Greg Blik, Golf Division Manager, 875-6757

Overview

In October 2014, The Department of Regional Parks (Regional Parks) staff released a Request for Proposal (RFP) for the operations of Ancil Hoffman Golf Course Pro Shop and Restaurant. An interview panel was convened to review the proposals and interview the candidates; Empire Golf, Inc. was selected as the top company. Staff negotiated two agreements with the Pro Shop and Restaurant incumbent, Empire Golf: (1) Ancil Hoffman Golf Course Pro Shop and Restaurant Professional Golf Services Management Agreement, and (2) Ancil Hoffman Golf Course Agreement for the Concession Operation for the Sale Of Alcohol. As part of the new agreements, Empire Golf committed to funding a \$50,000 capital improvement project that was proposed as a 1550 square foot patio expansion onto the existing patio outside the restaurant. This project will be funded completely by Empire Golf.

Recommendation

Approve the improvements as proposed by the Department of Regional Parks for the Patio at Ancil Hoffman Golf Course.

Measures/Evaluations:

The recommended action fits into the “Sustainable and Livable” County Strategic Objective and supports Regional Parks stated Performance Measure: to provide safe, accessible, and clean recreational facilities for Park users.

Fiscal Impact:

Staff anticipates additional net revenues for the Golf Program due to opportunities and additional marketing relating to the new 1550 square foot patio expansion for the restaurant as outlined in the agreement.

BACKGROUND

Since 1999, Empire Golf has operated the Pro Shop at Ancil Hoffman Golf Course with a Fee Management Agreement. Management of the restaurant operation was added into the Fee Management Agreement with Empire Golf in 2010. Empire Golf and Regional Parks shared in making improvements to the restaurant now named “The Main Event Bar and Grill”.

Improvements to “The Main Event Bar and Grill” included:

- Removal and relocation of the existing bar
- Demolition and replacement of the existing food service counter
- New interior paint and décor in the “boxing” theme
- Installation of new lighting and fixtures
- Installation of new carpet and flooring
- New chairs and tables inside for 72 and an outside “bistro” seating for 32
- Replaced aged kitchen equipment
- Installation of four flat screen televisions

DISCUSSION

The existing outdoor patio space was enhanced within the previous agreement cycle from 2010-2015 when the restaurant was remodeled by Empire Golf and Regional Parks. The vision of the outdoor patio space at that time was to provide a clean and pleasant setting for those using the restaurant while golfing and to those from the community to simply have a nice place to enjoy the golf scenery. The current 10’ wide patio space was very well received and is used at all times of the day. The new patio expansion is intended to improve upon the initial project and expand the space to allow for more opportunities for the public to enjoy the golf course and park by sitting outside the building.

Empire Golf will be investing \$50,000 to substantially upgrade and expand the patio area for additional outdoor seating and event opportunities. Empire Golf and Regional Parks believe that this is a valuable investment with a good potential rate of return. During the RFP process the Screening Panel and Interview Panel, including Commissioner Bastian, also believed that this was a good capital improvement as it does not require the Golf Division to take on any financial commitment to complete. The intent of the upgrade is to enhance the quality of a customer’s experience through improved atmosphere and presentation.

Improvements include:

- 1550 square foot cement patio expansion between the restaurant and practice green
- New tables and chairs
- Lounge seating
- Heaters and portable warming stations
- Outdoor BBQ station

The attached rendering and photo were prepared to show the intended location and conceptual design of the patio. Staff met with arborist Fred Cox from Richards Tree Service to address the design as it relates to one Valley Oak in that location. The concrete footing for the retaining wall for the patio will come no closer than the white marking flags in the attached photo and be dug no deeper than one foot below grade as per the recommendation from the arborist.

American River Parkway Plan References

Contract Drawings (Working Drawings)

“Contract drawings provide the details of the area development plan which control construction and provide the basis for contract bidding. Contract drawings are reviewed by Department of Regional Parks staff and the Department of County Engineering and are approved by the Recreation and Parks Commission prior to authorizing construction. These drawings must be substantially in conformance with adopted Area Plans.”

ARPP 5.28

Existing incompatible activities and facilities shall be phased out as soon as possible, except for the Ancil Hoffman Golf Course and ancillary facilities, Campus Commons Golf Course, the archery range at Discovery Park and Camp Pollock. Sacramento County Regional Sanitation owns a parcel in the Arden Bar Area that is a recognized non-conforming use within the Parkway. The following existing facilities and improvements are inconsistent with the Parkway Plan and should be phased out on a prioritized schedule, developed as part of an action plan. Once facilities are phased out, the site should be evaluated to determine the appropriate use of the land and compatible activities, consistent with the areas' land use designation.

ARPP 8.17

All new facilities and renovations or alterations of existing facilities, where applicable for the intended use and access of the facility, shall be accessible to persons with disabilities. Designated entryways for accessible trails shall be installed at several locations throughout the Parkway. All trails designated for persons with disabilities shall be appropriately signed to serve persons with disabilities.

ARPP 7.22

Structures that are in the Parkway shall be of a design, color, texture and scale that minimize adverse visual impacts within the Parkway.

7.22.1 Structures shall be located so that neither they, nor activities associated with them, cause damage to native plants or wildlife, without appropriate mitigation.

7.22.2 Structures shall be constructed of naturalistic materials which blend with the natural environment.

7.22.3 Colors shall be earth tones or shall blend with the colors of surrounding vegetation.

7.22.4 Structures may emulate authentic historic design, but shall be unobtrusive.

7.22.5 To the extent possible, structures shall be screened from view by native landscaping or other naturally occurring features.

7.22.6 Commercial advertising generally shall not be permitted within the Parkway. Signage associated with approved commercial activities shall be limited by the provisions governing visual intrusion but should be sufficient to provide visitors essential information regarding location and services.

7.22.7 Structures shall be of fire resistant construction and designed and located in a manner such that adequate emergency services and facilities can be provided.

The exterior improvements are designed to be consistent with the existing building exterior, including colors and similar workmanship and will meet the requirements of the ARPP by using neutral colors and materials and conform to policy 8.17 and 7.22 of the ARPP.

Measures/Evaluations:

The recommended action fits into the “Sustainable and Livable” County Strategic Objective and supports Regional Parks stated Performance Measure: to provide safe, accessible, and clean recreational facilities for Park users.

Fiscal Impact:

This has no fiscal impact to the General Fund; the Golf Fund is a separate Enterprise Fund. Staff anticipates additional net revenues for the Golf Program due to opportunities and additional marketing relating to the new 1550 square foot patio expansion for the restaurant as outlined in the agreement. The development of these agreements and their fiscal impact were anticipated and are included in the Fiscal Year 2014-15 Adopted Budget for the Golf Division. As a result of this agreement revenues collected by the Golf Fund are anticipated to increase \$121,244 over the five year period of the agreement.

Respectfully submitted,
Jeffrey R. Leatherman
Director, Department of Regional Parks

Attachments:

Exhibit A: Ancil Hoffman Patio Expansion Conceptual Design
Exhibit B: Photos of patio expansion showing project boundary



ANCIL HOFFMAN GOLF COURSE

PROPOSED PATIO ADDITION TO THE MAIN EVENT BAR & GRILL



Providing a quality golf experience since 1986

Empire Golf

NOVEMBER 2014

rendering/illustration by Rik Keller Photography

Exhibit B:

Ancil Hoffman Golf Course Patio
Photos

Edge of
patio

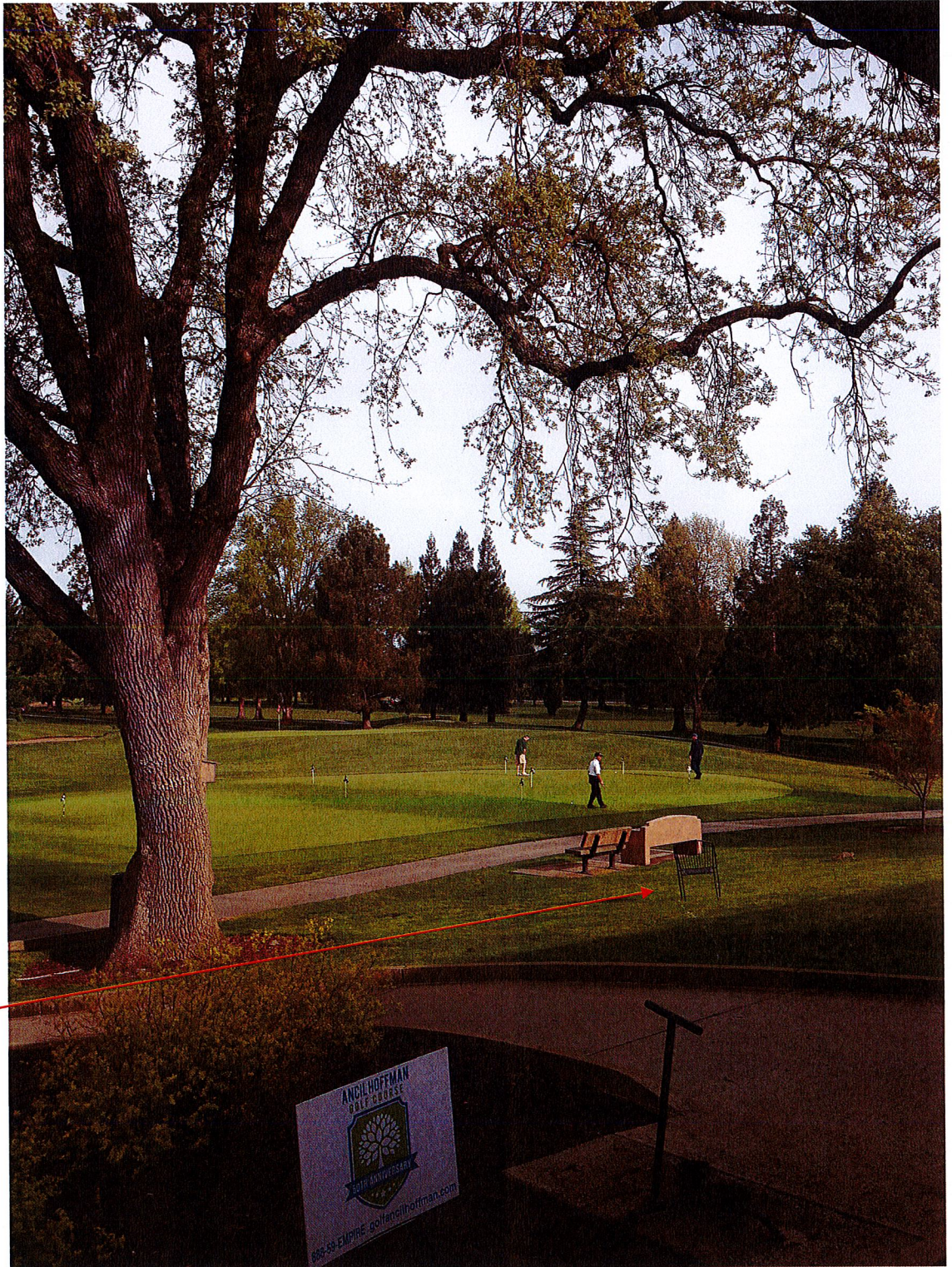


Exhibit B:

Ancil Hoffman Golf Course Patio
Photos



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