

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	William Sheean, 8242 Lake Forest Drive, Sacramento, California		
OWNER	College Greens Swim and Racquet Club, 2707 Notre Dame Dr., Sacto., CA		
PLANS BY	William Sheean, 8242 Lake Forest Dr., Sacramento, CA		
FILING DATE	3-5-76	50 DAY CPC ACTION DATE	--
			REPORT BY: CLD:vz
NEGATIVE DEC.	3-29-76	EIR	--
		ASSESSOR'S PCL. NO.	79-122-01

APPLICATION: This application (P-7048) consists of two requests:

1. Special Permit to establish a non-conforming private club as a conforming use, and to expand a private club by adding two tennis courts and reduce on-site parking spaces (Section 2-F-18).
2. Variance to develop tennis courts within the 25' front setback area (Section 3-E-8).

LOCATION: 2707 Notre Dame Drive (northeast quadrant of Notre Dame Drive and Lake Forest Drive)

BACKGROUND: College Greens Swim and Racquet Club was constructed on the subject site while in the unincorporated portion of Sacramento County. The subject site and the surrounding area was subsequently annexed to the City in 1965. On January 14, 1975, the Club applied for a Variance to expand the facility by lighting the tennis courts on the east side of the facility. The requested variance was denied due to the impact the lights would have on adjacent homes.

The existing development on site consists of two tennis courts on the east, a large swimming pool and small wading pool near the center of the site. The clubhouse is located near the intersection of Lake Forest Drive and Notre Dame Drive (see site plan).

PROJECT INFORMATION: The applicants are requesting a Special Permit to add two additional tennis courts for a total of four tennis courts on the site. The two new tennis courts would be situated at the intersection of Notre Dame Drive and Citadel Way, and in an area now used for parking. The existing parking lot is within 10' of Notre Dame Drive, and extends from Lake Forest Drive to Citadel Way. The lot contains 26 stalls.

If the site is developed as proposed there would be a net reduction of 11 stalls. The parking lot is now designed for a one-way entrance on Lake Forest Drive and one-way exit onto Citadel Way. The proposed revised plan would exit traffic onto Notre Dame Drive.

The proposed tennis courts are situated within the 25' landscape setback area on Notre Dame Drive. The northwest corner of the proposed tennis courts would be within approximately 10' of the property line on Notre Dame Drive and behind the 12.5' setback on Citadel Way. The proposed courts are shown within a 5' public utility easement for overhead power lines. The easement and poles would have to be relocated if the tennis courts are to be constructed. SMUD has indicated this can be done.

Surrounding land uses consist of single family homes.

STAFF COMMENTS

The applicants are requesting a variance to place tennis courts within the 25' setback area on Notre Dame Drive. The staff believes there is no valid reason to approve the variance request because the tennis courts could be located in an area adjacent to the existing tennis courts, thereby, limiting their exposure to the residential area.

Approval of the tennis courts in the location proposed, even if moved behind the setback area, would reduce parking by approximately 42%. Members of the club have indicated that the 14 parking spaces proposed as a part of this request would be more than sufficient for the approximately 250 household members, except during the 8 to 12 times per year when the club holds special events. However, it should be noted that Club membership is open to all of the 1,000± families living within the various College Greens subdivisions, many of whom live north of U.S. 50 and would probably drive to the Club. The Traffic Engineer states there is considerable curbside parking during club activities, and therefore a reduction in parking is not justified. The Traffic Engineer also indicated that sight distance is adequate at the corner of Citadel Way and Notre Dame, but that landscaping treatment cannot exceed three feet in height in the 25' triangular area at the street intersection. The staff believes a reduction in parking is inappropriate.

STAFF RECOMMENDATIONS

1. The staff recommends that the Special Permit request be approved for two additional tennis courts adjacent to the existing courts north of the pool, subject to the following conditions:
 - a. Final site plan subject to staff approval.
 - b. The area between the tennis courts and sidewalks is to be landscaped subject to staff approval.
2. Staff recommends that the variance request to encroach 15± feet into the 25' landscape setback on Notre Dame Drive be denied.

Should the Commission approve the Special Permit for the tennis courts in the area proposed by the applicant, and grant the variance, the staff recommends the following conditions:

- a. That the public utility easement, and intended improvements, be moved in accordance with SMUD and Pacific Telephone requirements.
- b. The area between the tennis courts and sidewalks is to be landscaped subject to staff approval. The frontage on Citadel Way and Notre Dame Drive is limited to landscape treatment not to exceed 3 feet in height, as required by City Ordinances on sight distances.

The recommendation for approval of the Special Permit request is based on the following:

1. The proposed project is based on sound principles of land use as indicated by the following findings of fact:

- a. The facility is in a residential neighborhood and provides resident recreational activities for local residents.
 - b. The property is surrounded on three sides by public streets.
 - c. Considerable landscape treatment on the street frontage acts as a visual barrier between the subject parcel and the surrounding residential development.
2. The project is not injurious to the public as indicated by the following findings of fact:
- a. The property is surrounded on three sides by public streets.
 - b. Heavy existing landscaping on Citadel Way would screen all but the upper portion of the tennis courts from view by residents across the street.
3. The project conforms to the General Plan and the College Greens Community Plan as indicated by the following findings of fact:
- a. Private swimming and tennis clubs are not listed as a separate use under these plans.
 - b. The Zoning Ordinance allows private clubs in any zone by Special Permit.
 - c. The General and Community Plan designate the subject site and surrounding area for residential development.

The staff's recommendation for denial of the requested variance is based on the following:

1. The request for a variance to place the tennis courts in the 25' setback on Notre Dame Drive constitutes a special privilege as indicated by the following findings of fact:
 - a. The request for variance is not needed inasmuch as the tennis courts can be located adjacent to the existing tennis courts.
 - b. Properties in the same zone and in the same area are required to maintain their respective $12\frac{1}{2}$ ' street sideyard setback and 25' frontyard setbacks.
 - c. No variances have been granted in the vicinity of the subject site to allow encroachment into front yard setback areas.

29

R-1 (PC)

R-1A-R (PC)

R-3 (PC)

R-2AR

US

50

US 60

THOMAS JEFFERSON SCHOOL

R-1

R-3

C-2

R-2

R-3

BLVD

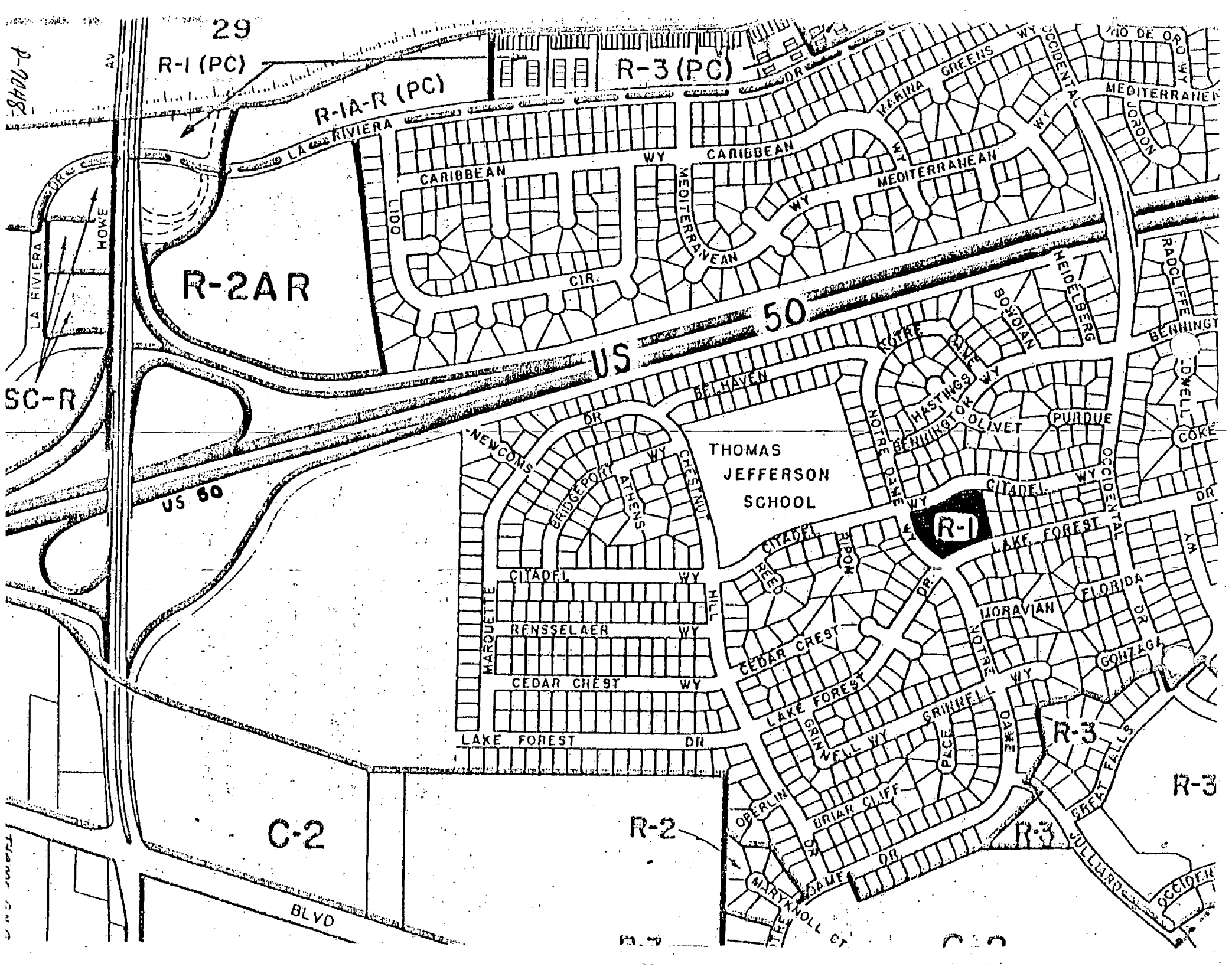
P-2228

SC-R

THE

M-2

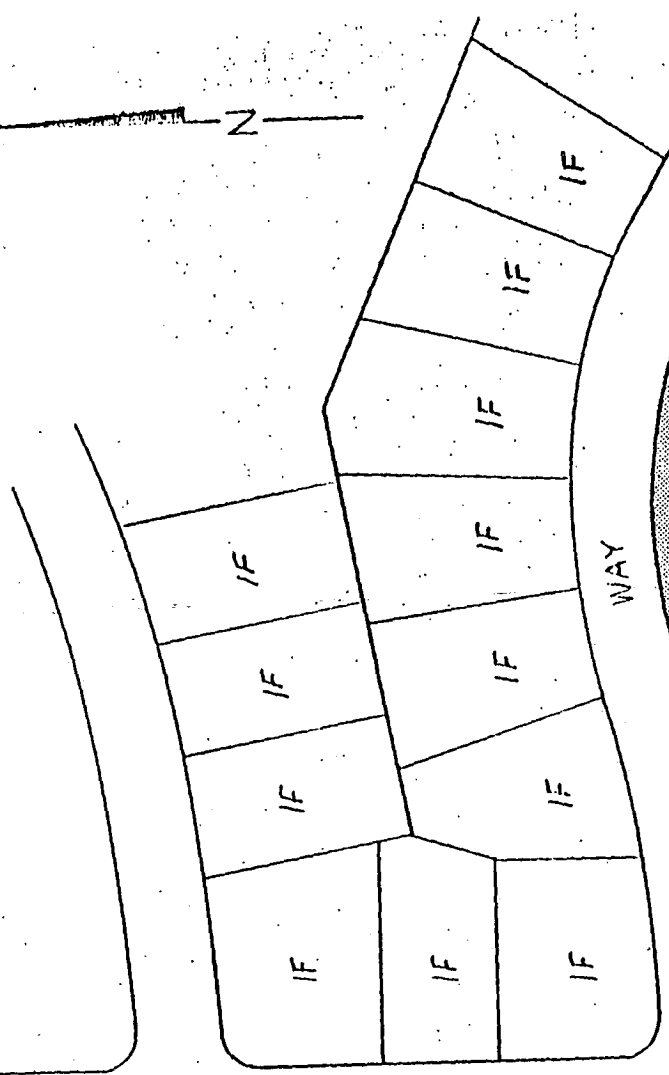
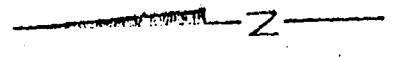
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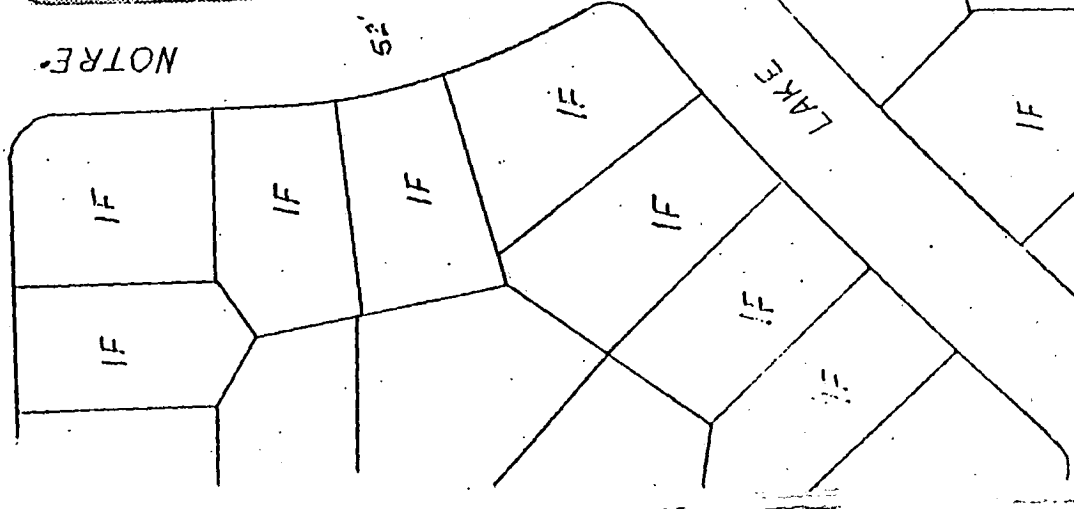
THOMAS
JEFFERSON
SCHOOL

DAME

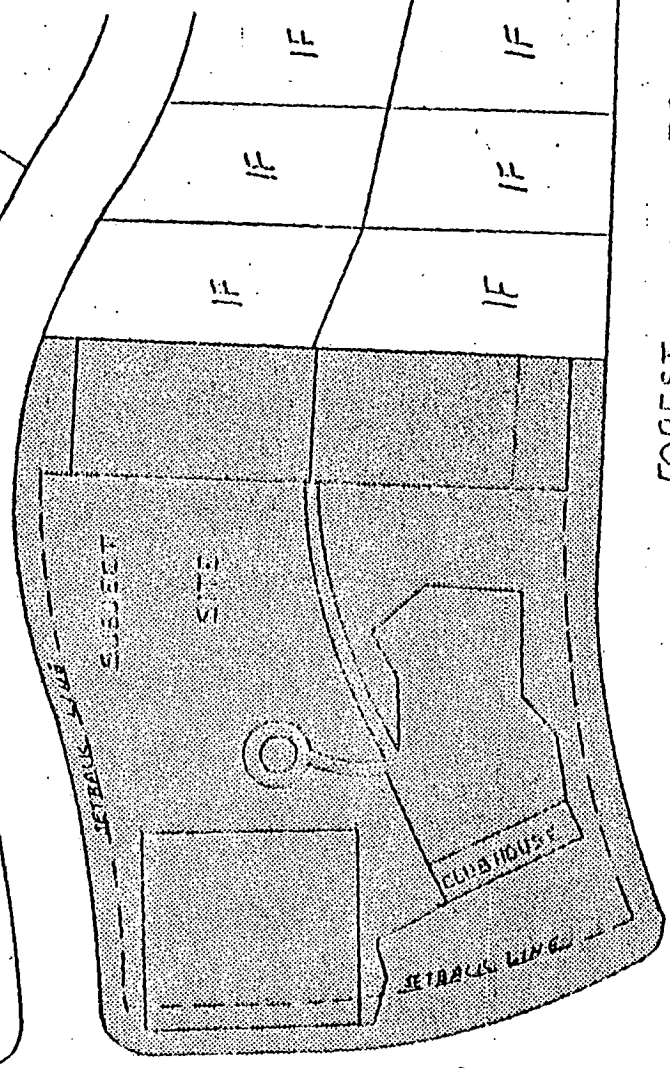
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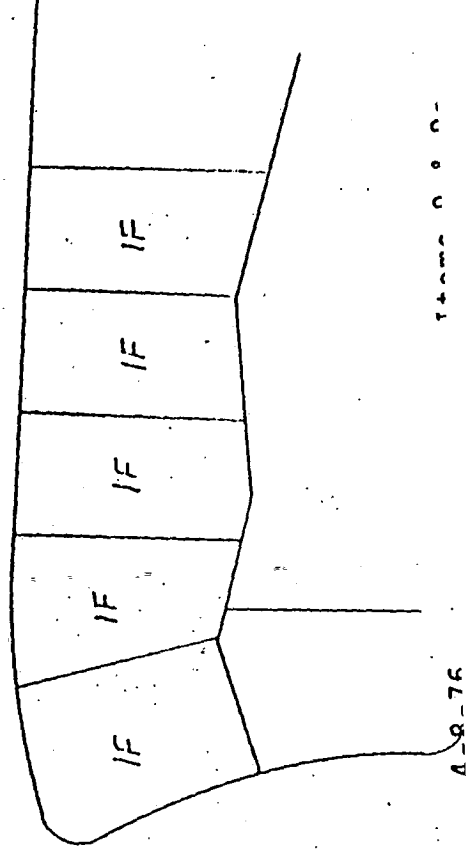
CITADEL



WAY

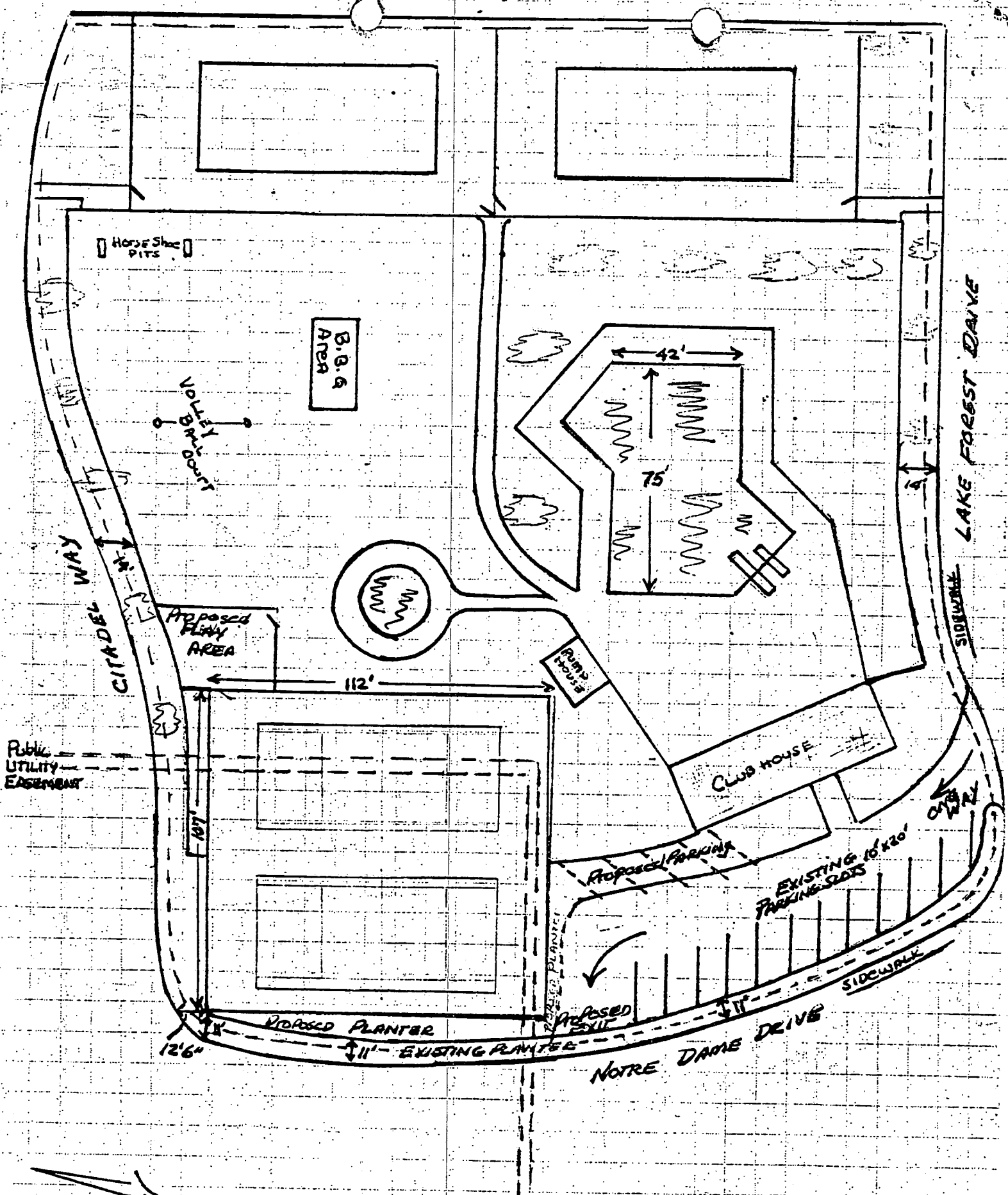


FOREST DR



A-2-76

THOMAS JEFFERSON



Public Utility Easement

Horse Shoe PITS

B.G. 6 Area

Volleyball Court

Proposed Play Area

Ramp House

Club House

Proposed Parking

EXISTING 10x20' PARKING SPOTS

Proposed Planter

11' EXISTING PLANTER

Proposed Exit

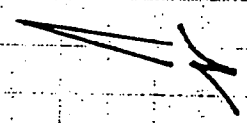
NOTRE DAME DRIVE

SIDEWALK

CITADEL WAY

SIDEWALK

LAKE FOREST DRIVE



Public Utility Easement

SCALE: 1/4" = 10 FT

tennis courts in the 25' setback area
on the east side of Notre Dame Boule-
vard - south side of Citidel Way

FINDINGS OF FACT

On April 8, 1976, the City Planning Commission indicated an intent to approve a Variance for a tennis court situated within the setback area, based on findings of fact due at the Commission meeting of April 29, 1976. Based on documentary and oral evidence submitted at the public hearing, the Planning Commission hereby finds:

1. The application would not constitute a special privilege as indicated by the following facts:
 - a. An existing parking lot is already situated within ten feet of the right-of-way on Notre Dame Boulevard
 - b. The proposed tennis courts would not be situated any closer to the Notre Dame Boulevard right-of-way than the existing parking lot.
2. That the application does not constitute a use variance as indicated by the following fact:

Private clubs, and the facilities thereof, are allowed in residential areas by Special Permit.

3. That the application for variance does not constitute a disservice as indicated by the following facts:
 - a. The tennis courts are a less intensive use than the parking area the courts are replacing
 - b. The tennis courts are used as a visual and sound barrier between the residential units to the north and west, and the activity areas within the interior of the club property.

Approved by the Commission
on April 29, 1976 for the
CPC Meeting of April 8, 1976

Chairman
City Planning Commission

P-7048
CD:bp

April 29, 1976

Item #2a