

## CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Brian Lippman, 55 Shoreline Circle, Sacto, CA	95831
OWNER	Brian Lippman, 55 Shoreline Circle, Sacto, CA	95831
PLANS BY		
FILING DATE	3-31-80	50 DAY CPC ACTION DATE
		REPORT BY: WW:lo
NEGATIVE DEC. Ex.	15103e EIR	ASSESSOR'S PCL. NO. 024-244-16, 17, 18, 19

APPLICATION: Special Permit to modify Special Permit P-7758 to construct a swimming pool and spa in connection with a racquetball club.

LOCATION: 62 Valine Court

PROJECT INFORMATION:

General Plan Designation:	Residential
North Pocket Community Plan Designation:	Residential (7-17 du/na)
Existing Zoning of Site:	R-2A
Existing Land Use of Site:	Racquetball club

Surrounding Land Use and Zoning:

North:	Vacant, group care facility, Veterinary hospital; R-2A, R-3
South:	Duplex; R-2
East:	Interstate 5; TC
West:	Multiple Family; R-2, R-3

Property Dimensions:	Irregular	Area:	1.5 acres
Square Footage of Building:	16,606 sq. ft.		
Size of Swimming Pool:	20' x 40'		
Size of Spa:	10'		

The applicant proposes to install a swimming pool and spa on the northeast portion of the property.

BACKGROUND INFORMATION: On May 12, 1977, the City Planning Commission approved a Special Permit (P-7758) to develop a private racquetball club in the R-2A zone. This permit was modified by the Commission on December 8, 1977 (P-8003) in order to eliminate the required exposed aggregate on the west elevation. The Commission, however, required the applicant to plant large evergreen trees (fifteen gallons) on the westerly property line on order to help reduce the building impact on the adjacent residential uses to the west.

STAFF EVALUATION: The staff has reviewed the project and has the following concerns:

1. The submitted plat plan indicates that a portion of the swimming pool projects into the front setback area.

1. (continued) The Zoning Ordinance does not permit pools or equipment in the side yard or front yard setback. The staff suggests the pool be reduced in length or be relocated towards the west property line in order to provide for the front 25-foot setback. (See Exhibit "A")
2. The applicant is proposing to locate a wall or fence around the swimming pool area; however, a portion of the fence is located within the front yard setback area. The Zoning Ordinance requires that a fence be located behind the front yard setback area.
3. A condition of the original Special Permit required the owner to plant several large evergreen trees (fifteen gallons) along the westerly property line between the main structure and the fence. The owner, however, has never complied with this requirement. The staff suggests the building permit for the pool and spa not be issued until the trees have been planted.
4. The Zoning Ordinance requires that any development, improvement or use of a site for other than residential purposes shall provide a six-foot solid wall of masonry, brick, or similar material be installed along property lines that abut residential zones or residential uses. Therefore, a wall will be required along a portion of the west and north property lines.

STAFF RECOMMENDATION: The staff recommends approval of the Special Permit subject to the following conditions and based on the following findings of fact.

Conditions:

1. The pool dimension shall be redesigned so that it will not project into the front 25-foot setback area. (See Exhibit "A")
2. Fences over three feet in height shall not be located in the front setback area.
3. A six-foot decorative masonry fence shall be installed around the pool and spa area. This shall include the north and west property line. *(CPC amended to ... A six foot wood fence...)*
4. The applicant shall install the large evergreen trees along the west property line, as required by the previous Special Permit, prior to issuance of any building permits.

*Planning Commission added:*

- ~~5. Additional expansion of rear portion of property shall require special permit approved by Planning Commission.~~

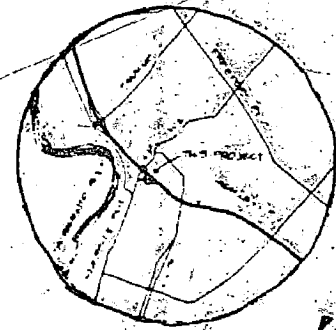
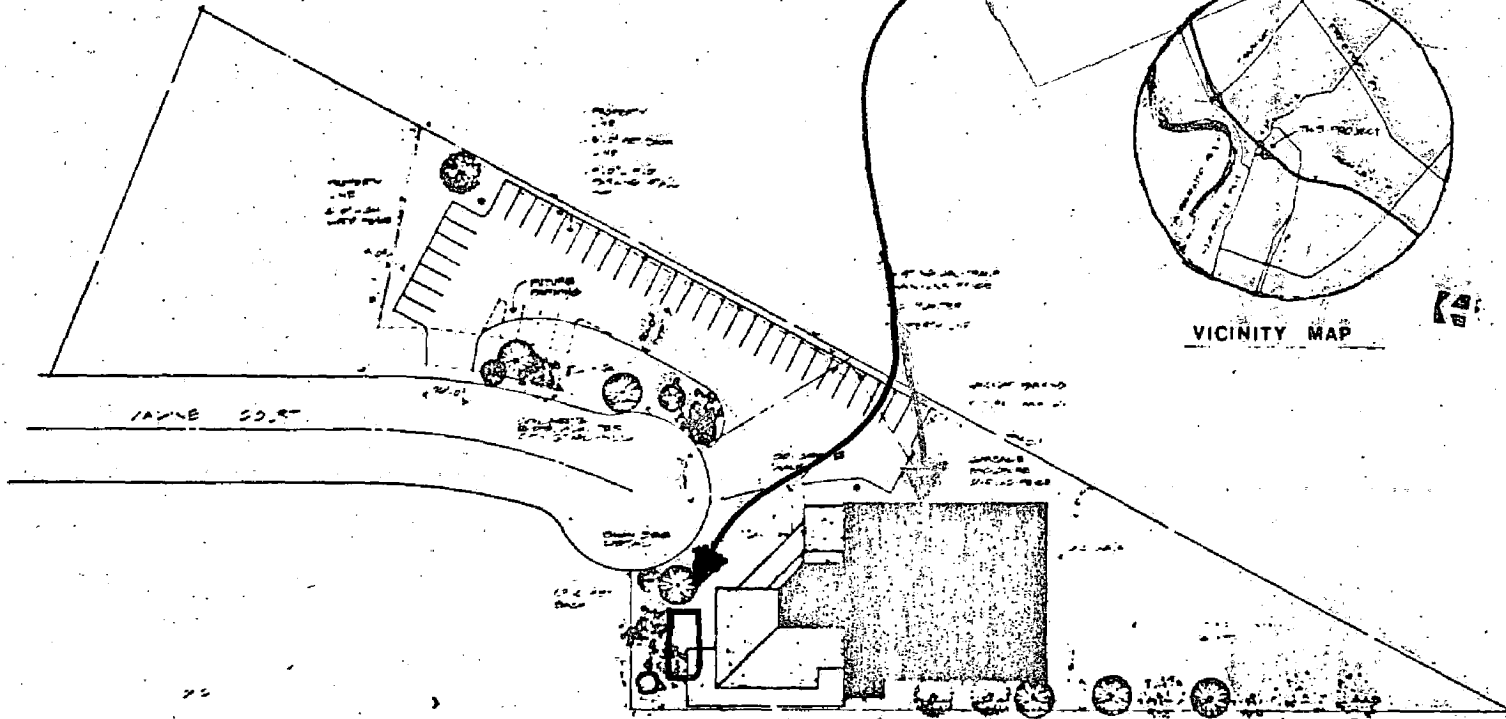
Findings of Fact:

1. The project is based on sound land use principles as indicated by the following:
  - a. the proposed use is compatible with surrounding land uses;
  - b. adequate parking is being provided.
2. The project is not injurious to the surrounding property or general public as indicated by the following:
  - a. the landscaping and open space areas will provide adequate buffer to adjacent residents;
  - b. the project is conditioned to provide for a six-foot decorative masonry fence around the pool and spa area to reduce the noise impact on surrounding residential uses.
3. The project conforms to the following goals and policies of the 1974 General Plan:
  - a. GOAL: Provide opportunities for a full range of recreational activities to meet the demands of an expanding population with increasing amounts of leisure time;
  - b. provide all residents with opportunities for a wide range of cultural, social, educational, health, and commercial activities and facilities.

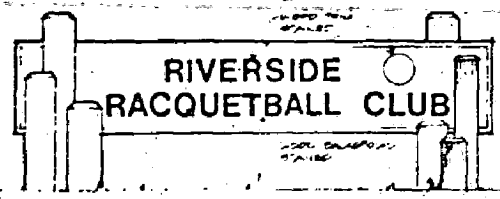
P-90003

MAY 8, 1980

Pool & Spa Improvement



VICINITY MAP



SIGN DETAIL

site plan

# RIVERSIDE RACQUETBALL CLUB

PROJECT  
 SITE 1.50 ACRES  
 1. 2.50 15,000 SQ FT  
 2. 1.00 5,000 SQ FT  
 3. 0.50 2,500 SQ FT  
 4. 0.25 1,250 SQ FT  
 5. 0.10 500 SQ FT  
 6. 0.05 250 SQ FT  
 7. 0.02 100 SQ FT  
 8. 0.01 50 SQ FT  
 9. 0.00 25 SQ FT  
 10. 0.00 12.5 SQ FT

RIVERSIDE RACQUETBALL CLUB  
 1000 MAYFIELD BL  
 RIVERSIDE, CALIFORNIA 92507

SHEET NO.  
 1

Item No.

13

003052

M.F.

43RD

AVE. BYPASS

R-3

M.F.

GROUP CARE FACILITY

VETERINARIAN HOSPITAL

SUBJECT SITE

R-3

VALINE COURT

V

GROUP CARE FACILITY UNDER CONSTRUCTION

R-3

INTER STATE

M.F.

DUPLEX

R-2

R-1

COURT

FENWOOD

Item No.

003053

N-4

N-4

MAY 8, 1980

p. 9003

F

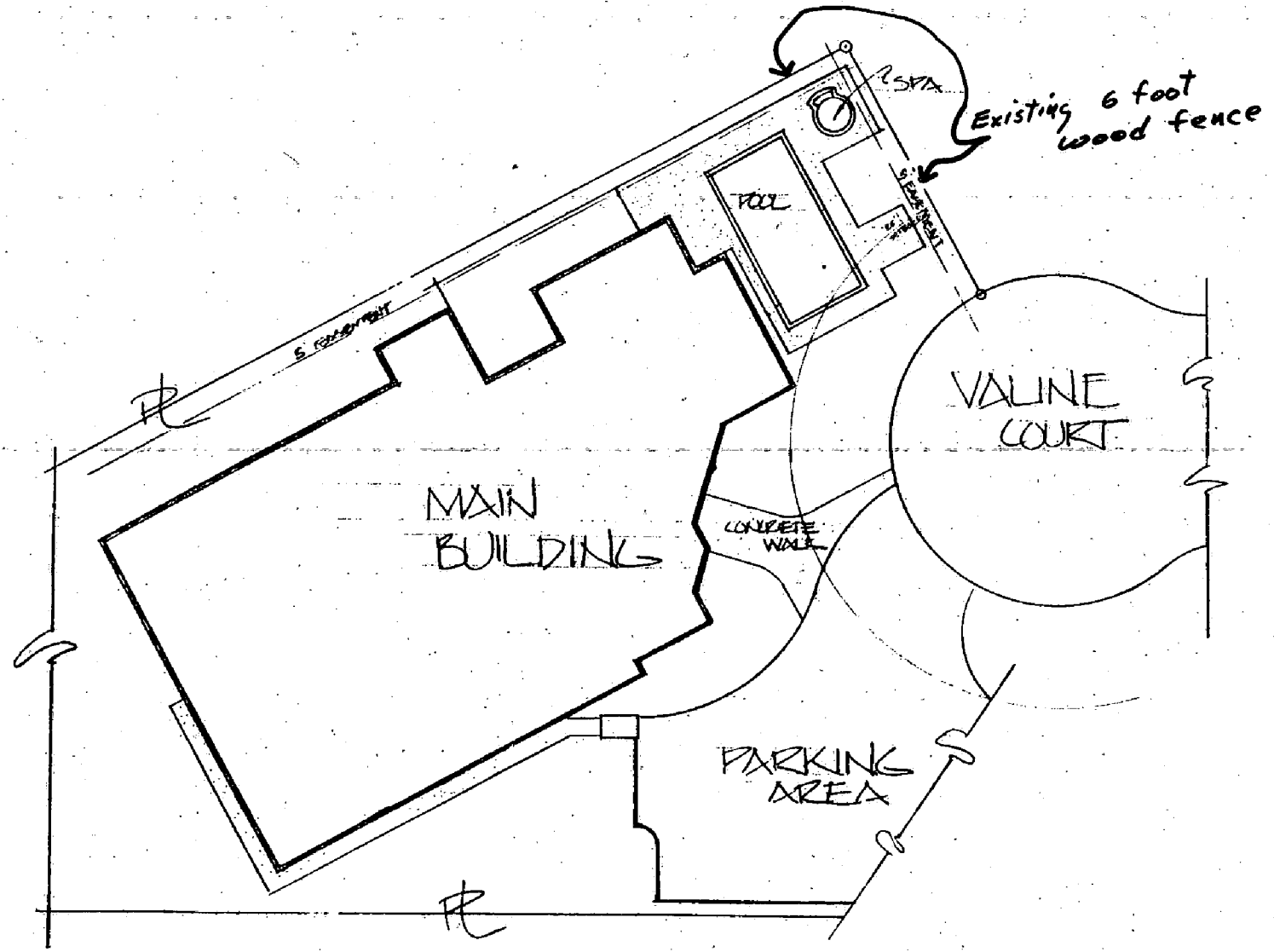
P-9003

# ENVERSIDE RAZORBALL CLUB PLOT PLAN

SCALE 1" = 30'-0"  
MAY 20, 1980

MAY 8, 1980 PROPOSAL Item 13

APPLICANTS



003054

# INVERSIDE RASQUETBALL CLUB PLOT PLAN

SCALE 1" = 30'-0"  
MAY. 20, 1980

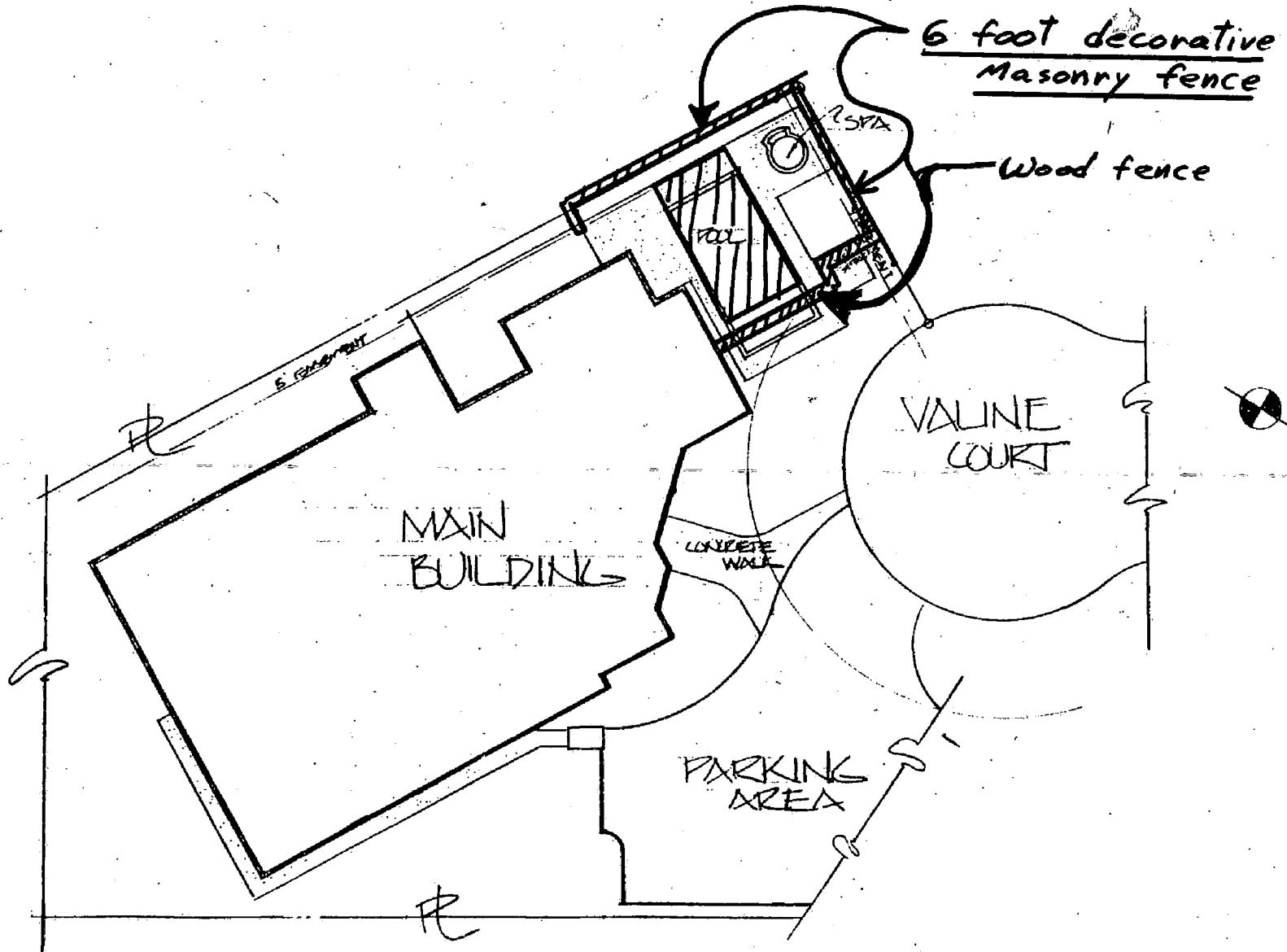


EXHIBIT "A"

003055

P. 8845

12-12-77

THOM 33

ILLEGAL SIGN  
(VISIBLE FROM I-5)

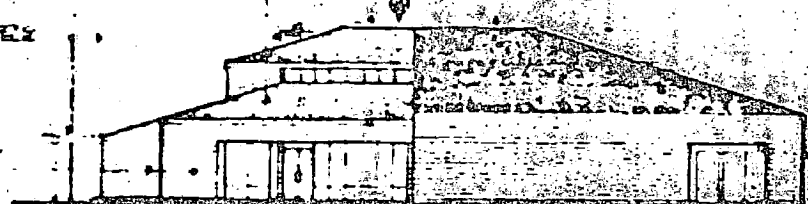
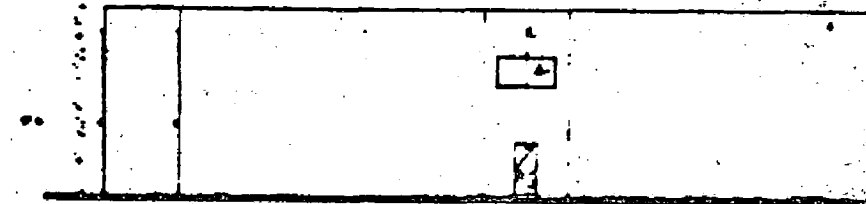
LOGO

RACQUETBALL

RIVERVIEW RACQUETBALL  
TRAINING CENTER

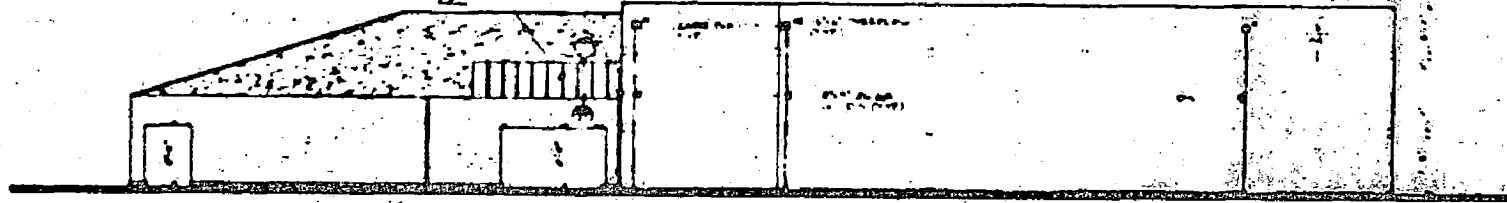
EAST ELEVATION

WEST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION



WEST ELEVATION

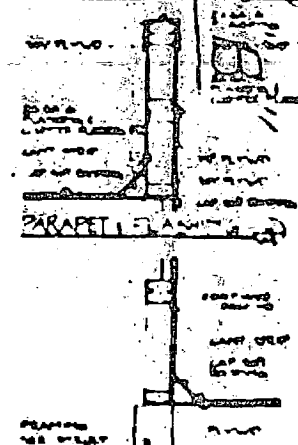
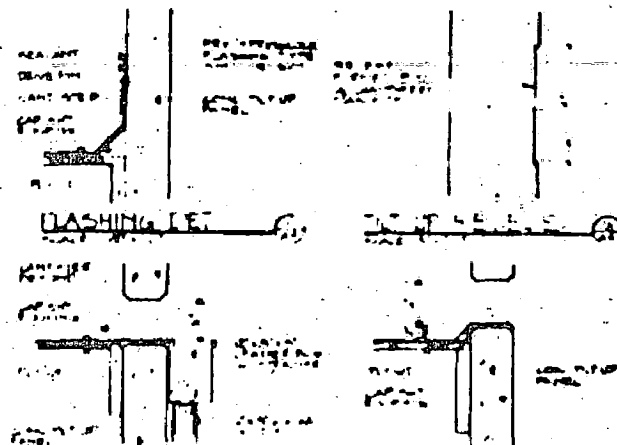
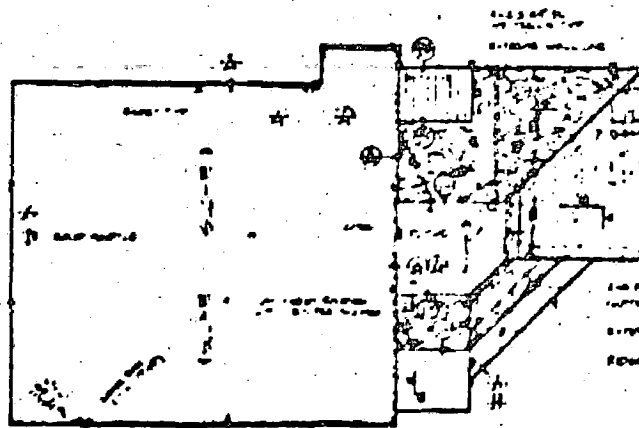


EXHIBIT B

frandsen, Rotten & Assoc.  
1778 COTTAGE WAY SUITE 100  
SACRAMENTO, CALIF. 95833  
408-819-8119

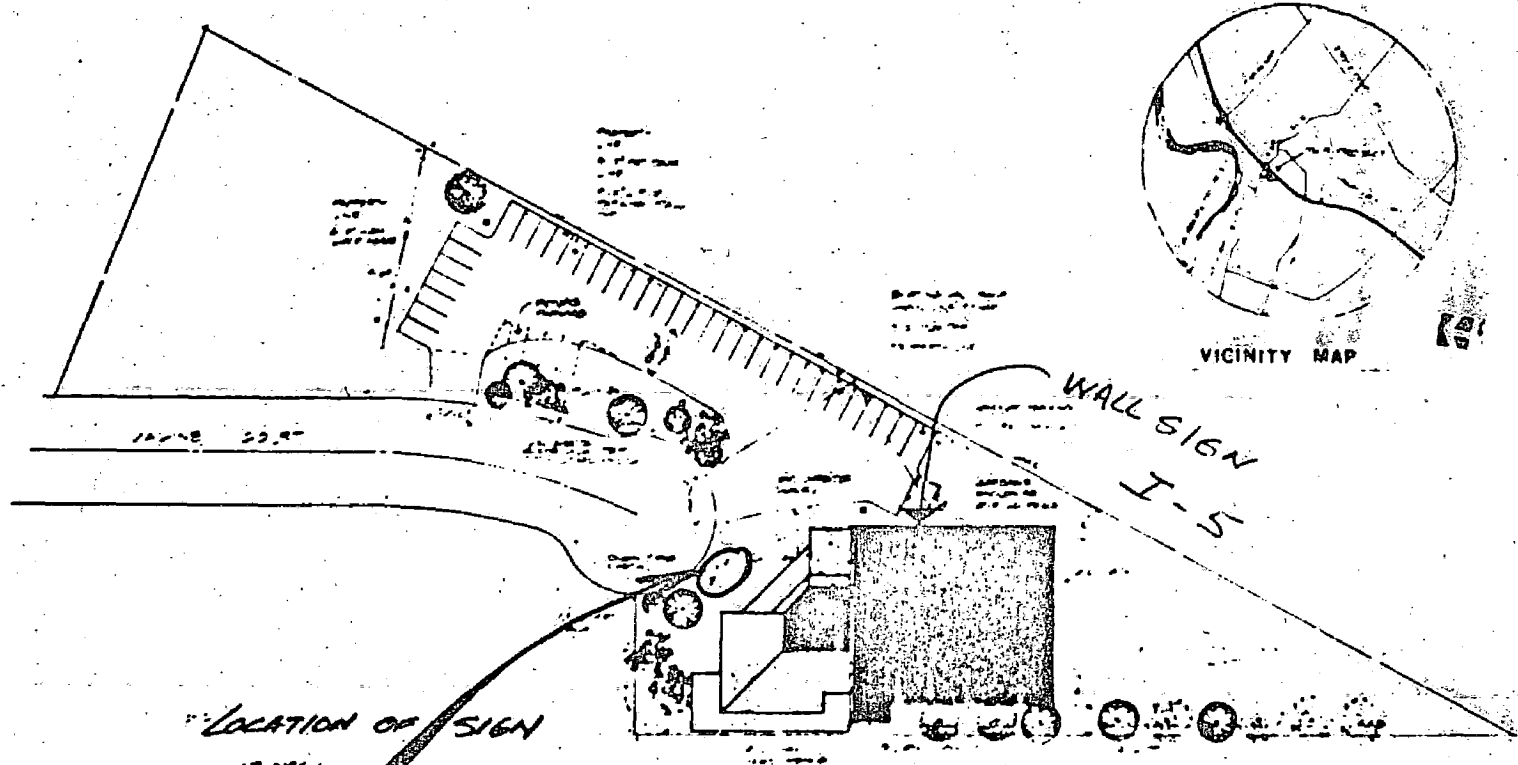
Architectural drawing of a window or door frame.

Architectural drawing of a window or door frame.

Architectural drawing of a window or door frame.

003056





VICINITY MAP

WALL SIGN  
I-5

LOCATION OF SIGN

site plan

EXHIBIT "A"



SIGN DETAIL

# RIVERSIDE RACQUETBALL CLUB

