

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Special permit modification to allow the construction of a swimming pool and the installation of lighting for four existing tennis courts.

LOCATION: 119 Scripps Drive (Rio Del Oro Racquet Club)

BACKGROUND INFORMATION: On October 12, 1971, the Planning Commission approved a special permit to develop the Rio Del Oro Racquet Club (P4799). The original project consisted of a 4,987 square foot, two-story clubhouse, 11 tennis courts, two-court handball pavilion, jogging track, volleyball court, swimming pool and 74 parking spaces. The number of parking spaces was later reduced to 70.

On May 8, 1973, the Commission approved to expand the racquet club's facilities across Scripps Drive (P5437). The expansion consisted of eight tennis courts and a 26 space parking lot.

On February 26, 1974, the Commission approved a special permit which allowed a 2,156+ square foot addition to the clubhouse (P5826). Subsequently, 19 additional parking spaces and four tennis courts were developed to the west of the clubhouse site. A Planning Director's special permit modification to again expand the clubhouse by 1,089+ square feet was approved in November of 1982 (P82-196).

On October 13, 1983, the Planning Commission approved a special permit to install a prefabricated air supported structure over two existing tennis courts on the subject site (P83-288).

On March 14, 1985, the Planning Commission approved the addition of four new racquetball courts and an exercise room (P85-070).

PROJECT INFORMATION: The applicant is requesting to construct a two-lap 1,725 square foot pool to be located adjacent to the existing pool and tennis courts (see site plan). According to the applicant, the proposed lap pool would accommodate increased membership demand for additional swimming lane facilities. The existing pool provides some lap swimming on a limited basis. However, the majority of the existing pool is used for general recreation by adults and children. According to the applicant, the proposed lap pool will not be used for swim meets or other related activities involving non-members.

Staff notes the applicant is proposing new pine trees, shrubs and ground cover along the north side of the proposed lap pool. This should provide adequate screening between the proposed pool and residential uses located to the north of the subject site. The proposed lap pool should not significantly increase the noise level of residential uses to the north of the project site.

The applicant is also requesting approval to provide lighting for four existing tennis courts (see site plan). The proposed 20-foot-high light poles would match the design of the existing lights and would provide a relatively glare free focused light directly onto the tennis courts.

Presently courts one through seven are lighted. According to the applicant, no complaints have been received from adjacent residents to the east of the subject site

regarding the existing tennis courts and found them to be adequate in design and they appear to be well focused on the tennis courts and away from the adjacent residential uses.

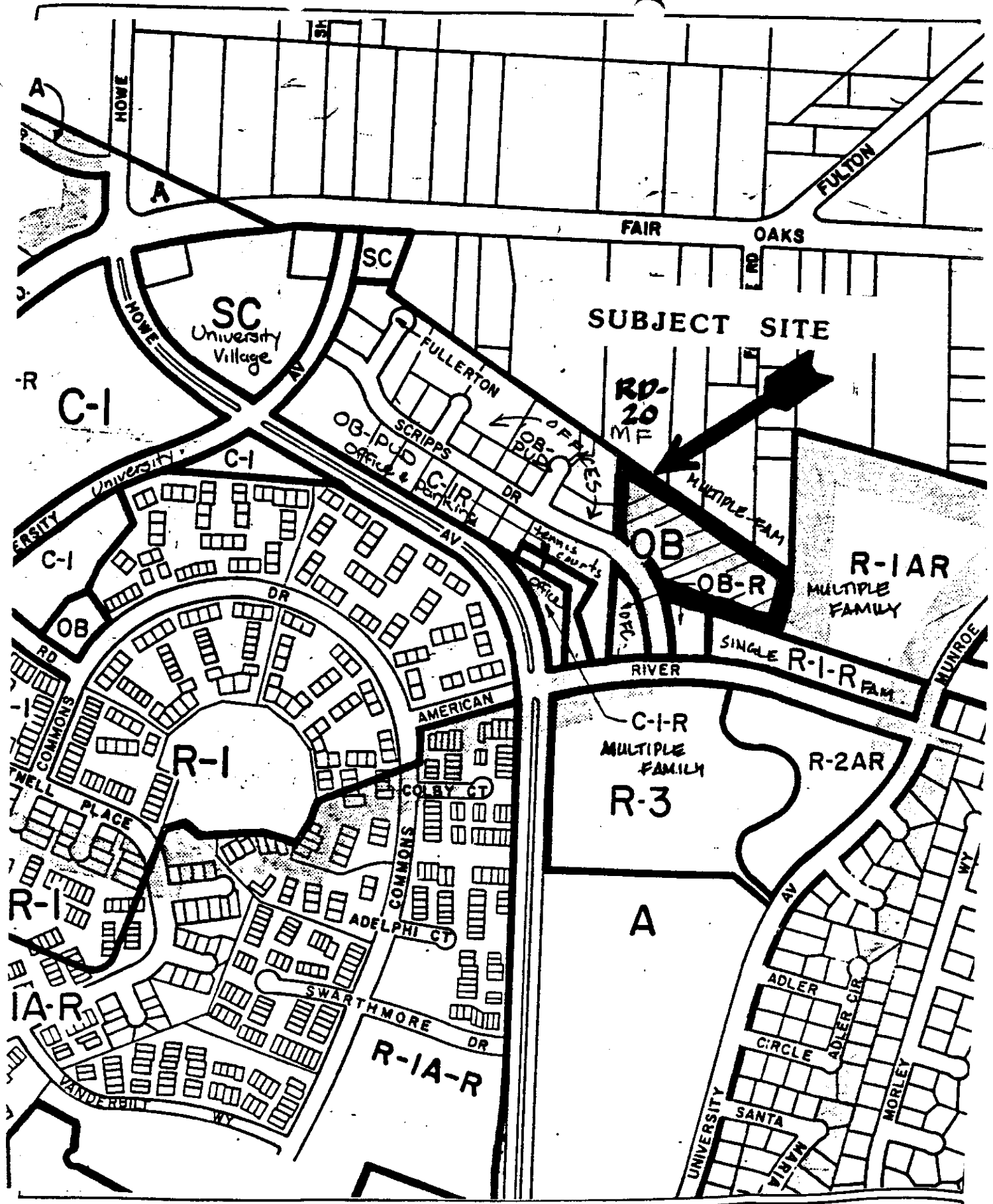
RECOMMENDATION: Staff recommends approval of the proposed lap pool and lighting for the four existing tennis courts, subject to conditions and based upon findings of fact which follow:

Conditions

1. The area between the proposed pool and the north property line shall be landscaped as per the preliminary landscape plan and subject to the review and approval of the Planning Director prior to the issuance of a building permit.
2. The design and location of the proposed lights for the four existing tennis courts shall be consistent with the existing tennis court lighting as proposed.

Findings of Fact

1. The proposed project, as conditioned, is based upon sound principles of land use in that the design and materials of the new swimming pool and tennis court lighting are compatible with the existing club facilities.
2. The proposal, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that adequate landscaping and non-glare lighting will be provided.
3. The proposed project is consistent with the 1974 General Plan, 1968 West Arden Community Plan and the objectives of the East Ranch and Campus Common PUD's. These plans designate the site for commercial and office uses.



VICINITY - LAND USE - ZONING

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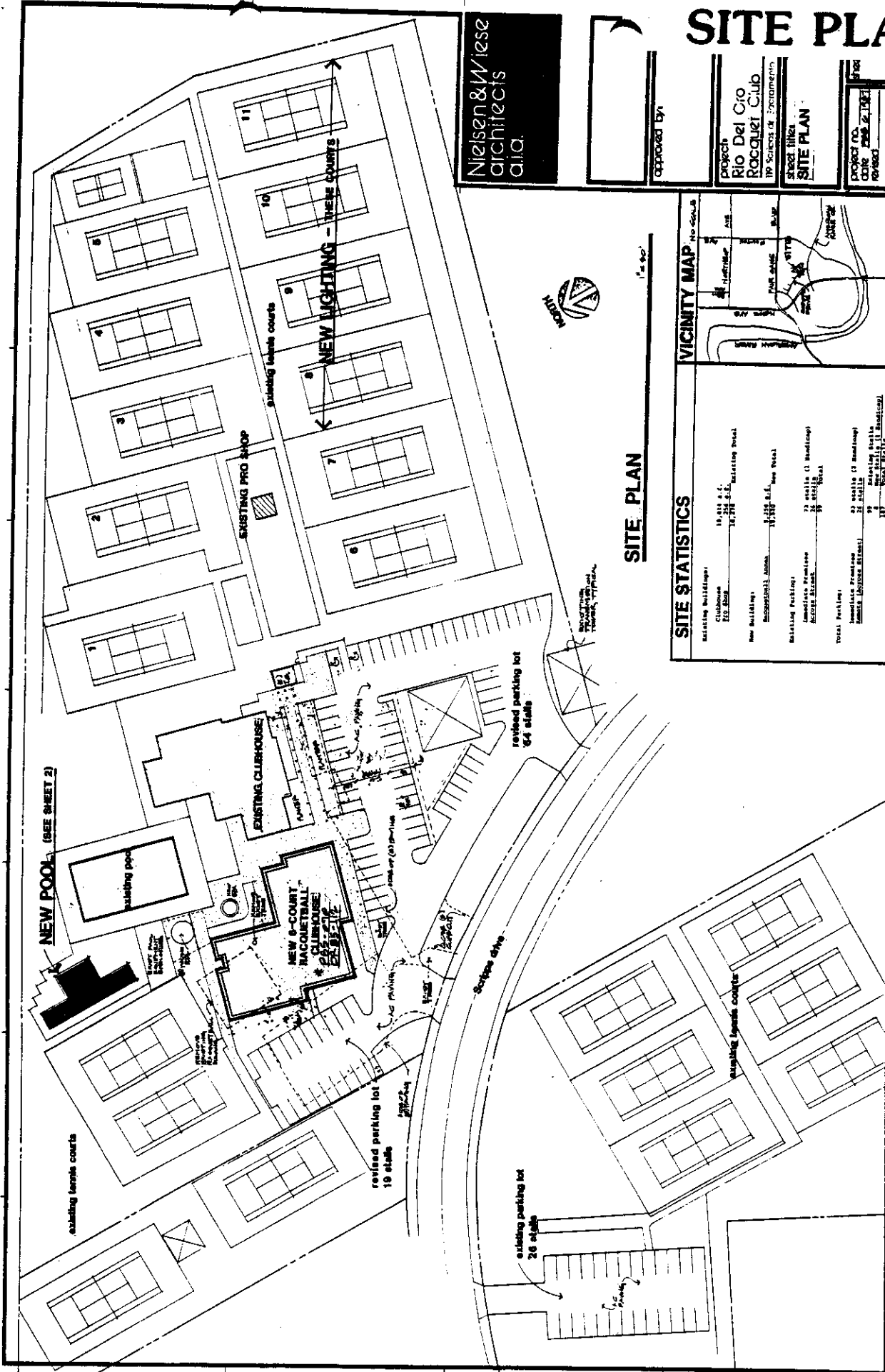
SITE PLAN

Nielsen & Wiese
architects
aia.

approved by:

project
Rio Del Oro
Racquet Club
170 Sycamore Dr.
Sycamore, California
95762
SITE PLAN

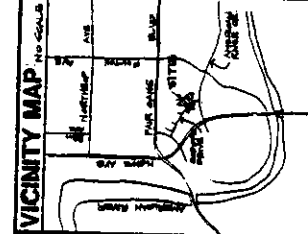
project no.
DATE: FEB. 2, 1987
PROJECT NO.



SITE PLAN

SITE STATISTICS

Existing Buildings:	19, 214 S.F.
New Buildings:	18, 274 S.F. Existing Pool
Existing Parking:	1,100 S.F. New Pool
Immediate Pavement:	32 stalls (1 handicap)
Access Driveway:	32 stalls
Total Parking:	64 stalls (2 handicap)
Immediate Pavement:	32 stalls
Access Driveway:	32 stalls
Total Pavement:	64 stalls



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