

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Nielsen & Wiese, AIA, 79 Scripps Drive, Suite 204, Sacramento, CA 95825				
OWNER	Camray Development Corp., 79 Scripps Drive, Sacramento, CA 95825				
PLANS BY	Nielsen & Wiese, AIA, 79 Scripps Drive, Suite 204, Sacramento, CA 95825				
FILING DATE	8-29-83	50 DAY CPC ACTION DATE		REPORT BY:	RL:bw
NEGATIVE DEC.	Exempt 15103(e) EIR	ASSESSOR'S PCL. NO.	295-040-1900		

APPLICATION: 1. Environmental Determination
2. Special Permit for an air structure to enclose two tennis courts in the Campus Commons PUD (Sec. 8-C-3) (P83-288)

LOCATION: 119 Scripps Drive

PROPOSAL: To install a prefabricated air supported structure over two existing tennis courts at the Rio Del Oro Racquet Club.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and offices
1968 West Arden Community Plan Designation: Campus Commons PUD
Existing Zoning of Site: OB
Existing Land Use of Site: Swimming and tennis club
Surrounding Land Use and Zoning:
North: Multiple Family; RD-20 (In County)
South: Offices, Single Family; OB, OB-R, R-1-R
East: Multiple Family; R-1A-R
West: Offices, tennis courts; OB
Square Footage of Building: 15,128
Height of Building: 35 feet
Street Improvements: Scripps Drive-existing
Utilities: Existing
Exterior Building Colors: Off white
Exterior Building Materials: Translucent Dacron Polyester fabric

BACKGROUND INFORMATION: On September 21, 1983 the Design Review and Preservation Board, by a vote of five ayes and three noes, approved the proposal with conditions. The Board found that the project would blend into the existing land use and that the conditions would protect the adjacent residential uses from excessive noise.

Design Review/Preservation Board Conditions

1. The equipment to be screened from view in an architectural manner compatible to the other existing structures on site.
2. The applicant provide data to show that the equipment will not be a noise problem to the residential users to the north.
3. Revised drawings and noise specifications to be reviewed and approved by staff.

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APPLC. NO. P83-288

MEETING DATE October 13, 1983

CPC ITEM NO. 17

4. A special permit to allow an enclosure of an existing tennis court in a PUD.
5. Equipment to be moved to east site.

STAFF RECOMMENDATION

Design Review/Preservation staff made the following comments to the Design Review and Preservation Board:

"The proposed air structure will be covered with a translucent fabric to allow for the transmission of natural light. It is designed to minimize shadow lines within the interior of the building. The exterior of the structure is crisscrossed with a harness net which gives a unique appearance to the structure. An equipment storage unit for housing the air-conditioning equipment and pressurization system will be placed just to the north of the structure on a concrete slab. Existing tree and newly planted trees will screen the structures along the north and part of the east side.

"The exterior color cannot be changed as it would affect the transparency of the fabric, nor can color panels be added as it would produce an uneven light/shadow pattern on the interior. Therefore, a color change would not be appropriate. The exterior harness is part of the total engineered package. Any change in the harness would be inappropriate and nonproductive.

"Little or no changes may be made to the proposed structure. The Board should therefore be concerned with the structure's ability to be compatible to the area. The Board should also be concerned with screening of the equipment from view and the possible need for noise screening between the equipment and the residential units to the north."

Staff has the following additional comments:

1. Staff concurs with the Board preference for location of the equipment storage unit to the east side of the proposed structure. The County Environmental Health Service should also review the location of this unit and possible screening with block material.
2. It is now the intent of the applicant to deflate the structure during the summer months. Thus, only the inflation and pressurization system will be required, but not the airconditioning system.
3. The fence indicated on plans between nearby condominiums and the triangular open space abutting the north side of the tennis court does not exist.

STAFF RECOMMENDATION: Staff recommends the following action:

Approval of the special permit, subject to conditions and based on Findings of Fact that follow.

Conditions

- a. Detailed landscape and irrigation plans for the area north of the proposed air structure shall be submitted for review and approval of staff prior to issuance of permits;
- b. The applicant shall submit noise data to staff for review by County Environmental Health Services for compliance with the Noise Ordinance prior to issuance of permits;
- c. The equipment storage unit shall be relocated to the east side of the proposal or to an appropriate location that will mitigate the potential noise.

Findings of Fact

- a. The proposed project is based on sound principles of land use in that year-round use of an existing recreational facility will be provided;
- b. The proposed project, as conditioned, will not be detrimental to public health, safety and welfare, nor result in the creation of a nuisance in that:
 - 1) existing and proposed landscaping will create a visual screen between the air structure and nearby residences;
 - 2) inflation and pressurization equipment will be required to satisfy the requirements of City Noise Ordinance.
- c. The proposed project is in compliance with the objectives of the 1974 General Plan, the 1968 West Arden Community Plan, and the Campus Commons PUD.

