



DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

**SPECIAL PERMIT MODIFICATION**  
(P91-319)

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

**APPLICATION:** Modification of a Special Permit (P87-257) to allow a fitness center to be located in the Gateway Plaza Shopping Center (SC(PUD)).

**APPLICANT:** KCS Development Company  
7919 Folsom Boulevard, Suite 300  
Sacramento, CA 95826

**LOCATION:** SW Corner of West El Camino Av. and Gateway Oaks Dr.  
(APN: 225-1010-001 - 004; 225-1010-008)

Background Information: On June 25, 1987, the City Planning Commission approved a Special Permit and a Tentative Map (P87-257). The special permit allowed the construction of an 85,000± square foot shopping center, to be built in two phases. The 85,000± square foot shopping center included a 62,000± square foot shopping center structure and five building pads. The first phase encompassed the eastern 21,800± square foot structure and the second phase would include the western 40,200± square foot structure. A tentative map was also approved splitting the five building pads from the main shopping center structure site.

On April 26, 1988, the City Council approved a tentative map (P88-091) splitting the subject property into eight lots.

Applicant's Proposal: The applicant is requesting to modify the special permit to allow an 8,696± square foot health club in the shopping center structure, 5,561± square feet for an exercise room, 2,000± square feet for locker rooms, 315± square foot reception area and 820± square feet for laundry and circulation. The parking lot will be re-stripped to add four parking spaces in order to provide adequate parking for the use.

Staff's Analysis: The applicant is requesting to re-stripe the parking lot to provide adequate parking in order to add a fitness center on the site. Staff has determined that the fitness center will be required to meet the same parking requirements for a fitness center as established in the Creekside Oaks PUD Guidelines (Exhibit B). Based on this formula the applicant will be required

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to provide 56 parking spaces for the health club center. The remaining retail uses require 53 parking spaces and the restaurant use of 58 seats require 19 parking spaces for a total parking requirement of 128 parking spaces. The proposed plan indicates 130 parking spaces to be provided. These parking spaces are located on the entire shopping center site and not all on one lot. However, the CC & R's of the shopping center allows for reciprocal access and parking for all users of the shopping center. Therefore, adequate parking is provided.

In determining the number of parking spaces required for the health club, only the area of the exercise room was counted. The locker rooms, reception area and laundry/circulation areas were not included as part of the parking calculations. To ensure adequate parking for the site is provided, staff recommends the Planning Director review and approve any modifications to the floor plan of the health club.

Recommendation Staff recommends approval of the Special Permit Modification subject to the following conditions:

1. The health club shall be limited to 5,561± square feet, no other activities or increase in area shall be allowed without prior review and approval of the Planning Director.
2. The applicant shall adhere to the conditions of the previously approved project (P87-257).

Report Prepared By:

Jeanne Corcoran  
Jeanne Corcoran, Assistant Planner

1/24/92  
Date

Recommendation Approved By:

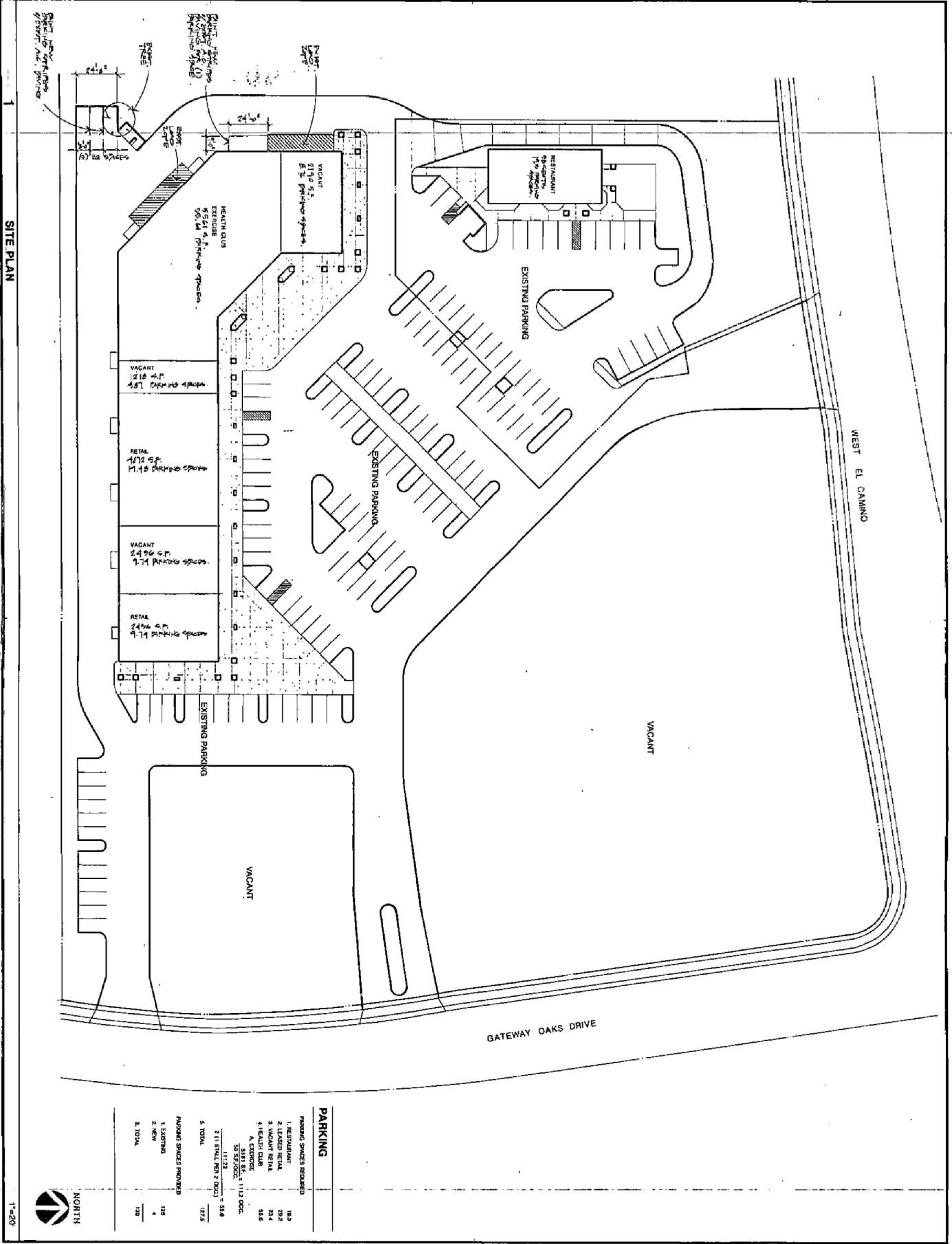
Gary L Stonehouse  
Gary Stonehouse, Planning Director

1-28-92  
Date

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**PARKING**

PARKING SPACES REQUIRED

1. RESTAURANT 180
2. LEASED RETAIL 282
3. VACANT RETAIL 204
4. HEALTH CLUB 585
5. EXERCISE 1132
6. TOTAL 1132

2 (1 SMALL PER 2,000) = 800

1132 - 800 = 332

332 / 200 = 1.66

1.66 x 200 = 332

332 + 800 = 1132

PARKING SPACES PROVIDED

1. EXISTING 180
2. NEW 4
3. TOTAL 184



**EXHIBIT A**

**SITE**

**PLANS**

**DATE**

**SCALE**

**Nielson & Associates**  
 ARCHITECTS  
 530 HOWE AVENUE  
 SACRAMENTO, CA 95825  
 TEL: 916/442-2222  
 FAX: 916/442-2223

**NATOMAS RACQUET CLUB EXPANSION**  
 GATEWAY PARK SACRAMENTO, CA.  
 A DEVELOPMENT OF SPARE TIME INC.

SITE PLAN

1'-0"=20'

**EXHIBIT B**

*Creekside Oaks  
Natomas Park Dr.*

-7-

- 3) Of the parking spaces provided, carpool, vanpool and bicycle parking spaces shall be located closest to the employee entrances to the buildings.

**b. Shopping Center**

- 1) Retail Store. One automobile space for each 250 square feet of gross floor area.
- 2) Restaurant/Bar. One automobile space for every three seats based upon capacity of the fixed and moveable seating area as determined under the Uniform Building Code.
- 3) All other commercial uses shall conform to City requirements for each commercial use.
- 4) One Class II or Class III bicycle space for every 25 required automobile parking spaces as defined in Section 22.A.6 of the Zoning Ordinance.

**c. Health Club**

- 1) Racquetball and Tennis Courts. Two automobile spaces per court.
- 2) Swimming Pool. One automobile space per lane.
- 3) Exercise/Gym Room. Number of automobile spaces to be determined by applying the following formula:

$$\frac{\text{total square footage of the room}}{50} = x$$

$x$  = number of automobile spaces

- 4) Restaurant/Snack Bar. One automobile space for every three seats based upon capacity of the fixed and moveable seating area as determined under the Uniform Building Code.
- 5) Meeting Room. One automobile space per 100 square feet of area.
- 6) One Class II or Class III bicycle space for every 25 required automobile parking spaces as defined in Section 22.A.6 of the Zoning Ordinance.

- d. Carpooling and Vanpooling is encouraged for each building and shall be addressed in the Special Permit application for each development.

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