

City Planning Commission
Sacramento, California

Members in Session:

Subject: The extension of a special permit to expand the Rio Del Oro Racquet Club by adding four new racquetball courts and an exercise room (P87-070).

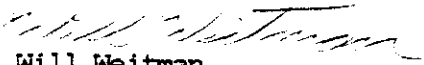
LOCATION: 119 Scripps Drive

BACKGROUND INFORMATION: On March 14, 1985, the Planning Commission approved a special permit to expand an existing private athletic club in the Office Building Unit Development (OB-PUD) zone. This expansion included the removal of the existing 2,000+ square foot racquetball clubhouse and volleyball area and replacing it with a new 9,250 square foot racquetball annex. The new building would consist of six racquetball courts, two 350+ square foot meeting rooms and a 1,764+ square foot exercise room. The applicant has submitted plans for building permit approval.

Attached is the original staff report for the Commission's review. Staff has no objection to the one-year extension request.

STAFF RECOMMENDATION: Staff recommends approval of the special permit time extension, subject to the conditions and based upon findings of fact in the original attached staff report.

Respectfully submitted,


Will Weitman
Senior Planner

WW:kh

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Nielsen and Wiese, Architects - 7919 Folsom Blvd, Ste. 110, Sacto. 95826		
OWNER	Partners of Rio Del Oro - 7919 Folsom Bl., Ste. 150, Sacto. 95826		
PLANS BY	Nielsen and Wiese, Architects - 7919 Folsom Blvd., Ste. 110, Sacto. 95826		
FILING DATE	1-30-85	50 DAY CPC ACTION DATE	REPORT BY: JP:sg
NEGATIVE DEC	Ex. 15301(e)(2) EIR	ASSESSOR'S PCL NO.	295-040-19

APPLICATION: Special Permit to expand an existing private athletic club in the Office Building (OB) zone and the East Ranch PUD (Section 2-F-18 and 8-C-3)

LOCATION: 119 Scripps Drive

PROPOSAL: The applicant is requesting the necessary entitlement to expand the Rio Del Oro Racquet Club by adding four new racquetball courts and an exercise room.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices

1968 West Arden Community

Plan Designation:

East Ranch PUD (portion of original Campus Commons PUD)

Existing Zoning of Site: OB(PUD)

Existing Land Use of Site: Tennis and swimming club

Surrounding Land Use and Zoning:

North: Multiple family (County); RD-20

South: Offices, single family, multiple family; OB-R, R-1-R, R-3

East: Multiple family; R-1A

West: Offices; OB(PUD)

Parking Required: Determined by Commission

Existing Parking: On-site - 72 Off-site facility - 26

Proposed Parking: On-site - 83 Off-site facility - 26

Total Parking 109 (No change proposed)

Property Dimensions: Irregular

Property Area: 6.4± acres

Square Footage of Building: 9,250 sq. ft.

Building Height: 30± ft.

Exterior Building Colors and Materials:

Tan stucco siding, natural wood trim, red tile roof

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 pavillion, jogging track, volleyball court, swimming pool and 74 parking spaces. The number of parking spaces was later reduced to 70.

APPLC. NO. P85-070

MEETING DATE 3-12-87 March 14, 1985

CPC ITEM NO. 25 27

On May 8, 1973, the Commission approved to expand the racquet club's facilities across Scripps Drive (P5437). The expansion consisted of 8 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).

STAFF EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning:

The subject site is a 6.4+ acre parcel located in the Office Building (OB) zone and East Ranch PUD. The site is developed with a private club known as the Rio Del Oro Racquet Club. The facility currently consists of 15 tennis courts, one utility court, a two-court racquetball building, volleyball court, 45' x 80' swimming pool, 256+ sq. foot pro shop, 10,014+ sq. foot, two story clubhouse, and 72 parking spaces. Eight additional tennis courts and 26 parking spaces are also located across Scripps Drive to the west and are a part of the facility.

Surrounding land uses include single and multiple family residential to the north, south and east and office buildings to the south and west.

The applicant proposes to remove the existing 2000+ square foot racquetball clubhouse and volleyball area and replace it with a new 9,250+ sq. foot racquetball annex (Exhibits A and B). The new building would consist of six racquetball courts, two 350+ sq. foot meeting rooms and a 1764+ sq. foot exercise room. The 1200+ sq. foot existing exercise room currently located in the main clubhouse would be removed and the locker room area expanded. (The club presently has a waiting list for available lockers composed of current club members.) Eleven (11) new parking spaces would be provided to accommodate the proposed expansion.

B. Site Plan and Building Design:

The applicant proposes to use building materials similar to the existing clubhouse for the new racquetball facility. Staff finds the proposed design and materials compatible with the existing facilities (Exhibit C). Proposed projects in the East Ranch/Campus Commons PUD require Design Review Board review and approval prior to issuance of building permits.

The applicant has also indicated on the proposed site plan the removal of two existing trees. These trees, if possible, should be relocated to a different area on the subject site.

C. Parking and Circulation:

As previously noted, 11 additional parking spaces are proposed to accommodate the proposed expansion. Staff anticipates that eight parking spaces will be needed for the four new racquetball courts (2 spaces per court). Three spaces remain to accommodate the additional exercise room square footage.

Planning staff has inspected the subject site several times on the weekdays and during the weekend and has found approximately 25 parking spaces vacant among all the club's parking facilities. Staff has no knowledge of complaints regarding club parking in the past and finds the proposed 109 parking spaces sufficient for the daily activities of the racquet club. Staff anticipates that all the proposed parking spaces would be necessary for special events such as tennis tournaments and club parties.

The City Traffic Engineering Division has indicated that modifications to the proposed driveway alignments will be required.

- D. Staff has no objections to the applicant's request. The proposed building design and materials are compatible with the existing club facilities and surrounding land uses. Adequate parking and shading will be provided. Staff, therefore, recommends approval of the special permit request.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review, pursuant to State CEQA Guidelines (Section 15301(e)(2))

STAFF RECOMMENDATION: Staff recommends approval of the special permit request, subject to conditions, and based upon findings of fact which follow:

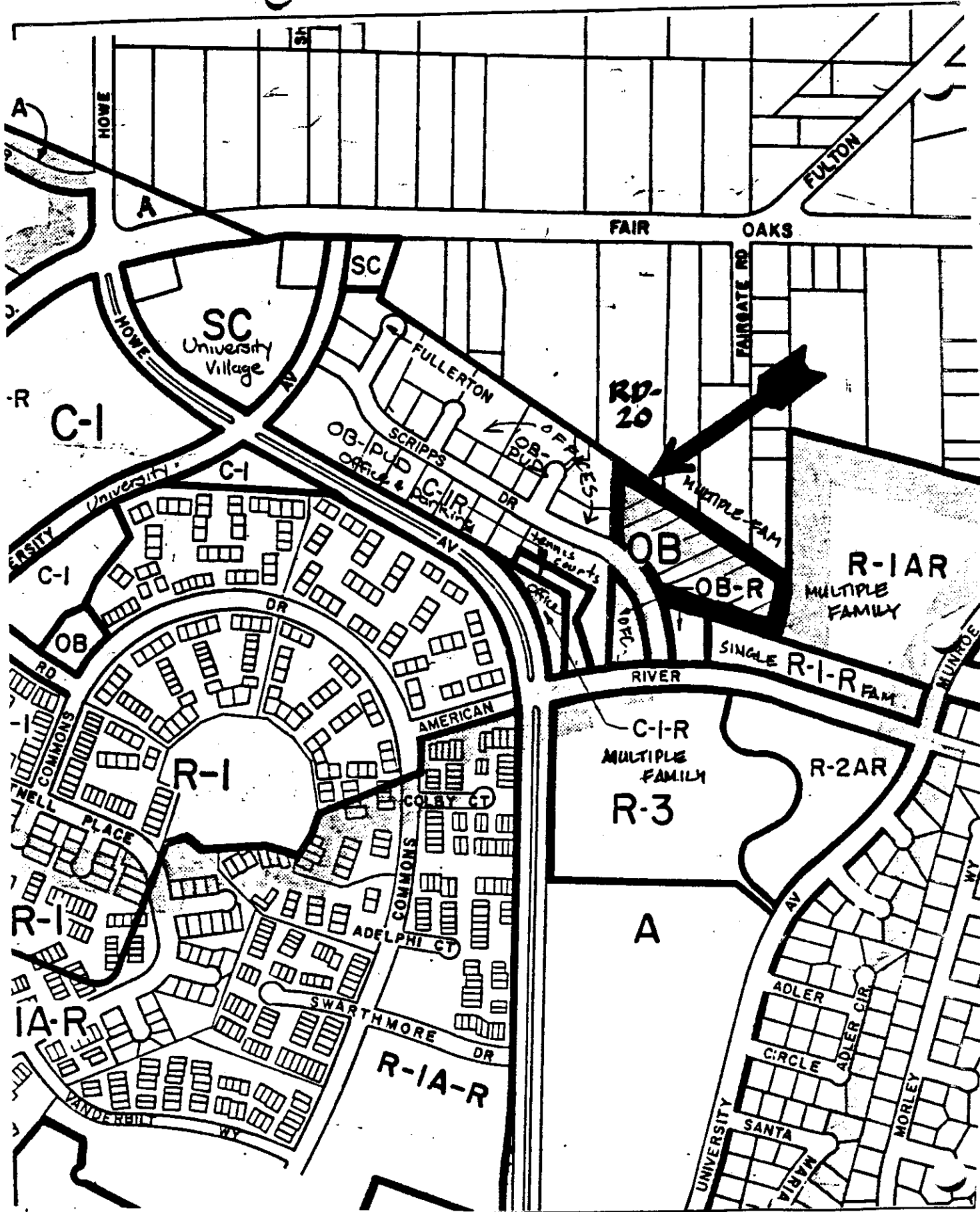
Conditions

1. Site plan and elevations are subject to the review and approval of the City's Design Review Board prior to issuance of building permits.
2. Revised landscape, shading and irrigation plans shall be submitted for Planning Director's review and approval prior to issuance of building permits. These plans shall indicate the relocation of any trees proposed for removal. If trees cannot be relocated, new trees will be planted on the site in their place. In addition, applicant is required to meet all 50% shading and irrigation requirements for the new 11 parking spaces.
3. Proposed driveways are subject to review and approval of City Traffic Engineering Division.
4. Prior to approval of final inspection of the structure by the City Building Inspector, the Planning Director shall inspect the project for compliance with conditions of the special permit.

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 racquetball building are compatible with existing club facilities and adjacent land uses.

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, shading and parking will be required.
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 Commons PUD's. These plans designate the site for commercial and office uses.

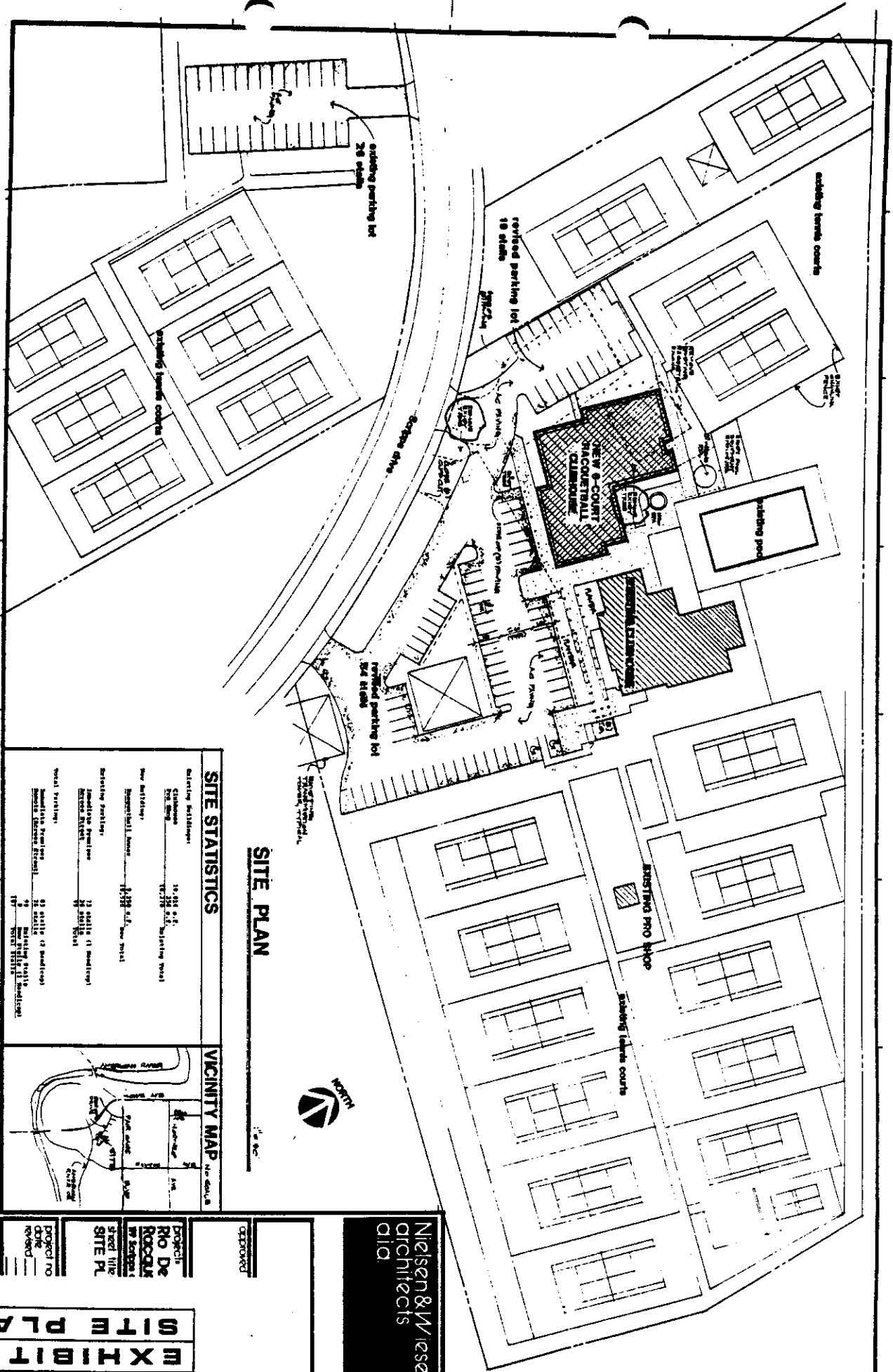


VICINITY - LAND USE - ZONING Item 2

P85-070

3-12-87

14-25

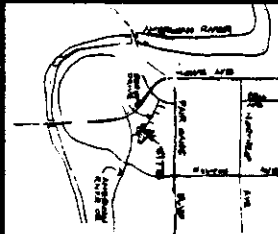


SITE PLAN

SITE STATISTICS

Existing buildings:	19,841 s.f.
Customer parking stalls:	1,778 stalls
Proposed building:	14,129 s.f. New total
Existing parking:	12 stalls (1 handicap)
Proposed parking:	12 stalls (1 handicap)
Total parking:	24 stalls (2 handicap)
Proposed building:	187 units

VICINITY MAP



APPROVED

Nielsen & Niese
architects
d/b/a

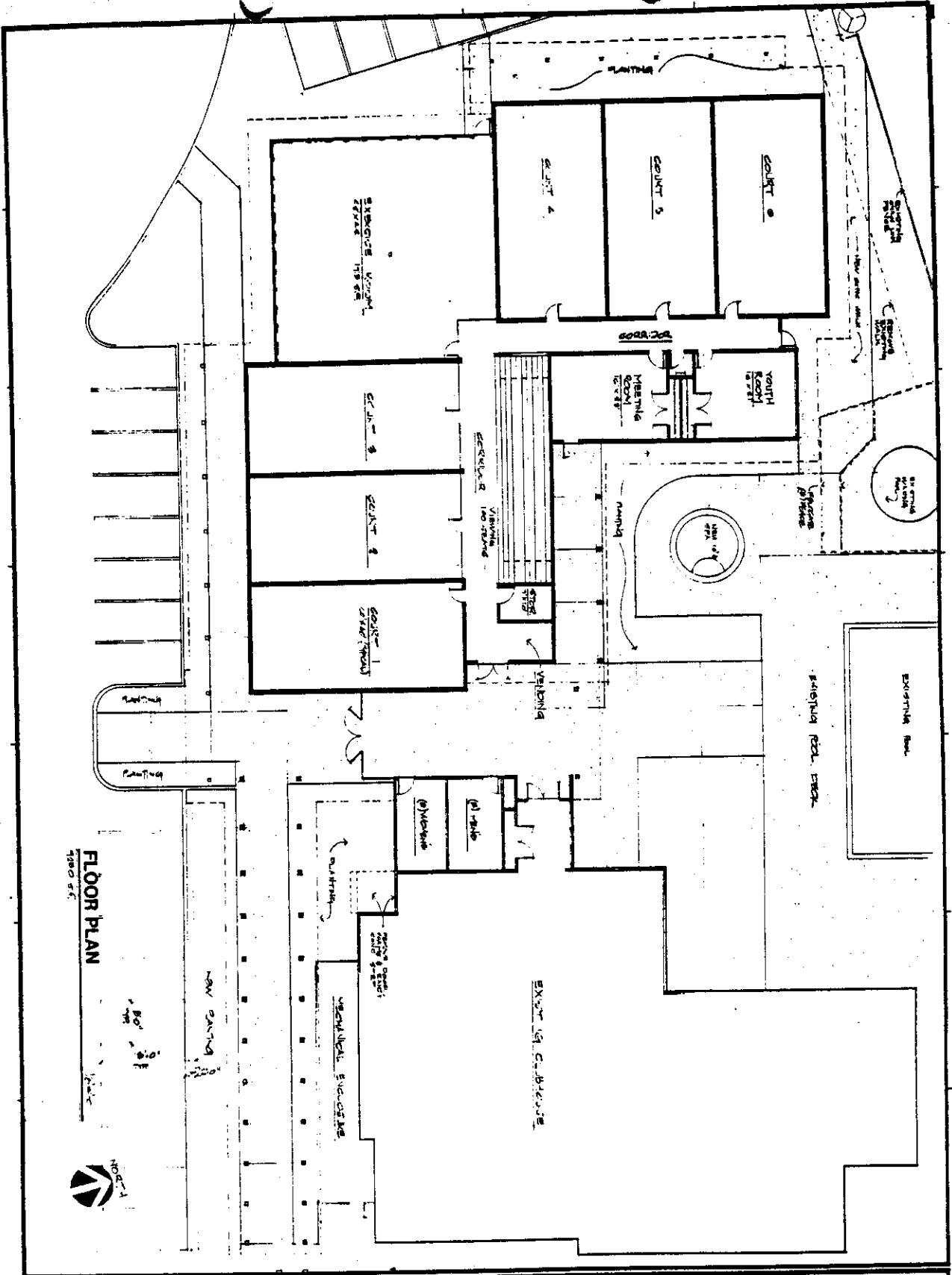
PROJECT: RIO DE LOS ANGELES
SITE PL
DATE: 3-12-87
PROJECT NO: 885-070

**EXHIBIT A
SITE PLAN**

885-070

3-12-87

Item 27



FLOOR PLAN
1980 S.F.



EXHIBIT B
FLOOR PLANS

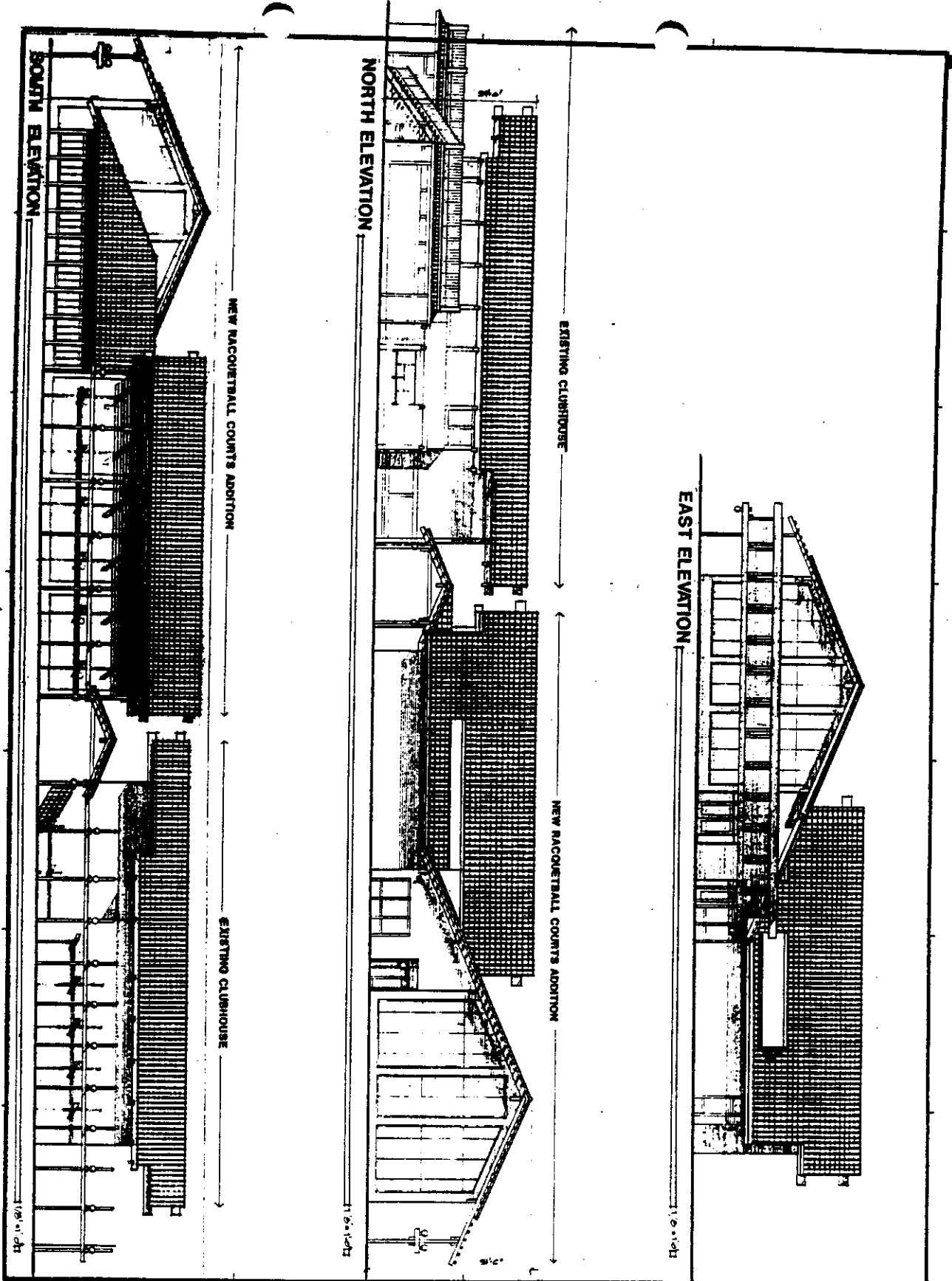
PROJECT NO.	1980 S.F.
DATE	
REVISION	
PROJECT NO.	1980 S.F.
DATE	
REVISION	

Nielsen & Wiese
architects
d/b/a

3-12-87

Item 27

885-070



EAST ELEVATION

116'-1 1/2"

EXISTING CLUBHOUSE

NEW RACQUETBALL COURTS ADDITION

NORTH ELEVATION

116'-1 1/2"

NEW RACQUETBALL COURTS ADDITION

EXISTING CLUBHOUSE

SOUTH ELEVATION

116'-1 1/2"

NOTES:
 1. GENERAL COMMENTS & CONDITIONS OF THE CONTRACT SHALL PREVAIL AND BE GOVERNED BY THE AGREEMENT BETWEEN ARCHITECT AND OWNER.
 2. WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

Nielsen & Wiese
 architects
 old

PROJECT:
 RIO DEL
 ROCKS
 170 S. 10th St.
 ST. LOUIS, MO.
 SHEET TITLE:
 BUILDING
 PROJECT NO.
 DATE
 REVISION

EXHIBIT C
 ELEVATIONS