

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

November 8, 1991

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

**Planning Director's Special Permit Modification  
(P5437)**

**APPLICATION:** Planning Director's Special Permit Modification to add exterior lighting to six existing tennis courts and the adjacent parking lot on 2.98± acres in the Office Building (Planned Unit Development) (OB (PUD)) zone.

**Location:** Rio Del Oro Racquet Club, 119 Scripps Drive  
South side of Scripps Drive (APN: 295-0330-056)

**SUMMARY:** The applicant proposes to add exterior lighting to six existing tennis courts and the adjacent parking lot located on the south side of Scripps Drive across from the main racquet club facility. The site is developed with tennis courts, fencing, parking and landscaping. The proposed light fixtures will be 20 feet in height and will match the existing light fixtures at courts 1-11 at the main facility on the south side of Scripps Drive. The proposed light fixtures for the parking lot will also be 20 feet in height and match the existing fixtures in the main parking lot.

**BACKGROUND INFORMATION:** On May 8, 1973, the Planning Commission approved a Special Permit allowing the Rio Del Oro Racquet Club to expand to the South with eight tennis courts and 26 off street parking spaces.

**ANALYSIS:** Staff has no objections to this request since this site is adjacent to existing office buildings. The nearest residential area is south of American River Drive. The proposed 20 foot high light poles will match the design of the existing lights on the tennis courts and the parking area and will provide a relatively glare free focused light directly onto the tennis courts and parking area. Staff has not received any complaints in regards to current lighting existing at the Racquet Club.

P87-089

Recommendation: Staff recommends approval of the lighting subject to the following conditions:

1. The design and location of the proposed lights for the six tennis courts and the parking area shall be consistent with the existing tennis court lighting and parking lot lighting as proposed.
2. The lighting shall be shielded or directed on to the site so that adjacent properties are not subject to light and glare.

Report Prepared By:

Jeanne Corcoran  
Jeanne Corcoran, Assistant Planner

11/8/91  
Date

Recommendation Approved By:

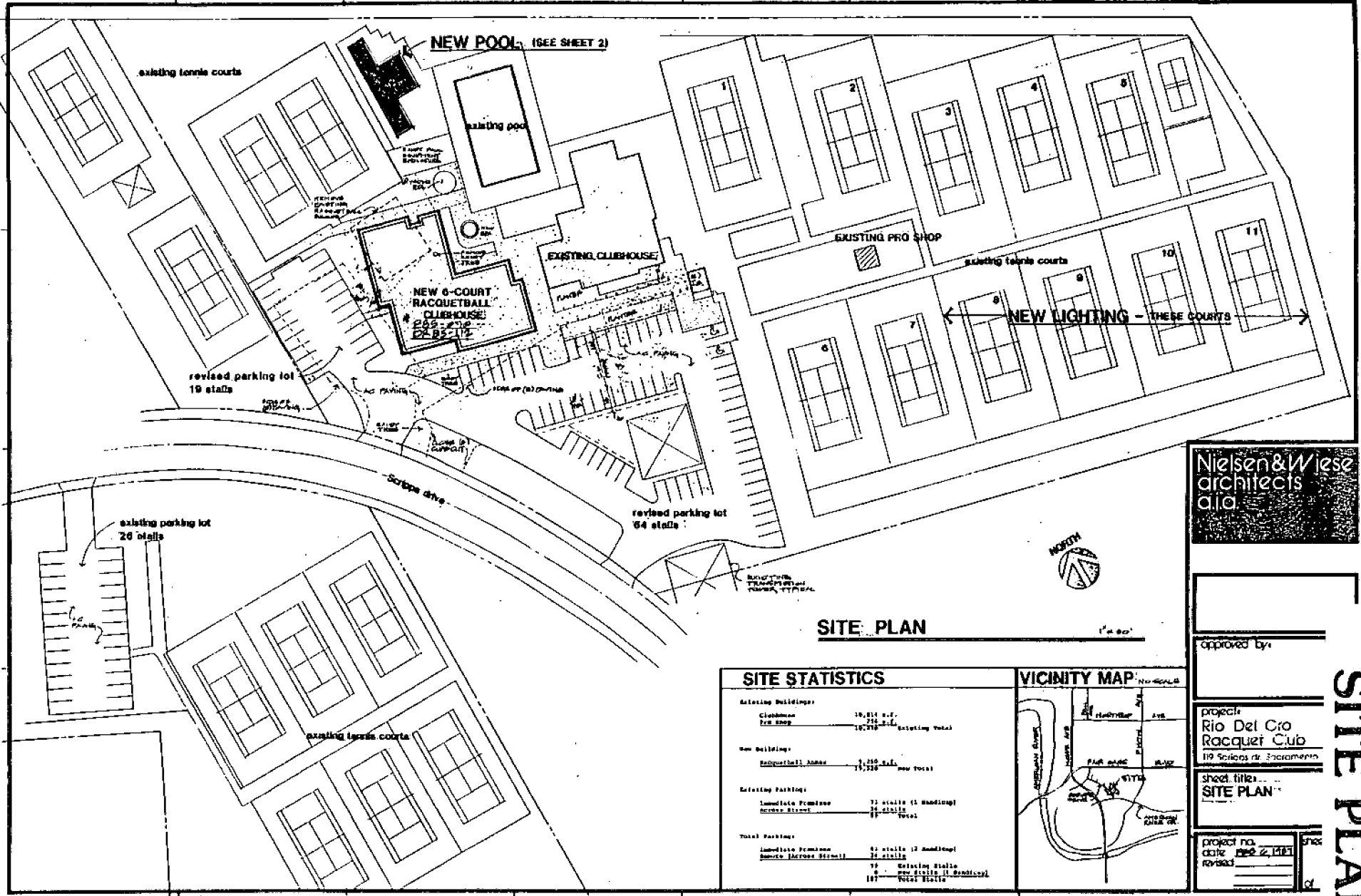
Gary Stonehouse  
Gary Stonehouse, Planning Director

11-13-91  
Date

P87-089

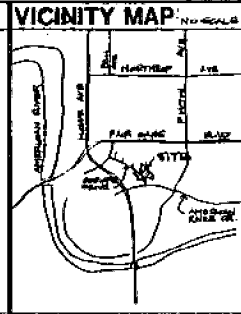
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ITRM 28



### SITE PLAN

SITE STATISTICS	
<b>Existing Buildings:</b>	
Clubhouse	19,814 s.f.
Pro Shop	10,728 s.f. existing total
<b>New Buildings:</b>	
Racquetball Annex	7,220 s.f. new total
<b>Existing Parking:</b>	
Immediate Premises	72 stalls (1 handicap)
Service Street	26 stalls total
<b>Total Parking:</b>	
Immediate Premises	62 stalls (2 handicap)
Service Street	26 stalls
	15 - Existing Stalls
	6 - New Stalls (1 handicap)
	107 - Total Stalls



approved by:

project  
**Rio Del Oro Racquet Club**  
 119 Solinas de Encarnación

sheet title: ...  
**SITE PLAN**

project no.  
 date: **11/2/1987**  
 revised:

# SITE PLAN

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:

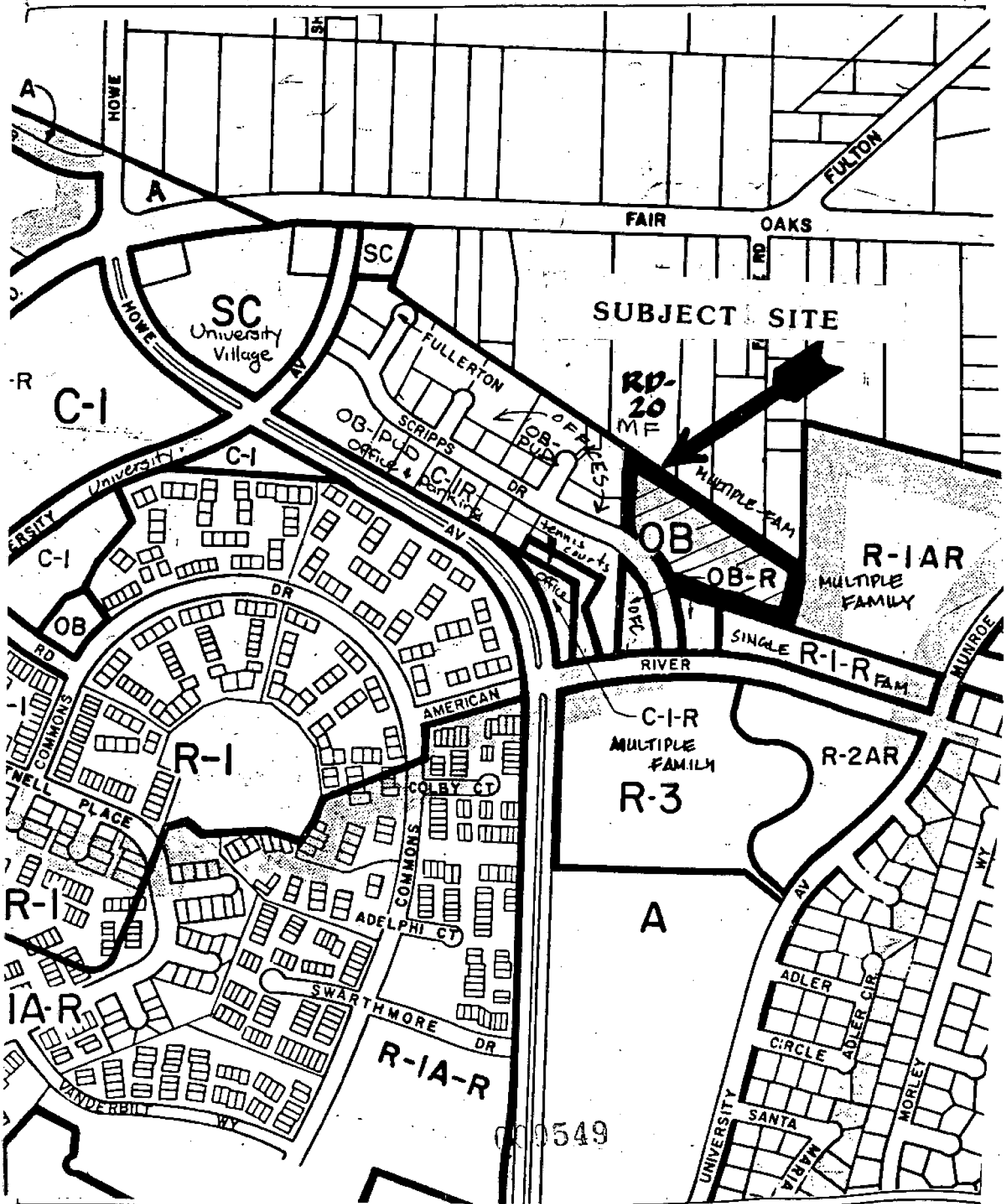
Conditions

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.

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**VICINITY - LAND USE - ZONING**

P87-089

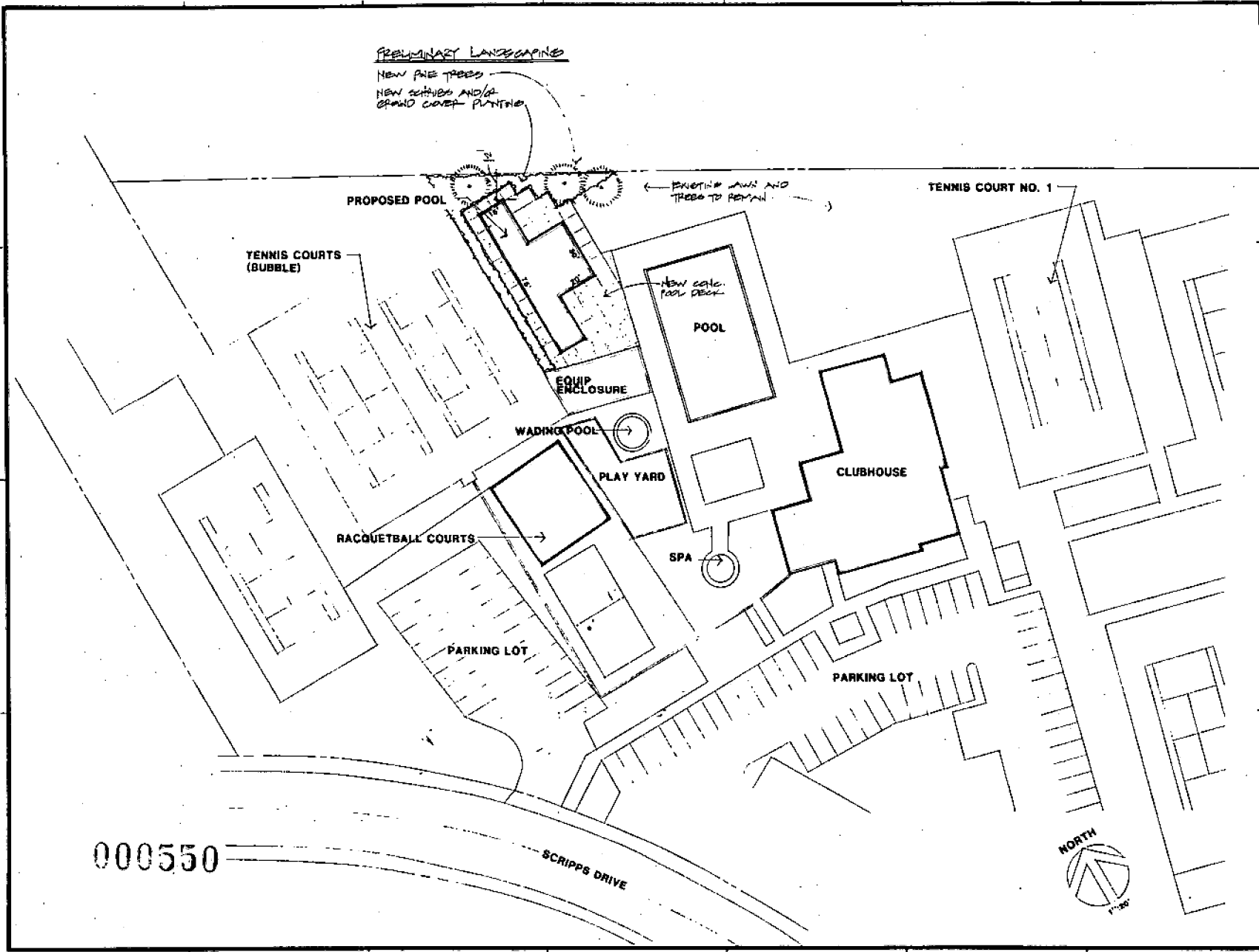
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SCRIPPS DRIVE



NOTES:

THE FINAL LANDSCAPE PLAN WILL LIST ALL NEW PLANT MATERIAL, WHICH SHALL BE COMPATIBLE WITH THE EXISTING PLANT PALETTE.

THE EXISTING AUTOMATIC IRRIGATION SYSTEM WILL BE MODIFIED TO ACCOMMODATE THE NEW LANDSCAPING.

Nielsen & Wiese  
architects  
a.i.a.

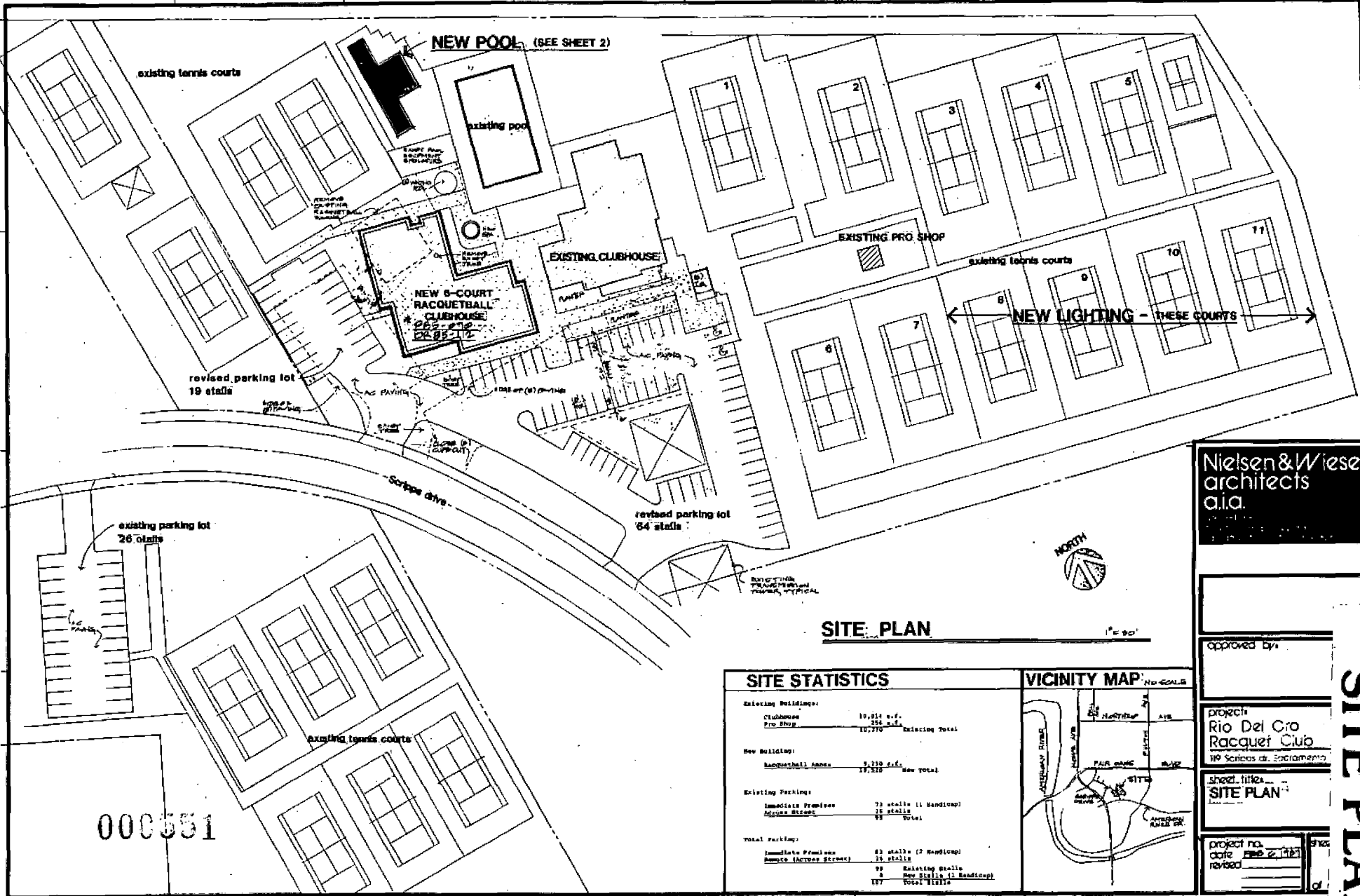
approved by:
project: Rio Del Oro Racquet Club 119 Scripps Dr, Sacramento
sheet title: POOL PLAN
project no. date: 2/26/87 revised:

SITE PLAN

87-084

3-12-87

ITRM 28



Nielsen & Wiese  
architects  
a.i.a.

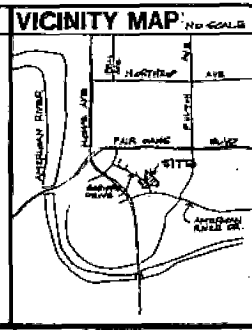
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project  
**Rio Del Oro  
Racquet Club**  
119 Scripps Dr. Sacramento

sheet title  
**SITE PLAN**

project no. \_\_\_\_\_  
date **11/2/87**  
revised \_\_\_\_\_

SITE STATISTICS	
Existing Buildings:	
Clubhouse	10,014 s.f.
Pro Shop	10,770 s.f.
	Existing Total
New Building:	
Racquetball Annex	9,130 s.f.
	New Total
Existing Parking:	
Immediate Premises	73 stalls (1 handicap)
Adjacent Blocks	11 stalls
	Total
TOTAL Parking:	
Immediate Premises	83 stalls (2 handicap)
Adjacent (Across Street)	26 stalls
	Existing Stalls
	99
	New Stalls (1 handicap)
	197
	Total Stalls



**SITE PLAN**