

**CITY PLANNING COMMISSION**

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Nielsen & Wiese, 79 Scripps Drive, Sacramento, CA		
OWNER	The Partners of Rio Del Oro		
PLANS BY			
FILING DATE	8-12-82	50 DAY CPC ACTION DATE	REPORT BY: GM:1c
NEGATIVE DEC.	Exempt	EIR	ASSESSOR'S PCL. NO. 295-040-1900

SUBJECT: Proposed addition to Clubhouse of Rio Del Oro Racquet Club (P-~~82~~-4799)

LOCATION: 119 Scripps Drive (APN 295-040-19)

BACKGROUND INFORMATION: On October 12, 1971, the Commission approved Special Permit (P-4799) to allow the development of the subject club. The original project consisted of a 4,987 sq. ft., two-story clubhouse, 11 tennis courts, a jogging track around the periphery, a handball pavillion and volleyball court, a large swimming pool and 74 parking spaces.

On February 26, 1974, the Commission approved Special Permit (P-5826) which allowed a 2,156 sq. ft., addition to the existing two-story clubhouse. Subsequently, the applicant developed 26 additional parking spaces to the west of the clubhouse site.

STAFF EVALUATION:

The applicant is proposing to add a new lobby and lounge area consisting of 882 sq. ft. to the rear of the existing clubhouse building. The addition represents less than a 10 percent increase ( $882 \div 8,925 = 9.8\%$ ) to the existing sq. footage of building facilities. Staff feels that the addition will have a minimal effect on traffic and parking generated by the proposed addition. The design of the addition is consistent with the architectural style of the existing structure.

Staff has no objection to the proposed addition and remodel in that it complies with the minor Planning Director's deviation criteria of the zoning ordinance. Staff therefore recommends approval of the proposed modification as submitted.

STAFF RECOMMENDATION: Staff finds that the proposed project does not amount to a substantial deviation from the original plans and recommends approval of the proposed addition.

REPORT PREPARED BY:

*Gene Masuda*  
Gene Masuda, Associate  
Planner

RECOMMENDATION APPROVED:

*Marty Van Duyn*  
Marty Van Duyn, Planning Director  
MVD:GM:1c

000287

PLANNING DEPARTMENT - Addendum to Planning Director's Modification of Special Permit P82-196

On November 23, 1982 the Planning Director approved a modification to Special Permit P-4799 to permit a lobby and lounge addition consisting of 882 square feet to an existing clubhouse building. Subsequently, the applicant has revised the proposed project and recalculated the size of existing facilities as follows:

<u>Existing Structures</u>	<u>Square Feet</u>
Clubhouse	8,925
Pro Shop	256
Racquetball Courts	<u>1,764</u>
Total	10,945

<u>Proposed Addition</u>	<u>Square Feet</u>
Lobby & Lounge	882 (previously approved by P82-196)
Revised Plan	<u>207</u>
Total	1,089

Based upon the new figures, the proposed addition still represents less than a 10 percent increase (10,945 ÷ 1,089 sq. ft. = 9.9%) to the existing square footage of building facilities. Staff finds that the proposed addition to be a minor increase and that it complies with the minor Planning Director's deviation criteria of the Zoning Ordinance. Staff feels that the addition will have a minimal effect on traffic and parking and therefore approves the modified project and addendum to the Planning Director's Modification of Special Permit P82-196.

REPORT PREPARED BY:

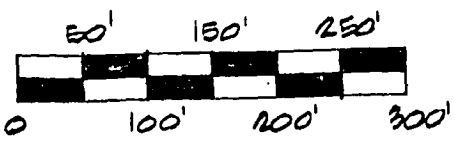
Gene Masuda  
Gene Masuda, Associate Planner

RECOMMENDATION APPROVED:

Wilfred Weitman  
Wilfred Weitman, Senior Planner

GM:bw

Attachment

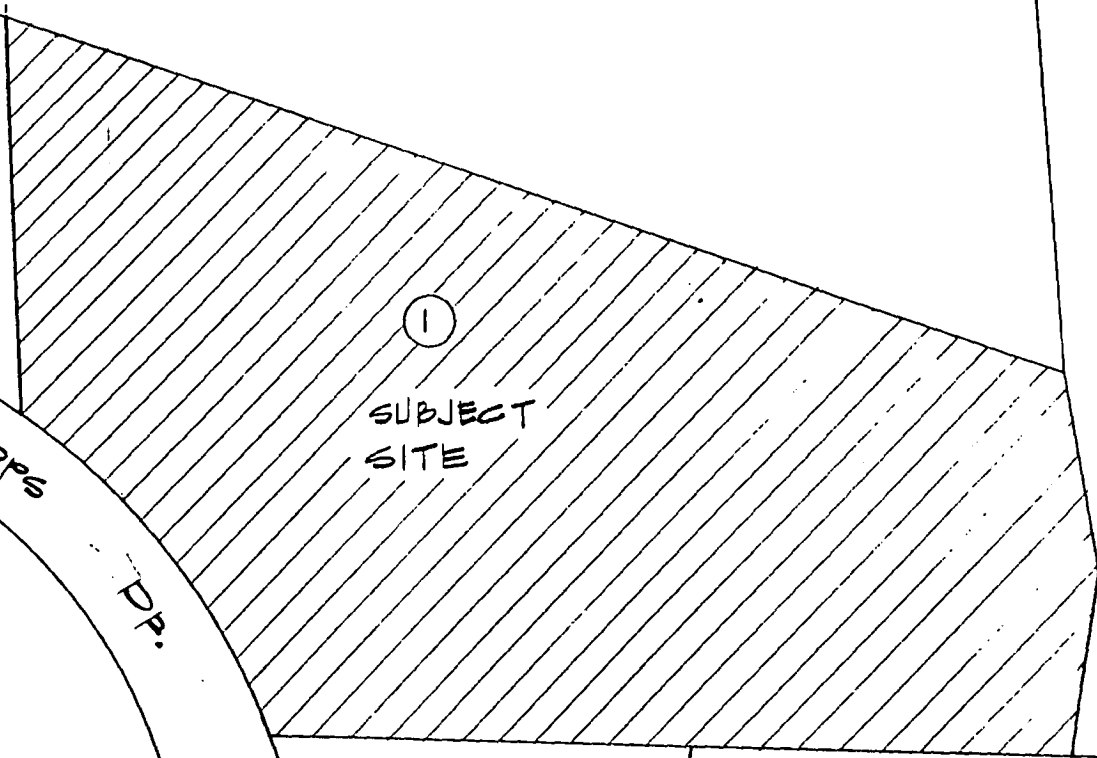


NORTH



②

③



①  
SUBJECT  
SITE

⑥

SCRIPPS  
DR.

④

⑤

AMERICAN RIVER DRIVE

000289

P 82196