

(AMENDED BY STAFF 2/23/89)
CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Nielson & Associates, Architects 550 Howe Ave., #150 Sacramento, CA 95825
OWNER Bannon Investors, LTD, 7919 Folsom Blvd., #150, Sacramento, CA 95826
PLANS BY Nielson & Associates, Architects, 550 Howe Avenue, #150, Sacramento, CA 95825
FILING DATE 11/14/88 ENVIR. DET. Negative Declaration REPORT BY PW:pe
ASSESSOR'S PCL. NO 274-0410-001

APPLICATION:

- A. Negative Declaration
- B. Special Permit to allow the development of a racquet club on 9.5+ vacant acres that includes a 32,000 square foot clubhouse, swimming pool, 17 tennis courts and 161 parking spaces in the Creekside Oaks PUD.
- C. Amend Creekside Oaks PUD Guidelines to reduce the required 25' landscape buffer to ten feet.
- D. Amend Creekside Oaks Schematic Plan to encroach into the adopted 40 ft. recreational easement.

LOCATION: North east intersection of Natomas Park Drive and Capital Park Drive.

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 9.5+ acre Racquet Club in the Creekside Oaks PUD.

PROJECT INFORMATION:

General Plan Designation: Medium Density Residential
South Natomas Community
Plan Designation: High Density Residential
Existing Zoning of Site: R-2B (PUD)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential, West El Camino Avenue; R-1
South: Vacant; R-2B PUD
East : Residential; R-2B PUD
West : Vacant, Child Care Center; OB PUD

Parking Required: 150 spaces
Parking Provided: 160 spaces
Property Dimensions: Irregular
Property Area: 9.5+ acres
Square Footage of Building: 32,000+

APPLC. NO. P88-476 MEETING DATE February 23, 1989 ITEM NO. 17

Height of Building:	29 ft. to plateine, 34 ft. to top of parapet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Cement plaster, ceramic tile
Roof Material:	Metal
Exterior Building Colors:	Earthtone color palette to be submitted
Prominent Natural Feature:	Bannon Slough recreation easement.

BACKGROUND INFORMATION: The subject site is within the Creekside Oaks PUD established by the City Council on December 18, 1984. The proposed project has undergone a lengthy environmental review in regards to the treatment of the Bannon Slough recreation easement along the western boundary of the site. The Parks and Community Services Department has had ongoing negotiations with the applicant to determine the appropriate treatment of this easement.

STAFF EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 9.5+ vacant acres in the R-2B (PUD) zone and located within the Creekside Oaks PUD. Both the General Plan and South Natomas Community Plan designate the site for multi family residential uses. The Creekside Oaks PUD designates the site for a health club and therefore, the proposed project is a consistent type of land use. Surrounding land uses includes West El Camino Avenue which runs along the site's northern boundary; vacant property zoned R-2B PUD to the south, an apartment complex to the east, and Bannon slough easement to the west.

B. Project Proposal

The applicant proposes to develop the 9.5+ acre vacant site with the Natomas Racquet Club. The proposal includes the development of a tennis club with a 32,000 square foot clubhouse, two swimming pools, equipment building, seventeen tennis courts, racquetball courts and 160 parking spaces. Two of the tennis courts will have a temporary prefabricated air structure installed during the winter months for extended play.

C. Creekside Oaks PUD Land Use Designation

The Creekside Oaks PUD schematic plan designates the subject site for a health club. Permitted uses for the health club are as follows:

1. Health Club (9_ acres) - 19 tennis courts, swimming pool, clubhouse and racquetball courts.
2. Food services uses are permitted within the clubhouse as an ancillary use for members. Principal entrance to the food service shall be from inside the clubhouse only. Signage shall not be visible from the outside.

The proposed project is consistent with the PUD designation in terms of size and use. Staff has no objections to the Special Permit request to develop the racquet club provided all other concerns regarding the site layout are properly addressed.

D. Site Plan

The submitted site plan indicates all access to the site from Natomas Park Drive. No access is proposed from West El Camino. Instead, a 50 ft. landscape setback will be placed along the West El Camino street frontage. Parking will be located near the front of the site adjacent to the clubhouse. The pools and lawn play area are directly behind the clubhouse with the seventeen tennis courts extending along the western boundary to the rear of the site.

A 27 foot landscape setback is proposed along the front of the site along Natomas Park Drive. This landscape treatment should incorporate turfed berms with trees as indicated in the PUD guidelines. The east and west boundaries of the site have created the most concern to City staff. Both boundary treatments require PUD amendments as proposed and will be addressed separately in this report. The applicant will need to submit final detailed landscape plans for review and approval by Planning Division and Parks and Community Services prior to issuance of building permits.

The PUD Guidelines specifically detail the parking requirements for the health club use. The following is the proposed parking calculations for the proposed project:

	<u>Required Spaces</u>	<u>Provided Spaces</u>
2 spaces per court	55	60
1 per pool lane	24	24
<u>5400 sq. exercise</u>		
50		
= $\frac{108}{2}$	54	59
Snack Bar		
50 seats; 1 per 3 seats	$\frac{17}{3}$	$\frac{17}{3}$
TOTAL	150	160
Bicycle Parking		
1 per 20 spaces	8	8

E. PUD Guidelines Amendment

The Creekside Oaks PUD Guidelines require a 25 foot wide landscape buffer be installed and maintained between the property line separating residential, office, and health club designation. The entire landscape buffer shall be located on the office and health club designated property. This requirement pertains to the proposed project. The applicant is requesting to amend this requirement of the

guidelines to allow for a ten foot wide landscape easement along the sites east boundary that is adjacent to an existing apartment development. The ten foot buffer will be at the front portion of the site adjacent to the project's parking area and along the rear adjacent to tennis courts number 12 and 17. The remainder of the buffer along the swimming pool area is proposed for 15 feet. In order to mitigate the possible noise impacts generated from the racquet club activity, staff recommends the construction of a six foot decorative masonry wall along the eastern property line up to the northern end of the club house building and then increasing the height of the decorative wall to eight feet the remainder of the property line. The existing six foot wood fence should be removed. The wall should appropriately counteract the loss of the required buffer area. The entire length of this 10-15 foot landscape buffer is to be planted with trees and shrubs. Staff recommends that courts number 12 and 17 have no lighting and that all other lighting must be directed on site. Staff also suggests limiting the hours of outdoor activity to 11:00 PM.

F. Schematic Plan Amendment

The schematic plan for the Creekside Oaks PUD indicates a 40 foot wide recreational use easement along Bannan Slough. The applicant's proposal encroaches into this 40 foot recreational easement. The applicant has been negotiating with both Planning Environmental Staff and the City Parks and Community Service Department to design an appropriate treatment of the Bannan Slough easement that will meet the project's needs and keep the integrity of the slough. The applicant has been willing to revise the eastern boundary of the site to meet the concerns of Parks and Community Services. Planning Staff will incorporate these comments into the project's conditions of approval. These conditions include agreements to be entered by the applicant with the City in terms of granting title in fee to the City for the subject portion of Bannan Slough and agreement to develop a bike trail, jogging trail, picnic area, site grading, planting and irrigation. A part of this agreed upon slough treatment will involve the relocation of property lines to the satisfaction of the Parks and Community Services Department.

G. Clubhouse Building Design

The submitted building elevations conform to the PUD Guidelines in terms of design and materials. The materials consists of colored cement plaster, tile and exposed metal roofing. The Design Review Staff has reviewed the proposal and found the design appropriate for use as a health club. No building colors were submitted with the plans. All building colors must meet the intent of the PUD Guidelines and should be reviewed and approved by Planning Staff prior to issuance of building permits. Also, on the final elevations, further clarification is needed as to where the tile and other material treatments will be utilized. Final elevations should be reviewed and approved by Planning Staff prior to issuance of building permits.

H. Signage

No sign plans were submitted with the application. The site plan does indicate one monument sign at the major entrance along Natomas Park Drive. The following PUD sign guidelines apply to this project:

1. One monument sign per parcel,
2. Maximum area of sign is 48 sq. ft;
3. Maximum height of sign is 12 feet from street or parking lot grade, whichever is lower,
4. Said sign is to be located at the major entry/exit to the parcel, may be placed in the setback area, however the sign must be located further than 10 feet from the public right-of-way and from any driveway.

The proposed sign's location appears to meet the location guideline. The applicant should submit the sign plan for Planning staff's review and approval prior to issuance of sign permits.

Agency Comments

The proposed project was reviewed by the City's Traffic Engineering, Engineering, Building Inspections and Parks and Community Services Divisions as well as the Natomas Community Association. The following comments were received.

Traffic Engineering

1. Provide a 10 ft. between driveway and property line
2. Comply with all requirements of the PUD

Parks and Community Services

Please see Attachment A

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse affect on the environment and has filed a negative declaration.

STAFF RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Approve the Special Permit to allow the development of a racquet club subject to conditions and based upon findings of fact which follow.
- C. Approve the amendment to the Creekside Oaks PUD Guidelines to reduce the required 25 feet landscape buffer to 10 feet subject to conditions and based upon findings of fact which follow.
- D. Approve the amendment to the Creekside Oaks schematic plan to encroach into the adopted 40 foot recreational easement subject to conditions and based upon findings of fact which follow.

Conditions

1. The applicant shall submit a detailed landscape plan to the Planning Director for review and approval prior to issuance for building permits.
2. The parking area shall conform to the City's 50% parking lot shading requirement.
3. The design of the trash enclosure shall meet the Zoning Ordinance requirements.
4. The applicant shall construct a six foot decorative masonry wall along the eastern property line up to the northern end of the club house building and then increase the height of the decorative wall to eight feet for the remainder of the eastern property line (See site plan)
5. The Planning Director shall review and approve the design of the decorative masonry wall prior to issuance of building permits.
6. Tennis courts number 12 and 17 shall not be lighted.
7. All other lighting shall be directed on-site to shield adjacent properties.
8. Outdoor activity shall not take place past the hour of 11:00 PM
9. The applicant shall modify the site plan's treatment of the Bannon Slough easement to the satisfaction of the Parks and Community Services Department.
10. The applicant shall provide a legal description and engineered drawings of the modified Bannon Slough property line to the satisfaction of the Planning Director and Parks and Community Services Department.
11. Within two years of ~~the~~ *issuance of a building permit,* the applicant shall enter into an agreement with Parks and Community Services Department to grant the City fee title ownership to the subject portion of Bannon Slough at no cost to the City. *The agreement shall delete all previously approved reservations and other requirements contained in City City entitlements for Natomas Corporate Center and Creekside Oaks relating to Bannon Slough between Natomas Park Drive and West El Camino.*
12. The following conditions pertain to the improvements and modifications to the Bannon Slough easement:
 - a. the applicant shall design and install, at no cost to the City all improvements to the site including a 12-foot wide bicycle trail, a 2-foot wide decomposed granite jogging trail on each side of the bike trail, a bike stop/picnic area, site grading, planting, and irrigation.

- b. the bike stop/picnic area shall include minimum of four (4) picnic tables on concrete pads, and a paved plaza area with two (2) benches, one (1) trash receptacle, one (1) drinking fountain, and one (1) bike rack.
 - c. the applicant shall take necessary steps to insure the installation of structurally sound improvements, paying particular attention to the site of the bike trail and paved plaza. The applicant shall provide three soils tests, including test cores to a 10-foot depth, at City designated on-site locations.
 - d. all improvement plans shall be reviewed and approved by the Department of Parks and Community Services prior to installation. Improvements shall meet the City's Standard Specifications, May 1981.
13. The applicant shall submit final elevation plans including color scheme to the Planning Director for review and approval prior to issuance of building permits.
 14. The applicant shall submit the sign plan to the Planning Director for review and approval prior to issuance of building permits.
 15. Prior to approval of final building inspection by the Building Division, the Planning Director shall inspect the completed project for compliance with all conditions of the Special Permit.

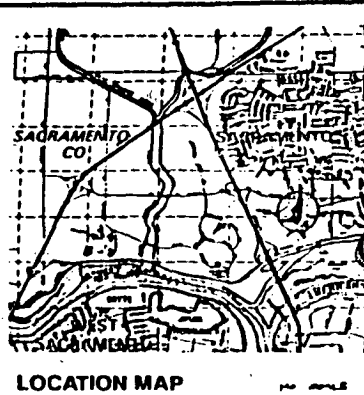
Findings of Fact

1. The proposed project, as conditioned is based upon sound principles of land use in that:
 - a. the Creekside Oaks PUD designates the site for a health club.
 - b. the applicant has agreed to modify and improve the Bannon Slough recreation easement to the satisfaction of the City which will ensure a useable and aesthetically pleasing preserve.
2. The proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, nor result in the creation of a nuisance in that:
 - a. an adequate buffer has been provided in the form of landscaping and sound wall
 - b. adequate on-site parking has been provided
 - c. lighting has been regulated and directed on site.
 - d. the treatment of the Bannon Slough has been modified to include improvements and required preservation.

3. The proposed racquet club project is consistent with the South Natomas Community Plan and Creekside Oaks PUD which designates the site for a health club.

DRR 476

EXHIBIT A



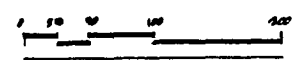
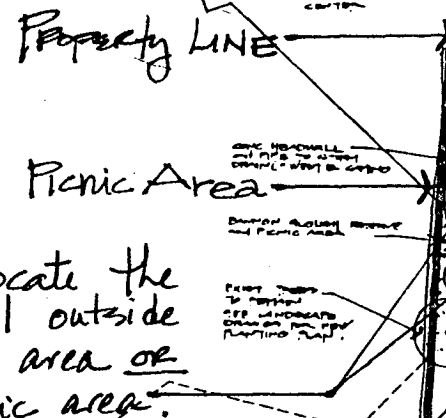
SITE DATA

NO.	DESCRIPTION	DATE	BY
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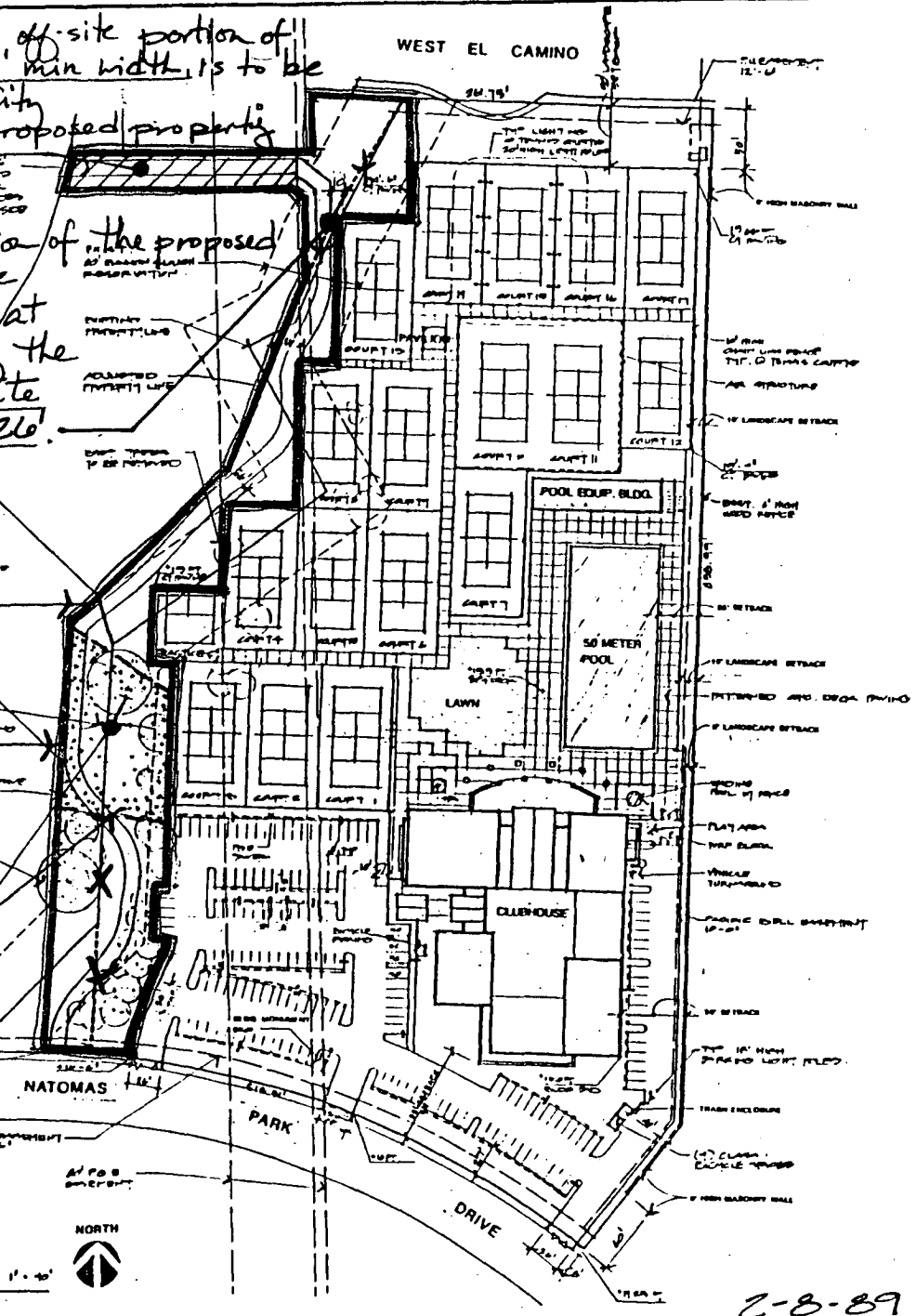
① Note that this off-site portion of the bike trail, 26' min width, is to be dedicated to the City. Show the proposed property line.

② Clarify the location of the proposed property line for Pannan Slough at the north end of the site. Minimum site width shall be 26' (not 16').

③ Either relocate the conc. headwall outside of the picnic area or move the picnic area.



SITE PLAN



2-8-89

SPECIAL PERMIT

Nilsen Associates
ARCHITECTS
550 HOOVER AVENUE
SACRAMENTO, CA 95825
(916) 925-0333

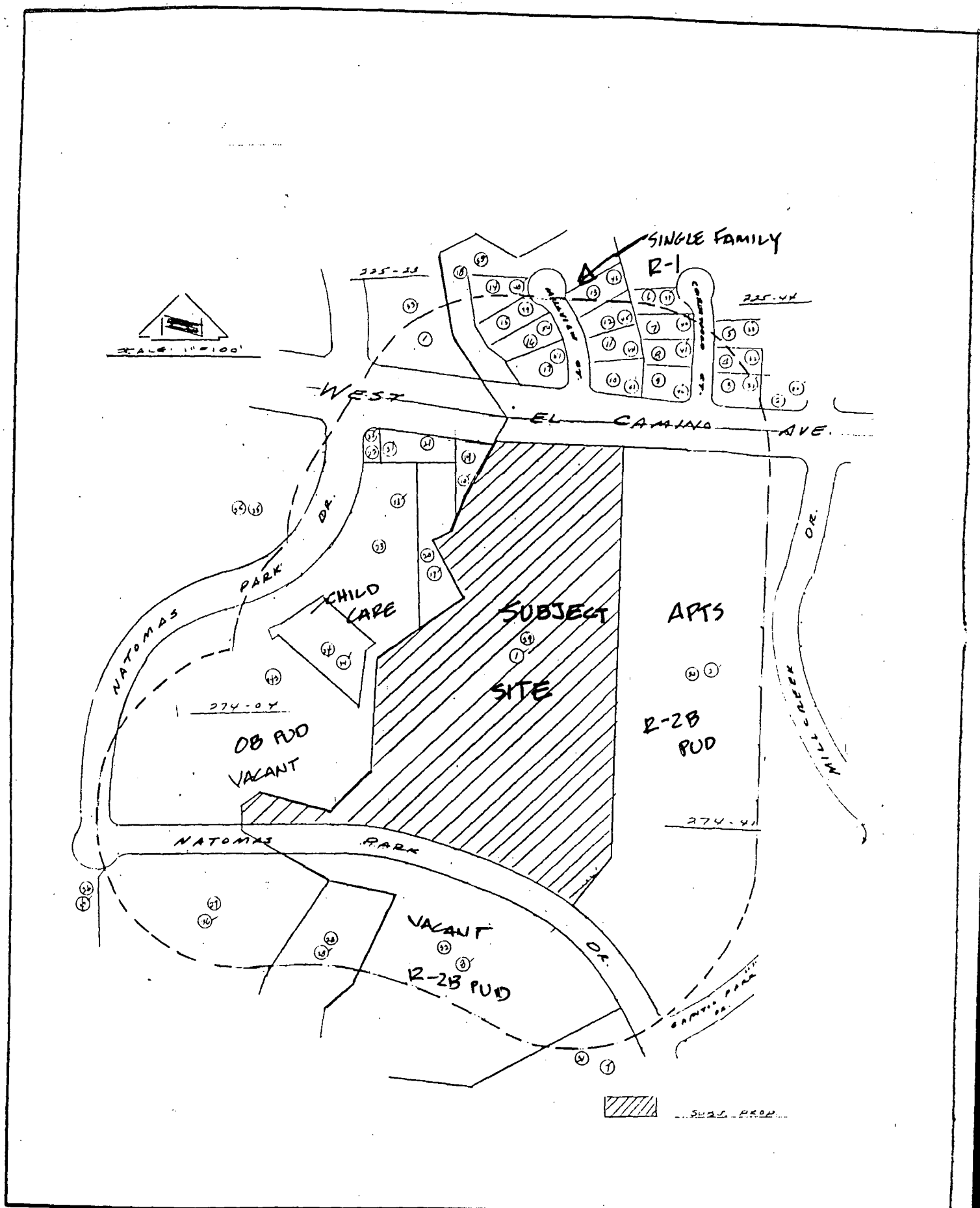
CONTRACT NO.

DATE

SOUTH NATOMAS RACQUET CLUB
SACRAMENTO, CA

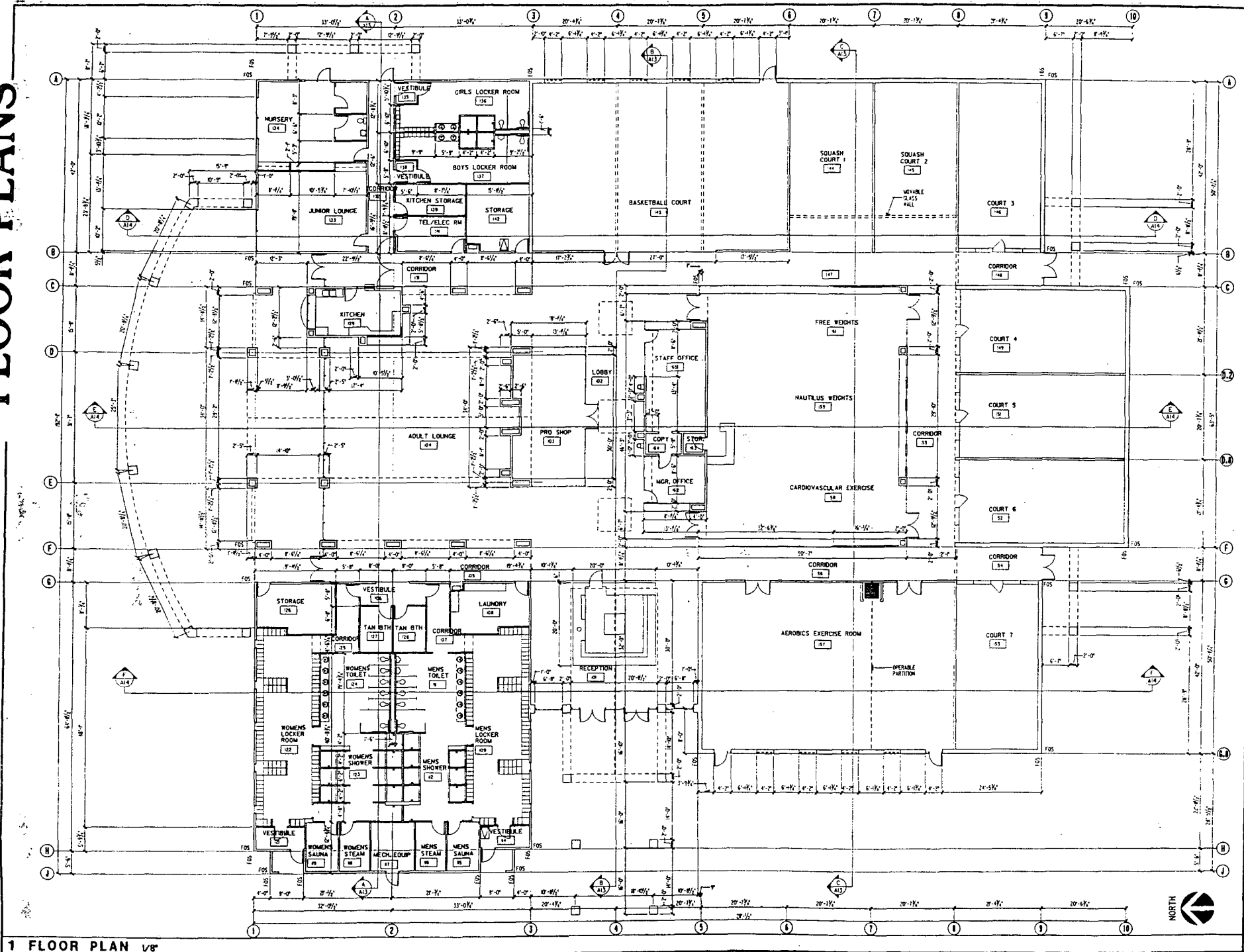
SHEET TITLE
SITE PLAN

PROJECT NO. 88119
DATE 12/11/88
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PAGE NO. 1
A1



VICINITY - LAND USE - ZONING

FLOOR PLANS



1 FLOOR PLAN 1/8"

NATOMAS RACQUET CLUB
DEVELOPMENT OF SPARE TIME INC.
 SACRAMENTO, CALIFORNIA

Nielsen & Associates
 ARCHITECTS
 550 HOWARD AVENUE
 SACRAMENTO, CA 95825
 (916) 925-0333

Project no. 88-118
 Date: 2/2/88
 Revised: 2/16/88
 Sheet: A9
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FEB 23, 1988

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