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December 13, 2017

RE: A+F Tennis Center
(former address 1695 E. Chase Drive)
DPR16-027 / CUP17-003 / V17-001 / PM 37334
Variance Request

Proposed Use:

This is a proposal to establish a new construction tennis facility consisting of a 4,077 sf recreation building and 11 new tennis courts with a grandstand on the main court. This will be located on 4.89 acres located on the north side of Foothill Parkway and approximately 300 feet west of State Street within the Agricultural Zone.

Project Brief:

The current design of the recreation building maximizes views to the mountains both to the north and south of the site while minimizing the impact of earth disturbance by using the natural topography as a way to organize the courts and the structure. The courts are inviting and set amongst a grove of orange trees, recalling Corona's citrus past and a Circle Plaza (based on the geometry of Grand Blvd) which offers a unique space for outdoor gatherings. Also, conscious of the extreme lack of water in the region, the plant palette consists of drought-resistant desert agaves and other cacti that enhance the site while conserving precious water.

The building itself is modest and fits within the context of the surrounding residential neighborhood: white stucco 'Santa Barbara' style detailing with an elegant corten steel porte-cochere entrance piece as the main poetic gesture: an invitation to the community. The indoor/outdoor connections are enhanced via the use of retractable glass walls that allow everyone to enjoy the great weather year round. Lime green shade sails (the color of tennis balls) throughout the site add a playful and modern touch to the facility.

The main entry is accessed from Foothill Parkway, with a low screen wall at the parking lot and decorative fencing to provide visibility of the building as well as discourage loitering when the site is vacant. An internal fence will provide additional security to the building and courts after hours. A deceleration turn out lane has also been added to aid in the transition of traffic from Foothill Parkway into the site. This works with the sight visibility triangles for safe entry and exit from the site. The balance of the perimeter of the site is currently fenced in with CMU wall finished to blend in with the surrounding neighborhood. Parking for daily and weekly use shall be contained to the property, as the site meets the required number of parking spaces per City of Corona parking criteria. The secondary entry from State Street is limited to staff and shuttle service on tournament days, not for general public use.

Hardship:

The zoning for this use and area calls for a 25 foot front yard landscape setback. The proposed design of the site utilizes the area from the property line to 124 feet northeast for the parking lot. The distance from the property line to face of building is approximately 138 feet. The proposed location is actually on the same pad of the former structure that has since been demolished on the site. The parking lot as designed will meet the required number of parking spaces per City of Corona parking standards for this use. As mentioned above, there is an existing site wall; this will remain, to screen the parking lot from Foothill Parkway. If we are required to adhere to the 25 foot front yard setback, then it will reduce the parking count by one-third of the required number of spaces.