



December 13, 2017

RE: A+F Tennis Center
1695 E. Chase Drive / 1689 State Street
DPR16-027 / CUP17-003 / V17-001 / PM 37334
Conditional Use Permit

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 for tournaments. 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 Description:

The A+F Tennis Center will be the first of its kind in Corona. It is a place where children and adults of all ages can come to learn how to play tennis with access to state-of-the-art facilities and coaching. Here is a place where families will gather as one community and where the neighborhood and the city can enjoy highly competitive tennis.

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 consist 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. The existing gates at the entry will be removed. 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.

Landscaping shall be native to the region, so as not to add undue hardship to this water sensitive area. All irrigation and drip watering systems shall comply with City of Corona Ordinances for water efficient landscaping using low volume systems and "smart" controllers.

The ultimate goal of the A+F Tennis Center is to allow students of tennis to become great players, to enhance community connections and to bring the first state-of-the art tennis facility to Corona.

Operation:

Operationally, the tennis center will be open Monday thru Thursday from 8:00am to 9:00pm. On Fridays and Saturdays from 8:00am-10:00pm and on Sundays from 8:00am to 8:00pm.

Tournaments still must be approved and sanctioned by USTA, therefore, there are no official dates or times established at the time of this letter. A typical tournament scenario would be Friday and Saturday 8:00am to 4:00pm, then Sunday 8:00am to 2:00pm.

The lighting design intent is that when a court is occupied, this will activate the lights for a certain period of time from a local control station at the courts. The light fixtures will then switch off if no motion is detected for a set amount of time or if the time set on their court's control station runs out.

All of the courts will have a local time clock/motion function; this will allow only the courts being used to be lit. All of the courts' local controls will then be controlled by a master time clock function which will limit the time the courts are allowed to be turned on so that the courts can only be turned on during operational hours.

Additional design considerations so as not to adversely impact the neighborhood, all tennis courts are recessed into the site and not visible from Foothill Parkway, nor State Street. Along the western border near Foothill Parkway, the Client has, in communication with the neighbor, decided to raise the grade higher in order to set the site wall at a higher elevation to screen car headlamps from shining into his private residence.

For high volume events, such as tennis tournaments, estimated 6-8 times per year, the Client shall provide additional parking offsite at Santiago High School. Please refer to the proposed shuttle map enclosed herein. To support this, the Client has obtained a letter of agreement with Santiago High School, to provide shuttle service between the high school and this location.

Sincerely,

Maurita N. Harris, AIA, NCARB, LEED AP, CSBA

PHX Architecture
Project Architect/Applicant

On behalf of:
Maria and Rudolfo Franco (Owners)