



Legislation Details (With Text)

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On agenda: 11/7/2018 **Final action:**

Title: City Council consideration of Conditional Use Permit 17-003 (CUP17-003), to establish a tennis center consisting of 11 tennis courts, one grandstand court for tournaments, a 4,633 square foot recreation building, and a 686 square foot restroom/classroom building (located on the north side of Foothill Parkway and west of State Street (1695 E. Chase Drive) in the Agricultural Zone (Applicant: PHX Architecture for Rudolfo & Maria Franco)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report.pdf, 2. Staff Report with Attachments.pdf

Date	Ver.	Action By	Action	Result
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AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 11/7/2018

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration of Conditional Use Permit 17-003 (CUP17-003), to establish a tennis center consisting of 11 tennis courts, one grandstand court for tournaments, a 4,633 square foot recreation building, and a 686 square foot restroom/classroom building (located on the north side of Foothill Parkway and west of State Street (1695 E. Chase Drive) in the Agricultural Zone (Applicant: PHX Architecture for Rudolfo & Maria Franco)

RECOMMENDED ACTION:

That the City Council:

1. Take no action, thereby affirming the Planning and Housing Commission's action granting CUP17-003, based on the findings contained in the staff report and conditions of approval.

-OR-

2. Set the item for review at a subsequent meeting.

ANALYSIS:

The property owners and applicant of Conditional Use Permit 17-003 (CUP17-003) are Rudolfo and Maria Franco, who are proposing to develop their property into a tennis center for recreational purposes. The size of the property is 4.98 acres located near the intersection of Foothill Parkway and State Street (west side). The zoning of the property is Agriculture (A), which allows public recreational facilities with the approval of a conditional use permit. This is the reason for CUP17-003.

The tennis center is intended to be a place where children and adults can come to learn how to play tennis with access to state-of-the-art facilities and coaching. The facility proposes to have a 4,633 square foot recreation building, 686 square foot restroom/classroom building, 11 practice tennis courts, and one grandstand tennis court for tournaments.

The applicant's tennis center is designed to orient towards Foothill Parkway making this frontage the front yard while the frontage on State street is considered the side yard. The main access to the site is located on Foothill Parkway with a secondary access point located on State Street. The easterly driveway on Foothill Parkway will operate as the main entrance and will allow for ingress-only (right-in) driveway. No exiting will be permitted from this driveway. A new deceleration lane will be constructed in front of the driveway to allow vehicles to enter the site without impeding westbound traffic on Foothill Parkway. The westerly driveway on Foothill Parkway will operate as an egress-only (right-out) driveway. Vehicles will not be able to make left-turn movements from Foothill Parkway into the site as Foothill Parkway contains a raised center median in front of the project site.

The existing driveway on State Street will be utilized as a secondary access point for the tennis center. The driveway is designed as a one-way entry-only driveway and will be gated and accessible only to staff.

The development standards under the Agricultural Zone require a minimum front yard setback of 25 feet to be provided along Foothill Parkway. A side yard setback of 15 feet is also required along State Street and all interior side lot lines, and a rear yard setback of 10 feet is required along the northerly property line. The tennis center is capable of meeting all the required setbacks under the zone, except for the front yard requirement for which the applicant is concurrently processing a variance (V17-001) with the CUP to eliminate the front yard setback in order to accommodate the center's on-site parking.

The tennis center will be open daily. The hours of operation shown in the below table are for the recreation building and tennis courts. The applicant does not have tournament dates for the center yet as tournaments must be approved and sanctioned by the United States Tennis Association (USTA). However, tournaments are likely to be held on a Friday or Saturday from 8:00 a.m. to 4:00 p.m., and Sunday from 8:00 a.m. to 2:00 p.m.

HOURS OF OPERATION

Days of the Week	Hours Open
Monday through Thursday	8:00 a.m. to 9:00 p.m.

Friday & Saturday	8:00 a.m. to 10:00 p.m.
Sunday	8:00 a.m. to 8:00 p.m.

Based on comments expressed by nearby residents at the Planning and Housing Commission meeting regarding the potential lack of available parking during tournaments, the applicant has provided additional information to staff regarding the process and schedule for tournaments from USTA. The tournament director is responsible for setting tournament dates. Once that is done, the director sets the size of the draw, meaning the maximum number of players allowed to compete. After the entries are received, the director creates the draw, which includes player match ups and match times. Both USTA and ITF require a minimum of one hour between matches. By way of example, the director could have a draw of 64 players in a tournament and with 12 courts available at the proposed facility, the schedule would be staggered to have 24 players in the first round at 9:00 a.m., 24 players in the second round at 12:00 p.m. and 16 players in the final round at 3:00 p.m. The average match time at the amateur level is approximately 1 hour 15 minutes. Not all 64 players are at the facility at the same time and the schedule allows for a transition between rounds and matches.

On-site Parking and Satellite Parking

The recreation and classroom buildings are required to be provided with one parking space for every 250 square feet of floor area. Based on the size of the buildings, a total of 22 parking spaces are required. For the 12 tennis courts, one parking space is required for every three courts, which results in 36 parking spaces required. In total, 58 parking spaces are required. The facility's parking lot is capable of accommodating 60 parking spaces.

Satellite parking is also made available at Santiago High School via shuttle bus/van service. Santiago High School is located approximately 1,600 feet west of the site on Foothill Parkway. An agreement between the applicant and school will allow competitors and spectators attending tournaments at the tennis center to utilize the school's parking lot on tournament days in the event overflow parking is needed. Tournament attendees would be shuttled from the school to the tennis center via California Avenue, Taber Street, and State Street where the shuttle would enter the site from the secondary driveway located on State Street. The shuttle will not be able take a direct route from the school to the project site via Foothill Parkway because Foothill Parkway contains a raised concrete median in front of the project site that would prevent left-turn movements into the project site.

Architecture

The applicant is proposing a "Santa Barbara" look for the one-story recreation building, which has white stucco walls, travertine stone along the base, and dark grey barreled shaped steel roof tiles. The south elevation which will be visible from Foothill Parkway features a porte-cochere clad in Corten steel which has a decorative rustic-like appearance. The auxiliary classroom building will be remodeled to complement the architecture and colors of the recreation building. The materials and colors proposed for the buildings are harmonious with the Spanish architecture and other similar styles found throughout the South Corona area. The buildings are no more than 17 feet in height which complies with the 30-foot maximum building height limit prescribed by the Agricultural Zone.

Perimeter Fencing and Tennis Court Fencing

The applicant will be maintaining the six-foot high walls along the west, north, and east perimeters.

Through an agreement with the neighboring property owner to the west, the wall along the west perimeter near Foothill Parkway will be reconstructed as the applicant will be raising the grade along that perimeter in order to set the block wall at a higher grade to screen car headlights from the facility's parking lot from shining into the neighboring residence.

The applicant will be lowering the five-foot high wall along Foothill Parkway to three feet to include two feet of wrought iron on top for an overall height of five feet. Also, the existing gates at both driveways on Foothill Parkway will be removed.

Tennis courts may be enclosed by fences, walls or hedges up to a maximum height of 12 feet, provided that the enclosure is set back a minimum of three feet from the side and rear property lines. The applicant's tennis courts will be enclosed with 10-foot high chain link fences which will be set back five feet from the side and rear property lines, exceeding the minimum three-foot setback requirement.

CUP17-003 contributes to General Plan Policies 1.1.1, 1.1.2, and 1.1.3, which encourage Corona as being a community that contains various uses to support the diverse needs of Corona's residents, enhance the City's fiscal viability, and to minimize the need for Corona residents to travel to surrounding communities for recreational services.

COMMITTEE ACTION:

The Infrastructure Committee at its meeting on August 3, 2016, discussed the proposal. The Committee encouraged the applicant to engage with the nearby residents to address concerns they may have regarding this type of use near the residents.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant has paid all the required application processing fees.

ENVIRONMENTAL ANALYSIS:

Per Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the City's Local Guidelines, a Mitigated Negative Declaration was prepared for the project because the initial study identified that the project's potentially significant effects to the environment are capable of being mitigated to less than significant. Therefore, based on the project mitigation identified in the Mitigated Negative Declaration, there is no substantial evidence, in light of the whole record before the City, that the project may have a significant effect on the environment.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of October 8, 2018, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Ruscigno/Carrillo) and carried unanimously with Chair Norton and Commissioner Dunn absent, that the Planning and Housing Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and Resolution No. 2521 granting CUP17-003 based on the findings contained in the staff report and conditions of approval. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: DARRELL TALBERT, CITY MANAGER

EXHIBITS

1. Locational and Zoning Map.
2. Site Plan for CUP17-003.
3. Planning and Housing Commission Staff Report.
4. Draft Minutes of the Planning and Housing Commission meeting of October 8, 2018.

APPLICANT INFORMATION

PHX Architecture for Rudolfo & Maria Franco, 15990 N. Greenway-Hayden Loop, Suite C-100, Scottsdale, AZ 85260