

Agenda Report

April 19, 2010

TO: Honorable Mayor and City Council
FROM: Planning & Development Department
**SUBJECT: PRE-DEVELOPMENT PLAN REVIEW OF THE VALLEY HUNT CLUB
NEW MASTER PLAN**

RECOMMENDATION:

This report is being provided for information only.

BACKGROUND:

This project summary is being presented to the City Council as part of Pre-development Plan Review (PPR) guidelines, which directs staff to present a report for projects of community-wide significance to the City Council for informational purposes only.

PROJECT DESCRIPTION:

The proposed project is a 20-year term new Master Plan for the Valley Hunt Club located at 520 S. Orange Grove Boulevard. New development envisioned under the master plan includes: 1) new construction of a one-level subterranean parking garage with capacity for 58 cars, and replacement of the existing surface lot at Orange Grove Boulevard and Palmetto Drive with a 41-space parking lot for a total of 99 cars at this location; 2) temporary parking at the Caltrans property at the end of the Palmetto Drive cul-de-sac for 80 cars during construction of the parking garage; 3) the construction of one 150 square foot accessory structure (Swim Coaches Office); 4) construction of one or two multi-use structures totaling approximately 6,000 square feet; 5) realignment of Tennis Court 7 with existing courts to the property line on Palmetto Drive; 6) replacement of existing plant nursery at approximately 1,000 square feet; 7) upgrade and expansion of the snack bar with 270 square feet; 8) establishment of tents for special events on a seasonal basis. Total net new square footage is approximately 6,370 square feet.

The area covered under the proposed Master Plan is the 4.5-acre Valley Hunt Club campus at the southeast corner of Orange Grove Boulevard and Palmetto Drive. The club campus has a zoning designation of PS (Public/Semi-Public District). The surrounding zoning and land uses are: RM-16 (multifamily residential, 16 du/net acre) for the property fronting Orange Grove Boulevard immediately north of the club campus, and RS-4 (single-family residential, 4 du/net acre) for the properties along the northern

frontage of Palmetto Drive. To the east, properties are also zoned RS-4 with three single-family properties lining the southern frontage of Palmetto, while one large multifamily property (existing non-conforming) completes the remainder of the block. South of the project site, multifamily residential uses are established on the RM-16 zoned parcels fronting the north side of California Boulevard. The northeast corner of Orange Grove/California is also zoned RM-16 but it maintains a single-family use. Finally, land uses west of the club campus include multifamily uses on RM-16 zoned properties along Orange Grove Boulevard and single-family residential uses on RS-4 zoned properties down the side streets.

PREDEVELOPMENT MEETING SUMMARY:

On February 25, 2010, a Pre-Development Plan Review (PPR) meeting for the project was conducted between the applicant and city staff. The purpose of the PPR process is to offer direction to applicants about their projects and present a schedule and sequence for entitlements and permits for the new construction. At the PPR meeting, staff and the applicant and architect reviewed the project and discussed the following issues:

General Plan Review

The General Plan designation for the project site is Institutional. This category is used to designate public land uses, including schools, colleges, libraries, fire stations, police stations, convention centers, museums, governmental offices, utility stations, and hospitals. The proposed new master plan for the Valley Hunt Club is consistent with this General Plan designation. All activities of the proposed master plan would occur within the boundaries of the existing institutional zone with the exception of the temporary parking on the Caltrans parcel during construction of the parking garage. The Caltrans property is designated a PS zone.

Environmental Review

An Environmental Initial Study is required. The project will be reviewed to determine whether further review is necessary in the form of an Environmental Impact Report, or whether a Negative Declaration or Mitigated Negative Declaration will be prepared. Given the project's size and location, it is not known at this time whether significant traffic and circulation impacts would result. A Traffic Analysis has been requested for the project by the Transportation Department. Staff will prepare and circulate the Initial Study for public review after Transportation Department staff has reviewed and accepted the Traffic Analysis.

Trees

According to the submitted information, nine trees are proposed to be removed as part of the Master Development Plan Amendment. The proposed tree removals will be analyzed as part of the master plan amendment and the environmental review for the amendment.

Design Review: A master plan may establish design thresholds for future building projects approved under the master plan. Under PMC §17.61.030, new construction 5,000 square feet up to 25,000 square feet is reviewed by the Planning Director. Using this base threshold, future Building Options 1 and 2 (3,000 square feet each) proposed under the master plan would be exempt from design review along with the snack bar expansion (270 square feet) and coach's office (150 square feet).

Historic Preservation Review: The clubhouse is not designated as a historic resource and does not appear to be eligible for such designation. The recessed front porch was filled in to capture the space as offices and a coatroom. The appearance of the structure is substantially altered from its original 1908 appearance. However, it is of local interest as an example of a small scale, turn-of-the-century lodge. As such, special consideration should be given to the clubhouse in the master planning process. A Certificate of Appropriateness is not required for the temporary disassembly of the porte-cochère. However, staff is considering attaching conditions of approval to ensure that the disassembly, storage, and restoration of the porte-cochère meet the City's design guidelines for historic preservation.

Public Art Requirement: The project is not subject to the public art requirement.

Street Dedication and Widening Requirements: The applicant would be responsible for construction of improvements consisting of concrete curb, gutter, sidewalk, wheelchair ramp. The improvements would include the relocation and upgrading of affected streetlights and other utilities.

The applicant is requesting consideration of an agreement with the City for a five-foot subterranean encroachment under the sidewalk of Palmetto Drive along the north edge of the parking garage. The applicant cites the narrow north/south dimension of the North Parking Lot as rationale for consideration of the agreement.

TENTATIVE TIMELINE:

February 25, 2010	Pre-Development Plan Review Meeting with Applicant
May 2010	Anticipated Receipt of Master Plan Application
June 2010	Circulation of draft Environmental Initial Study and Public Review
July 2010	Community Meeting (date and location to be determined)
August 2010	Planning Commission Advisory Review
September 2010	City Council Review

FISCAL IMPACT:

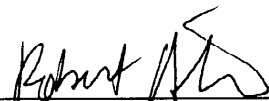
The project will generate plan check and permit fees in an amount that cannot be determined at this time.

Respectfully submitted,



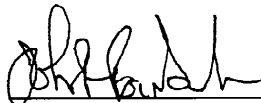
STEVE MERMELL
Assistant City Manager

Prepared by:



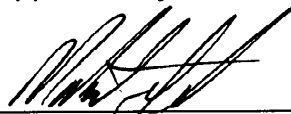
Robert Avifa
Planner

Concurred by:



JOHN R. POINDEXTER
Planning Manager
Planning & Development Department

Approved by:



MICHAEL J. BECK
City Manager

Attachment:

Attachment A – Proposed Master Development Plan

