

# Agenda Report

**DATE:** JULY 26, 2004

**TO:** CITY COUNCIL

**FROM:** CYNTHIA J. KURTZ, CITY MANAGER

**SUBJECT: PREDEVELOPMENT PLAN REVIEW FOR THE PROPOSED VALLEY HUNT CLUB MASTER DEVELOPMENT PLAN**

## **RECOMMENDATION:**

This report is being provided for information only.

## **BACKGROUND:**

This project summary is being presented to the City Council as part of Predevelopment 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. The applicant, the Valley Hunt Club, has submitted an application for an updated Master Development Plan including the following components: 1) expansion of tennis viewing facilities; 2) inclusion of two adjacent residential parcels in the scope of the Master Development Plan; 3) implementation of a Zoning Map and General Plan Amendments to annex one aforementioned parcel into the PS (Public/Semi-Public) Zone of the existing institution; and 4) construction of a partially subterranean, two-level 57-space parking garage.

## **PROJECT DESCRIPTION:**

The area covered under the proposed Master Development Plan is the current 4.5-acre Valley Hunt Club campus at the southeast corner of South Orange Grove Boulevard and Palmetto Drive, and two adjacent residential properties, one located at 570 South Orange Grove Boulevard and the other located at 328 Palmetto Drive. The club campus has a zoning designation of PS—Public/Semi-Public District. The zoning designations for 570 South Orange Grove Boulevard and 328 Palmetto Drive are RM-16-1 (Multifamily-Residential/16 dwelling units per net acre) and RS-4 (Residential Single-Family/4 dwelling units per net acre) respectively. The surrounding land uses are multifamily residential for the property fronting Orange Grove Boulevard immediately north of the club campus, and single-family residential for the properties along the

northern frontage of Palmetto Drive. To the east, single-family residences front the two parcels to the immediate east of the project site, and multifamily residential is located at the far southeastern end of Palmetto Drive. South of the project site, multifamily residential uses are established on the parcels fronting Orange Grove and California Boulevards. Finally, land uses west of the club campus include multifamily and single-family residential uses for the properties along the western frontage of Orange Grove Boulevard.

The existing club campus contains four buildings—clubhouse, sports center, tennis viewing pavilion, locker rooms and storage—comprising a total of 34,860 square feet. The remainder of the site is comprised of surface parking lots, tennis courts, swimming pool and terrace. There are currently 114 on-site surface parking spaces accessed from Orange Grove Boulevard and Palmetto Drive.

The properties proposed for annexation are currently utilized as private residences. The property at 570 South Orange Grove Boulevard comprises 5,076 square feet, and is proposed for adaptive reuse assuming the club is able to acquire the property. Likewise, the property at 328 Palmetto Drive comprises 3,679 square feet is proposed for relocation or demolition. Historical analysis of 328 Palmetto Drive property concluded that the residence and garage do not meet the criteria for eligibility as either a City landmark or National Register of Historic Places. The Valley Hunt Club does not own 570 South Orange Grove, however, the current owners have agreed to be included in the Master Development Plan. Inclusion of this property in the Master Plan identifies potential future expansion of the club and PS-Zone—it is not a zone change or entitlement.

New construction proposed includes a remodeled and expanded tennis-viewing pavilion of 3,320 square feet and a partially subterranean, two-level 57-space parking garage located at the site of the current employee parking lot and 328 Palmetto Drive. The garage would be nine feet in height and cover approximately 28,000 square feet. The parking garage would be accessed from Palmetto Drive. Total on-site parking would accommodate 164 vehicles, a net increase of 50 vehicle spaces.

With regards to parking issues, it should be noted that the site complies with the off-street parking requirements of the Zoning Code. Pursuant to the Zoning Code, Clubs and Lodges are required to provide ten parking spaces per 1,000 square feet used for assembly purposes. The Clubhouse has 9,017 square feet of area that falls under this classification (dining room, occasional dining areas, assembly rooms, cocktail areas). Therefore, 91 parking spaces are required ( $9,017 \text{ sq. ft.} / 1,000 \text{ sq. ft.} \times 10 \text{ spaces} = 91 \text{ parking spaces}$ ). The Club provided thirty-two additional parking spaces in 1999, when the conversion of 560 South Orange Grove to the fitness center occurred. Currently, 114 parking spaces are provided on-site. Full implementation of the Master Development Plan as proposed would increase meeting/dining room space by approximately 1,500 square feet. This additional square footage would require 15 parking spaces. The site currently meets the required on-site parking requirement with the proposed improvements. Additional parking developed under the proposed Master

Plan would contain member and guest parking on the club property thereby reducing intrusive impacts to the adjacent residential neighborhood the immediate east.

### **PREDEVELOPMENT MEETING SUMMARY:**

On May 15, 2003, 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 existing club site is Institutional. The General Plan designation for 570 South Orange Grove Boulevard and 328 Palmetto Drive is Medium-Density Residential and Low-Density Residential respectively. A General Plan Amendment to change these designations to Institutional would be necessary to incorporate these parcels into the Valley Hunt Club use and expand the boundaries of the existing PS zone. Concurrently, a Zoning Map Amendment (zone change) for 570 South Orange Grove RM-16 (Multi-family residential -16 units per net acre) to PS (Public and Semi-Public) and 328 Palmetto Drive RS-4 (Single Family Residential - 4-units per net acre) to PS would be also necessary to expand the present institutional use onto these parcels. Implementing the requested General Plan Amendment and Zone Changes would allow the proposed expansion of the existing institutional use into current residentially zoned areas.

Environmental Review: An Initial Environmental Study is required. The impacts will be reviewed and the study will 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. The environmental review process would identify mitigation measures to reduce potential impacts to a level of insignificance. A Traffic Impact and Parking Analysis has been requested for the project by the Transportation Department. Staff will circulate the Initial Study for the revised application after Transportation Department staff has reviewed and accepted the Traffic Impact and Parking Analysis.

Design Review: The project requires concept and final design review by the Design Commission.

Historic Preservation: The project requires review by the Historic Preservation Commission for a Certificate of Appropriateness.

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

Street Dedication and Widening Requirements: The project would be required to implement 15-foot radius property line corner rounding at the southeast corner of the intersection of Orange Grove Boulevard and Palmetto Drive and at the northeast corner of the intersection of Orange Grove Boulevard and California Boulevard. In addition,

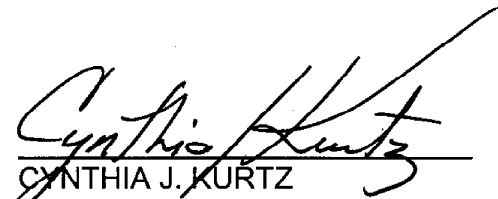
the applicant would be responsible for construction of improvements consisting of concrete curb, gutter, sidewalk, wheelchair ramp, and other work necessary to construct standard 25-foot radius curb. The improvements would include the relocation and upgrading of affected streetlights, signals, and other utilities.

**TIMELINE:**

May 15, 2003	Pre-Development Plan Review Meeting
September 16, 2003	Master Plan Application Submitted
October 16, 2003	Initial Study Posted for Public Review
October 29, 2003	Community Meeting at La Casita del Arroyo
November 4, 2003	Applicant Request to Revise Application
May 5, 2004	Revised Master Plan Application Submitted
June 10, 2004	Traffic Impact and Parking Analysis Requested
July 26, 2004	PPR presentation to City Council
October 2004	Staff circulates Initial Environmental Study Community Meeting (location to be determined) Historic Preservation Commission Advisory Review
November 2004	Design Commission Advisory Review
December 2004	Planning Commission Advisory Review
January 2005	City Council Review

**FISCAL IMPACT:** The applicant will pay all fees required for the design review process. The project will also generate plan check and permit fees, in an amount that cannot be determined at this time.

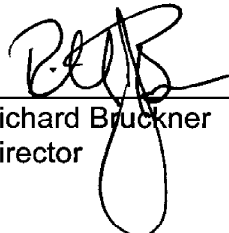
Respectfully submitted,

  
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Approved by:

  
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Director

Attachment 1: Project Site Plan and Elevations  
Attachment 2: Predevelopment Plan Review Report