

**ITEM 6.1: Conditional Use Permit Modification – 2600 Eureka Rd. – SERSP PCL 80 – Johnson Ranch Sports Club Pickle Ball Courts – PL22-0027**

**REQUEST**

The applicant requests approval of a Conditional Use Permit Modification to convert seven (7) existing tennis courts into 24 pickle ball courts.

Applicant/Owner – Larry Gilzean, Johnson Ranch Sports Club

**SUMMARY RECOMMENDATION**

The Planning Division recommends that the Planning Commission take the following actions:

1. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to three (3) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

The applicant has reviewed and is in agreement with the recommended conditions of approval. A neighborhood meeting was held on February 22, 2022 and neighbors presented concerns with the proposed project. A discussion of these concerns is included in the Public Outreach section of this report.

**BACKGROUND**

The project site is located at 2600 Eureka Rd. on Parcel 80 of the Southeast Roseville Specific Plan (SERSP). The project site is approximately 11.3 acres in size, and has a land use and zoning designation of Parks and Recreation (PR). This facility, known as the Johnson Ranch Sports Club Annex, is the southern portion of the Johnson Ranch Sports Club, and includes group exercise, cycle, and fitness areas, Tots Club recreation and babysitting areas, locker rooms, a swimming pool, an outdoor basketball court, and the seven outdoor, lighted tennis courts. The emphasis on the southern property is family activities and group exercise classes. Additional facilities are located to the north of Eureka Rd., which focuses on fitness, adult swimming, tennis, and other court sports. A parking lot with 168 spaces serves the northern facility, while the subject parcel has a 190 space parking lot.

On September 19, 1991, the Project Review Commission approved a Use Permit requiring Site Review to approve a 23,805 square foot clubhouse/multipurpose building, pool, racquetball and tennis facilities at the subject site (UP 90-41). A one year extension of the Use Permit (UP 90-41EXT) was approved by the Project Review Commission on November 19, 1992. A second extension approval was granted; however, no action was taken and the original Use Permit expired in January of 1995.

A new Use Permit application was submitted for a slightly larger recreation building (24,272 square feet) and related site amenities, including an outdoor pool, seven outdoor, lighted tennis courts and one basketball court, 170 parking spaces, and related site improvements in 1998 (CUP 98-05, DRP 98-21).

The applicant held neighborhood meeting with the Courtside Village Homeowners Association in May of 1998 to address concerns related to special events, site drainage, fencing, noise, the public address system, lighting, and potential incompatibility with adjacent residences. To address some of these concerns, the tennis courts were moved approximately 75 feet away from the western property line, and an eight-foot-tall masonry wall was constructed on the property line between the single family residences and the facility. Additionally, restrictions on the public address system were adopted with the conditions of approval, as were hours of operation. These concerns were reiterated at the Planning Commission

hearing. Ultimately, the project was approved by the Planning Commission on July 23, 1998, after a continuation from a July 9<sup>th</sup> hearing due to lack of quorum.

In March of 2001, a Conditional Use Permit Modification (CUP MOD) request to expand the hours of operation for the facility, which would have allowed the facility to open at 5:00 AM on weekdays, was denied by the Planning Commission. The neighborhood submitted a petition opposing the request, and ultimately the Planning Commission allowed the facility to utilize outdoor facilities at 7:00 AM.

The current request is for a CUP MOD to convert the seven outdoor, lighted tennis courts into 24 pickle ball courts. The pickle ball courts will be in the same location as the existing tennis courts, and no changes to the lighting or the existing fence location are proposed. A new acoustical barrier is proposed on the fencing to reduce the sound levels below existing levels. No changes to parking or hours of operation for outdoor recreation are proposed. The intent of the modification is to provide facilities for pickle ball, an increasingly popular sport. The Johnson Ranch Sports Club Annex facility would accommodate recreational, league, and tournament play, with an anticipated two to five tournaments per year.

**Figure 1 – Project Site**



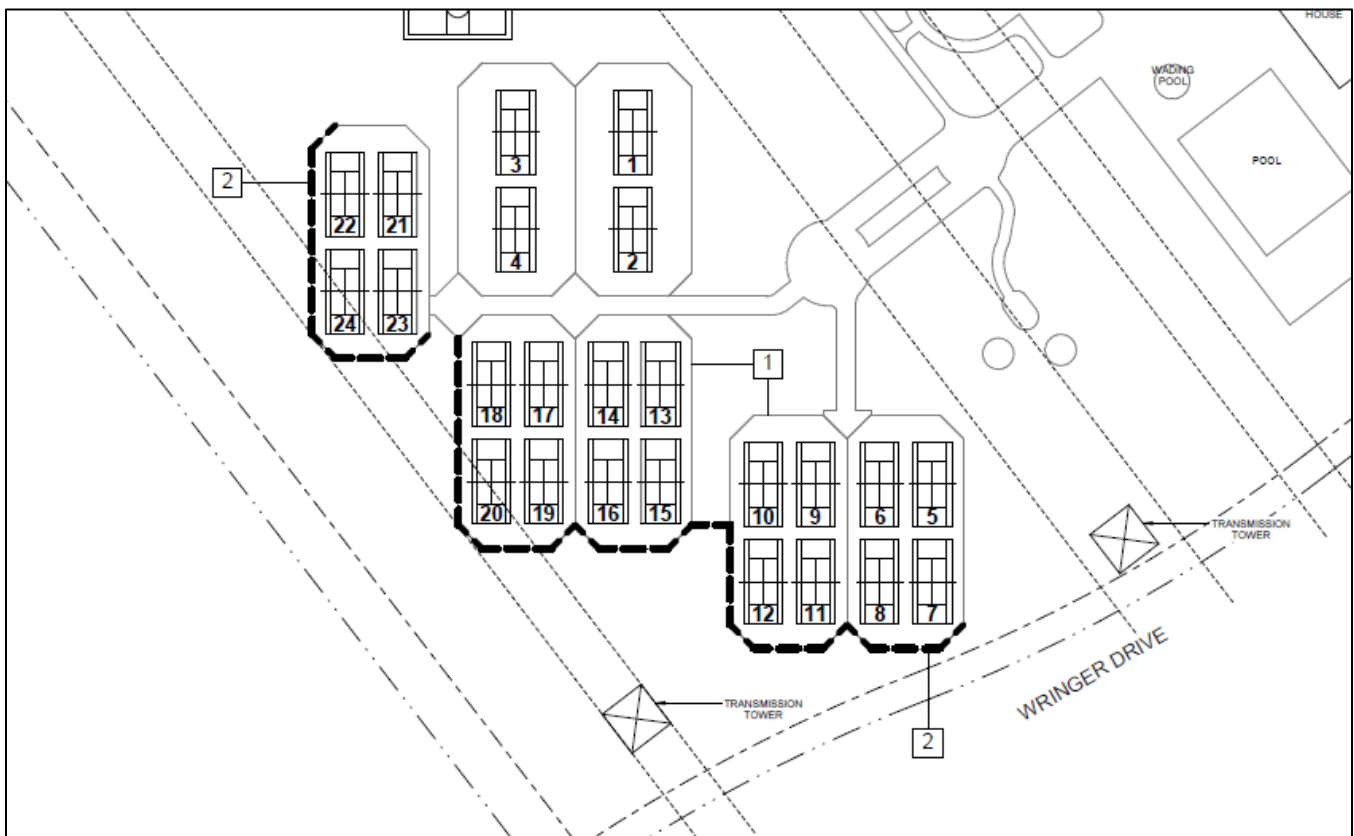
## **EVALUATION**

Section 19.78.060 of the City of Roseville Zoning Ordinance requires that two findings be made in order to approve or conditionally approve a Conditional Use Permit Modification. The two findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

- 1. The proposed modification is substantially consistent with the intent of the original approval.***
- 2. The proposed modification complies with all applicable standards and requirements of this title, with the applicable goal, policies, and objectives set forth in the General Plan, the applicable Community Design Guidelines, and the applicable specific plan.***

The Johnson Ranch Sports Club Annex facility is located on Parcel 80 in the SERSP, which has a PR (Parks and Recreation) land use and zoning designation. Outdoor sports and recreation facilities are permitted in the PR zone with a Conditional Use Permit (CUP).

**Figure 2 – Proposed Pickle Ball Courts**



**Change in Use:** As described in the Background section of this report, the proposed project will convert seven existing tennis courts into 24 pickle ball courts. This includes resurfacing and repainting court surfaces, and new netting for the courts. Existing fencing locations and lighting will be maintained. The change in use will allow higher utilization of this area, as a greater number of games can be played at once. Overall, the proposal is compatible with the existing recreation uses for the facility, and will result in few physical changes to the site.

**Operations and Events:** The Johnson Ranch Sports Club has existing operational limits through the original Use Permit. The hours of operation for indoor activities are 5:00 AM – 10:30 PM Monday through

Friday, and 7:00 AM – 10:00 PM on Saturday and Sunday. Outdoor activities are limited to the hours of 7:00 AM – 10:00 PM with the CUP. Pickle ball activities will include recreational play, drop-in sessions for groups at similar levels of play, small group clinics, leagues, and occasional tournaments. Expected peak play times are from 9:00 AM to 12:00 PM and 5:30-7:30 PM on weekdays, and from 9:00 AM -12:00 PM on weekends.

The Johnson Ranch Sports Club anticipates that the pickle ball courts will host two to five tournaments per year. These would include smaller local or regional tournaments, as well as two or three larger regional or national tournaments. The expected hours for these events would be from 7:30 AM – 8:30 PM. Overflow parking for events can be accommodated in the 168-space parking lot in the club’s northern facility (on the north side of Eureka Rd.) and along public streets in the area.

Fencing: While the existing fencing and location will remain the same with the modification, the project proposes a new acoustical barrier on the perimeter of the pickle ball court fencing. This acoustical barrier, which is an approximately 1/8” thick material barrier that will be mounted onto the existing ten-foot-tall fence, is anticipated to reduce the noise level by five to ten decibels at the court, and one to three decibels at the western property line (at the nearest point, the property line is approximately 75 feet from the pickle ball courts). Therefore, the proposed modification will result is a lower noise level than is currently generated by the outdoor courts. This is substantiated by the Saxelby Acoustics Noise Study prepared on February 9, 2022 (Attachment 2).

Parking: As the total number of courts will increase from seven to 24, staff evaluated the overall parking requirement for the Johnson Ranch Sports Club Annex on the south side of Eureka Rd. The project compared the most recent parking count from June 2018 to the proposed project. A summary of the uses and parking ratios are included in Table 1 below.

**Table 1 – Parking Calculation**

<b>Use</b>	<b>Ratio</b>	<b>June 2018</b>	<b>Proposed Project</b>
Pool House	1:1000	1.66	1.66
Café	1:100	9.25	9.25
Fitness	1:150	13.01	13.01
Aerobics	1:50	29.78	29.78
Spinning	1:150	5.17	5.17
Basketball	2/court	2	2
Storage	1:1000	0.35	0.35
Business	1:300	3.02	3.02
Tots Club	0	0	0
Lobby	1:250	5.18	5.18

Pools	1:100	58	58
Outdoor basketball	2/court	2	2
Tennis (existing), pickle ball (proposed)	2/court	14	48
Activity field	50 per field/2	25	0
<b>Total Required</b>		<b>169</b>	<b>178</b>
<b>Total Provided</b>		<b>190</b>	<b>190</b>
<b>Excess Parking</b>		<b>21</b>	<b>12</b>

The only changes to the table reflect the real usage of the activity field and the tennis courts. The calculation for the activity field has been reduced from 25 to 0, as this area is underutilized and any use tends to be subordinate to Tots Club activities. No parking is attributed to Tots Club, as the only care provided is for the children of adults utilizing sports club facilities. The parking calculation uses the same ratio of two parking spaces per court for both tennis and pickle ball, which have similar play configurations. Therefore, the increased parking requirement for the courts is from 14 to 48 parking spaces. With 190 parking spaces provided, the existing parking lot exceeds the required parking need of 178 spaces. Therefore, there is adequate parking provided to accommodate the proposed change in use.

Overall, the proposed modification is consistent with the original Use Permit for the Johnson Ranch Sports Club, and the project is consistent with the General Plan, SERSP, Zoning Ordinance, and Community Design Guidelines.

**PUBLIC OUTREACH**

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations (RCONA). No comments were received from the RCONA notification.

Additionally, a neighborhood meeting was held at the Johnson Ranch Sports Club on February 22, 2022. Approximately 15 people attended the meeting, and City staff were available to answer questions. After a brief presentation by the applicant, neighbors and sports club members asked questions and expressed concerns about the project. The discussion included trash from events; pedestrian traffic; closure of facilities during construction and alternative access to similar facilities; access to courts for casual pickle ball players to courts during events; and traffic and parking along Ashland Dr., particularly between Eureka and Wringer Dr. One neighbor expressed public safety and accessibility concerns when event attendees park along both sides of the street, stating that they did not believe there was enough space for emergency vehicles to safely maneuver. The representatives from the sports club explained the various access accommodations and improvements for members, and indicated that they would follow up with City staff on the trash and parking comments. The operational plan was later revised to include language about trash pickup following events.

In response to the items brought up at the neighborhood meeting, Planning staff reached out to the Engineering Division, Public Works – Traffic Division, and the Fire Department to investigate whether or not a public safety issue exists with parking on both sides of Ashland Dr. According to the City Improvement Standards, parking on both sides of a street is permitted when the roadway exceeds 36 feet in width. Engineering and Public Works staff confirmed that this portion of Ashland Dr. has 38 feet of pavement, and therefore exceeds minimum standards for street parking. The neighbor had expressed interest in restricting parking along one side of the street during events to maintain emergency vehicle access; however, as adequate street width is available, this restriction is not warranted. This same concern was explored in the 1998 Use Permit application, and the Planning Commission determined that no parking restrictions would be required.

A public notice of the Planning Commission hearing was published on March 11, 2022, and was distributed to all property owners within 300 feet of the project site. A total of two letters have been received, including one submitted prior to entitlement application which included noise concerns, and another which reiterated comments presented at the neighborhood meeting. These letters are included as Attachment 3. No additional correspondence was received prior to staff report publication.

### **CONCLUSION**

The proposed project is consistent with the General Plan, SERSP, Zoning Ordinance, and the Community Design Guidelines. The required findings for the CUP MOD can be made.

### **ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, for Existing Facilities, and Section 305 of the City of Roseville CEQA Implementing Procedures. This exemption is applicable in that the project will be limited to resurfacing and repainting existing tennis courts to a pickle ball court use, which is a minor expansion that does not require new facilities or parking. Additionally, the project does not trigger any of the exception criteria outlined in CEQA Guidelines Section 15300.2. The location is within an existing recreation facility, and is therefore not in a “particularly sensitive environment” (§15300.2 (a)); no significant cumulative impacts or significant effects due to unusual circumstances have been identified (§15300.2 (b) and (c)); and no scenic highways, hazardous waste sites, or historical resources are located on or adjacent to the project site (§15300.2 (d), (e), and (f)).

### **RECOMMENDATION**

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the findings of fact as stated in the staff report and approve the **Conditional Use Permit Modification –2600 Eureka Rd. – SERSP PCL 80 – Johnson Ranch Sports Club Pickle Ball Courts – PL22-0027** subject to three (3) conditions of approval.

### **CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT MODIFICATION FILE #PL22-0027**

1. The project is approved as shown in Exhibits A and B and as conditioned or modified below. (Planning)
2. The proposed project will comply with the original conditions of approval (File # CUP 98-05 DRP 98-21) or as conditioned and modified below.
3. The facility will install and maintain a material acoustical barrier on the pickle ball court perimeter fencing, at locations indicated in Exhibit A. (Planning)

**Attachments**

1. Conditions of Approval, CUP 98-05 and DRP 98-21
2. Saxelby Acoustics Noise Study, February 9, 2022
3. Neighbor Letters, as of March 17, 2022

**Exhibits**

- A. Site Plan
- B. Operations Plan

**Note to Applicant and/or Developer:** Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.