

**ITEM 6.1: Conditional Use Permit Modification – 1435 E. ROSEVILLE PW. – SRSP PCL 14 – Life Time Pickle Ball Courts – PL22-0150**

**REQUEST**

The applicant requests a Conditional Use Permit Modification to allow the conversion of 4 clay tennis courts to 8 hard surface pickle ball courts, as well as the restriping of 3 existing hard surface tennis courts to 6 pickle ball courts at Life Time Fitness. The original CUP was file #2012PL-103.

Applicant/Owner – Megan Eaton, Life Time Property Development

**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 July 18, 2022 and neighbors presented concerns with the operations of the Life Time athletic club as a whole and the creation of noise. A discussion of these concerns is included in the Public Outreach section of this report.

**BACKGROUND**

The project site is located at 1435 E. Roseville Pw. on Parcel 14 of the Stoneridge Specific Plan (SRSP). The project site is approximately 17.2 acres in size, and has a land use and zoning designation of Community Commercial (CC). The project site is the Life Time athletic club and includes a two-story 120,000 square foot facility (75,000 square foot first story and 43,500 square foot second story), with outdoor uses comprised of 14 tennis courts, a 58,600 square foot pool deck and detached bistro, and a 7,100 square foot child activity area. The indoor amenities include men's and women's locker rooms, family lockers, life spa/salon, medi spa, Life Café, recreation area, lounge, gymnasium/basketball courts, activity room, training studio, childcare, indoor lap pool/leisure pool, two whirlpool spas, sauna, sales and administrative offices, laundry room, and pro shop. A parking lot with 643 spaces serves the various uses on-site.

On December 4, 2013, the City Council approved a Zoning Ordinance Amendment to allow Outdoor Sports and Recreation as a conditionally permitted use in the Community Commercial zone as well as a Conditional Use Permit and Design Review Permit to allow construction of the Life Time facility 2012PL-103.

On August 8, 2019 a Conditional Use Permit Modification (CUP MOD) was approved by the Planning Commission (PL19-0193) to expand the hours of operation for the facility, which included allowing the facility to open an hour earlier at 4:00 AM and close an hour later at midnight. The modification also allowed the use of outdoor music for three holidays a year (Memorial Day, July 4<sup>th</sup>, and Labor Day) and one annual event (Yoga Under the Stars). 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 allow the conversion of 4 clay tennis courts to 8 hard surface pickle ball courts, as well as the restriping of 3 existing hard surface tennis courts to 6 pickle ball courts

at Life Time Fitness. A replacement acoustical barrier is proposed on the fencing to reduce the sound traveling toward residents to the northeast. 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.

**Figure 1. Project Site**



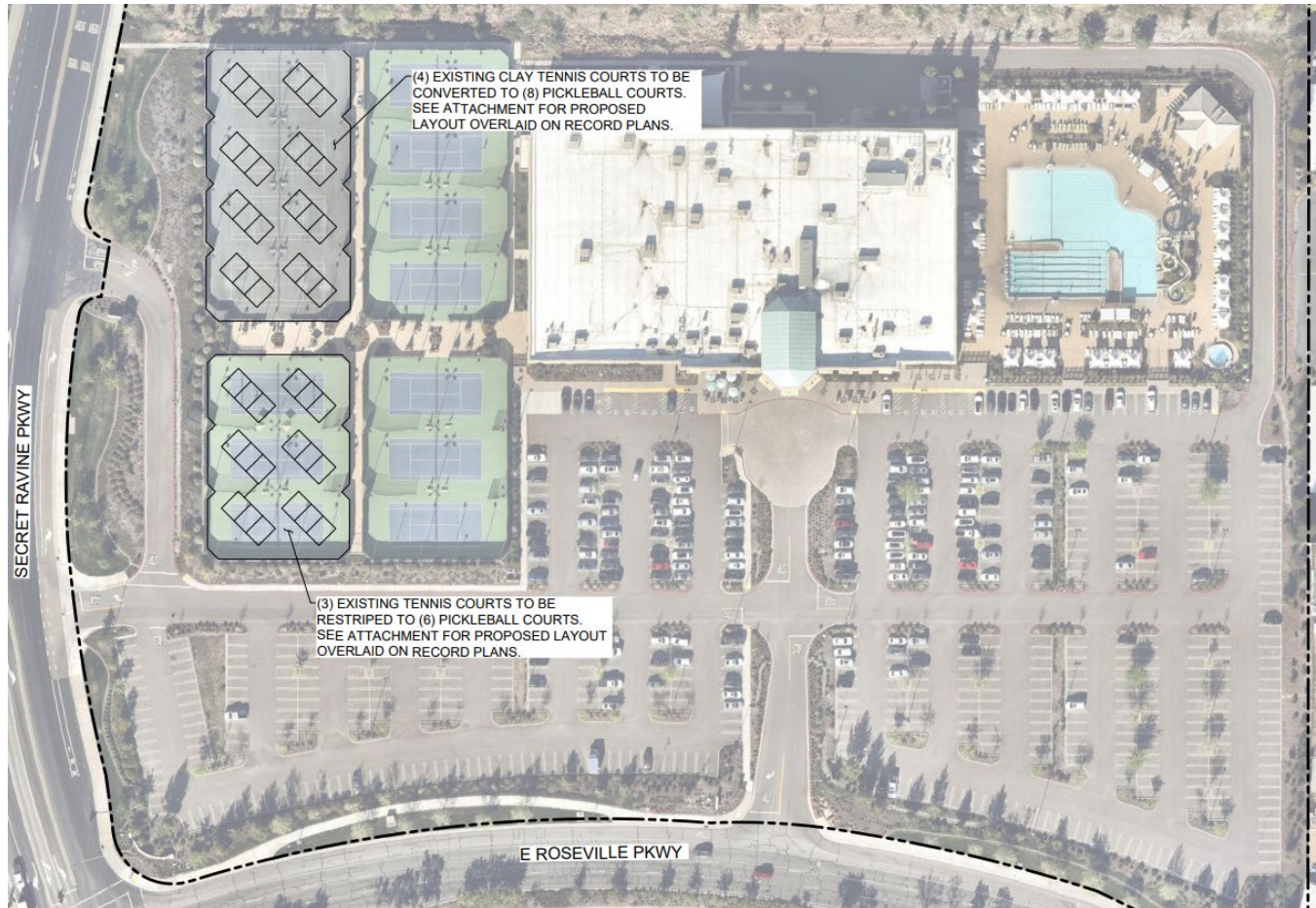
## **EVALUATION**

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 Life Time athletic club is located on Parcel 14 in the Stoneridge Specific Plan, which has a CC (Community Commercial) land use and zoning designation. Outdoor sports and recreation facilities are permitted in the CC 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 14 pickle ball courts (Exhibit A). This includes repainting and restriping the three hard courts and grading and surfacing the four clay 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. The conversion of the courts results in a minor modification to the approved Life Time Operations Plan (Exhibit B).

Operations and Events: The Life Time athletic club has existing operational limits through the original Use Permit and subsequent modification. The hours of operation for indoor activities are 4:00 AM – 12:00 AM seven days a week. Outdoor activities are limited to the hours of 4:00 AM – 12:00 AM for lap swimming and 10:00 AM – 8:30 PM for family and recreational swimming. The existing tennis courts may be used from 8:00 AM – 10:00 PM, except that the four closest courts to single-family residences to the northeast must be closed with lights turned off by 9:00 PM. Pickle ball is proposed to take place during these same hours. Pickle ball activities will include recreational play, drop-in sessions for groups at similar levels of play, small group clinics, leagues, and occasional tournaments. It is expected that Life Time will host 1-3 larger tournaments per year, likely one to be affiliated with the Professional Pickle Ball Association (PPA). The PPA affiliated tournament will likely be a 4-day tournament (9am-7pm). Life Time will also host smaller tournaments that will be far less attended and of lower volume (club tournaments, inter-club tournaments, Mixers, Events). The most active days are anticipated to be Monday- Saturday. The most active times are expected to be 10am-6pm. In the summer, peak times are expected to be

8am-10am, and 6pm-9pm due to the heat. These details are outlined in the Operations Narrative (Attachment 1).

Fencing and Noise: While the existing fencing location will remain the same with the modification, the project proposes a replacement acoustical barrier on the northeast perimeter of the fencing adjacent to residents. This acoustical barrier, which is an approximately 1/8” thick material barrier, will be mounted onto the existing ten-foot-tall fence. A noise study was prepared by Saxelby Acoustics on June 6, 2022 to analyze potential noise that will be created by the addition of the 14 pickle ball courts (Attachment 2). The study analyzed the existing ambient noise environment of the project site and used data from other pickle ball facilities to predict the amount of noise that will be created. The study found the overall noise level would increase by approximately 1 decibel (dBA), which is imperceptible to the human ear except in controlled laboratory environments.

Parking: As the total number of pickle ball and tennis courts will increase from 14 to 21, staff evaluated the overall parking requirement for the Life Time athletic club to ensure a surplus of parking remains. The existing mix of uses resulted in a surplus of 45 parking spaces. A summary of the proposed uses and parking ratios are included in Table 1 below. Changes with this project are highlighted in red.

**Table 1. Parking Calculation**

Use	Parking Ratio	Existing Spaces Required	Proposed Spaces Required
Office	1:250 sf	10	10
Gymnasium (Basketball Courts)	10 per court	20	20
Activity Center (Flex)	1:50 sf	8	8
Activity Gym	1:50 sf	34	34
Studio	1:50 sf	25	25
Indoor Pool Room	1:150 sf	53	53
Massage	1:250 sf	5	5
Advance Training	1:150 sf	51	51
Cardiovascular Equipment	1:150 sf	81	81
Group Fitness	1:150 sf	34	34
Cycle Studio	1:150 sf	11	11
Resistance Training	1:150 sf	15	15
Team Training	1:150 sf	6	6
Pilates	1:50 sf	19	19
Free Weights	1:150 sf	40	40
Yoga	1:50 sf	34	34
Bistro/Cafe	1:150 sf	16	16
Outdoor Pool	1:100 of pool area	108	108
Tennis Courts	2 / per court	28	14
Pickle Ball Courts	2 / per court	n/a	28
<b>Total</b>	-	<b>598</b>	<b>612</b>
<b>Total Provided</b>	-	<b>643</b>	<b>643</b>
<b>Total Surplus</b>	-	<b>45</b>	<b>31</b>

The only changes to the table reflect the new pickle ball courts. 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 all of the courts will increase from 28 to 42 parking spaces. With 643 parking spaces provided, the existing parking lot exceeds the updated required parking

need of 612 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 Life Time athletic club, and the project is consistent with the General Plan, SRSP, 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 Life Time athletic club on July 18, 2022. Three neighbors attended the meeting and City staff were available to answer questions. After a brief presentation by the applicant, neighbors engaged in a conversation with Life Time staff related to noise and club operations. The neighbors did not express concerns with existing noise related to tennis activities. Rather, they reiterated past concerns with noise related to outdoor kids camp activities, outdoor pool area and refuse pickup at the rear of the club. These existing activities are outside the scope of the current CUP modification request for the pickle ball court conversions.

A public notice of the Planning Commission hearing was published on July 29, 2022, and was distributed to all property owners within 300 feet of the project site. No comments were received prior to staff report publication.

### **CONCLUSION**

The proposed project is consistent with the General Plan, SRSP, 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 Section 15301, Class 1 pertaining to Existing Facilities, and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

### **RECOMMENDATION**

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

1. Adopt the findings of fact as stated in the staff report and approve the **Conditional Use Permit Modification – 1435 E. Roseville Pw. – SRSP PCL 14 – Life Time Pickle Ball Courts – PL22-0150** subject to three (3) conditions of approval.

### **CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT MODIFICATION FILE #PL22-0150**

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 and subsequent conditions of approval (File # 2012PL-103, #PL19-0193) or as conditioned and modified below. (Planning)
3. The facility will install and maintain a replacement material acoustical barrier on the pickle ball and tennis court northeast perimeter fencing. This barrier shall provide equivalent noise reduction as recommended in the project noise study (Attachment 2). (Planning)

**Attachments**

1. Life Time Operations Narrative
2. Saxelby Acoustics Noise Study, June 6, 2022

**Exhibits**

- A. Site Plan
- B. Updated 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.