

# Appeal - Oakmont Village Central Park Minor Conditional Use Permit

City Council

March 29, 2016

Susie Murray, City Planner  
Planning and Economic Development

Expand the recreational use at the Central Activities Center by adding four multi-use sport courts, to be used primarily for pickle-ball.

- Involves a Minor Conditional Use Permit (CUP)
  - Policy Statement – All uses require CUP
  - Reduction in parking – Requires a CUP

# Existing Conditions





# Project Location 6633 Oakmont Drive, Santa Rosa

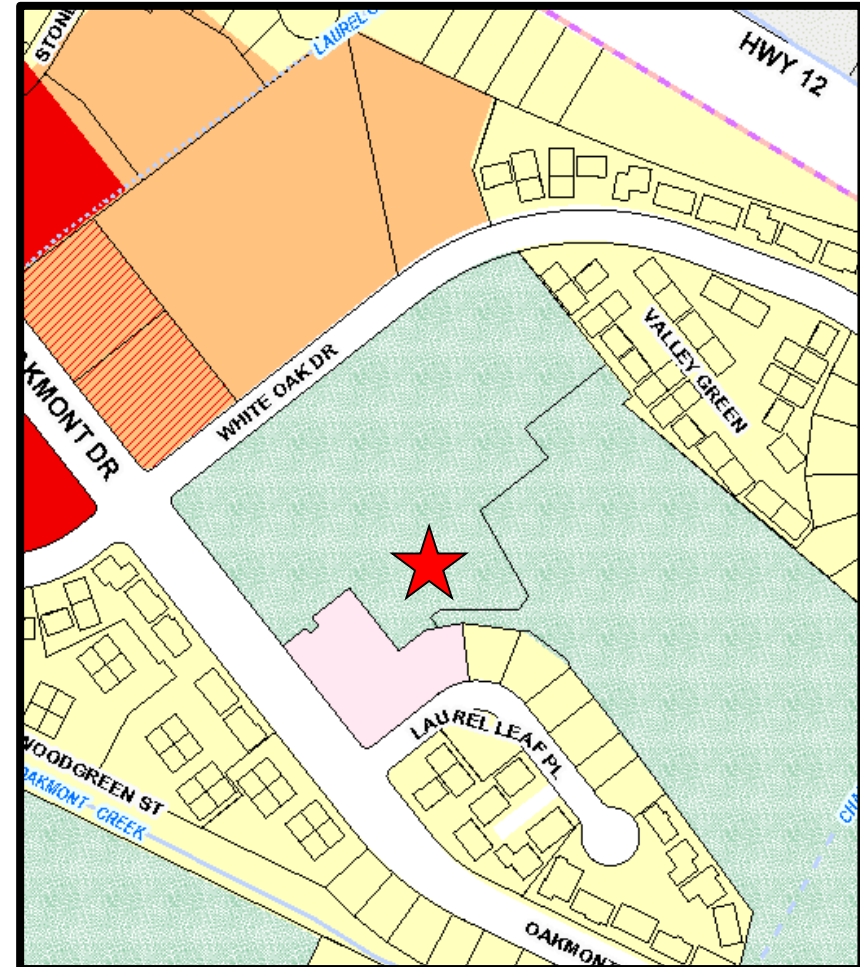


## Applicable Policies

PSF-A-1 Provide recreational facilities and services needed by various segments of the population – including specific age groups, persons with special physical requirements, and groups interested in particular activities – and make these facilities & services easily accessible to all users.

NS-B-5 Reduce noise impacts through site planning. Sound walls are the least desirable alternative.

NS-B-14 Discourage projects that may create ambient noise levels more than 5 dBA DNL above existing background, within 250 feet of sensitive receptors.



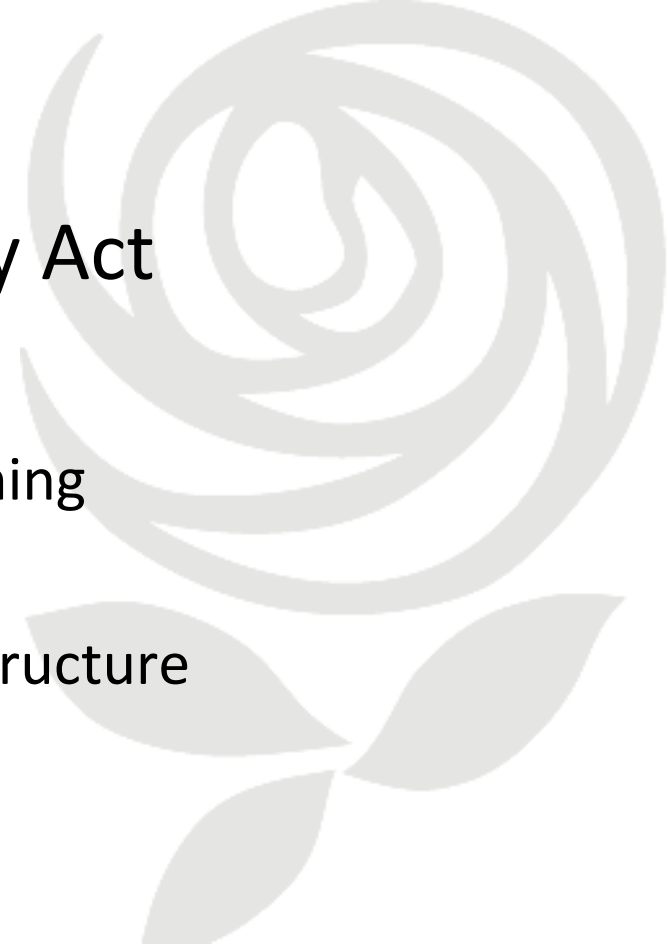


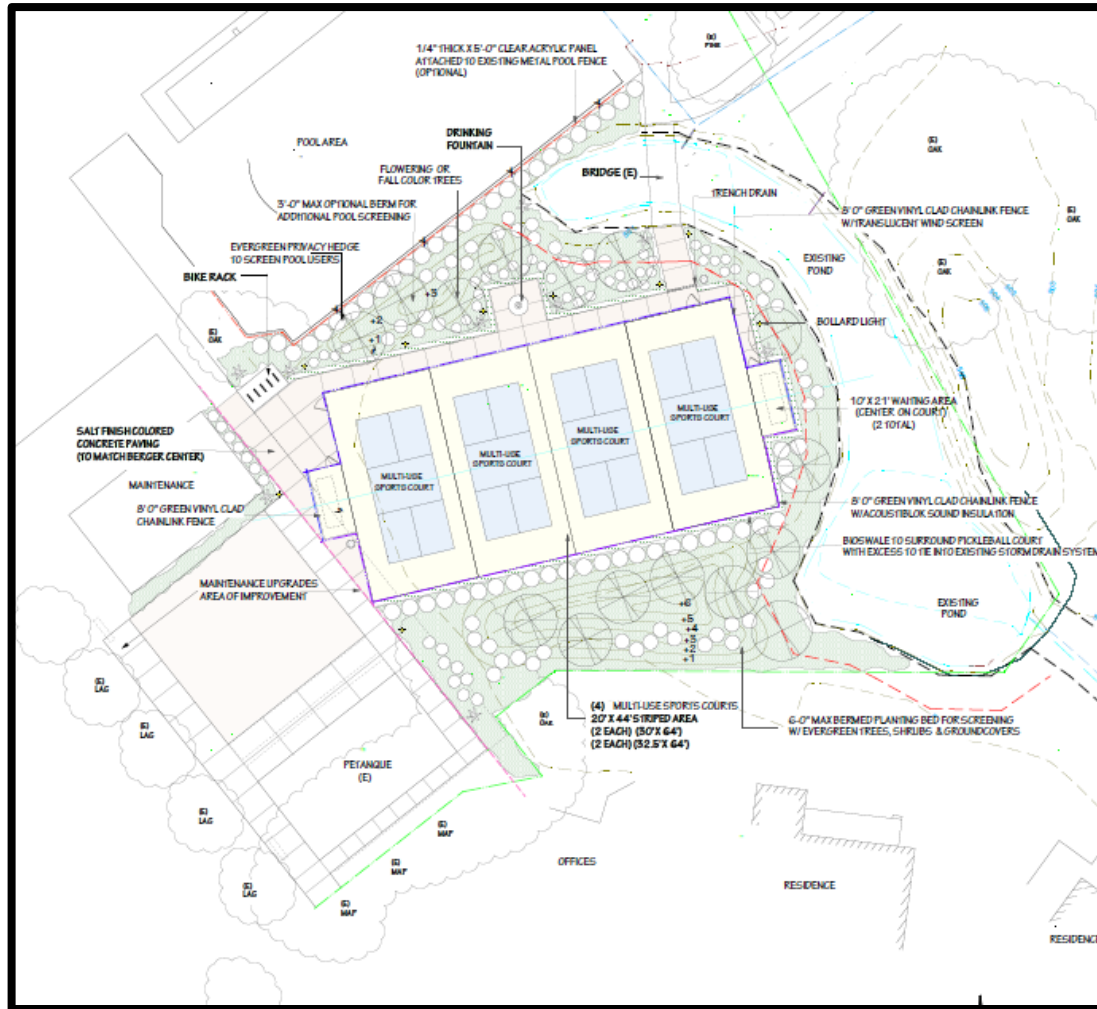
## Conditional Use Permit – Required Findings

- Allowed in the PD zoning district & complies with applicable provisions of Zoning Code
- Consistent with General Plan
- Would be compatible with surrounding land uses
- Site is physically suitable
- Would not constitute a nuisance, be injurious or detrimental to public interest, health, safety, convenience or welfare
- Comply with California Environmental Quality Act

### Found in compliance with the California Environmental Quality Act

- Section 15183 – General Plan and Zoning
- Section 15332 – In-fill
- Section 15303 – Addition of a small structure







## Primary concerns include:

- Elevated noise & hours of operation
- Lack of parking vs. future plans
- Impacts to habitat provided by the pond
- Aesthetics/impacts to views

## View from the northwest



## View from the southeast



- July 5, 2007 - Zoning Administrator approved a parking reduction
- October 21, 2014 - Project applications submitted to Planning and Economic Development
- February 5, 2015 - Notice of Pending Action for Zoning Administrator meeting
- February 17, 2015 - Request for public hearing
- September 15, 2015 - Determination to forward consideration to the Planning Commission



- November 24, 2015 - Notice of Planning Commission Hearing
- November 25, 2015 – Public hearing signs erected
- November 29, 2015 - Notice published in Press Democrat
- December 10, 2015 – Planning Commission approved (5-0-0)
- March 8, 2016 – Appeal hearing continued

- Public hearing sign was incomplete
- The use is not compatible with current and future land uses at the CAC
- The project greatly interferes with other current land uses at the site
- Parking, sound, and visual impact studies are misleading
- The Commission did not address the Visualization Analysis
- Health related effects of using plexiglass as a sound barrier has not been addressed
- Addition of courts will be materially injurious to nearby properties due to noise and blocked views

There are no outstanding issues.

It is recommended by the Planning Commission and the Department of Planning and Economic Development that the City Council deny the appeal and approve a Minor Conditional Use Permit to allow the expansion of the recreation area including the construction of four multi-purpose sport courts and a parking reduction, at 6633 Oakmont Drive.



Susie Murray, City Planner  
Planning and Economic Development  
[smurray@srcity.org](mailto:smurray@srcity.org)  
(707) 543-4348

