

PLANNING COMMISSION RESOLUTION NO. 00-57

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRENTWOOD APPROVING CONDITIONAL USE PERMIT NO. 00-04 TO ALLOW FOR DEVELOPMENT OF A 9,000 SQ. FT. CLUBHOUSE, CONSISTING OF A PRO-SHOP, DINING ROOM/BAR, OFFICE AND BATHROOMS, A DRIVING RANGE AND PUTTING GREEN, A 500 SQ. FT. POOL CABANA WITH A 260 SQ. FT. RESTROOM FACILITY AND A 4,000 SQ. FT. MAINTENANCE BUILDING LOCATED AT THE DEER CREEK COUNTRY CLUB LOCATED SOUTH OF BALFOUR ROAD AND WEST OF FOOTHILL DRIVE (APN 007-100-006, 007-090-031, AND 010-010-010).

WHEREAS, SunCal Companies has submitted a conditional use permit application to allow for development of a 9,000 sq. ft. clubhouse, consisting of a pro-shop, dining room/bar, office and bathrooms, a driving range and putting green, a 500 sq. ft. pool cabana with a 260 sq. ft. restroom facility and a 4,000 sq. ft. maintenance building; and

WHEREAS, the Planning Commission of the City of Brentwood, on August 15, 2000 considered said application for said uses and facilities; and

WHEREAS, said Conditional Use Permit has been publicly noticed in accordance with City policies and California Government Code Section 65090; and

WHEREAS, a duly noticed public hearing for this request was advertised in the Ledger-Dispatch on August 4, 2000, and mailed to property owners within 300 feet of the site as required by City Ordinance and Government Code Section 65090; and

WHEREAS, the City previously certified an Environmental Impact Report (EIR 90-2) prepared for Tentative Tract No. 7690 and the uses proposed in said Conditional Use Permit application were included within the scope and analysis contained in said environmental document, therefore, no additional environmental documentation is necessary; and

WHEREAS, the Planning Commission of the City of Brentwood has held a public hearing, reviewed the request for conditional use permit and the design review application and the staff report, considered all public testimony, has studied the compatibility of the applicant's request with adjacent land uses, and finds that:

1. The project is consistent with the General Plan and Zoning Ordinance, provided the conditions of approval are implemented, as pertinent General Plan policies encourage the development of high quality residential neighborhoods within the City that will provide a balance mix of land uses, including recreational and open space facilities such as golf-related facilities provided for in this project.
2. The location, design, and operating characteristics of the proposed use, as conditioned, will not adversely affect abutting properties and the surrounding neighborhood, as the project is sufficiently set back and separated from other properties, and appropriate parking facilities, lighting, access and circulation, and provisions regarding operating characteristics have been provided for in conditions of approval.

WHEREAS, the Planning Commission has reviewed said design review request and has studied the compatibility of this request with adjacent land uses, and has considered the project in accordance with the design and site development review criteria identified in Section 17.820.006, 007 and 008 of the Brentwood Municipal Code and finds that;

1. The location and design of the proposed use as conditioned will not affect abutting properties and the surrounding neighborhood; and
2. The requested architectural design, site improvements, etc., as conditioned, are compatible with the surrounding neighborhood; and
3. The subject site (as conditioned) has adequate pedestrian, vehicular circulation and parking will not have any adverse environmental impacts on surrounding properties; and
4. The availability of public facilities and utilities as conditioned is adequate to serve the proposed use.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Brentwood does hereby take the following action:

Approves Conditional Use Permit No. 00-04 to allow for the development of a golf course clubhouse, consisting of a pro-shop, dining room/bar, office and bathrooms, a driving range and putting green, a pool cabana with a restroom facility, and maintenance building subject to those conditions attached to and made a part of this resolution.

These permits shall terminate on August 29, 2001, one (1) year from the effective date of the granting, unless actual operation under valid permits has begun within said period or written request has been submitted to the City for an extension of time as allowed under the Zoning Ordinance.

This action is final unless an appeal is filed pursuant to Chapter 17.880 of the Brentwood Municipal Code within fourteen (14) calendar days following Planning Commission action.

ADOPTED by the Planning Commission of the City of Brentwood at its special meeting of August 29, 2000, by the following vote:

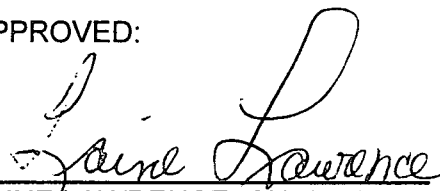
AYES: Chairman Lawrence, Commissioners Cowling, Alves, Shipley and Kerchner

NOES: None

ABSENT: None

ABSTAIN: None

APPROVED:


Laine Lawrence
LAINE LAWRENCE, CHAIRMAN

ATTEST:


Mitch Oshinsky
MITCH OSHINSKY,
COMMUNITY DEVELOPMENT DIRECTOR

CONDITIONS OF APPROVAL FOR
CONDITIONAL USE PERMIT NO. 00-04

Responsible
Department/Agency

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| _____ | Planning | 1. | The conditional use permit shall substantially conform with the project description plans and elevations and other information, dated stamped received March 31, 2000, on file with the Community Development Department, unless modified by other conditions of approval contained herein. |
| _____ | Planning/ Building/ Engineering/ Police | 2. | The Developer shall comply with the standard Conditions of Approval for Commercial Design Review, dated April 1999, hereby incorporated by reference, unless modified by the Planning Commission. |
| _____ | Engineering | 3. | Irrigation of the golf course shall utilize non-potable water from the City's reclaimed water system. The developer shall connect to the new trunk line in Balfour Road and pay their fair share of the costs associated with the pipeline and pump station, subject to the satisfaction of the City Engineer. |
| _____ | Engineering | 4. | Prior to the golf course opening, or issuance of the building permit for the clubhouse, which ever occurs first, the roadway development fee shall be paid for a full service golf course facility. Said fee shall be as specified in the Brentwood Development Fee Program. |
| _____ | Engineering | 5. | Prior to occupancy of the clubhouse or the opening of the golf course the applicant shall complete Foothill Boulevard from Balfour Road to Concord Avenue subject to the satisfaction of the City Engineer. |
| _____ | Planning/ Engineering | 6. | The developer shall submit a golf cart circulation plan for review and approval by the City Engineer and the Director of Community Development prior to issuance of building permit for the clubhouse, opening the golf course for business, or issuance of any building permits in villages "B" through "H". |
| _____ | Engineering | 7. | The developer shall dedicate all wetland open space outside of the golf course to the City of Brentwood as permanent open space. This open space shall be included in the Lighting and Landscaping District for the project or some other means of maintaining the open space shall be approved by the City. |

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| _____ | Planning/ Engineering/ Police | 8. | A lighting plan for the parking area and the exterior of the building shall be submitted to the Community Development Department, the City Engineer and Police Department for review and approval. Said lighting shall be installed prior to the commencement of operations for the clubhouse, dining room/bar, golf course, putting green, and driving range, whichever occurs first. |
| _____ | Police | 9. | The applicant shall notify the Police Department in advance of special events or activities at the dining room/bar or clubhouse. Said notification may include information regarding the nature of the event, the projected number of persons attending and other information as may be determined necessary by and in a format acceptable to the Police Department. |
| _____ | Engineering/ Police | 10. | The applicant shall submit a plan for the installation of signage on any public street where the golf cart circulation path intersects with said public street. Said signage is to provide notification that alcohol in open containers is prohibited within any public right-of-way. Said signage plan shall be submitted to the City Engineer and Police Department for review and approval prior to installation. Signage shall be installed prior to the commencement of operations of the clubhouse, dining room/bar, golf course, putting green, and driving range, whichever occurs first. |
| _____ | Planning/ Building | 11. | The clubhouse, restrooms and maintenance building shall employ a concrete tile roof material. Said material and color, compatible with the colors and materials of the approved clubhouse, shall be submitted to the Community Development Department for review and approval prior to the issuance of a building permit. |
| _____ | Planning/ Building | 12. | The applicant shall add wood trim around all windows and doors and accent stone to the exterior of the maintenance building to enhance the visual appearance of the building. |
| _____ | Planning | 13. | A detailed landscaping plan shall be submitted to the Community Development Department for review and approval prior to issuance of a building permit. Said landscaping plan shall include additional trees planted 30 foot on center along the west and south ends of the maintenance building. |
| _____ | Planning | 14. | If signage is desired for any of the facilities, a separate |

application for sign design review shall be submitted to the Community Development Department for review and approval prior to the installation of said signage.

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| _____ | Planning/ Building/ Engineering | 15. | The applicant shall construct a six (6) foot high masonry wall, instead of the proposed chain link fence with barbed wire, around the entire maintenance building facility, as shown on the submitted plans. Said wall design shall match the masonry wall design that is being used throughout Subdivision 7690. A detailed masonry wall design plan shall be submitted to the Community Development Department for review and approval prior to issuance of any building permits. The maintenance building shall be constructed as per the plans submitted by Nuvis, Landscape Architects and Planning, date stamped August 23, 2000. |
| _____ | Planning | 16. | The applicant shall work with Staff to redesign the roof of the maintenance building. Said design shall include dormers and or cupolas to reduce the roof massing of the building. |
| _____ | Planning/ Building | 17. | The restrooms located out on the golf course shall be accented with the same type of stone veneer that is to be used on the clubhouse. |
| _____ | Planning/ Building | 18. | The applicant shall construct a masonry wing wall around the fertilizer containment building to help screen it from view. |
| _____ | Planning | 19. | The applicant shall construct the golf course tee box markers to match the stone light bollards that will be used to light the parking lot. Said tee box markers do not need to be light but should include the hole yardage and hole number. |