Todd Smith, Planning Director
Planning and Environmental Review

Dave Defanti, Interim Director
Department of Community Development

County of Sacramento

August 16, 2022

Ethan Conrad Properties
1300 National Drive, Suite 100
Sacramento, CA 95834
ATTN: Felice Arredondo

Sent Via Email:
farredondo@ethanconradprop.com

Subject Property:	City Sports – Crestview Village, Carmichael
Site Address:	4760 Manzanita Ave, Carmichael, CA 95608
Assessor's Parcel Number:	236-0070-016-0000
Control Number:	**PLNR2022-00196**

Felice Arredondo,

Planning and Environmental Review (PER) received your request to determine whether pursuant to Section 3.7.4.A of the Sacramento County Zoning Code (Zoning Code), the 300 person capacity identified for an indoor general recreation facility is limited to the areas utilized for indoor recreational activities (i.e. areas used for fitness activities) or for the entirety of the area occupied by an indoor general recreation facility enterprise (i.e., entire floor area). As concluded below, the occupancy load is based on the entire usable floor area occupied by the indoor general recreation facility enterprise.

An indoor general recreation facility use (City Sports) is proposed to be located at 4760 Manzanita Avenue (subject property), approximately 130 feet north of the Manzanita Avenue and Winding Way intersection, in the Carmichael/Old Foothill Farms community within unincorporated Sacramento County. Attachment 1 contains preliminary plans depicting the layout of the indoor general recreation facility use at the subject property, which include open fitness areas, fitness rooms/offices, locker rooms, kid's play area, and storage rooms occupying approximately 38,000 square feet of ground floor area. The subject property developed with a large multi-tenant commercial building and parking areas. The subject property is zoned interim Shopping Center (SC) within the Manzanita District of the Fair Oaks Boulevard Special Planning Area (SPA).

Per SPA Section 3B2, land uses within the Manzanita District area shall be those uses permitted in the underlying zone as governed by the Zoning Code. Pursuant to Section 409-61 in Title IV of the Zoning Code, those uses permitted in the interim SC zone shall be those uses specified in the Light Commercial (LC) zone in the Zoning Code. Per Table 3.1 of the Zoning Code, "general recreation facility, indoor" exceeding a 300-person

capacity shall require a Conditional Use Permit by the Zoning Administrator in the LC zone subject to use standards provided in Section 3.7.4.A of the Zoning Code. The referenced use standards reiterate "an indoor recreation facility with a capacity exceeding 300 persons… shall be subject to a Conditional Use Permit by the Zoning Administrator."

The Zoning Code does not state that the 300-person capacity would be limited to only area utilized for fitness activities. The Zoning Code states "an indoor recreation facility with a capacity exceeding 300 person" which implies this capacity encompasses the occupancy load of the entire floor area occupied by an indoor recreation facility. The occupancy load would be determined by the Building Permits and Inspection (BPI) Division and Sacramento Metropolitan Sire District (Sac Metro, fire protection district with jurisdiction). As such, should BPI and Sac Metro determine that the occupancy load of the floor area occupied by City Sports exceeds a 300-person capacity on the subject property, a Conditional Use Permit by the Zoning Administrator and accompanying Design Review approval is required prior to establishing an indoor recreation facility on the subject property. The fees associated with the identified entitlement/reviews are as follows:

- Conditional Use Permit (UPZ), $8,958; and
- Design Review (DRS-minor, presumed minor-level as façade improvements appear to be proposed), add $1,090. If additional site improvements are required (i.e. additional parking to serve the use then the DRS level will be elevated to a DRS-major ($3,010)

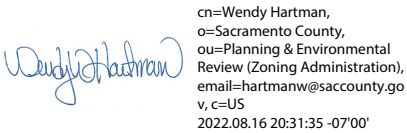
The hearing body for the above entitlement/reviews would be the Zoning Administrator. Note that processing may take between 9 to 12 months. Discretionary projects may also be subject to environmental review, pursuant to the California Environmental Quality Act (CEQA). Should environmental review be required for the proposed project, an additional deposit will be requested for the preparation of the required environmental document. Note that if environmental review is required, billing for the project convert from flat fee to billing on a time-and-materials basis. Should the deposit be depleted, the applicant would be invoiced on a monthly basis.

To begin the entitlement process, please complete the General Application Form. Please be sure to follow the checklist for required submittal documents. A Design Review supplemental form will also be required. Please refer to the Design Review Program website for more information about the Design Review Program. Electronic submittals can be made by emailing complete applications and required plans to Planning-applications@saccounty.net.

Any persons dissatisfied with this determination may file a written Notice of Appeal, accompanied by a filing fee, pursuant to Section 6.1.3 of the Zoning Code. Questions pertaining to this letter should be directed to Michelle Nagao, Associate Planner, at nagaom@saccounty.net. The contents of this letter pertains to land use only and does

not address compliance with building codes, fire codes, occupancy, etc. and those questions must be directed to the appropriate agencies. For general land use, planning and development information, please visit our website at www.per.saccounty.net or email us at sacplan@saccounty.net.

Sincerely,



Wendy W. Hartman, AICP
Principal Planner

WWH/mkn

ATTACHMENTS

Attachment 1 – Preliminary City Sports Floor Plan







SCOPE OF WORK

DEMOTION:
DEMO EXISTING CURB CUT AND SIDEWALK FOR LARGER CURB CUT
DEMO EXISTING STOREFRONT AND GLASS - TYPICAL OF THREE BAYS
DEMO EXISTING STUCCO WALL FOR NEW STOREFRONT - 8' +/-WIDE X 10'HIGH
DEMO EXISTING ROUNDED ARCHWAYS TO SQUARE OFF - TYPICAL OF 2
DEMO EXISTING CENTER OPENING UP TO 18'-6"
DEMO EXISTING WINDOWS - TYPICAL OF 2
DEMO EXISTING HALF ROUND STUCCO TRIM - PATCH TO BE FLAT
DEMO EXISTING CORNICE ON TOP PARAPET - 2.5'h X 125' +/-.
DEMO ROOF AND STRUCTURE FOR NEW RAISED ROOF - 25'W X 70'L

NEW WORK:
NEW CURB CUT - 18'-4" WIDE
NEW ALUMINUM STOREFRONT & GLASS - 20'W X 10'H 1" INSULATED GLASS
NEW ALUMINUM STOREFRONT, GLASS, AND ENTRY DOORS - 20'W X 18'-6H
NEW ALUMINUM STOREFRONT, GLASS, AND EXIT DOOR - 8'W X 10'H SINGLE DOOR
NEW ENTRY PORTAL FRAMED AROUND THE EXISTING STUCCO STOREFRONT CANOPY - LONG BOARD SIDING
NEW ENTRY PORTAL SIGNAGE
NEW RAISED ROOF WITH CLERESTORY WINDOWS 25'W X 70'L X 8'H+/-
NEW 5/8" TYPE X GYP BOARD FROM CEILING TO ROOF ABOVE - +/- 8'H X 140'W
NEW BEND METAL ENCLOSURE OF EXISTING STEEL BEAM HEADER IN CENTER ENTRY BAY

STRUCTURAL:

250 Sutter Stree, Suite 450
San Francisco, CA 94108-4461
415.974.6002
mcgarchitecture.com

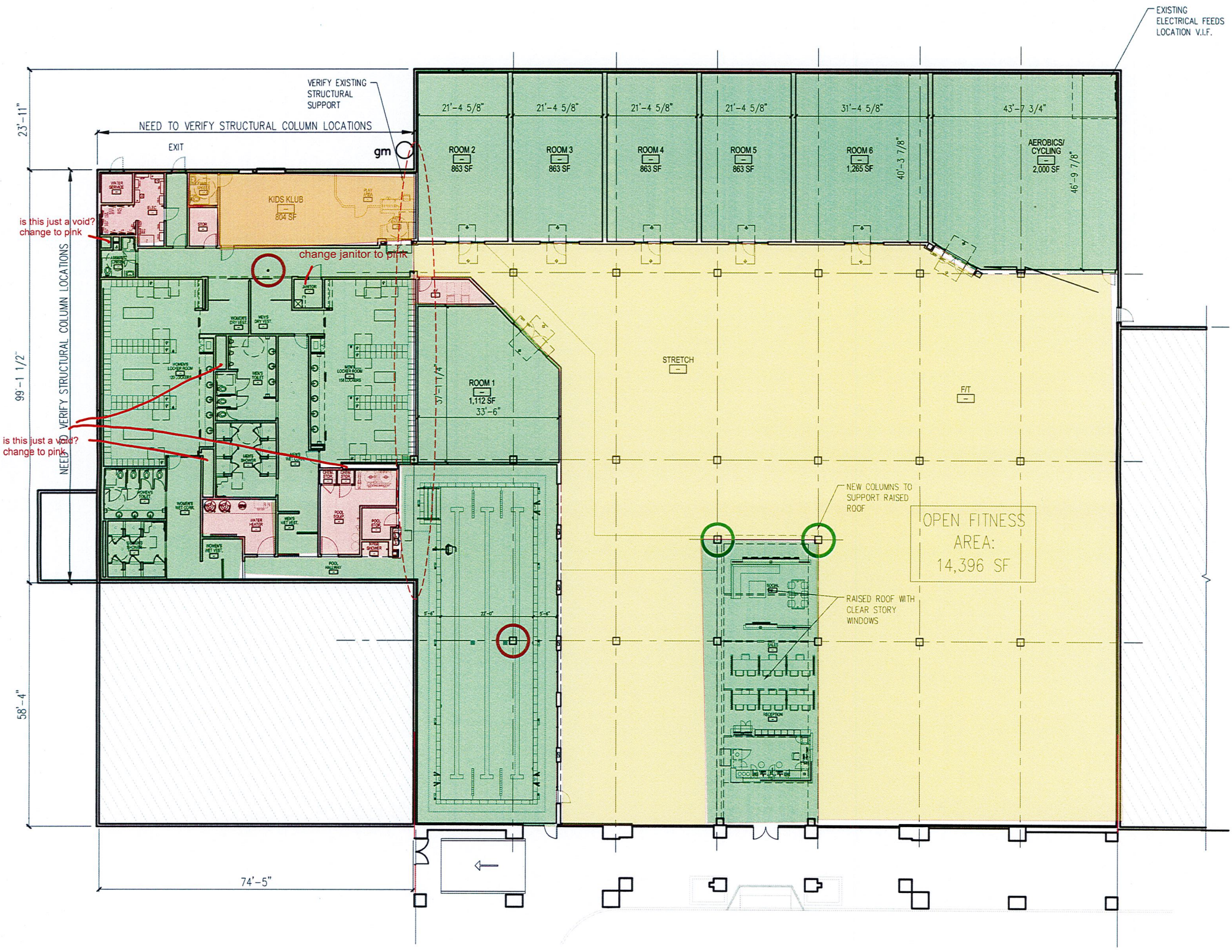
mcgarchitecture.com

A-3 Assembly

B- Business

I-4 Daycare

S-2 Storage/MEP



New Columns

Columns to be relocated

N

Ground Floor Level

Ground Floor - 37,848 S.F.

TOTAL - 37,848 S.F.

GENERAL NOTES:

1. Information provided for design intent only. Design professional of record is responsible for verification of all applicable code requirements. Wall types illustrated are for preliminary space planning only; the design professional shall be responsible for code conformance and floor plan development per LAF's programming criteria. These plans are specifically not for use as layers to be imported into documents / files or to be used as tracing underlayment(s) for construction documents / files by the professional of record for this or any other project.

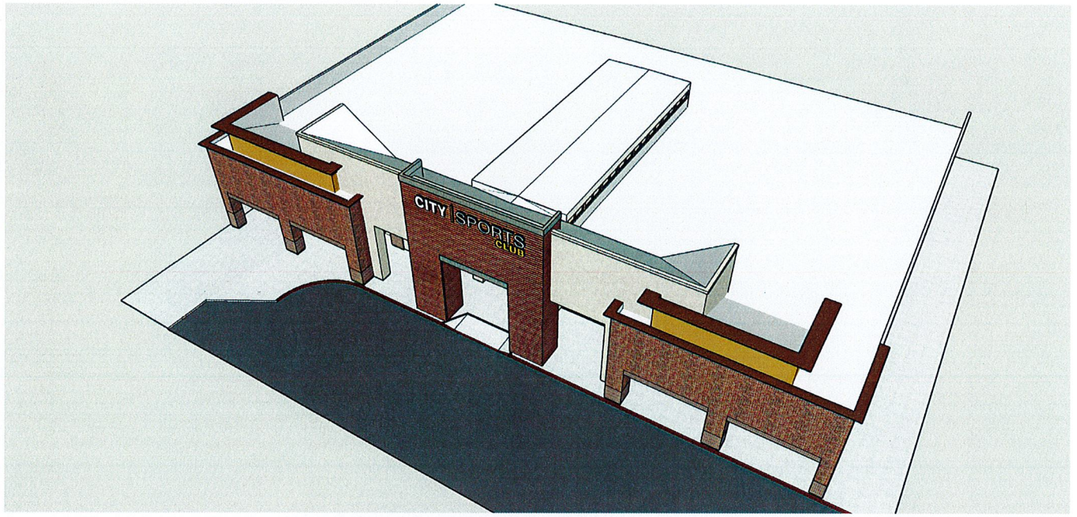
2. Ground floor area tabulation is the gross leasable area measure from the exterior surface of exterior walls, face of glass and from the center of Tenant demising partitions, including interior columns; excluding arcades, bump-outs, elevators, shafts, leave-outs. Existing mezzanines at the rear of the premises will not be counted unless they provide usable space such as electrical room or if they are large enough for fitness use.

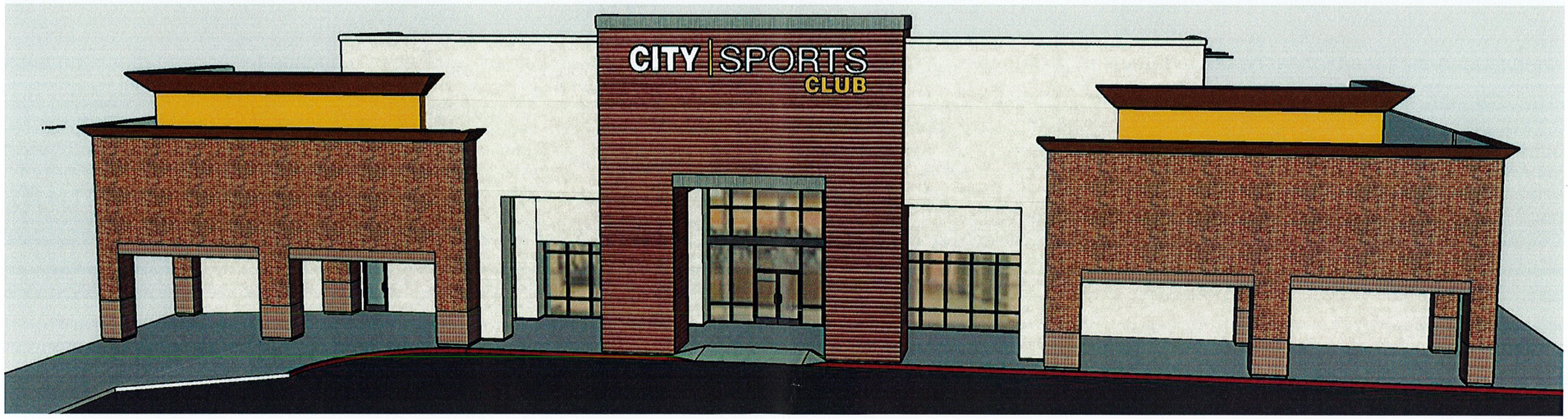
CITY | SPORTS CLUB

02 - Floor Plan - Carmichael, CA (Manzanita Ave.)

06.14.22







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