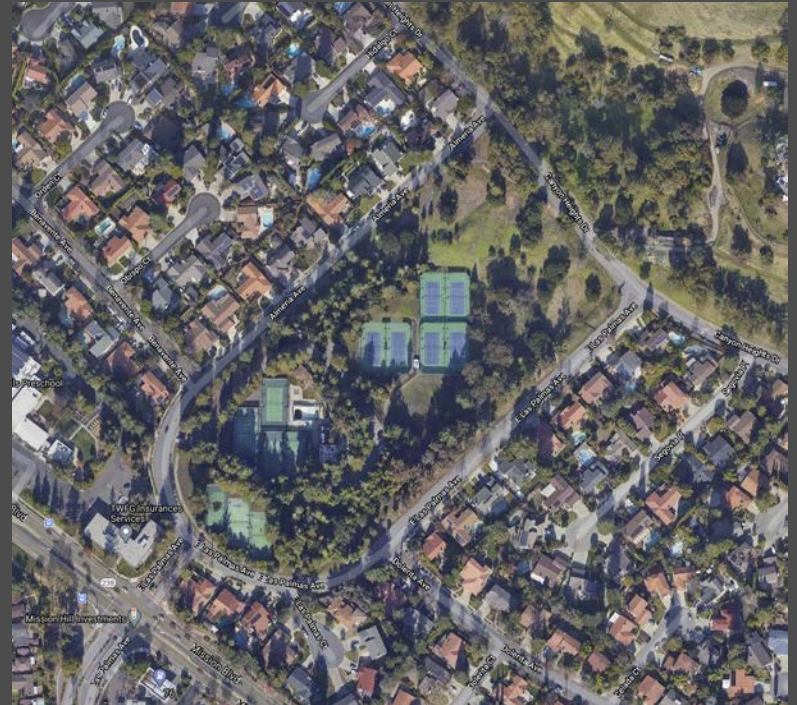


Mission Hills Swim and Tennis PLN2020-00256

City Council
January 19, 2021



Tonight's Presentation

- Project Background and Introduction
- Analysis and Recommendations
- Questions?

Entitlements

- Rezoning to a new Planned District
- Conditional Use Permit
- Discretionary Design Review Permit

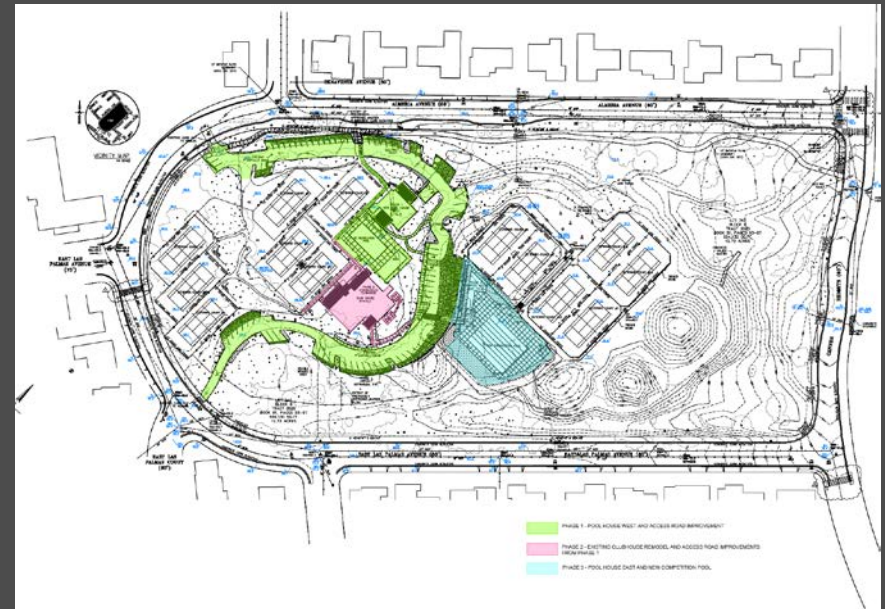
Background and Introduction

- 13-acre site
- General Plan – Private Open Space
- Zoning – P-2014-65
- Surrounding Uses
- History of club development



Proposed Project

- Phase 1 (green)
 - Demo and rebuild pool house
 - Parking and driveway improvements
 - Public improvements
- Phase 2 (red)
 - Remodel existing clubhouse
- Phase 3 (blue)
 - Swimming (lap) pool and pool house



Evolution of the Development Plan

- Maintaining and preserving landscaping/open space
- Improving existing pedestrian facilities
- Minimizing grading
- Ensuring the scale of the new buildings and materials fit character of the site

Architecture

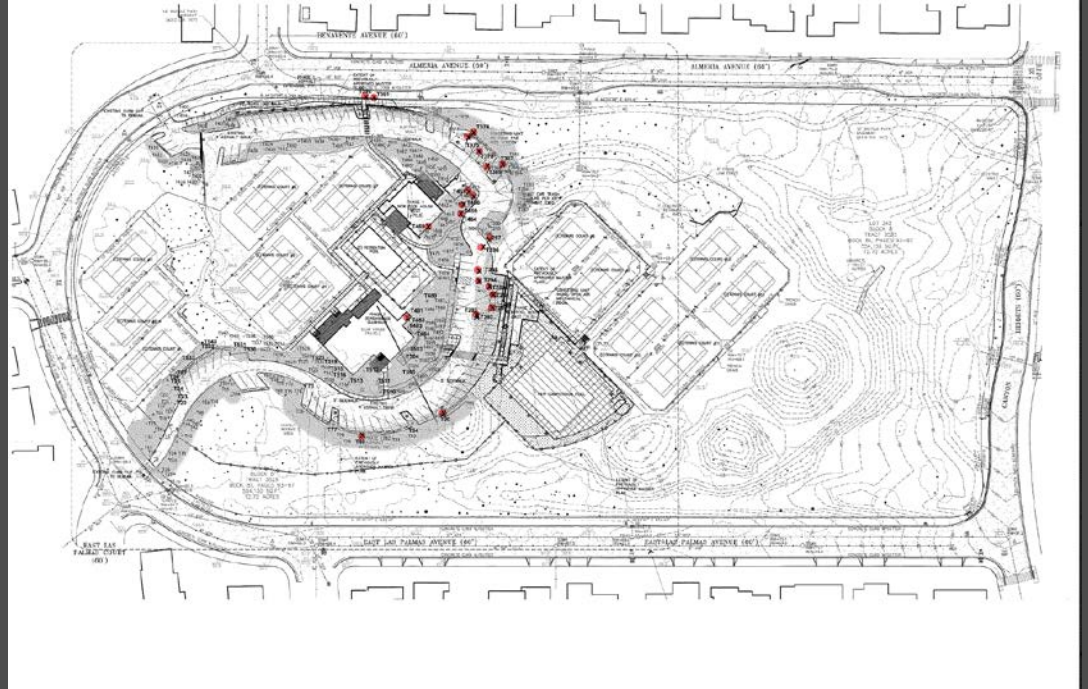
- Naturalistic and rustic architecture
 - Minimal building heights
 - Horizontal siding with earth tones
 - Large window systems



Remodeled Clubhouse

Open Space and Landscaping

- 612 trees onsite
- 24 trees to be removed and mitigated
- Update landscape and maintenance agreement



Parking

- 79 spaces required
- 91 spaces proposed

Table 1: Parking Calculation

<i>Function</i>	<i>Parking Ratio/Standard</i>	<i>Units/Square Feet (SF)</i>	<i>Required Spaces</i>
Tennis clubs and courts, private and public	2 per court, plus 5 per KSF clubhouse area in excess of 1,000 s.f.	13 courts 5,251 s.f. club	26+21=47
Swim Clubs and Swimming Pools	20 per pool, plus 5 per cabana area in exceed of 1,000 s.f. with a minimum of 5.	988+2,459=3,447	20+12=32
Total Required Parking:			79 spaces
Proposed Parking:			91 spaces

General Plan

- Land Use Designation – Private Open Space
- General Plan goals and policies:
 - Complete neighborhoods
 - Massing and scale
 - Green building standards

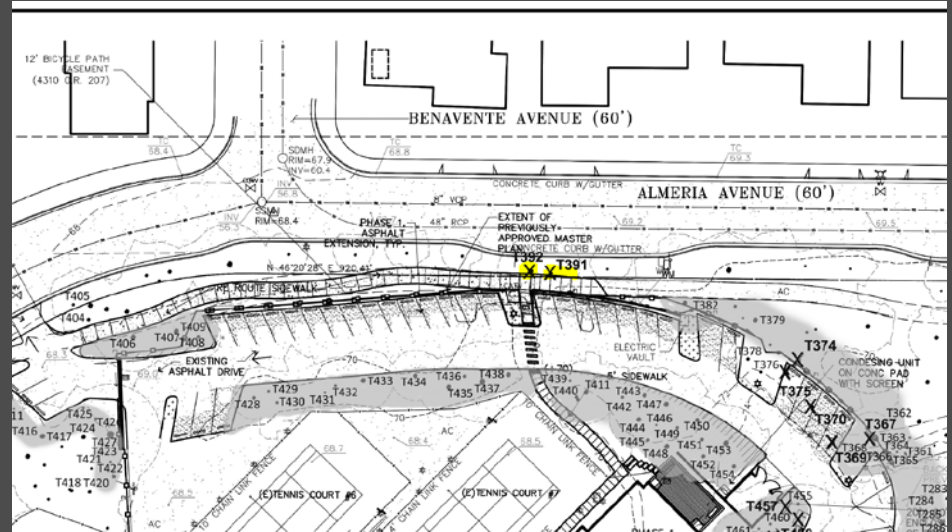
Planning Commission Recommendation

- Recommend the City Council approve rezoning to a new Planned District, Conditional Use Permit, and Discretionary Design Review Permit

Questions?

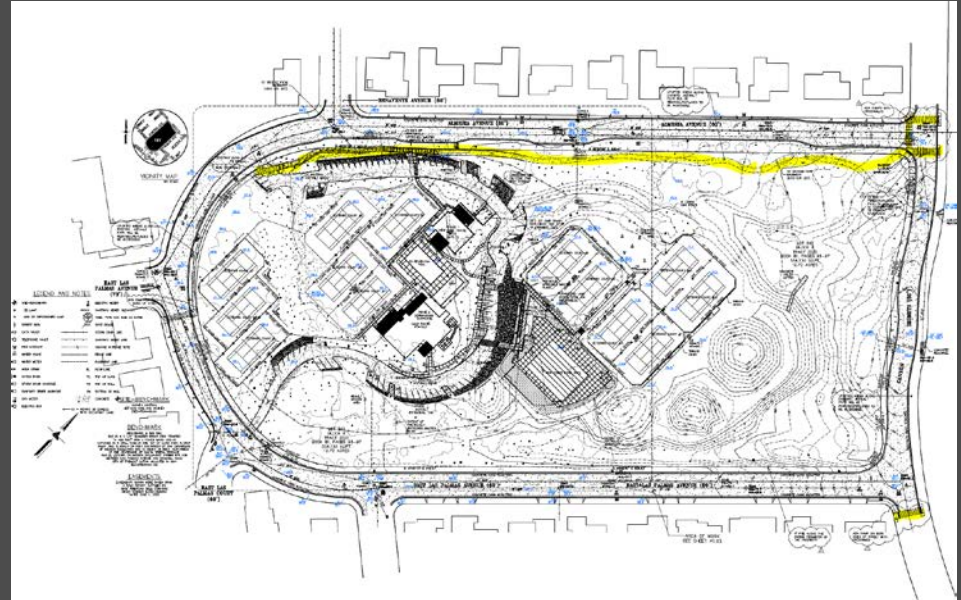
Tree Removal Along Almeria

- Condition of approval – applicant to work with staff to attempt to preserve trees

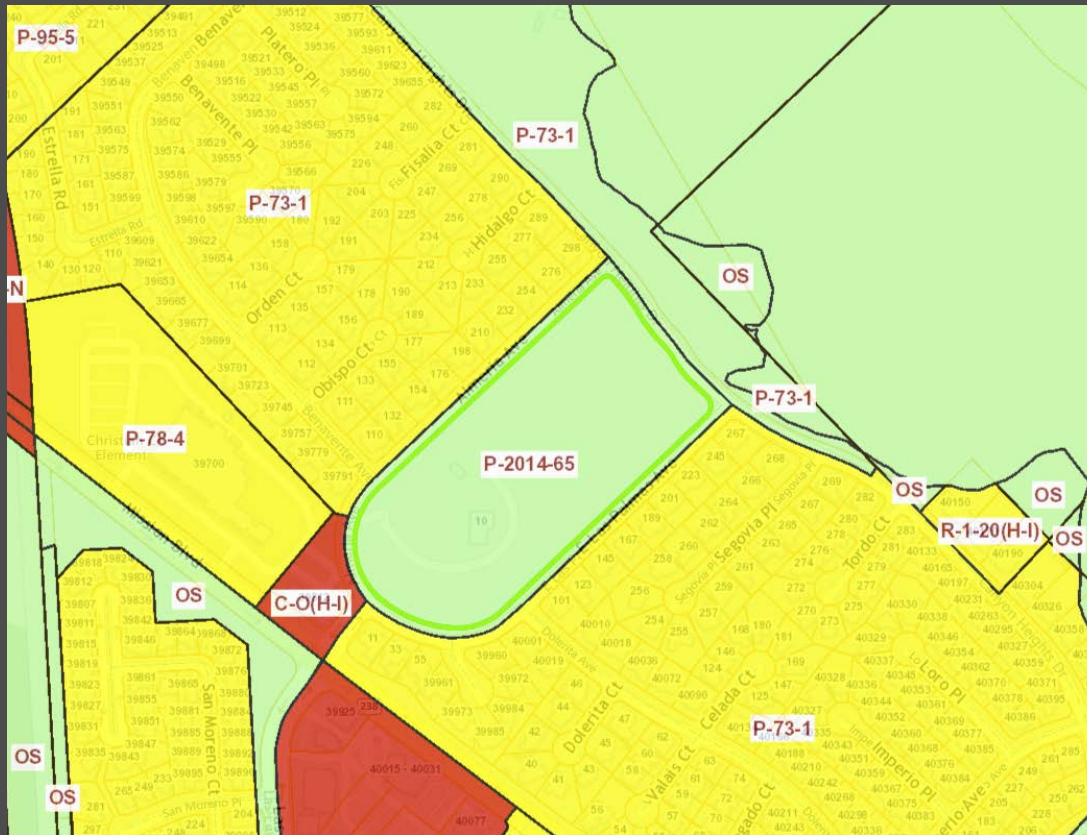


Public Improvements

- Improve the accessible path along Almeria Avenue
- Improve curb ramps along Canyon Heights



Zoning



Style Guide

- Font:
 - Garamond
 - Book Antiqua
 - Verdana
 - Segeo UI
 - Franklin Gothic
 - Bell MT
 - Tahoma
- Minimum Size:
 - Title: 40 pt
 - Subtitle: 32 pt
 - Text: 24 pt

Style Guide

- No outline for pictures
- Dark slides with light colored text work best
- Keep each bullet to 1 line, 2 at the most
- Limit the number of bullets in a screen to 6, 4 if there is large pictures or logos
- Avoid “All Word” slide
- [How to choose a color scheme](#)

How to change color in this PPT template

- View tab → Slide Master → Colors → Right click “Customs 2” → Edit