

CITY OF ALAMEDA PLANNING BOARD  
**DRAFT RESOLUTION**

APPROVING DESIGN REVIEW AND USE PERMIT APPLICATION NO. PLN16-0417 AT 1 CLUBHOUSE MEMORIAL ROAD (CHUCK CORICA GOLF COMPLEX) FOR A NEW PREFABRICATED TENT OF APPROXIMATELY 4,100 SQUARE FEET TO BE USED AS AN EVENT CENTER BETWEEN THE HOURS OF 7:00 A.M. TO 11:00 P.M. MONDAY THROUGH SUNDAY, WITHIN THE O, OPEN SPACE ZONING DISTRICT.

WHEREAS, an application was made on August 4, 2016, by Dialemi Inc. dba Jim's on the Course for a Design Review and Use Permit to allow an approximately 4,000-square-foot prefabricated tent to be used as an event center; and

WHEREAS, the proposal was accepted as complete on September 25, 2017; and

WHEREAS, the subject property is designated as Parks and Public Open Space on the General Plan Diagram; and

WHEREAS, the subject property is located in an O, Open Space Zoning District; and

WHEREAS, the O, Open Space Zoning District requires a use permit for the construction of buildings within a public golf course; and

WHEREAS, on July 12, 2016 the City's Golf Commission recommended approval of the proposed project to the Recreation and Parks Commission, and the Recreation and Parks Commission approved the proposed project on May 12, 2016.

WHEREAS, the Planning Board held a public hearing on October 23, 2017 on the Design Review and Use Permit application, at which time all materials submitted and all comments made by all parties, including staff, regarding this application were considered; and

NOW, THEREFORE BE IT RESOLVED, on October 23, 2017, the Planning Board made the following findings concerning the project:

**CONDITIONAL USE PERMIT FINDINGS:**

- 1. The location of the proposed use is compatible with other land uses in the general neighborhood area, and the project design and size is architecturally, aesthetically, and operationally harmonious with the community and surrounding development.**

The project is an expansion for the food and beverage service for golf tournaments at the Chuck Corica Golf Course. The new event center, which will seat 200 people, will be constructed between the restaurant and driving range on a building site that is currently grass. The event center is a prefabricated permanent tent system with glass

windows and an aluminum frame and includes restroom facilities accessible from the interior of the event center and a service area that is accessible from both the interior and exterior of the event center. The proposed use is complementary to the existing golf course facility and is commonly seen at other golf courses and open space recreational areas. The single-story tent structure is of a low profile and compatible with the adjacent clubhouse and restaurant buildings. The design of the tent, with a primarily glass perimeter, allows occupants to enjoy the surrounding open space. The location of the new event center is also more than 900 feet from the nearest residence, which provides an adequate distance to not cause disturbances.

**2. The proposed use will be served by adequate transportation and service facilities, including pedestrian, bicycle and transit facilities.**

The property is fully developed and does not require additional parking or transportation service facilities. There is a large parking lot that includes ten ADA parking spaces and an ADA path of travel to the event center, which would adequately accommodate users of the event center. The anticipated users of the event center are the same users of the golf course.

**3. The proposed use, if it complies with all conditions upon which approval is made contingent, will not adversely affect other property in the vicinity and will not have substantial deleterious effects on existing business districts or the local economy.**

The proposed event center is an expansion of the existing use within the confines of the Golf Course Complex. The event center is a joint partnership between the adjacent Jim's on the Course restaurant and the Golf Course operator, Greenway Golf. The new event center is also more than 900 feet from the nearest residence, which provides an adequate distance to not cause disturbances to surrounding land uses around the golf course property. Therefore, it will not result in any negative impacts on surrounding businesses, properties or the local economy.

**4. The proposed use relates favorably to the General Plan.**

This use is consistent with the General Plan because the proposal complies with General Plan Guiding Policy 2.10.a, which encourages establishing public- or joint-venture enterprise development on City-owned land for public use and enjoyment. The events center would also encourage and enhance activities that complement the existing golf course, including the ability to attract large golf tournaments that are necessary for the viability of the golf course operations.

**DESIGN REVIEW FINDINGS:**

**1. The proposed design is consistent with the General Plan, Zoning Ordinance, and the City of Alameda Design Review Manual.**

The proposed structure is located within an existing golf course and will promote recreational uses within the O, Open Space Zoning District. The design of this event center is consistent with typical prefabricated tents used in outdoor setting for special events and fits within the context of the golf course.

**2. The proposed design is appropriate for the site, is compatible with adjacent or neighboring buildings or surroundings, and promotes harmonious transitions in scale and character in areas between different designated land uses.**

Despite a footprint of 4,000 square feet, the proposed tent is of a low profile and its use of clear glass and lightweight construction material reduces its massing and is appropriate for this outdoor setting. The majority of the footprint for the structure will occur over existing grass landscape, and there will be minimal disruption to the golf complex. Project massing and scale are consistent with the character of the golf course. The site is more than 900 feet away from the nearest residential building and not visible from offsite locations, including the nearest public street (Island Drive).

**3. The proposed design of the structure(s) and exterior materials and landscaping are visually compatible with the surrounding development, and design elements have been incorporated to ensure the compatibility of the structure with the character and uses of adjacent development.**

The structure is a prefabricated tent system comprised of an arched roof made of industrial-grade white vinyl, an aluminum frame, floor to ceiling windows on the east and south side, white smooth walls on the west and north side, and transom windows spanning across the entire east and west sides. The design and finish materials are compatible with the site and adjacent restaurant and reflect other typical event structures commonly seen at golf courses and recreational open space areas.

BE IT FURTHER RESOLVED, the Planning Board finds this project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 – New Construction or Conversion of Small Structure.

BE IT FURTHER RESOLVED, that the Planning Board of the City of Alameda hereby approves Design Review and Use Permit No. PLN16-0417 subject to the following conditions:

1. Compliance with Plans: Any modification on this site shall be in substantial compliance with the Use Permit and Design Review application submittal dated received on August 4, 2016, by Jorge Maezono, on file in the City of Alameda Community Development Department, except as modified by the conditions listed in this report.
2. Changes to Approved Plans: This approval is limited to the scope of the project defined in the project description and does not represent a recognition and/or approval of any work completed without required City permits. Any changes to the approved scope of the project shall be submitted to the Community Development Department for review and approval.
3. Hours of Operation: The event center hours of operation, shall be 7 a.m. to 11 p.m. Monday through Sunday. Any changes to hours of operation shall require the applicant to file a separate application to amend this Use Permit.

4. Noise: All special events held at the facility shall comply with the City of Alameda's Noise Ordinance pursuant to Section 4.10 of the Alameda Municipal Code. This shall include noise created by employees working on the premises as well as patrons arriving and departing the premises before and after business hours.
5. Exterior Lighting: New exterior lighting fixtures shall be low intensity, directed downward and shielded to minimize offsite glare.
6. Alcoholic and Beverage Control: The applicant shall comply with all applicable laws and regulations pertaining to onsite provision and consumption of alcoholic beverages. Any sale of alcohol for off-site consumption is prohibited.
7. Solid Waste: The applicant will comply with Alameda County's Mandatory Recycling Ordinance by procuring adequate recycling and composting capacity from Alameda's franchised waste hauler, Alameda County Industries (ACI).
8. Vesting: The Use Permit and Design Review approval shall expire two (2) years after the date of approval or by October 23, 2019 unless authorized construction or use of the property has commenced. The applicant may apply for a time extension, not to exceed two (2) years. An extension request shall be subject to approval by the Zoning Administrator and must be filed prior to the date of expiration.
9. Revocation: This Use Permit may be modified or revoked by the Zoning Administrator, pursuant to Alameda Municipal Code Section 30-21.3d should the Zoning Administrator determine that: 1) the use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity; 2) the property is operated or maintained so as to constitute a public nuisance; or 3) the use is operated in violation of the conditions of the Use Permit.
10. Indemnification: The Applicant shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda, the Alameda City Planning Board and their respective agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Alameda, Alameda City Planning Board, and their respective agents, officers, or employees to attack, set aside, void or annul, an approval by the City of Alameda, the Community Development Department, Alameda City Planning Board, the City of or City Council related to this project. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6

NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6.

NOTICE. The conditions of project approval set forth herein include certain fees and other exactions. Pursuant to Government Code section 66020(d) (1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations and exactions. The applicant is hereby further notified that the 90-day appeal period, in which the applicant may protest these fees and other exactions, pursuant to Government Code section 66020(a) has begun. If the applicant fails to file a protest within this 90-day period complying with all requirements of section 66020, the applicant will be legally barred from later challenging such fees or exactions.

The decision of the Planning Board shall be final unless appealed to the City Council, in writing and within ten (10) days of the decision, by filing with the Community Development Department a written notice of appeal stating the basis of appeal and paying the required fees.

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