

INDIAN WELLS PLANNING COMMISSION

November 21, 2024



To: Planning Commission
From: Community Development Department
Prepared by: Luis Rubalcava, Senior Planner

Subject: **Adopt Resolution No. PC 2024-09 Recommending Approval of Modification to Conditional Use Permit No. 2-90-05 to Construct and Operate up to Six New Pickleball Courts with Associated Golf Cart Parking, Lighting, Drainage and Landscaping Improvements Adjacent to the Existing Indian Wells Country Club Clubhouse Located at 46000 Club Drive (APN: 623-160-050).**

RECOMMENDED ACTION:

Planning Commission **OPENS** the Public Hearing, takes any public testimony, **CLOSES** the Public Hearing; and

FINDS the project exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303, New Construction or Conversion of Small Structures; and

ADOPTS Resolution No. PC 2024-09 recommending **APPROVAL** to the City Council to Modify Conditional Use Permit No. 2-90-05 to construct and operate up to six new pickleball courts with associated golf cart parking, lighting, drainage and landscaping improvements adjacent to the Indian Wells Country Club Clubhouse.

BACKGROUND:

Delawie, an architecture and design firm representing the Indian Wells Country Club, has submitted a Conditional Use Permit ("CUP") Modification application proposing to construct and operate up to six new pickleball courts within a portion of the existing driving range adjacent to the existing Indian wells Country Club Clubhouse that serves as the main facility for the accompanying golf course (Attachment 2). The new pickleball courts and associated improvements aim to provide additional amenities for the private club membership facility as part of ownership's efforts to enhance patron experience.

The Indian Wells Country Club Clubhouse was originally approved under CUP 2-90-5 by the City Council on January 17, 1991. The CUP authorized the construction of the 56,000

square-foot private membership clubhouse in compliance with the City's applicable zoning requirements at that time. Section 21.40.040 of the Indian Wells Municipal Code (IWMC) states that any new improvements to existing golf courses exceeding \$5,000 must be approved through a Master Development Plan, CUP, or Variance application. Furthermore, Section 20.06.040 of the IWMC requires that the Planning Commission review and make a recommendation to the City Council to approve, conditionally approve or disapprove major CUP modifications. This CUP Modification application meets the review and approval procedure required by the IWMC for modifications to existing golf courses in the City.

ANALYSIS:

The Indian Wells Country Club Clubhouse is located at 46000 Indian Wells Lane and is Zoned Residential Very Low Density ("RVLD") with a Golf Course Overlay. The site is surrounded by golf course uses on all sides, with the nearest residential uses located approximately 400-feet east. Section 21.40.030 of the IWMC states that facilities directly related to the operation and maintenance of the subject golf course are permitted within the City's Golf Course Overlay zone. The new pickleball court facilities and associated improvements, exclusively for the Indian Wells Country Club members, will serve as an additional amenity to the existing Country Club that currently offers 36-holes of golf, a driving range and practice area, bocce ball courts, a fitness center and dining options. The development, as conditioned, meets the required findings listed in IWMC 21.06.040(d) as described in the attached resolution (Attachment 1).

The CUP Modification requests the construction and operation of outdoor amenities associated with the clubhouse consisting of up to six new pickleball courts with approximately 11,521sf of surface area, eleven new golf cart parking spaces, eleven 20-foot-tall court lights, a 1,730sf waiting area with pavers, a 2-foot deep drainage basin, and 2,172sf of landscape modifications (Attachment 3). The new amenities and associated improvements will be developed on a portion of the existing driving range adjacent to the clubhouse driveway and parking lot. Drainage patterns will be slightly modified to route stormwater runoff from the additional impervious surface to a 2-foot deep retention basin. Clubhouse staff will collect all additional waste associated with the improvements and route it to the existing refuse enclosures at the main clubhouse loading area. Vehicular circulation and parking will remain as it exists, with no additional road or access changes. Further, IWMC Section 21.40.040 requires that modifications to the golf course be shown on a detailed site plan for approval by the City Council, as there are no explicit development standards for Golf Course Overlay Zoning district. The following will briefly describe the varying components of the development.

Parking

Vehicular access, circulation, and parking will remain as existing, without any proposed driveways or access points included as part of the improvements. The clubhouse was

originally conditioned to maintain not less than 190 parking spaces on site to support the clubhouse activities. A parking study was conducted by Urban Crossroads to determine the parking impact of new pickleball courts (Attachment 4). The study found that the overall parking requirements for the site with improvements range from 246 to 251 parking spaces. It concluded that the 198 existing vehicle stalls and 136 golf cart stalls, with the added 11 golf cart spaces, will bring the total onsite parking to 334 spaces overall. Considering the current members routinely access the facility using either golf carts or their private automobiles, the existing parking, with the addition of 11 golf cart spaces, will adequately serve the existing clubhouse uses and six new pickleball courts.

Noise

A noise study was conducted to determine the impacts of pickleball gameplay noise on nearby sensitive receptors such as the residential properties located 400-feet to the east (Attachment 5). The IWMC provides noise exterior standards that limit daytime noise at residential property lines to 55dBA with increased noise level allowances for short cumulative time periods, with a maximum of 75dBA not to be exceeded for very short periods. The study found that the pickleball activity noise levels between the proposed court location and the nearest residential properties to the east would be ~64dBA, with longer term noise levels dropping to near 51dBA averaged over 30 minutes of continuous play. These findings infer that the pickleball noise levels comply with the City's Municipal Code. However, the study acknowledges that the nature of pickleball noise may fluctuate with intensity of play, equipment type and patron vocal levels. Due to the possible fluctuations, the study recommends noise barrier treatments around the East and South sides of the courts, to include the use of a noise curtain system applied to a 12ft tall chain link fence. The project has been conditioned to include this noise barrier to ensure the associated noise fluctuations would not exceed ~50dBA at the nearest residential homes to the east, which is similar to the existing ambient noise levels experienced today.

Lighting

The proposed improvements include new court lighting at a maximum of 20-feet above the court surface. A lighting study (photometric) was prepared for the project to demonstrate the projected illumination levels onsite and at surrounding properties. According to the study, the new court lighting would result in no light trespass (0.0 footcandles) at the nearest residential property lines located approximately 400-feet east of the pickleball court location (Attachment 6). The hours of operation for the pickleball courts shall be consistent with those of the adjacent Indian Wells Country Club Clubhouse, which varies throughout the year but shall not operate past 8pm on any day of the week.

Landscape

The proposed improvements include modifications to 2,768sf of landscape area designed by a professional landscape architect (Attachment 7). Consistent with the City's landscape

standards, the proposed landscape improvements have been designed to complement the existing landscaping, including a minimum of five diverse plant species and thirteen new palm trees added to the site.

The City's Design Review Committee ("DRC") met on October 24, 2024 to review the project's overall site design to ensure the general appearance of the improvements are compatible with the existing built and landscape environment. The DRC unanimously approved the project's design, determining it was compatible with the character and standards of the existing clubhouse and surrounding community (Attachment 8).

FISCAL IMPACT:

No fiscal impact. The applicant has submitted and paid for all the required City applications under consideration, and the project will have no impact on the City's General Fund.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

This project has been reviewed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State and local CEQA Guidelines, and the environmental regulations of the City. The City, acting as Lead Agency, has determined the project qualifies as being Categorically Exempt from CEQA pursuant to Section 15303, Construction or Conversion of Small Structures. The proposed project would result in only minor modification to existing facilities within the clubhouse area of the Indian Wells Country Club.

ATTACHMENTS:

1. Resolution No. PC 2024-09
2. Aerial Vicinity Map
3. Site plan and Color and Materials board
4. Parking Study
5. Noise Study
6. Photometric Study
7. Landscape Plans
8. DRC Approval Letter