

INDIAN WELLS CITY COUNCIL

November 28, 2022



To: City Council
From: Community Development Department
Prepared by: Jon Berg, Community Development Director
Subject: **Modification No. 3 of Conditional Use Permit No. 2-94-2 to construct a new 30,029 square foot spa and fitness center, pool area, and administrative offices to replace the existing spa and fitness facilities and administrative offices at the Eldorado Country Club (APN:623-070-001,623-072-002,623-072-003) and FINDS the project to be exempt from the provisions of the California Environmental Quality Act (CEQA)**

RECOMMENDED ACTION:

Council **FINDS** the project to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15302, Replacement and Reconstruction; and

ADOPTS Resolution approving Modification No. 3 to Conditional Use Permit No. 2-94-2 for the construction of a new 30,029 square-foot spa and fitness center, pool area, and administrative offices within the Eldorado Country Club.

DISCUSSION:

BACKGROUND AND SETTING:

The Eldorado Country Club ("Applicant") has provided plans to demolish the existing facility buildings that presently serve as the spa, fitness, and administrative offices. The subject buildings total approximately 14,221 square feet in size and are located a short distance northwest of the Clubhouse (Attachment 3).

In addition, the Applicant has submitted plans to construct new facilities. The new series of buildings ("Project") will consist of a new spa, fitness center and administrative offices, a total of eight (8) separate buildings. The proposed plans label the total buildings (A-H) (See Attachment 4). The newly proposed buildings will be arranged in a "campus

style setting;” which consist of a cluster of buildings that are arranged around a main event space. The design and architectural recommendations of the project have determined that buildings “C” and “E” will have basements to accommodate the storage and house pool equipment respectively. The project shall be required to fully record a parcel map and abide with all the requirements of the conditions of approval as set forth by the adopted resolution of the Planning Commission (See Attachment 2) and City Council accordingly.

The overall concept of the project is to provide a multi-building compound that implements the standards of modern architecture which consists of a repetitive series of minimalist white, low profile, flat roof buildings. These minimalist buildings will be mostly designed to represent the openness of predominant mid-century design elements with floor to ceiling windows and contiguous glass wall sections. In addition, the finishes of the buildings will continue to compliment the simple proportions of the mid-century modern design features with continuous marble slab clad exterior walls, smooth stucco exterior finishes as well as attached open concrete walkways, pavilions, and breezeways throughout (See Attachment 5).

The separateness of the buildings is planned to allow for each of the buildings to have and serve distinct functions. In the case of this specific project, the main country club amenities will be centralized and set within the core of the cluster of new buildings. The repurposed (3.9 acres) is to include a 20,462 square foot main event turf lawn area, pool, bocce courts, lap pool, and water feature. In addition to the newly planned amenities, the landscape areas will be reconfigured to add approximately 57,985 square feet of drought tolerant planting areas to surround the entire project area and adjacent parking lots. Cumulatively, the newly proposed buildings will be approximately 30,029 square feet in total floor space. These facilities will continue to serve the same land use purpose and function as “private membership facilities”.

The Planning Commission held a duly noticed public hearing on the Project at a special meeting on November 16, 2022, and recommended approval to the City Council 5 to 0.

DESCRIPTION AND ANALYSIS:

The Applicant is requesting approval to modify the previously approved conditional use permit 2-94-2 to modernize and improve the amenities for the existing private membership facilities within the Eldorado Country Club.

The Project conforms to the required findings for modification of a conditional use permit due to the following facts:

Finding: The proposed location of the conditional use is in accord with the objectives of the Zoning Code and the purpose of the General Plan and zoning land use category in which the site is located.

Fact: The proposed Project maintains the approval of the original conditional use objectives of the Zoning Code as the Project does not deviate from the original approval or purpose of the designated zoning land use category. The proposed Project remains within the scope of existing General Plan as the project remains as the site designated for the country club facilities, operations, common building areas and open space that have served the country club since the issuance of the original permit. The predesignated service areas and proposed buildings augment the objective of the zoning land use entitlements for the existing club membership. The subject property is in Planning Area 3 (Eldorado County Club), within Subarea 3.1. This Planning Area has an active homeowners' association and is overlaid by the Golf Course Overlay Zone, which governs uses within the golf course area as well as the areas within the boundaries of the country club.

Finding: The proposed conditional use will comply with each of the applicable provisions of the Zoning Code except for approved Variances.

Fact: The previously approved conditional use permit (CUP 2-94-2) was issued in compliance with the provisions of the Zoning Code at the time which allowed the construction and installation of the building spa, fitness and administrative office facilities that are currently in place.

The approved buildings were intended to allow for adequate and required floor space to provide daily operations and functioning of the spa, fitness center, and administrative offices services. While the modification via the application of a modification to the conditional use permit, the newly proposed buildings are a significant increase in size, the project substantially conforms to with the intent and purpose within the provisional aspects of the Zoning Code, because it continues to allow the country club to operate as a planned community as per compliance with the conditions of the conditional use permit as outlined within the Zoning Code.

Finding: The proposed conditional use will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.

Fact: At the time of the original application in 1994, there were new buildings that were approved for installation at the Eldorado Country Club, these have since served as the spa, fitness, and administrative offices. At the time, these structures were once considered adequate for the day-to-day operation of the country club and to date now have become outdated. Therefore, a new Project has been designed and proposed to provide a more appropriate functioning design space to execute a mid-century modern aesthetic, to accommodate the long-term needs of the Eldorado Country Club members.

The implementation of the entirety of this newly proposed Project will allow for the provisional locations from which to sustain the daily operations and services of the club

membership. The proposed location of the conditional use is in accord with the objectives of this Zoning Code and the purpose of the General Plan and zoning land use category in which the site is located (RVLD/Golf Overlay). These proposed changes are not detrimental to the public health, safety, or welfare or materially injurious to the properties in the vicinity as they allow the county club to remain fully operational and increase the value of the surrounding properties as new improvements and provide an increased number of features for the country club members.

ENVIRONMENTAL ASSESSMENT:

This project has been assessed 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, as determined modification to this specific conditional use permit qualifies as being Categorical Exempt from CEQA pursuant to Section 15302, Replacement and Reconstruction – Class 2.

ATTACHMENTS:

1. Resolution
2. Resolution No. PC 2022-16
3. Vicinity Map
4. Project Plans
5. Exterior Materials Board