

**DATE ISSUED:** March 4, 2005            **REPORT NO. PC-03-065**

**ATTENTION:**            **Planning Commission, Agenda of March 10, 2005**

**SUBJECT:**                STADIUM GOLF – PROJECT NO. 6937

**REFERENCE:**            Conditional Use Permit No. 94-0484 (Attachment 8)

**OWNER/  
APPLICANT:**            The Daley Group/Stadium Partners (Attachment 10)

**SUMMARY**

**Issue(s):** Should the Planning Commission approve a request for a Conditional Use Permit to extend the operation of an existing golf driving range and baseball batting cages with associated facilities as permitted in Conditional Use Permit No. 94-0484

**Staff Recommendation:**

1.        CERTIFY Negative Declaration No. 6937; and
2.        APPROVE Conditional Use Permit No. 12047.

**Community Planning Group Recommendation:** On July 18, 2002, the Kearny Mesa Planning Group voted 10–0–0 to recommend approval of the project with no conditions (Attachment 9).

**Environmental Review:** A Negative Declaration has been prepared for this project in accordance with the California Environmental Quality Act, which analyzed potential impacts to Aesthetics/Lighting, Hydrology, Traffic/Parking, and Water Quality.

**Fiscal Impact Statement:** None with this action. All costs associated with the processing of this project are paid by the applicant.

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** The proposed project is located in an industrial zone and does not impact housing.

## **BACKGROUND**

The 22.6-acre project site is located at 2990 Murphy Canyon Road, within the IL-2-1 (Industrial-Light) zone, and is located within the Stone Creek Specific Plan area of the Kearny Mesa Community Plan. The site is designated for golf driving range use in the Stonecrest Specific Plan. The proposal is consistent with the Specific Plan and Kearny Mesa Community Plan (Attachment 2).

The Conditional Use Permit (CUP) to be considered would amend CUP 94-0484 and allow for the continued use of the existing golf center and batting cage facility. The originally approved CUP 94-0484 intended for the golf center to be a temporary use, and as such, was set to expire 10 years from its approval. January 2005 marks the end of the tenth year and the applicant wishes to extend the approved use for an additional 21 years. No new construction or grading is being proposed.

## **DISCUSSION**

### **Project Description:**

Stadium Golf Center and Batting Cages is a golf practice facility that consists of a 78-tee driving range, a 10,000-square-foot putting green, a 40,000-square-foot practice chipping area, and a nine-stall enclosed batting cage (Attachment 5). Also on-site is a 3,600-square-foot clubhouse composed of single-story movable modular structures, which serves as a pro-shop, club repair facility, offices, and restroom. A 700-square-foot maintenance shed is located behind the driving range tees.

Site access is limited to a single driveway that intersects with north-south bound Murphy Canyon Road and the on-ramp to the I-15. Murphy Canyon Road ends a few hundred yards to the south. The existing project provides 132 parking spaces, which is located immediately west of the clubhouse and batting cage.

As conditions to the proposed CUP, the applicant has also agreed to several project enhancing features. Currently, the driving range is fenced with 50- to 85-foot-high ball-deflecting netting along the sides and at the rear of the range. The netting would be replaced or repaired in areas where it is torn, sagging, or is not functioning as originally intended. Additionally, baseboards would be installed along the bottom of the netting and embedded in the ground to prevent golf balls from leaving the range premises and settling into the drainage area on the eastern side of the site (Attachment 6).

Operating hours are from dusk until 10:15 pm. As required by the City's Land Development

Code section 142.0740 (Outdoor Lighting Regulations) and as an additional condition to the proposed CUP, lighting would be redirected to prevent spill over onto adjacent residential uses to the west.

Project landscaping shall comply with the City's Landscape Standards and section 142.0401 of the Land Development Code. Landscaping would continue to include Bermuda grass for the turf areas and drought resistant ornamental landscaping around the clubhouse, parking lot, and other facilities.

### **Community Plan Analysis:**

The Kearny Mesa Community Plan incorporates the Stonecrest Specific Plan which includes the continued use of the site for a golf driving range in the Land Use and Recreational sections of the plan with the appropriate site plan review by the City.

### **Environmental Analysis:**

A letter report was prepared for the project by Syska Hennessy Group, dated December 10, 2004, which quantified the amount of spill over presently occurring at the adjacent residential properties to the west. The analysis determined that some of the existing lights are misdirected and need to be readjusted. The report concluded that once the fixtures are re-aimed to be downward of horizontal and oriented downfield instead of to the side, lighting impacts on the adjacent residential uses would be reduced to below a level of significance. As a condition to the proposed CUP, lighting fixtures would be re-aimed to the specifications described in the letter report.

Additionally, the City's Land Development Code section 142.0740 (Outdoor Lighting Regulations) requires on-site lighting to be redirected to prevent spill over onto adjacent residential uses. Specifically, the code states that outdoor lighting fixtures that are used to illuminate a *premises* or an architectural feature on private property shall be directed or shaded so that light does not fall onto surrounding properties or create glare hazards within *public rights-of-way*. In addition, outdoor lighting on commercial and industrial properties must be equipped with automatic timing devices. Because the project must comply with the City's Land Development Code, no additional environmental mitigation is required.

### **Project-Related Issues:**

The project site has been the focus of litigation regarding property boundaries and limits of grading that had occurred prior to the site being utilized for its current use. That litigation was resolved.

In addition, there is concern that the Murphy Canyon Creek will eminently erode into the project site. The operator of the use has initiated a partnership with the San Diego River Foundation to evaluate possible solutions and grant funding for repairing the creek permanently. The ultimate

repair of the creek will determine the length of the CUP use per Condition No. 10 (Attachment 6).

**Conclusion:**

Staff has reviewed the proposed project which would be the continuation of an existing golf recreation facility. The site continues to be consistent with the community plan and specific plan and therefore no amendment is required. Staff is able to support the request and recommends that draft conditions and findings noted in Attachments 6 and 7 be recommended for approval.

**ALTERNATIVES:**

1. **Approve** Conditional Use Permit No. 12047, **with modifications.**
2. **Deny** Conditional Use Permit No. 12047, **if the findings required to approve the project cannot be affirmed.**

**Respectfully submitted,**

---

**Marcela Escobar-Eck  
Deputy Director, Customer Support and  
Information Division  
Development Services Department**

---

**Jeannette Temple, Project Manager  
Customer Support and  
Information Division  
Development Services Department**

ESCOBAR-ECK/JCT

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map and Specific Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plans
6. Draft Permit with Conditions
7. Draft Resolution with Findings
8. CUP 94-0484
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Project Chronology