



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

**STAFF REPORT
TO: EAST COUNTY BOARD OF ZONING ADJUSTMENTS**

HEARING DATE: FEBRUARY 11, 2021

GENERAL INFORMATION

APPLICATION Conditional Use Permit, PLN2020-00094

OWNER/ John Vest, Castlewood Country Club
APPLICANT: Gregor Markel, Dahlin Group, Architecture Planning

PROPOSAL: To modify a Conditional Use Permit for an outdoor recreation facility, Castlewood Country Club, to allow demolition of the existing pool house, construction of a new community recreation facility (sports center to replace the pool house in the same approximate location), renovation of the club house, and make landscaping and site improvements.

ADDRESS, 707 Country Club Circle, northeast side, 1,000 feet west of
LOCATION AND Castlewood Drive, unincorporated Pleasanton area, Assessor's Parcel
SIZE OF PARCEL: Number: 946-4386-001-26; approximately 15.3 acres in size.

ZONING: "A" (Agricultural)

GENERAL PLAN Parklands (East County Area Plan, adopted by the Board of Super-
DESIGNATIONS: visors May 1994, amended by Voter Initiative Measure D and re-
adopted May 2002).

ENVIRONMENTAL This project is Categorically Exempt from the requirements of the
REVIEW: California Environmental Quality Act; Article 19, Class 3, Section
15303 "New Construction or Conversion of Small Structures."

RECOMMENDATION

Staff recommends that the East Board of Zoning Adjustments (EBZA) review the staff report, take public comment, and approve the modified Conditional Use Permit, subject to the recommended conditions of approval.

PARCEL ZONING HISTORY

February 18, 1956, the 96th Zoning Unit, designated the site and surrounding area to the “A” (Agricultural) District.

March 4, 1970, Conditional Use Permit, C-2141, approved modification of an existing outdoor recreation facility by the reconstruction of accessory buildings including a new clubhouse and parking areas.

August 26, 1987, Conditional Use Permit, C-5294, approved construction of two metal equipment storage buildings (accessory structures) related to the operation of the Castlewood Country Club, an outdoor recreational use.

April 29, 2004, Conditional Use Permit, C-8294, approved expansion of an outdoor recreation facility (new turn stand and restroom facilities; remodel pool cabana and clubhouse); expiration on April 29, 2014.

August 22, 2018, Conditional Use Permit, PLN2018-00108, approved continued operation of an outdoor recreation facility (golf courses, pool building, tennis courts, golf driving range, club house with dining areas, bocce ball courts and parking lots).

August 4, 2020, Historical Review, PLN2020-00132, approved historical assessment to allow demolition of pool house (pre-requisite for current application).

August 21, 2020, Tobacco Retail License, PLN2020-00162, the Code Enforcement Division approved a tobacco retail license that requires annual review.

Summary of Telecommunication Facilities Zoning History

From 1996-2020, the project site has been the subject of 11 cellular telecommunication facility applications for roof-mounted antennae (eight Conditional Use Permits, and three Section 6409 telecommunication facility modifications).

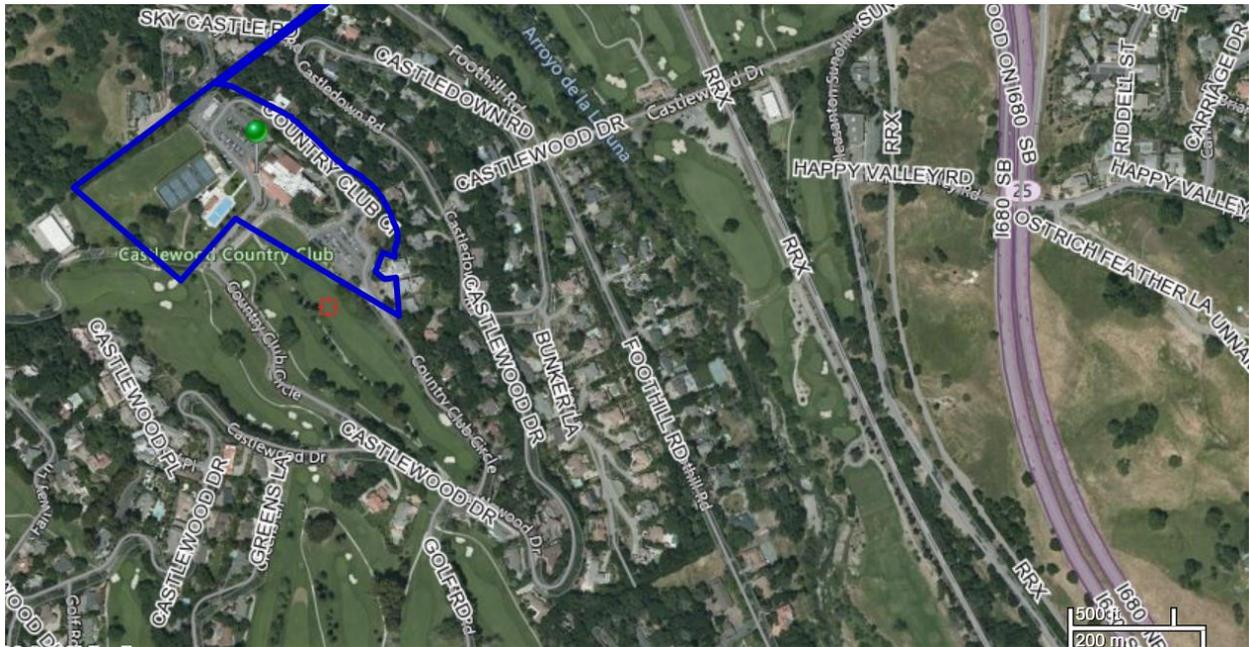
In 1996, two Conditional Use Permits approved construction of two new telecommunication facilities for Pacific Bell Mobile (C-6701) with expiration after ten years (January 3, 2006), and Sprint (C-6857), expiration on July 31, 2006. A third new telecommunication facility was approved in 2009, PLN 2009-00163, for Clearwire Legacy LLC with a 7-year expiration on January 25, 2017, in order to coincide with the expiration of previously approved facilities. In 2010, PLN2010-00147, the Clearwire facility was approved as a Verizon facility also with a 7-year expiration to coincide with other telecommunication facility permit hearings. The Verizon facility is currently in review for renewal (PLN2020-00369).

SITE AND CONTEXT DESCRIPTION

Physical Features: The subject property is a 15.26-acre parcel that contains the Castlewood Country Club recreational and dining facilities including the main club house, pool and pool building, tennis courts, a driving range and two main parking lots. The majority of the golf course is on an adjacent 118.3-acre parcel (APN 946-4386-001-24), interwoven with many single family homes. Other features include a pro-shop, maintenance buildings, cart paths and access roads, and the two-story Alibi building. Telecommunication antennae for three different carriers are located on the roof of the club house.

The Castlewood Golf Course and Country Club is situated on the southeast slope of the Pleasanton Ridge coastal foothills amongst rolling hills with scattered groves of natural vegetation including many mature oak trees. The club house building is located near the middle of the site measuring approximately 45 feet

in height and covering over 12,000 square feet in area. The club house generally serves Country Club members and users of the upper 18-hole course. The Country Club also operates a lower 18-hole course to the east, east of Foothill Road. The overall region and site aerial views follow below.



Vicinity Map Aerial Map of Castlewood Country Club



Aerial View of the Castlewood Country Club – Club House property

Adjacent Area: The Castlewood Country Club is bordered by large custom-built, single family homes adjacent to the club house and dispersed along the fairways of the golf course. Beyond the golf course to the west are undeveloped hillside lands used primarily for horse and cattle grazing. A large neighborhood of custom single family homes is to the north of the site, primarily within the Pleasanton city limits. The city limits of Pleasanton extend in a loop to the west and south around the entire Country Club area.

PROJECT DESCRIPTION

The use occupies property formerly owned by George and Phoebe Hearst, parents of the publishing magnate, William Randolph Hearst. The couple developed the property as a private retreat, giving it the title Hacienda del Pozo de Verona, and Phoebe Hearst resided on the site until 1919. In 1924 the estate was sold to a group of businessmen, who formed Castlewood Country Club. The use has been permitted through the Conditional Use Permit process since 1970. Country Club Circle (a private road) provides direct access to the site.

The project would upgrade Castlewood Country Club’s aging facilities in several ways, as follows:

Main Club House

- Creating ADA accessible pathways, since the structure was constructed prior to adoption of the American Disabilities Act (ADA) and State of California Accessibility (Title 24) requirements.
- Interior remodel of main entry floor, locker room and multi-purpose.
- Demolition clubhouse entry, patio, parking and ramp to create the entry plaza area for better access and open outdoor space.
- Entry plaza at main entry at main tower remodel to create a social area and new exterior door to provide access form the to the adjacent lounge space.
- New covered roof extension added to the entry plaza and wrap around the front of the building to provide permanent covered outdoor patio and new deck.
- Exterior railing and handrails to comply with current standards.

New Sports Building

- Construction of a new two story 18,089-square foot sports building, approximately 21’ in height to replace the existing pool house build in the 1930s and that will be demolished. The proposed Spanish style building is intended to be compatible with the clubhouse with a red tile slanted roof, white-painted stucco exterior (Benjamin Moore “snowfall white”) and bronze (Benjamin Moore “medium bronze”) with a repeat pattern of large rectangular windows on the elevations. This long rectangular building would be articulated with multiple roof angles and an extended tile roof supported by columns to provide an outdoor seating area below and provide direct view of the pool.
- Lower Floor Plan Layout: showers, dressing facilities, conference room, bride’s room, shoe repair, pro shop, childcare room, and mechanical room.
- Upper floor Plan Layout: banquet room dining areas, bar, kitchen, restrooms, lounge areas, administrative offices, and outdoor seating.
- Demolition of existing pool house.
- Outdoor seating and fire pit
- Site improvements: landscaping and irrigation, new cart parking by Sports Center, parking lot improvements, new outdoor furniture and water fountain features.

REFERRAL RESPONSES

Alameda County Fire Department: The Fire Department had no comments.

Alameda County Public Works, Land Development Section: Land Development Section's recommended conditions of approval are attached.

Building Inspection Division, Public Works Agency: The Building Permit Department had no comments.

Public Works Agency, Grading Division: No comments were submitted by the Grading Division.

Alameda County Planning Department: The Planning Director approved a demolition permit request (PLN 2020-00132) to demolish the pool house, after review of historical information and finding that it would comply with the California Environmental Quality Act and its standards for review of potentially historic resources.

Alameda County Sheriff's Office: The Sheriff's Office had no comments.

STAFF ANALYSIS

General Plan Conformance. The site is subject to the East County Area Plan (ECAP) adopted by the Board of Supervisors on May 5, 1994 and amended by the Board in May 2002 to reflect the provisions of Alameda County voter-approved Measure "D" Initiative. The property is designated *Parklands*, which the ECAP also defines as *Major Parks*, to provide for "existing and planned public parks, open space, and recreational uses including community, sub-regional, and regional facilities." The *Major Parks* land use designation allows a maximum intensity of .02 FAR (floor area ratio; i.e., 2 square feet of building floor area per 100 square feet of building site area). The ECAP's goal for community facilities is: "To provide a full range of community facilities to maintain and improve service levels and the quality of life for existing and future residents." Policies under the heading of community facilities and that are relevant to the project include:

Policy 48: The County shall promote the development of a full range of accessible neighborhood facilities including elementary schools, parks, and other amenities.

Policy 50: The County shall promote the location of community facilities near major transportation corridors and within existing city downtown areas.

Policy 218: The County shall allow development and expansion of public facilities (e.g., parks and recreational facilities; [... etc.]) in appropriate locations inside and outside the Urban Growth Boundary consistent with the policies and Land Use Diagram of the East County Area Plan.

In overall terms, the existing outdoor recreation facility and its expansion or rehabilitation is compatible with the goals and policies of the ECAP. The two parcels that make up the Country Club golf course, club house and pool house, and other accessory buildings are deemed to be one building site of over 130 acres (approximately 5.8 million square feet) for the purposes of the Conditional Use Permit modification, and thus the floor area ratio limitations would allow for more than 2.6 acres of floor area – or around 116,300 square feet of floor area. The ECAP includes other policies pertaining to public facilities such as Policy 140¹ that has design and service objectives; however, the Country Club is not open to the general public but only serves its members, and thus is not considered subject to such policies.

¹ *Policy 140*: The County shall encourage the design of new or expanding public facilities to serve as models for the community. Features that should be incorporated into public facility design include drought tolerant landscaping, energy conserving features, public art, child care, open space usable by workers and the public, and accessibility to all members of the community. The County shall investigate the potential for shared use of public facilities, such as joint use of neighborhood parks and school playgrounds.

The Castlewood Country Club is an existing facility constructed in 1971 after the original club was destroyed by fire in 1969. and has been in continuous operation and maintained Conditional Use Permits since then. The golf courses are adjacent and residences on Castlewood Drive, Country Club Circle and the neighboring streets provide close access for current and future local residents.

Interstate Highway 680 is major access corridor serving motorists traveling from west to east in Alameda County or vis-a-versa and heavily used. The highway located to the north of Castlewood Country Club providing easy access for visitors and residents in Alameda to visit.

Zoning Ordinance Conformance: The property is designated in the “A” (Agricultural) zone district, which includes outdoor recreation facilities as conditionally permitted uses (Section 17.06.040A). Outdoor recreation facilities are included in the Zoning Ordinance (Section 17.04.010, Definitions) in the definitions of community facilities. The club house and proposed new sports center are deemed to be appropriate accessory or adjunct buildings for the golf course and its long-established tennis and swim facilities.

ANALYSIS

The new sports building to replace the demolished pool house will be constructed to current codes which improves public safety and provides ADA access. Additional features and services are accommodated for improved locker room facilities, additional dining and seating areas. The existing pool house precedes ADA requirements and since it is an older building, it was more difficult to update than to replace. The interior and exterior remodeling of the club house will improve the facility’s use and appearance. The interior remodel creates better circulation, access and use of space. After opening and leveling the main entrance area, the ramp is no longer necessary and allows more outdoor seating area.

The site improvements for new landscaping, outdoor features, and parking lot improvements will enhance the site’s overall appearance. In addition, there is sufficient parking for this facility with two parking lots providing 285 vehicle parking spaces. Because users come or go at different times throughout the day and evening there is little if any known parking overflow. The property is surrounded by trees and the golf courses and the club house and sports center are sufficiently distant from homes that noise from Club operations is not expected to impact neighbors, and in any case, the upgrades do not provide for more intensive use of the facilities. The Castlewood Country Club is a long-established facility that provides recreational opportunities and dining facilities in this service-oriented area of Alameda county for Members residents and visitors.

CONCLUSION

The Castlewood Country Club proposal to demolish and construct a new pool house, renovations to the club house, site and landscape improvements meet the Zoning Ordinance and East County Area Plan requirements and policies. The community facility improvements will the enhance user services and beautify the site appearance.

TENTATIVE FINDINGS BASED ON INFORMATION AVAILABLE PRIOR TO THE PUBLIC HEARING:

1. Is the use required by the public need?

Yes. There are limited outdoor recreation facilities in this area of eastern Alameda County. Local residents must travel further to densely populated locations in the County to enjoy and obtain use of such amenities. Such facilities provide places for exercise and to improve one’s health.

2. **Will the use be properly related to other land uses and transportation and service facilities in the vicinity?**

Yes. The use will be properly related to other land uses and transportation and service facilities as the site is located near transportation infrastructure and adjacent development has developed to accommodate the continued operation and improvement of the Country Club.

3. **Will the use, if permitted, under all circumstances and conditions of this particular case, materially affect adversely the health or safety of persons residing or working in the vicinity, or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood?**

No. The proposal to construct a new outdoor recreation facility adjunct building serves to replace an existing building that has been in continuous operation for many decades. The facility is surrounded by a golf course that provides a sound buffer to properties surrounding the area. The Castlewood Country Club buildings do not abut residences in a way that would impact health, safety and welfare public welfare or injurious to property.

4. **Will the use be contrary to character or performance standards established for the District in which it is to be considered?**

No. Community facilities, including outdoor recreation facilities, are allowed with the approval by the Board of Zoning Adjustments of a Conditional Use Permit in the “A” (Agriculture) zone district, per Zoning Ordinance Section 17.06.040A. The intent clause of the A zone district includes “... to promote implementation of general plan land use proposals for agricultural and other non-urban uses, ...” and furthermore, the East County Area Plan allows community facilities if the use meets the community facilities goal and policies. Therefore, allowing re-construction and interior remodeling of the facility buildings is appropriate.

PRE-HEARING RECOMMENDATION

Staff recommends approval of the Castlewood Country Club to allow demolition of the existing pool house, construction of a new two-story 18,089 square foot sports building, approximately 21’ in height, remodel the interior and exterior of the existing 54,000 square foot club house facility, landscape and site improvements, and outdoor seating areas subject to plans and statements marked “Exhibit A” June 11, 2020 on file with the Planning Department and the following conditions:

Recommended Conditions of Approval

1. All improvements shall be constructed in substantial compliance with the approved plans, dated June 11, 2020 marked as Exhibit B.

Authorization: This permit authorizes the Castlewood Country Club to demolish the existing pool house, construct a new two-story 18,089 sq. ft sports building, approximately 21’ in height, remodel the interior and exterior of the existing 54,000 square foot club house facility with 9,970 square feet of dining space within 4 different dining facilities, landscape and site improvements, outdoor seating areas and outdoor landscape fountains. This modification of the prior Conditional Use Permit for the Castlewood Country Club (PLN2018-00108) is exclusively for the improvements shown on Exhibit B and for facilities and site improvements at 707 Country Club Circle, Pleasanton, CA, designated Assessor’s Parcel Numbers 946-4386-001-26, and does not apply to other Country Club properties such as the two eighteen-hole golf courses.

2. The project shall meet all required conditions of approval. This shall be demonstrated on the plans and in supporting documentation prior to issuance of a building permit.
3. Hold Harmless: The property owner, permittee, or its successor, shall defend, indemnify, and hold harmless Alameda County and its agents, officers, and employees from any claim, action, or proceeding against Alameda County or its, agents, officers or employees to attack, set aside, void, or annul this Conditional Use Permit, PLN2020-00094, the findings of the CEQA determination, or any combination thereof. Such indemnification shall include, but not be limited to, an award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify applicant of any such challenge.
4. Liability. By exercise of this Conditional Use Permit, the Permittee agrees to defend, indemnify and hold harmless the County of Alameda, its officers, employees, agents and servants for any and all liability caused by the negligence or wrongful act of the Permittee arising out of the exercise of this Conditional Use Permit, and to pay all claims, damages, judgments, legal costs, adjuster fees, and attorney fees related thereto.
5. The project shall comply with the requirements of the following agencies:
 - a. Alameda County Public Works Agency, Building Inspection Department
 - b. Alameda County Public Works Agency, Land Development Department
 - c. Alameda County Grading Department
 - d. Alameda County Sherriff's Department
 - e. Alameda County Fire District
 - f. Alameda County Environmental Health Department
 - g. Alameda County Code Enforcement Division
6. Property owner, Permittee, and their successors shall comply with all Federal, State, and Local Laws, Regulations and Alameda County Ordinances.
7. A mandatory review shall be conducted ten years from approval for this Conditional Use Permit, PLN2020-00094. As a result of the mandatory review, a permit for renewal and public hearing may be required to review the original conditions of approval to determine compliance with the findings that supported the original permit approval. Any condition of approval modified or added will ensure the activity continues in conformance with the intent and purpose of the zoning ordinance, and shall be of the same force and effect as if originally imposed. Review costs shall be borne by the applicant.
8. Optional Review/Revocation/Revision. At any time during the term of this permit and after notice as provided for in the initial hearing, this matter may be set for rehearing by the Board of Zoning Adjustments for the purpose of making a determination whether the use of the site has ceased for a period of six months, and whether the permit should be therefore revoked, or whether conditions previously imposed should be modified or new conditions should be added to assure continued affirmative findings for this permit. This reconsideration may include imposition of requirements such as painting antennas and support structures, and/or other treatments of the antennas and other appurtenances to ensure public safety, compatibility with the surrounding neighborhood and with applicable policy. Any condition modified or added shall have the same force and effect as if originally imposed.
9. Minor changes or additions to permit conditions stated herein or the approved site plan may be authorized by the Planning Director subject to a determination that any proposed change or addition is found to be in substantial compliance with the original approved permit conditions or site plan.
10. Maintenance: The entire premises, including, driveways, parking areas, accessory structures, and landscaping shall be maintained by the property owner in a functional and attractive manner to the

standards of the Neighborhood Preservation Ordinance, Title 6, Chapter 6.65 Unincorporated Alameda County Real Property Nuisances.

11. The project shall comply with County Noise Ordinance Section 6.60.
12. Development in the Castlewood Area requires approval of the Public Works Agency Special District Administrator, purchase of capacity into sewer and/or water system and payment of applicable fees. Applicant must provide proof of water rights if they desire to connect to the Castlewood CSA water delivery system Applicant must submit plans showing location where any sanitary sewer and/or water connection is proposed so that appropriate plan review and requirements may be made.
13. All roadway and storm drain facilities are to conform to Alameda County's Subdivision Design Guidelines and Hydrology and Hydraulics Criteria Summary. All work must be in compliance with Alameda County ordinances guidelines and permit requirements.
14. New development projects creating or replacing 10,000 square feet or more of impervious surfaces must provide Numeric Sizing Criteria for storm water treatment. The project will be required to design and install a permanent post-construction storm water treatment facility on the site which conform to the current version of the C.3 Technical Guidance as published by the Alameda County Clean Water Program. The stormwater treatment system must be maintained in perpetuity.
15. On-site driveway and parking area structural pavement section are required to be designed by a civil engineer.
16. Parking space sizes should conform to the County minimum of 9' x 18' for compact vehicles, 9' x 20' for standard vehicles and 14' x 20' for handicapped parking.
17. Construction activities shall not interfere with the safe ingress and egress of the site and/or the required site distance at the driveway entrance.
18. It is the responsibility of the applicant to comply with Federal, State and local water quality standard and regulations. In order for the County and applicant to comply with our National Pollutant Discharge Elimination System (DPES). Municipal Storm Water Permit issued by the San Francisco Bay Regional Water Quality Control Board; storm water quality measures must be implemented. The applicant shall provide measures to prevent discharge of contaminated materials into public drainage facilities during both construction and post-construction periods. Refer to the Alameda County Urban Runoff Clean Water Program Preamble to the State BMP Handbooks for additional guidance.
19. Provide a construction entrance and remove all silt, gravel rubbish, and green waste from the street gutter and sidewalks after each workday. Provide regular maintenance daily, weekly, and after storm events, to keep the access point clean of debris which may be washed away. During week months, avoid driving on wet areas and tracking mud and silt onto paved areas.
20. Minimize removal of any vegetation. Stabilize all cleared and de-vegetated areas prior to the rainy season, October 1st. Stabilization techniques should include temporary or permanent reseeded, mulching, protective berms and silt fences, plastic covering or rocking of all road in use, and should be based on ABAG erosion control or California Water BMP Handbook standards.
21. Protect all adjacent properties from stormwater or silt run-off generated by off-site construction.
22. Prevent construction-related contaminants from entering the storm drain system. Gather all construction debris on a regular basis. Store all construction materials and waste in a covered area, or under a tarp. Sweep where possible; do not use water to wash down areas draining to storm drains. Indicate on the plan materials and waste storage areas, which can be covered during storms. Indicate on the plan

vehicle parking, maintenance, and cleaning areas. Use proper equipment cleaning, fueling and maintenance practices. Indicate on the plans an area for concrete truck washout, which is contained.

23. Use sediment controls and filtration to reduce sedimentation from dewatering effluent.
24. Control the use and prevent discharge to storm drains of all potential pollutants. For example, pesticides, petroleum products, nutrients (plant wastes), solid wastes, and construction discharges from dewatering activities, street washing, and pavement saw cutting. Install filter materials (sandbags, filter fabric) at all storm inlets, which drain the site. Filters shall be maintained and changed regularly to ensure effectiveness and prevent flooding. Dispose of filtrate properly.
25. Include on the plan the following emergency measures: storage of extra erosion control items on-site (hay bales, silt fence, life vests), alternative drainage or erosion control measures, locations of high drainage flow potential, emergency contact names and phone numbers of the contractor, developer, and person who prepared the plan.
26. Landscape irrigation shall be designed such that runoff is minimized. Use pesticides and fertilizers shall be minimized to prevent storm water contamination.
27. Trash enclosures and/or recycling areas must be completely covered. No other area shall drain into this area and this area shall not drain out to other area. Drains from trash or recycling areas shall not connect to the storm drain. Drains should connect to the sanitary sewer, with the approval of the District.
28. In order to help discourage of litter and other pollutants into the drains, the developer shall stencil emboss the concrete or affix an iron placard on the storm drain inlets where storm water runoff from the site may enter the storm drain system with the message: "NO DUMPING! DRAINS OT BAY", or other approved wording.
29. The project sponsor or its successors shall be responsible for payment of all reasonable costs associated with the necessary inspections of the conditions of approval contained in the authorization of the facility, including costs incurred by the Community Development Agency, the County Fire Department, the Building Inspection Division, the Public Works Agency or any other applicable Federal, State or County department or agency.
30. Any landscaping damaged during facility construction, installation and/or maintenance, shall be restored to the satisfaction of the Planning Director.
31. Any outstanding Planning Department balance will be required to be paid in full or an approved payment schedule shall be arranged with Alameda County prior to building permit issuance.
32. The Conditional Use Permit shall remain revocable for cause in accordance with Section 17.54.030 of the Alameda County Zoning Ordinance.

ATTACHMENTS

Referral Comments

Graphics

Geotechnical Report

Applicant's Conditional Use Permit Findings

Applicant's Project Statement

Plans

PREPARED BY: Carole Kajita, Planner III
REVIEWED BY: Andrew Young, Senior Planner