

Hearing Officer Transmittal Checklist

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|---------------------------------|
| Hearing Date 7/1/2014 |
| Agenda Item No. 5 |

Project Number: R2013-01914-(1)
Case(s): Conditional Use Permit No. 201300096
Environmental Assessment No. 201300163
Planner: Maral Tashjian

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Site Plan / Floor Plans / Elevations
- CUP No. 03-165 Conditions of Approval

Reviewed By: _____



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER

R2013-01914-(1)

HEARING DATE

July 1, 2014

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201300096
 Environmental Assessment No. 201300163

PROJECT SUMMARY

OWNER / APPLICANT

SR Mutual Investment Corp./ California Country Club

MAP/EXHIBIT DATE

August, 2013

PROJECT OVERVIEW

Continued operation of an existing golf course ("California Country Club") in the R-1 (Single-Family Residence) Zone pursuant to section 22.20.100 of the Los Angeles County Code.

LOCATION

1509 South Workman Mill Road, Avocado Heights

ACCESS

South Coleford Avenue

ASSESSORS PARCEL NUMBER(S)

8115-003-002, 8115-003-004

SITE AREA

17.12 Acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Puente

LAND USE DESIGNATION

O (Open Space)

ZONE

R-1-7,200 (Single-Family Residence, 7,200 square foot minimum lot area)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)

CASE PLANNER:

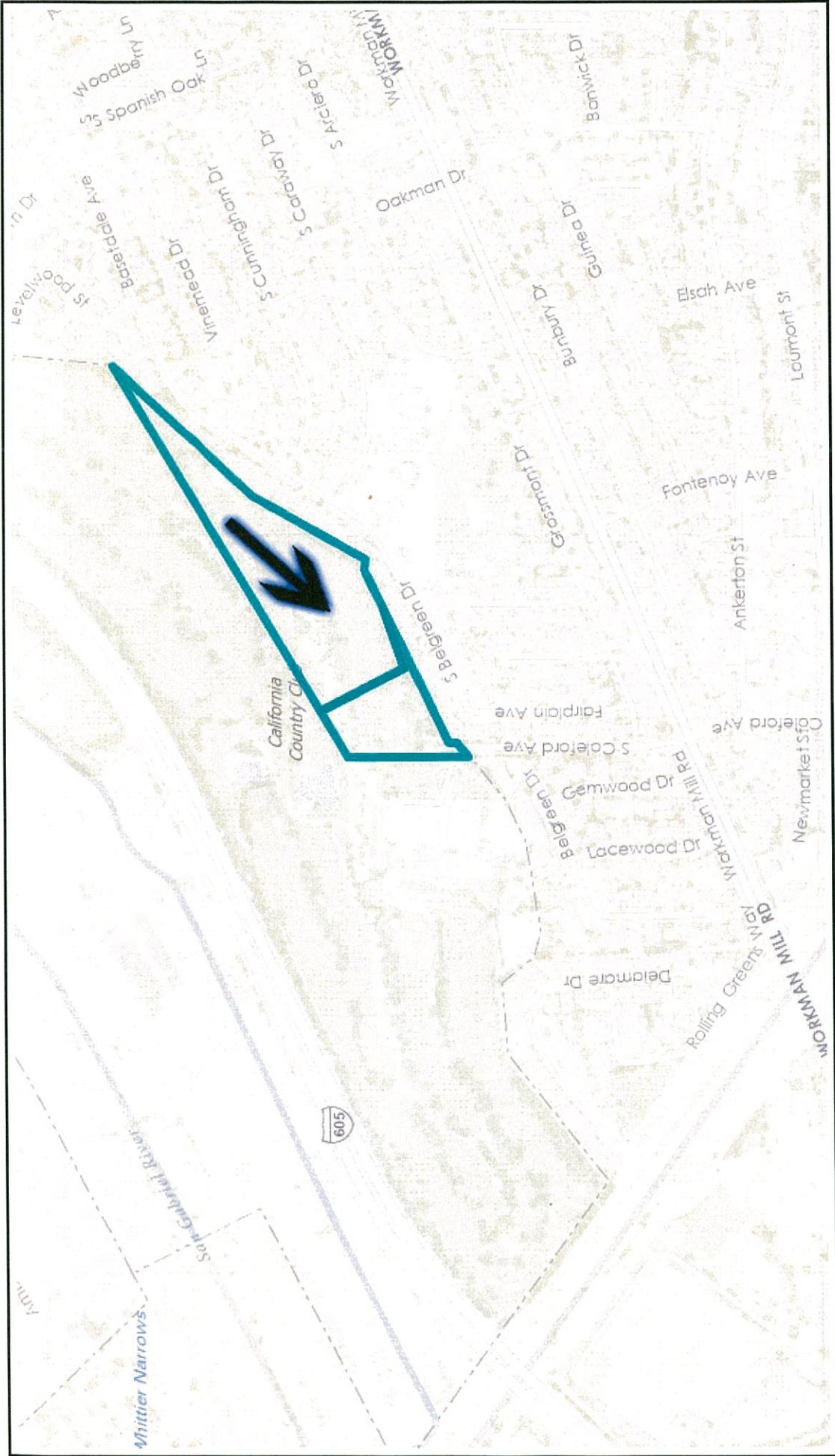
Maral Tashjian

PHONE NUMBER:

(213) 974 - 4854

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mtashjian@planning.lacounty.gov

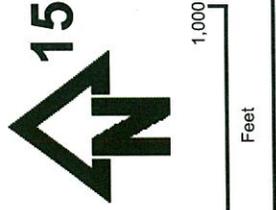


Vicinity Map

1509 South Workman Mill Road, Avocado Heights

Printed: Apr 25, 2014

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ENTITLEMENTS REQUESTED

The applicant is requesting a Conditional Use Permit (CUP) for the continued operation of an existing golf course in the R-1 (Single-Family Residence) Zone pursuant to section 22.20.100 of the Los Angeles County Code, in the Puente Zoned District.

PROJECT DESCRIPTION

The project consists of the continued operation of a portion of an existing golf course, the California Country Club, located within the unincorporated community of Avocado Heights. The majority of the golf course is located within the City of Industry. The project site consists of two irregular-shaped parcels with a combined area of 17.2 acres and is accessed from South Coleford Avenue. The site does not contain any structures. A 5.5-foot wide concrete path runs through the middle of the parcels in an east-west direction. A vegetated ridgeline with 91 oak trees (5 heritage oaks) runs across the northern boundary of the parcels. No additions or expansions are proposed, and none of the oak trees on the property would be affected by the continued operation of the golf course.

EXISTING ZONING

The subject property is zoned R-1-7,200 (Single-Family Residence, 7,200 square foot minimum lot area).

Surrounding properties are zoned as follows:

North: City of Industry (C: Commercial)

South: R-1-7,200, R-1-10,000 (Single-Family Residence, 10,000 square foot minimum lot area)

East: R-1-7,200, A-1-6,000 (Light Agricultural, 6,000 square foot minimum lot area)

West: City of Industry (C: Commercial), R-1-10,000

EXISTING LAND USES

The subject property is developed with a golf course.

Surrounding properties are developed as follows:

North: Golf course

South: Single-family residences, Wallen L. Andrews North Whittier Elementary School

East: Single-family residences

West: Golf course

PREVIOUS CASES/ZONING HISTORY

Conditional Use Permit No. 03-165 for the continued operation of the golf course was approved by the Hearing Officer on December 2, 2003.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project consists of the continued use of an existing golf course, with no proposed

expansions or development. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the O (Open Space) land use category of the Countywide General Plan. This designation is intended to maintain land and water surfaces in an open character for public safety, recreation, scenic enjoyment, resource production, and for the protection and study of natural ecosystems. The golf course provides a recreational service to its club members and is of scenic value to surrounding residents, and therefore is consistent with the Countywide General Plan.

Zoning Ordinance and Development Standards Compliance

Parking facilities for the use are provided on the portion of the golf course located within the City of Industry. The applicant proposes to continue the use with no expansion or intensification, therefore the current parking provided is sufficient.

Site Visit

Staff conducted a site visit on December 18, 2013 and observed that the site was well-maintained and free of visible zoning violations.

Burden of Proof

The applicant is required to substantiate all facts identified by Section(s) 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility

To ensure the subject property will not adversely affect the comfort or welfare of persons residing in the surrounding area; be detrimental to the use or enjoyment of property of other persons located in the vicinity of the site; or jeopardize or endanger the public health, safety or general welfare, a condition will be imposed to minimize the occurrence of errant golf balls from landing on adjacent properties. The applicant will be required to plant additional vegetation if it is requested by a property owner. This condition will only apply to properties that share a common property line with the subject property in the unincorporated area of Los Angeles County. Conditions of approval cannot be imposed on the golf course where it is located within the City of Industry.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff received a letter from the Department of Public Works, dated February 27, 2014, clearing the project for public hearing with a condition related to site drainage, requiring compliance with county, state and federal stormwater and urban runoff Pollution regulations.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has not received any comments at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2013-01914-(1), Conditional Use Permit Number 201300096, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201300096 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Maral Tashjian, Senior Planner, Special Projects Section
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Site Photographs, Aerial Image
Site Plan, Land Use Map

MM:MT
June 12, 2014

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2013-01914-(1)
CONDITIONAL USE PERMIT NO. 201300096**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing on July 1, 2014, in the matter of Project No. R2013-01914-(1), consisting of Conditional Use Permit No. 201300096 ("CUP").
2. The permittee, California Country Club ("permittee"), requests the CUP to authorize the continued operation of an existing golf course ("Project") on a property located at 1509 S. Workman Mill Road in the unincorporated community of Avocado Heights ("Project Site") pursuant to Los Angeles County Code ("County Code") section 22.20.100.
3. The Project Site is 17.2 gross acres in size and consists of two legal lot(s). The Project Site is irregular in shape with flat and gentle-sloping topography and is developed with a winding 5.5-foot paved path and the 9th fairway of the golf course. The site does not contain any structures.
4. The Project Site is located in the Puente Zoned District and is currently zoned R-1-7,200 (Single-Family Residence, 7,200 square foot minimum lot area).
5. The Project Site is located within the O (Open Space) land use category of the Countywide General Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: City of Industry (C: Commercial)
 - South: R-1-7,200, R-1-10,000 (Single-Family Residence, 10,000 square foot minimum lot area)
 - East: R-1-7,200, A-1-6,000 (Light Agricultural, 6,000 square foot minimum lot area)
 - West: City of Industry (C: Commercial), R-1-10,000
7. Surrounding land uses within a 500-foot radius include:
 - North: Golf course
 - South: Single-family residences, Wallen L. Andrews North Whittier Elementary School
 - East: Single-family residences
 - West: Golf course
8. Ordinance No. 4291 to establish the A-1 (Light Agriculture) and A-2 (Heavy Agriculture) basic zone was put into effect on 11/10/43. Legislative Exception Case No. 23 to allow commercial recreational uses in the A-1 Zone was adopted in 1948. This exception included portions of the western property line of the subject property.

This exception was superseded by Ordinance No. 5902 which rezoned the subject property to A-1-20,000 (Light Agriculture, 20,000 sq. ft. minimum lot size) in 1952. The applicant asserts that the golf course was established on the property in 1957, four years before the subject property was rezoned R-1-7,200 in 1961.

One previous zoning case was approved for the Project Site. Conditional Use Permit No. 03-165 for the continued operation of the golf course was approved by the Hearing Officer on December 2, 2003.

9. The site plan for the Project depicts two irregular-shaped parcels with a combined area of 17.2 acres. The site does not contain any structures. A 5.5-foot wide concrete path runs through the middle of the parcels in an east-west direction. A vegetated ridgeline with 91 oak trees (5 heritage oaks) runs across the parcels in a northeasterly direction along the northern boundary of the parcel. No additions or expansions are proposed, and none of the oak trees on the property would be affected by the continued operation of the golf course.
10. The Project Site is accessible via South Coleford Avenue to the south.
11. The County Department of Public Works ("Public Works") reviewed the project and recommends approval with one recommended condition regarding drainage, which are included in the Project's conditions.
12. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the continued operation of an existing golf course with no expansion of use beyond that which was previously existing.
13. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
14. No correspondence was received from the public regarding the Project.
15. [Hearing Proceedings] *To be inserted after the public hearing to reflect hearing proceedings.*
16. The Hearing Officer finds that the proposed use with the attached conditions will be consistent with the adopted General Plan. The project site is located within the O (Open Space) land use category of the Countywide General Plan. This designation is intended to maintain land and water surfaces in an open character for public safety, recreation, scenic enjoyment, resource production, and for the protection and study of natural ecosystems. The golf course provides a recreational service to its club members and is of scenic value to surrounding residents, and therefore is consistent with the Countywide General Plan.

17. The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The golf course has existed at the site since 1957. There is no record of zoning violations or complaints during its length of operation. The applicant maintains the site in an orderly manner and has planted vegetation along the property boundary shared with residences to shield neighboring homes from errant golf balls.
18. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. As previously approved, the project site is in compliance with County zoning standards, as well as City of Industry zoning standards. Parking is provided on the portion of the golf course located within the City of Industry.
19. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. The project site is served by Coleford Avenue, a fully improved street.
20. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to twenty (20) years.
21. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Avocado Heights community. On May 22, 2014, a total of 160 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 15 notices to those on the courtesy mailing list for the Avocado Heights Zoned District and to any additional interested parties.
22. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
- 2. Approves Conditional Use Permit Number 201300096, subject to the attached conditions.

ACTION DATE: July 1, 2014

MM:MT
6/12/2014

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-01914-(1)
CONDITIONAL USE PERMIT NO. 201300096**

PROJECT DESCRIPTION

The project is the continued operation of an existing golf course subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on July 1, 2034.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit, Parking Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the golf course and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$800.00**. The deposit shall be

placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **four (4) inspections (one every five years)**. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PROJECT SITE SPECIFIC CONDITIONS

17. This grant shall authorize the continued operation of a golf course on a 17.2 acre property.
18. Within thirty (30) days of the approval date of this grant, the permittee shall submit to the Director of Regional Planning for review and approval a list of names, addresses, and signatures of all property owners who share a common property line with the subject property in the unincorporated area of Los Angeles County who do not want any additional vegetation planted or safety netting installed along the shared property line to screen out errant golf balls. Any signature that is not obtained from a property owner shall indicate the permittee's responsibility to plant vegetation along the shared property line, as mutually agreed upon between the permittee and property owner.
19. Within sixty (60) days of the approval date of this grant, and to the satisfaction of the Director, the permittee shall submit for review and approval three (3) copies of a revised Exhibit "A" (site plan) depicting the planting of additional vegetation along shared property lines in the unincorporated area of the County. The subject property shall be developed and maintained in substantial compliance with the approved revised Exhibit "A." All revised site plans must be accompanied by written authorization of the property owner.
20. Within one hundred twenty (120) days of the approval of this grant, the permittee shall submit to the Director of Regional Planning a list by name and address stating that additional vegetation was planted, or safety netting was installed to the mutual satisfaction of the property owner and permittee.
21. The permittee shall not cut, destroy, remove, relocate, inflict damage or encroach into a protected zone of any tree of the oak genus located on the subject property without first obtaining an Oak Tree Permit.
22. All landscaped areas on the subject property shall be continuously maintained in good condition.
23. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated February 27, 2014.

Attachments:

Public Works Department Letter dated February 27, 2014



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

February 27, 2014

IN REPLY PLEASE
REFER TO FILE: LD-2

TO: Maria Masis
Zoning Permits East Section
Department of Regional Planning

Attention: Maral Tashjian

FROM: Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201300096
PROJECT NO. R2013-01914
1509 WORKMAN MILL ROAD
ASSESSOR'S MAP BOOK NO. 8115, PAGE 3, PARCEL NOS. 2 AND 4
ASSESSOR'S MAP BOOK NO. 8115, PAGE 14, PARCEL NO. 34
UNINCORPORATED COUNTY AREA OF AVOCADO HEIGHTS

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan to allow the continued operation of an existing golf course in a single-family residential area. The existing golf course is primarily located in the City of Industry with the southeasterly portion in the unincorporated County area of Avocado Heights. There are no existing or proposed structures within the County of Los Angeles jurisdiction. The previous CUP renewal of the golf course was approved by CUP 03-165-(1) in December 18, 2003.

Upon approval of the site plan, we recommend the following condition:

Drainage

1. The applicant is solely responsible for the quality of stormwater and urban runoff discharges from the golf course. As such, the applicant shall comply with Los Angeles County Code of Ordinances, Chapter 12.80 Stormwater and Runoff Pollution Control, as well as all applicable State and Federal stormwater and urban runoff pollution regulations. Documentation demonstrating compliance

Maria Masis
February 18, 2014
Page 2

may be required at any time during the term of the CUP permit. In the event that discharges from the property location are found to be causing or contributing to water quality impairments downstream, the applicant shall be required to take appropriate corrective actions and may be subject to enforcement actions.

If you have any questions regarding the drainage condition, please contact Ms. Terri Grant of Public Works' Watershed Management Division at (626) 458-4309 or tgrant@dpw.lacounty.gov.

If you have any questions or require additional information, please contact Ruben Cruz of Public Works' Land Development Division at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:tb

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Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

| |
|--|
| <p>A. That the requested use at the location will not:</p> <ol style="list-style-type: none"> 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. |
| <p>Golf course has a positive effect on property and does not pose a nuisance to residents of the area.</p> |
| <p>golf course has been operating since 1957 with minimal problems with the residents.</p> |
| <p>per CUP No. 03-165-(1), item 15, no property owner requested applicant to plant additional vegetation</p> |
| <p> </p> |
| <p> </p> |
| <p>B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.</p> |
| <p>The golf course has been in operation since 1957, is well maintained and considered a visual asset to the surrounding neighborhood.</p> |
| <p>only a portion of the golf course is located in the unincorporated area of los angeles county;</p> |
| <p>all of the country club's structures and parking lot are within the city of industry city limits, and satisfy that municipality's zoning code.</p> |
| <p> </p> |
| <p>C. That the proposed site is adequately served:</p> <ol style="list-style-type: none"> 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and 2. By other public or private service facilities as are required. |
| <p>the golf course is accessed by coleford avenue, a paved, 2 lane street that provides sufficient access to and from the subject property. no additions or alterations are proposed with the requested use that would generate any additional traffic to the site.</p> |
| <p> </p> |
| <p> </p> |
| <p> </p> |

PROJECT NARRATIVE

The property is used as a private golf club with a golf course and a clubhouse. It hires around 60 employees and operates all year around, serving about 380 members, hosting golf tournaments, banquets, and other functions.

The golf course provides a recreational service to its club members and is of scenic value to surrounding residents, and therefore is consistent with the County General Plan to maintain land and water surfaces in an open character for public safety, recreation, scenic enjoyment, resource production and for the protection and study of natural ecosystems.

Zone R-R (Resort and Recreation) development standards apply since the requested use is for the continued operation of an existing golf course.



Continuation of Single-Family Residences Along Southern Lot Line, Facing Southeast (1)



Grove of Oak Trees Near the Northern Property Line, Facing Northeast (2)



Near Northwest Lot Line of Subject Property, Facing Southwest ③



Near Northwest Lot Line of Subject Property, Facing Southwest ④



Single- Family Residence Along the Southern Lot Line of Subject Property, Facing South (5)



Single Family Residences Abutting Subject Property, As Viewed From South Belgreen Drive (6)



Single Family Residences Behind Vegetation Along Southern Lot Line, Facing South (7)



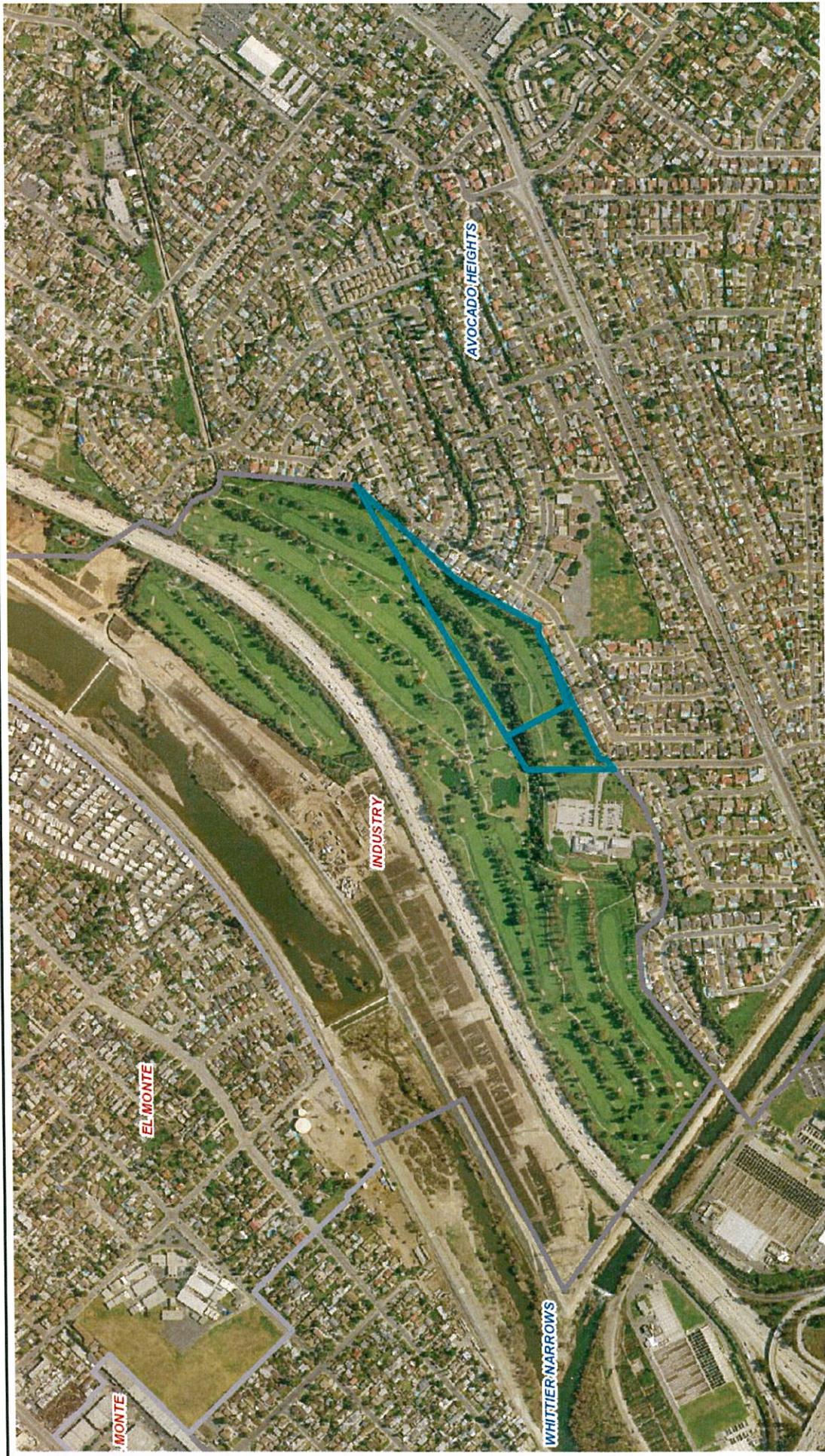
View of Fairway Along the Northern Property Line, Facing North (8)



View of Fairway, Facing Southeast, Single Family Residences are Behind Palm Trees (9)



View of Subject Property From Northeast Corner of Lot, Facing Southwest (10)

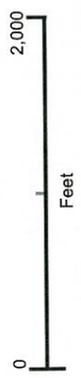


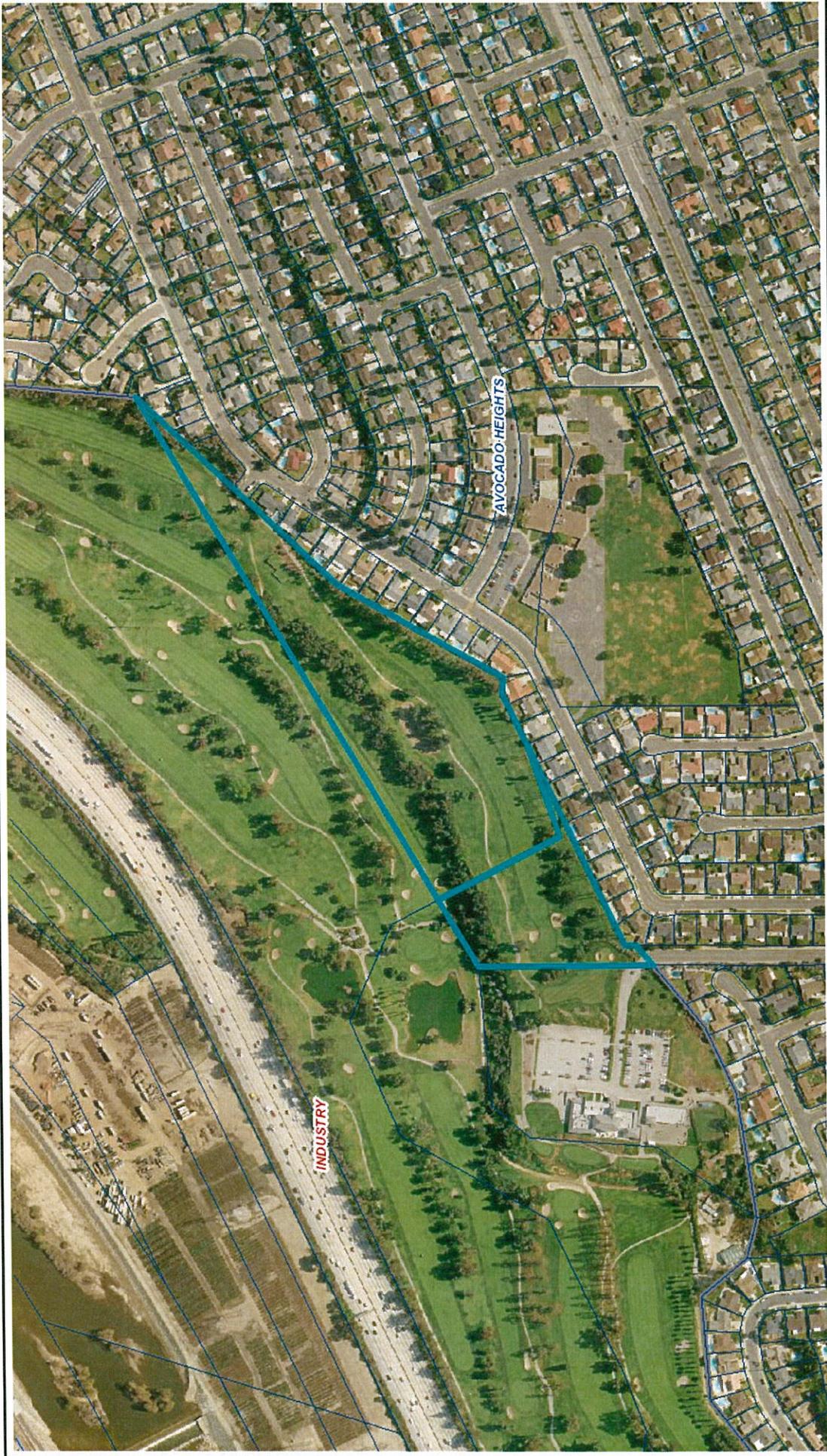
California Country Club

Aerial

Printed: Jun 17, 2014

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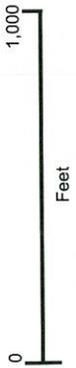
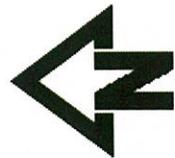


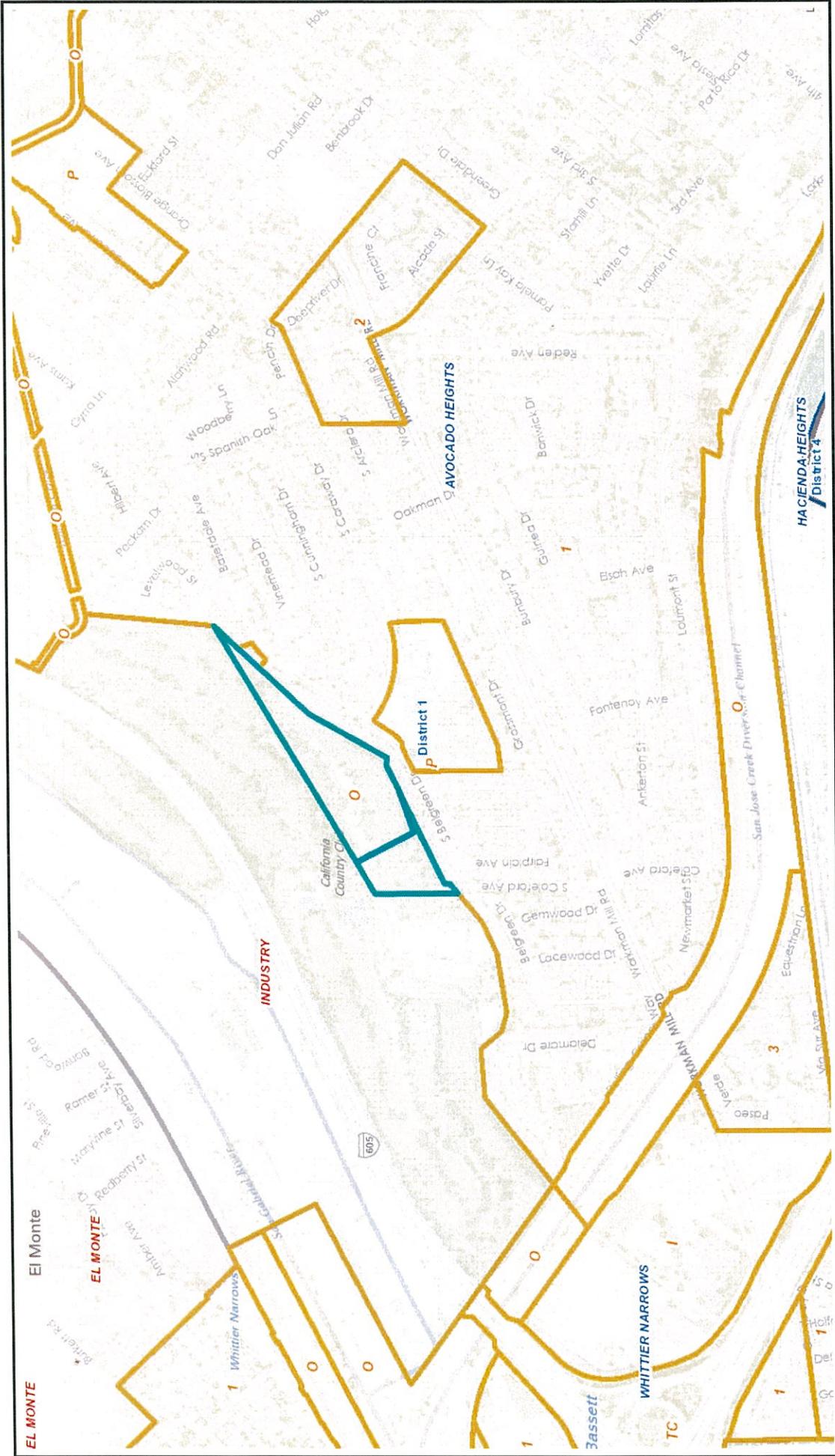
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California Country Club

Land Use

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1. This grant authorizes the continued operation of a golf course, subject to all of the following conditions of approval:
 - a. The permittee shall obtain a National Pollution Discharge Elimination System (NPDES) permit from the Los Angeles Regional Water Quality Control Board for compliance with all NPDES requirements as stated in the Department of Public Works Watershed Management's letter dated October 28, 2003;
 - b. Within thirty (30) days of the approval date of this grant, the permittee shall submit to the Director of Regional Planning for review and approval a list of names, addresses, and signatures of all property owners who share a common property line with the subject property in the unincorporated area of Los Angeles County who do not want any additional vegetation planted or safety netting installed along the shared property line to screen out errant golf balls. Any signature that is not obtained from a property owner shall indicate the permittee's responsibility to plant vegetation along the shared property line, as mutually agreed upon between the permittee and property owner;
 - c. Within sixty (60) days of the approval date of this grant, and to the satisfaction of the Director, the permittee shall submit for review and approval three (3) copies of a revised Exhibit "A" (site plan) depicting the planting of additional vegetation along shared property lines in the unincorporated area of the County. The subject property shall be developed and maintained in substantial compliance with the approved revised Exhibit "A." All revised site plans must be accompanied by written authorization of the property owner;
 - d. Within one hundred twenty (120) days of the approval of this grant, the permittee shall submit to the Director of Regional Planning a list by name and address stating that additional vegetation was planted, or safety netting was installed to the mutual satisfaction of the property owner and permittee;
 - e. The permittee shall not shall not cut, destroy, remove, relocate, inflict damage or encroach into a protected zone of any tree of the oak genus located on the subject property without first obtaining an Oak Tree Permit;
 - f. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or provide pertinent information about the premises. The only

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

6. **This grant shall expire unless used within two (2) years from the date of approval.** This permit is deemed to be used when the permittee signs and submits a signed, notarized affidavit of acceptance of conditions, and all required monies have been paid pursuant to Condition No. 10. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. **Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder.** In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
9. **This grant will terminate on December 2, 2013.** Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the termination date of this permit, whether or not any modification of the use is requested at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. **Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$750.00.** These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department

of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for a total of 5 biennial inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
13. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.

Attachments:

Department of Public Works letter dated October 28, 2003

KC:ml
12/02/03



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"Enriching Lives"

900 SOUTH FREMONT AVENUE
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www.ladpw.org



ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: WM-4

October 28, 2003

TO: Matilda Larson
Department of Regional Planning

FROM: Rod Kubomoto
Watershed Management Division

RESPONSE TO A CONDITIONAL USE PERMIT NO. 03-165
CALIFORNIA COUNTRY CLUB
UNINCORPORATED COUNTY OF LOS ANGELES
AVOCADO HEIGHTS

Thank you for the opportunity to provide comments on the subject document. The proposed Conditional Use Permit is a request to continue to operate the California Country Club at 1509 South Workman Mill Road in the unincorporated County of Los Angeles area of Avocado Heights. We have reviewed the submittal and offer the following comments:

Watershed Management

National Pollutant Discharge Elimination System (NPDES) Review

Due to usage and storage of various pesticides at the site, the applicant must obtain a permit from the Los Angeles Regional Water Quality Control Board for compliance with all requirements of the NPDES and should fully assess and incorporate all appropriate Best Management Practices to enhance the quality of urban runoff and stormwater.

The following should be reviewed to assure your project is in compliance with the NPDES Permit.

- The NPDES Municipal Storm Water Permit can be viewed on the web at http://www.swrcb.ca.gov/rwqcb4/html/programs/stormwater/la_ms4_final/FinalPermit.pdf

Matilda Larson
October 28, 2003
Page 2

- The Standard Urban Storm Water Mitigation Plan Manual can be viewed or downloaded from the web at http://www.ladpw.org/wmd/npdes/table_contents.cfm
- The 2002 list of Impaired Water Bodies can be found on the web at http://www.swrcb.ca.gov/tmdl/docs/2002_cwa_section_303d_list_wqls020403.pdf

Coastal Los Angeles County and the Upper Santa Clara River Watershed are in Region 4. The Antelope Valley area of Los Angeles County is in Region 6B.

- More information on Total Maximum Daily Loads can be found on the web at <http://www.swrcb.ca.gov/~rwqcb/html/meetings/tmdl/tmdl.html>
- Handbooks that can offer a better understanding of Best Management Practices can be viewed or downloaded from the web at <http://www.cabmphandbooks.net/>

If you have any questions regarding the above comments or the environmental review process of Public Works, please contact Massie Munroe at (626) 458-4359.

MM:kk
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