

**HEARING OFFICER  
STAFF REPORT  
February 1, 2012**

**SUBJECT:** Conditional Use Permit #5698

**LOCATION:** 1133 Rosemont Avenue  
(Brookside Golf Course Pond)

**APPLICANT:** D. Michael Hamner, AIA

**ZONING DESIGNATION:** OS (Open Space)

**GENERAL PLAN  
DESIGNATION:** OS (Open Space)

**PREPARED BY:** Jacqueline Ellis

**STAFF RECOMMENDATION:** Adopt the Environmental Determination and the Specific Findings in Attachment A to approve the application with the conditions in Attachment B.

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**PROJECT PROPOSAL:** Conditional Use Permit – To allow the reconstruction and expansion of an existing irrigation pond and the construction of an irrigation pump house and related equipment at Brookside Golf Course. The Zoning Code requires a Conditional Use Permit for any construction within an OS (Open Space) zoning district.

**ENVIRONMENTAL  
DETERMINATION:**

This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) Guidelines, Categorical Exemption, California Environmental Quality Act (CEQA) Guidelines, Categorical Exemption (California Code of Regulations, Title 14, Chapter 3, Article 19, Class 1, §15301, Existing Facilities and Class 3, §15303, New Construction or Conversion of Small Structures). Class 1 applies to expansions or alterations to an existing use. The project proposes to renovate an existing golf course pond. The pond will be substantially in the same location as the existing pond and will continue to serve as a catch basin for runoff. The primary use of the site (golf course) will remain unchanged. Class 3 applies to new construction of accessory structures. This project includes a new irrigation pump house for equipment associated with the pond.

**PROJECT BACKGROUND:**

**Site Characteristics:** The subject site is located west of the 210 freeway within the OS (Open Space) zoning district and is home to the Brookside Golf Course, Rose Bowl Stadium, baseball fields, tennis courts, and

aquatic center. The Brookside Golf Course pond is 3.5 acres in size and is incorporated into the golf course. The existing pond is approximately 140 feet south of Washington Boulevard the nearest structures to it are located within the golf course maintenance yard.

- Adjacent Uses:** The project site is surrounded by single-family residential uses.
- Adjacent Zoning:**
- North - RS-4-HD (Single-Family Residential, Hillside District Overlay)
  - East - RS-4-HD, RS-4, PS (Single-Family Residential, Hillside District Overlay, Single-Family Residential, and Public, Semi-Public)
  - South -RS-2-HD (Single-Family Residential, Hillside District Overlay)
  - West - RS-4-HD, RS-2-HD (Single-Family Residential, Hillside District Overlay)

**Previous Zoning Cases:** CUP5220- To allow the reconstruction of equipment storage and canopy structures which were damaged by a fire at the Brookside Golf Course maintenance yard facility. Approved March 18, 2009.

CUP4672 – To allow the expansion of a Commercial Recreation use in the OS zoning district. Approved April 5, 2006.

CUP3960 – To allow the replacement of existing temporary lighting in Rose Bowl Lots F and K with five permanent lighting structures. Disapproved October 10, 2001.

CUP3913 – To allow a 2,350 square foot addition to an existing building for a police and first aid station. Approved w/ conditions July 3, 2001.

CUP3587 – To allow six trailers to be temporarily established on site. Approved w/ conditions July 3, 2001.

CUP3328 – To allow the construction of restroom and concession buildings within the perimeter fencing of the Rose Bowl. Approved w/ conditions August 3, 1997.

CUP2339 – To allow the expansion of the press box, an upgrade of existing facilities, and an extension to the placement of the Galaxy trailers. Approved w/ conditions January 16, 1991.

**PROJECT DESCRIPTION:**

The applicant, D. Michael Hamner, on behalf of the American Golf Corporation, has filed a Conditional Use Permit to allow the renovation and expansion of an existing golf course pond

along with the construction of an irrigation pump house at the Brookside Golf Course. The Zoning Code requires a Conditional Use Permit for any new construction within an Open Space (OS) zoning district.

#### **ANALYSIS:**

The Brookside Golf Course consists of two (Brookside 1 and Brookside 2) 18 hole golf courses and associated infrastructure (maintenance buildings, clubhouse and pro shop). The golf course contains an existing pond that is 3.5 acres in size and holds up to seven to nine acre feet of water. The pond is incorporated into the site and is adjacent to an existing flood control channel. The edge of the existing pond is approximately 140 feet south of Washington Boulevard.

The applicant is proposing to renovate and enlarge an existing pond that holds 20 acre feet of runoff water from the City tunnels (Richardson, Wilson and Devil's Gate). These tunnels currently flow under the golf course into a nearby flood control channel. To distribute the water from the flood channel to the pond, a pump house is also proposed. The pond will act as a catch basin for runoff, which will be used to irrigate the golf course. The primary purpose of the project is to reduce the use of domestic (drinking) water for irrigation at the golf course. Currently Brookside uses approximately 200 million gallons of domestic water a year. This project will decrease the golf course's domestic (drinking) water use by more than 60 percent.

The pond will be reconfiguration in order to accommodate the increase in water capacity. This will be done by dredging the bottom of the pond and moving the soil to the perimeter of the newly reconfigured pond. With this modification, the shoreline from Washington Boulevard will be increased from 140 feet to 175 feet.

The proposed irrigation pump house will be constructed approximately 84 feet from Washington Boulevard. The pump house will be located about 30 feet from the edge of the newly reconfigured pond and will move runoff water from the flood control channel into the pond. The pump house measures 768 square feet and will be a maximum of 14'-7" in height. The exterior will be decorative masonry and will be placed low onto an existing slope such that only six feet of it is exposed and visible along Washington Boulevard. This pump house is located within the center of the site and is not visible from the surrounding residential neighbors. Additionally a new 800 amp transformer for power will be placed within ten feet of Washington Boulevard.

As part of the reconfiguration, 22 trees that are located along the existing shoreline of the pond along with other select trees will be removed. These trees were evaluated by the Urban Forestry Advisory Committee (UFAC) on July 13, 2011 where it was determined that the trees would be removed based on the design and condition of the trees. The trees to be removed are: twelve *Washingtonia robusta* (Mexican Fan Palm), one *Washingtonia filifera* (California Fan Palm), one *Prunus bilireiana* (Flowering Plum), three *Pinus canariensis* (Canary Island Pine), two *Calocedras decurrens* (Incense Cedars), one *Sambucus neomexicana* (elderberry), and two *Araucaria cunninghamii* (Hoop Pines).

The project is consistent with the Zoning Code and the General Plan. The expansion to the pond along with a new irrigation pump house will allow the golf course to reduce the use of domestic water which will enhance the availability of domestic water for the general public and city residents.

**REVIEW BY OTHER DEPARTMENTS:**

The proposal was reviewed by the Department of Transportation, Fire Department, Department of Public Works, Building and Safety Division, and Design and Historic Preservation Section. Prior to the issuance of the building permits, Design Review approval must be obtained by the applicant. This process will ensure that the design of the proposed structures will be compatible with the character of the surrounding neighborhood.

**CONCLUSION:**

It is staff's assessment that the findings necessary for approval of the Conditional Use Permit for the expansion of the golf course pond and construction of a new irrigation pump house can be made. The proposal is consistent with the goals and objectives of the General Plan, since there is a public benefit as a result of the project. Furthermore, this project will decrease the use of domestic (drinking) water at the golf course by capturing runoff water from the City's flood control channels. In addition, the City Council approved this project in concept on June 13, 2011 as part of their 2012 Capital Improvement Projects (CIP). Therefore, staff recommends that the Hearing Officer approve the application with the findings in Attachment A and the Conditions of Approval in Attachment B of this report.

**ATTACHMENT A**  
**SPECIFIC FINDINGS FOR CONDITIONAL USE PERMIT #5698**

Conditional Use Permit -- To expand an existing pond along with the construction of an irrigation pump house

1. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The expanded pond and new irrigation pump house will capture runoff water and reduce the use of domestic (drinking) water for the golf course. Improvements to the existing Brookside Golf Course are permitted through the review and approval of the Conditional Use Permit in the Open Space (OS) zoning district. Section 17.26.030 of the Zoning Code requires a Conditional Use Permit for any new addition/construction of a structure located in the OS zoning district. The project is in compliance with the Zoning Code.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and purposes of the applicable zoning district.* The project is located on dedicated City parkland and is designated as Open Space (OS). Table 2-7 of the Zoning Code allows the construction of park and recreation facilities in an Open Space zone through the approval of a Conditional Use Permit. Additionally, the project is the result of the Rose Bowl Operating Company (RBOC) working with Pasadena Water and Power over the past two years in developing an irrigation system that does not rely on the City's drinking water supply. The use of the site (golf course) will remain unchanged.
3. *The proposed use is in conformance with the goals, policies and objectives of the General Plan and the purpose and intent of any applicable zoning district.* The General Plan designation for the site is an Open Space, and the site is part of the Open Space zoning district. The proposed irrigation pond and pump house use is consistent with the objectives and purpose of the General Plan. Specifically, Policy 9.5 of the General Plan; Encourages and promotes the stewardship of Pasadena's natural environment, including water conservation, clean air, natural open space protection, and recycling." The expanded pond and new irrigation pump house will reuse runoff water and reduce the use of domestic (drinking) water for the golf course.
4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* The proposed enlargement of the pond and construction of an irrigation pump house will significantly reduce the golf course's use of domestic (drinking) water. The expanded pond and irrigation pump house and associated equipment will be designed to be compatible with the existing maintenance golf course. This use that will not be detrimental to the health and safety to the neighboring uses.
5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The project consists of the expansion and reconstruction of an existing pond and the construction of an irrigation pump house. No expansion or change in golf course use is proposed. The structures will be constructed in accordance with applicable building code requirements.

6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.* The expanded pond and irrigation pump house structure will be designed to limit any negative impacts to the surrounding residential use. No changes to the Brookside Golf Course use are proposed.

**ATTACHMENT B**  
**CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #5698**

The applicant or successor in interest shall meet the following conditions:

General

1. The site plan, floor plan, elevations, and building sections submitted for building permits shall substantially conform to plans submitted and stamped "Received at Hearing, February 1, 2012", except as modified herein.
2. The applicant or successor in interest shall meet the applicable code requirements of all City Departments.
3. The Zoning Administrator, at any time, can call for a review of the approved conditions at a duly noticed public hearing before the Hearing Officer. These conditions may be modified or new conditions added to reduce any impacts of the use. The Hearing Officer may revoke the Conditional Use Permit if sufficient cause is given.
4. The final Decision Letter and Conditions of Approval shall be incorporated in the submitted building plans as part of the building plan check process.
5. Final building elevations, including material of construction, shall be submitted to and approved by the Zoning Administrator prior to issuance of any building permits.
6. The proposed project, Activity Number PLN2011-00415, is subject to Final Zoning inspection. A Final Zoning Inspection is required for the project prior to the issuance of a Certificate of Occupancy. Contact the Planning Case Manager, Jacqueline Ellis at (626)744-6709 to schedule an inspection appointment time.

Planning Division

7. This approval allows the expansion of an existing golf course pond, which includes the construction of an irrigation pump at the Brookside Golf Course.
8. Modification to the approved plans may require the review and approval of a new or modified Conditional Use Permit application.
9. Any new lighting shall be properly shielded to avoid glare and spill of light to surrounding properties.
10. The applicable code requirements of the Zoning Code and of all other City Departments shall be met at all times.
11. The applicant shall obtain approval from Design and Historic Preservation Section as part of the Design Review process prior to the issuance of the building permit.