

Agenda Report

January 31, 2011

TO: Honorable Mayor and City Council
FROM: Planning Department
SUBJECT: VALLEY HUNT CLUB MASTER PLAN, 520 S. ORANGE GROVE BLVD.
PLN2003-00334

RECOMMENDATION:

It is recommended that the City Council at the close of the public hearing take the following actions:

1. **Approve** the finding of the Initial Study (Attachment C) that the Valley Hunt Club Master Plan has less than significant effects on the environment; and **adopt** the Negative Declaration prepared for this project (Attachment D);
2. **Approve** the findings that the proposed Valley Hunt Club Master Plan is consistent with the goals and objectives of the General Plan and consistent with the PS (Public/Semi-Public) Zone District (Attachment A);
3. **Approve** the tree removal finding (Attachment A) that the proposed Master Plan includes a landscape plan to provide the full tree replacement ratio on-site as required by the Tree Protection Ordinance for the removal of four protected trees (Master Plan Exhibits L1.01 and A2.02) and approve the request;
4. **Approve** the proposed Valley Hunt Club Master Plan (Attachment E) which includes the temporary establishment of club related parking in a leased parcel within the I-710 Freeway right-of-way at the end of the Palmetto Drive cul-de-sac, subject to conditions of approval (Master Plan Attachment A) and development standards (Master Plan Attachment B);
5. **Approve** the attached resolution establishing the Valley Hunt Club Master Development Plan at 520 S. Orange Grove Boulevard. (Attachment F); and,
6. **Direct** the City Clerk to file a Notice of Determination with the Los Angeles County Recorder (Attachment G).

EXECUTIVE SUMMARY:

The proposed Master Plan is a 20-year term plan for the Valley Hunt Club located at 520 S. Orange Grove Boulevard. New development envisioned under the Master Plan includes:

1. Removal of the existing 56-space surface parking lot and replacement with the new construction of a subterranean parking garage with capacity for 58 subterranean spaces and 41 surface spaces for a total of 99 cars at this location;
2. Temporary parking at the CALTRANS property at the end of the Palmetto Drive cul-de-sac for 100 cars during construction of the parking garage; and valet service during the construction phase to facilitate circulation between the clubhouse and the temporary parking lot;
3. New construction of one 150 s.f. accessory structure (swim coach's office);
4. New construction of one, two-story multi-use structure totaling approximately 3,000 s.f.;
5. New construction of one, one-story multi-use structure totaling approximately 1,500 s.f.;
6. Realignment of Tennis Court 7 setback with other existing tennis courts;
7. Replacement of the existing plant nursery at approximately 1,000 s.f. of area;
8. Upgrade and expansion of the snack bar @ 270 s.f.;
9. Establishment of temporary tents on a seasonal basis.

The Master Plan site is 183,500 s.f. (4.2 acres) in area and presently zoned PS (Public/Semi-Public). The total building area would increase from 37,159 s.f. to 42,942 s.f., an addition of 4,870 s.f. of new construction plus 913 s.f. expansion approved by the 1999 Master Plan Amendment. Parking would be expanded on the site of the existing North Parking Lot at Orange Grove Boulevard and Palmetto Drive. The CALTRANS lot at the east end of Palmetto Drive would be used as temporary parking only during construction of the subterranean garage.

The proposed Master Plan would allow for additional programming at the Club through expansion and updating of existing facilities and create additional on-site parking. The new parking will free up local streets for residential use and resolve long standing issues related to parking and circulation.

ADVISORY COMMISSION RECOMMENDATION:

Planning Commission Review

On December 8, 2010, the Planning Commission reviewed the Valley Hunt Club Master Plan and recommended approval of the Master Plan including text changes to establish

a 15-foot setback for Building 1, continue to explore options with the applicant for the realignment of tennis court 7, and accept the compromise option with the neighbor at 570 S. Orange Grove Blvd. (Building Option 5) as part of the Master Plan.

Design Commission Review

On November 8, 2010, the Design Commission reviewed the Valley Hunt Club Master Plan. The members of the Commission offered advisory comments addressing setbacks, building heights, building footprints, and tree protection. The Club made additional adjustments to the project description to address issues sensitive to the surrounding residents and property owners. The full comments and staff responses are provided in Attachment B.

BACKGROUND:

1999 Master Plan Amendment

On October 30, 2000, the City Council approved a Master Plan Amendment that authorized modest expansion of Club facilities. Projects approved under the amendment include: 1) enclosing an existing corridor between the Brinton Room and the Hunt Room totaling 321 s.f.; 2) enclosing the existing Garden Room outdoor patio/dining area of 425 s.f.; 3) provide a new entryway on the east side of the building, which does not involve any additional square footage; 4) an outdoor adult spa adjacent to the fitness center; and 5) remodeling of, and, 543 s.f. addition to the boys'/girls' locker rooms to improve the facilities and provide additional storage space. The additions total 913 square feet, and the remodeled/converted areas total 1,031 s.f. Projects not completed under the previous Master Plan approval include items 1, 2, and 4. These projects would carry forward into the new Master Plan.

Evolution of New Master Plan Proposal

The Master Plan has evolved dramatically since its initial submittal in 2003. Originally, the Club proposed to demolish the residence at 328 Palmetto Drive and replace it with a 1-1/2 story parking garage. This proposal raised neighbors' concerns about the loss of another residence on the street and the proposal was withdrawn. The Club then proposed to adaptively reuse the Palmetto residence and construct surface parking behind. This proposal raised concerns again on the Club's expansion into residentially zoned lots and the proposed removal of large trees on the property, and was again withdrawn. The Club then proposed to maintain the existing development conditions, acknowledging the shortage of on-site parking but not proposing any construction projects. This option did not satisfy the concerns of residents with regard to Club related parking on Palmetto Drive and in September 2006, the Planning Commission advised the Club and residents to work together to address the concerns of both parties. The Club returned to the Planning Commission in October 2007 with a proposal to build a permanent parking lot in the CALTRANS right-of-way at the end of Palmetto Drive. This proposal introduced the issue of bringing Club related traffic deeper into the Palmetto Drive neighborhood. Once again, this proposal was withdrawn after discussions with neighbors. The Club then considered various proposals to accommodate additional

parking on-site. The current proposal, which maintains the current circulation patterns on Palmetto Drive while adding parking through construction of a subterranean garage at the corner of Orange Grove and Palmetto, has met with favorable reviews from neighbors.

ANALYSIS:

The Valley Hunt Club is a private social club which includes facilities for swimming and tennis. It is located at 520 S. Orange Grove Boulevard. The club has operated at this location since 1906. The immediate area is a mix of residential land use types. Large multi-family condominium projects anchor both ends of Palmetto Drive. The Valley Hunt Club occupies approximately half of the southern frontage of this street. The remaining northeast frontage of Palmetto Drive, and three parcels of the southern frontage, is developed with turn-of-the-century Craftsman and Period Revival single-family residences.

New Construction

The Master Plan proposes construction of new multi-purpose space and accessory structures. There are two multi-purpose structures proposed, one having approximately 3,000 s.f. of area at two stories, the other approximately 1,500 s.f. of area at one story. Each structure would be designed in a period revival style to complement the existing structures on campus and in the surrounding neighborhood. Staff level design review for these multi-purpose buildings will be required. Staff level reviews are subject to call for review from the Design Commission or City Council. Under existing design review thresholds, these projects would be exempt from Design Review.

Other new development proposed on the east end of the pool deck comprises the expansion of the snack bar (270 s.f.) and swim coach's office (100 s.f.). Given their size, these small structures would be exempt from design review. These structures are placed in the center of Parcel A, the campus core away from neighboring residential properties. (See site plan X)

Development Standards

According to PMC §17.26.040 (d), development standards for the PS zone are established by the Master Plan process. Prior to the adoption of a master plan, PS districts are subject to the development standards of the most restrictive abutting zoning district. In the case of the Valley Hunt Club, the most restrictive standards would be RS-4 on the east end of the campus and RM-16 on the southern perimeter of the campus. Therefore, new development standards would use the adjacent district standards as a baseline and consider adjustments based on the unique circumstances of the Valley Hunt Club.

Building Setbacks and Height

Parcel B: The Club is proposing a five-foot side yard setback along the east property line for Building 2. This proposed building at this location is a 3,000 s.f. structure of two stories and a 1,500 s.f. footprint that would be used for storage, offices and multipurpose space. The lot width is 55 feet. The adjacent property at 320 W. Palmetto Drive is zoned single-family residential; the residence is located 12-feet from the west property line. The base zoning to consider setbacks is the encroachment plane requirements for when a non-residential structure abuts a residential zone. The zoning standard requires an encroachment plane sloping upward and inward to the site at a 45-degree angle, commencing 6 feet above the existing grade at the property line resulting in a minimum side yard setback of 15 feet.

In the instance of two abutting residential uses, a property owner could build a residential structure the same size and height as Building 2 a minimum of five feet from the property line with consideration of the 30-degree encroachment plane angle. It should be noted that the multipurpose building proposed for location here is scaled to be complimentary to single-family residences in the immediate area, buffered by existing mature landscaping to be maintained on the property line. In reviewing the site conditions, staff concluded that the 30-degree, residential encroachment plane standard would be appropriate for the east setback. The side yard setback would be a minimum of five feet, with a maximum height of 32 feet at the highest ridge or parapet. Thus, the height of the proposed facility is equal to the maximum allowable height of the most restrictive abutting residential zone.

The non-residential standard would result in a diminished building footprint that would not meet the needs of the Club. The residential setback would allow for design efficiency. Finally, for windows facing the residential property, the proposed development standards require a windowsill plate height of 5-feet from finished floor level to maintain privacy.

Parcel C: For Building 1, the Master Plan proposes a side yard setback along the south property line of 5 feet and 15-foot setback at the rear. The adjacent property at 570 S. Orange Grove Boulevard is zoned RM-16; the residence is 40 feet from the north property line. The standard for when a non-residential structure abuts a residential use requires an encroachment plane sloping upward and inward to the site at a 45-degree angle, commencing 20 feet above the existing grade at the property line resulting in a side yard setback of 15 feet. No rear setback is required by code. Building 1 would be 12-feet high at the top plate, sufficiently low to maintain privacy for the owner at 570 Orange Grove Boulevard. Staff is recommending approval to the Club's proposal for a five-foot setback and 15-foot rear setback.

Walls and Fences

Replacement walls and fences at the Club campus will match the existing condition. At the parking garage at Orange Grove and Palmetto, the fence will be six-feet tall and set back minimum 18-inches from the property line to accommodate a landscape hedge in

front. Along Palmetto Drive, the wall will be four feet in height at the property line with a hedge behind. Fences shared with residentially zoned properties will be six-feet in height, as allowed by code.

Parking

Master Plan Parking Calculations			
Use	Square Footage	Parking Ratio	Required Vehicle Spaces
Clubhouse	7,726	10/1,000 sf	77
Sports Center Lounge	400	10/1,000 sf	4
Sports Center	1,500	5/1,000 sf	8
Building 1 (Proposed)	1,500*	10/1,000 sf	15
Building 2 (Proposed)	1,500*	10/1,000 sf	15
Total Spaces Required By Zoning Code			119
Identified Peak Parking Demand			134
Master Plan Total Spaces Provided			141
*potential assembly areas			

A total of 89 vehicle spaces are currently required. The existing inventory of parking spaces is 118. New ancillary buildings would bring the required minimum number of parking spaces up to 119 off-street vehicle spaces. Completion of the development envisioned under the Master Plan would provide 141 off-street vehicle parking spaces.

With one level of subterranean parking and one level of surface parking, the new garage will have 99-vehicle spaces. In addition to the 52 spaces on the south lot and 10 spaces on the employee lot, the total parking inventory would be 161 spaces. The development of accessory Buildings 1 and 2 would remove at least 13 spaces. At full build-out of the Master Plan, there will be a minimum of 141 spaces. This number is sufficient to exceed the average peak parking demand.

Temporary Parking Lot (CALTRANS Site)

The Master Plan proposes that the CALTRANS parking site at the east end of Palmetto Drive be temporary and short-term in use. The parking lot will contain 100 spaces and will be used as temporary parking only during construction of the subterranean garage. The parking lot would support valet parking operations at the Club, and would not be open to the general public. Upon completion of the garage, the Club is conditioned to restore the site to its present state (Master Plan Attachment A). The design of the temporary CALTRANS parking lot is subject to review and approval by the Zoning Administrator prior to the issuance of a building permit for the subterranean garage. The design standards referenced here are intended to reinforce the temporary nature of the lot (Master Plan Attachment B).

Tree Removal

The local ordinance protecting biological resources in the City of Pasadena is PMC Chapter 8.75 "City Trees and Tree Protection Ordinance" (TPO). The Ordinance

requires the replacement planting of trees when protected trees or trees with a diameter-at-breast height of 19-inches or larger are removed from a property. The City has adopted a replacement matrix to ensure that the number and species of replacement trees are sufficient to sustain and enhance the City's long-term urban forest. The project will remove nine trees, four of which are protected by the TPO.

The Valley Hunt Club will be able to accommodate the replanting ratio required by the TPO on-site. Therefore, mitigations measure are not needed. A landscape plan is provided that depicts potential tree locations (Attachment L1.01/A2.02).

Tennis Court 7

The Club is proposing through the Master Plan to realign Tennis Court 7 with Courts 5 and 6. Currently, Tennis Court 7 is setback ten feet to provide a landscape perimeter along Palmetto Drive. The landscape perimeter provides a visual transition from institutional to residential uses along the south side of Palmetto Drive. Court 7 is west adjacent to the East Parking Lot.

Staff is recommending that Tennis Court 7 be allowed to align with the other tennis courts along Palmetto Drive. The pedestrian and vehicle safety concerns of the view corridor, which is the area with a minimum depth of five-feet at the edge of the existing driveway and a width measure on both sides of the driveway of 50 feet, or the distance to the intercepting property line, whichever is less, can be addressed by having mirrors mounted on either side of the driveway in the parkway. A total of six vehicle spaces would remain at the East Parking Lot after full implementation of the Master Plan; therefore, there would be very low traffic volume entering and exiting the lot. The potential for pedestrian-vehicle conflicts would be minimal.

Seasonal Tents

Currently, the Club must obtain a Temporary Use Permit (TUP) each time it wishes to establish tents. Tents are typically set up when inclement weather is expected or during major events. Given that the Club campus is densely developed, there are only two sites that are viable for tent locations—the lawn of the Clubhouse along Orange Grove Boulevard and the east end of the pool deck. The Master Plan would authorize the establishment of temporary tents at these locations as needed with the required building permit.

Draft Negative Declaration

Staff prepared a revised draft Environmental Initial Study (Attachment B) and draft Negative Declaration (Attachment B) pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines for this latest revision to the Master Plan. The initial study and draft Negative Declaration evaluate potential environmental effects that may result from implementation of the Master Plan. The environmental analysis did not identify any potentially significant impacts to the environment. Thus, mitigation is not required.

Neighborhood Meeting

A neighborhood meeting to solicit community input on the Master Plan was held at La Casita del Arroyo on Wednesday, October 20, 2010. Only one resident was present to provide public input. Staff presented the major components of the Master Plan. No issues were raised.

FISCAL IMPACT:

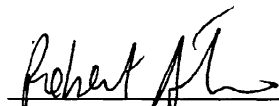
The cost of the project reviews and permits will be paid to the City by the applicant. The project will generate income to the City.

Respectfully submitted,



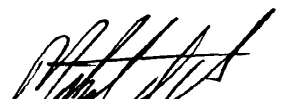
STEVE MERMELL
Assistant City Manager

Prepared by:



Robert Avila
Planner

Approved by:



MICHAEL J. BECK
City Manager

Attachments:

- Attachment A—Master Plan Findings
- Attachment B—Design Commission Comments
- Attachment C—Initial Study
- Attachment D—Draft Negative Declaration
- Attachment E—Valley Hunt Club Master Plan
- Attachment F—Resolution
- Attachment G—Notice of Determination

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA
APPROVING A MASTER DEVELOPMENT PLAN FOR THE VALLEY HUNT
CLUB**

WHEREAS, in December 1992, the City Council of the City of Pasadena adopted the Valley Hunt Club Master Development Plan (“the Plan”) to guide future development of the campus of the Valley Hunt Club; and

WHEREAS, the Plan provides a concept plan for the construction of new multi-purpose and parking facilities complementary to existing development on site and with the neighborhood; and

WHEREAS, several new changes to the Plan are proposed and are included in an updated Plan; and

WHEREAS, the update to the Plan is sympathetic to the existing uses on the existing campus, and the required design review of new buildings will ensure compatibility with the existing campus and with the residential character of the surrounding neighborhood; and

WHEREAS, the existing Land Use designation of the properties located at 520-560 S. Orange Grove Boulevard and 336-346 W. Palmetto Drive are defined as Institutional, which are the subject parcels of the Plan; and

WHEREAS, at a duly noticed public hearing on December 8, 2010, the Planning Commission considered and recommended adoption of the proposed Plan for the Valley Hunt Club.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pasadena hereby adopts the Initial Study and Negative Declaration prepared for the Plan, and the City Clerk is directed to file a Notice of Determination with the Clerk of Los Angeles County within five working days.

BE IT FURTHER RESOLVED that the City Council of the City of Pasadena hereby approves the Valley Hunt Club Master Development Plan whose boundaries are shown on Attachment 1 hereto and incorporated herein by reference.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2011 by the following vote:

AYES:

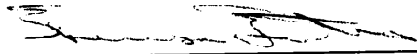
NOES:

ABSENT:

ABSTAIN:

Mark Jomsky, CMC
City Clerk

APPROVED AS TO FORM



Theresa E. Fuentes
Assistant City Attorney

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