

Agenda Report

TO: CITY COUNCIL

DATE: OCTOBER 30, 2000

FROM: CITY MANAGER

SUBJECT: PROPOSED AMENDMENT TO THE VALLEY HUNT CLUB MASTER DEVELOPMENT PLAN LOCATED AT 520 SOUTH ORANGE GROVE BOULEVARD.

RECOMMENDATION

It is recommended that the City Council following a public hearing:

1. Acknowledge the project to be Categorical Exempt from environmental review under the Administrative Code of the State of California, Title 14, Chapter 3, §15301, Existing Facilities, and direct the City Clerk to file a Notice of Exemption with the Los Angeles County Recorder (Attachment 1); and
2. Make the necessary findings, pursuant to Section 17.98.040 of the Zoning Code, and approve the amendment to the Valley Hunt Club Master Development Plan (MDP) (Attachment 2); and
3. Require the Valley Hunt Club return with a new Master Development Plan in five years from the approval of this amendment if any growth or development is expected. Otherwise, review of the existing MDP shall be required; and
4. Direct the City Attorney to prepare an ordinance amending the Valley Hunt Club Master Development Plan and a resolution to implement the General Plan amendment approved by the City Council on August 18, 1997.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission considered this case at a public hearing on September 27, 2000, and voted unanimously to approve staff's recommendation.

EXECUTIVE SUMMARY

The proposed amendment to the Valley Hunt Club MDP is being requested by the applicant to remodel and add on to several buildings on the site. In addition, the Club is requesting to extend the requirement of time in which the Club shall be required to return with a new MDP from one year to five years, if additional development or growth of the Club is expected. Otherwise, a review of the existing MDP would be sufficient to analyze and address any issues that may arise.

Approval of the amendment to the Valley Hunt Club Master Development Plan will not result in an increase in membership, nor will it intensify the existing use. The Club will continue to operate under the same conditions as the existing use. The proposal is for minor additions and remodeling to improve existing conditions through alterations of existing space. The existing use and the proposed additions are in compliance with Zoning Code standards and are within the scope of reasonable development for the area.

On August 18, 1997, the City Council approved a General Plan Amendment from Medium Density Residential (0-16 dwelling units/acre) to Institutional for a property located adjacent to the Valley Hunt Club site. The Club had acquired the site and the General Plan Amendment was necessary to amend the land use designation of this site to allow its use as part of the Club. Although the Council approved the General Plan Amendment, the resolution for this change was not prepared. Staff feels that this is an appropriate time to correct this oversight, and is recommending that the City Council direct the City Attorney to prepare a resolution.

BACKGROUND

At the time of the General Plan Amendment approved by the City Council in 1997, the Club was required to prepare a new MDP within one year of the approval. The reasoning behind this requirement was to provide a comprehensive plan and guide for development of the site rather than proposing projects in a "piecemeal" fashion, which would require numerous amendments to the existing MDP.

On May 26, 1999 the Planning Commission approved an amendment to the MDP to allow minor construction to occur on several buildings on the site that included the remodeling of existing floor area, the enclosure of existing patio area, and the addition of new floor area. In addition, the Commission extended the period in which the Club was required to return with a new MDP from one year to five years because there were no immediate plans to expand the Club to a degree that would warrant a new MDP. This proposal was never presented to the City Council, at the request of the Club, due to the need for modification of the project.

On August 16, 2000, the Valley Hunt Club submitted an application for an amendment to its Master Development Plan (MDP) for the modified proposal. The Planning Commission was notified of the proposed modification, and at the Commission's request, staff returned to the Commission to present the new proposal. At its hearing, the Planning Commission unanimously recommended approval of the new proposal.

ANALYSIS

Specifically, the proposal consists of: 1) enclosing an existing corridor between the Brinton Room and the Hunt Room totaling 321 square feet, 2) enclosing the existing Garden Room outdoor patio/dining area of 425 square feet, 3) 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 6) remodeling of, and, 543 square foot 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 square feet.

The Valley Hunt Club is in a position where a new MDP is not necessary due to the fact the Club has no immediate plans to significantly expand the Club through an increase in membership or the acquisition and change of use of adjacent properties. Therefore, the Club's request to extend the requirement for a new MDP from one year to five years is an appropriate condition. This will ensure that a plan is in place to guide and regulate the future of the Club, and any related development, so as to mitigate any impacts to the surrounding residential

neighborhood. If in five years the Club still has no plans to expand, a review of the existing MDP could occur, in lieu of preparation of a new MDP, to analyze and address any concerns or issues that may arise.

Pursuant to section 17.98.040 (f) of the Zoning Code the following findings must be made for Master Development Plans. Based on analysis of the proposed modifications staff feels that the findings can be made in support of the new project, as outlined below:

- 1. The location of the MDP is in accord with the special purposes of this title and the purposes of the district in which it is located.** The proposal affects buildings and land of an existing use within the boundaries and scope of an approved Master Development Plan.
- 2. The location of the MDP and conditions under which it would be operated or maintained will be consistent with the General Plan.** The subject site has a General Plan Land Use designation of Institutional. The existing, approved MDP is a private club, which is classified as an institutional use, and is operated in a manner consistent with its General Plan designation. The proposed amendment will be operated and maintained under the same conditions as the existing MDP (i.e. no increase in membership, hours of operation, methods of delivery).
- 3. The MDP will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use or injurious to properties in the vicinity.** The proposal is for alterations and additions to an existing MDP, which will continue to operate under its existing conditions of approval, and will therefore not be detrimental to the surrounding area.
- 4. The MDP will comply with the provisions of this title, including any specific condition required for the proposed MDP in the district in which it would be located.** The existing MDP and the proposed amendment are subject to City Code provisions, inspections and monitoring. In addition, operation of the Club, and any proposed additions, shall be in compliance with the City's regulations, requirements and development standards.

NEIGHBORHOOD MEETING

A neighborhood meeting was held August 30, 2000, at the San Rafael Library. Only two residents attended. Both were neither in support nor in opposition to the proposal. They attended the meeting simply to be better informed of the proposal. The attendees also noted the considerable improvement of conditions around the site as a result of the efforts taken by the Club in changing the way its deliveries are received.

ENVIRONMENTAL DETERMINATION

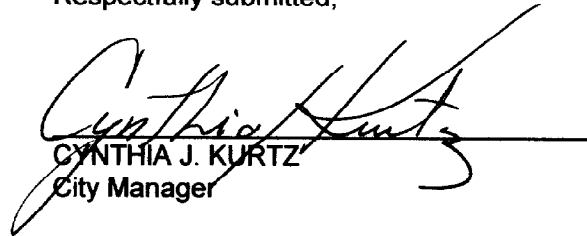
The project was determined to be Categorically Exempt from environmental review under the Administrative Code of the State of California, Title 14, Chapter 3, §15301, Existing Facilities.

FISCAL IMPACT

Approving the amendment to the Valley Hunt Club MDP will result in additional staff time necessary to review plans and issue building permits. The application and permit fees

collected for new development projects are intended to cover the additional workload that results from such proposals.

Respectfully submitted,



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City Manager

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Approved by:



Ed Helfeld
Interim Director of Planning and Permitting

Attachments

1. Categorical Exemption
2. Site Plan