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TO THE COUNCIL OF THE
CITY OF LOS ANGELES

FILE NO. 05-1333

Your

PLANNING AND LAND USE MANAGEMENT

Committee

reports as follows:

	<u>Yes</u>	<u>No</u>
Public Comments	<u>XX</u>	—

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to an appeal on the modified plans for the construction, use and maintenance of an 18-hole golf course, a maintenance building and other appurtenances for property at 9401 Foothill Boulevard.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. ADOPT the FINDINGS of the Director of Planning as the Findings of Council, including the Finding that the this project is similar to the project initially approved by the City Council on April 28, 1998, and that the proposed modified project will not increase, add or affect the environmental impacts beyond what had been previously analyzed and addressed in the Certified Los Angeles Golf Course Environmental Impact Report (EIR SCH - 95-0286).
2. RESOLVE TO GRANT AND DENY IN PART APPEAL filed by Shadow Hills Property Owners Association (William E. Eick, Representative), from the entire determination of the Director of Planning, THEREBY APPROVE the modified plans for the construction, use, and maintenance of an 18-hole golf course, a 25,000 square foot clubhouse, a maintenance building and other appurtenances on a 352 acre site, subject to conditions of approval, as added and modified by this Committee for property at 9401 Foothill Boulevard.

Applicant: Los Angeles International Golf Club,
d.b.a, Angeles National Golf Club/Dwight Steinert, Representative CPC 96-0243 CU PA1

Fiscal Impact Statement: None submitted by the Planning Department. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

TIME LIMIT FILE - OCTOBER 26, 2005

(LAST DAY FOR COUNCIL ACTION - OCTOBER 26, 2005)

Summary:

At their meeting held on October 18, 2005 (continued from July 27 and September 6, 2005 meetings), the Planning and Land Use Management (PLUM) Committee conducted a public hearing on an appeal filed by Shadow Hills Property Owners Association (William E. Eick, Representative), from the entire determination of the Director of Planning in approving modified plans for the construction, use, and maintenance of an 18-hole golf course, a 25,000 square foot clubhouse, a maintenance building and other appurtenances on a 352 acre site, subject to modified conditions of approval for property at 9401 Foothill Boulevard in Council District Two.

Staff from the Planning Department briefly reported that the proposed project involves a plan approval on an original action approved by Council in April 1998, which included and Environmental Impact Report for a unspecified future clubhouse and practice area at a 18-hole golf course.

At the public hearing, testimony was provided by Mr. William E. Eick, Representative for Shadow Hills Property Owners Association/Appellant(s). Mr. Eick reported that as part of the original project approval, a dedication of

Encl 2

approximately 280 acres of land to the Santa Monica Mountains Conservancy was proposed. Mr. Eick noted that the dedication had not yet taken place, but was intended to be made at the time of certificate of occupancy. The representative further reported that the golf course has been in use for the past two years based upon a 'temporary' certificate of occupancy. The representative further reported that he met with the Shadow Hills Property Owners Association, the Santa Monica Mountain Conservancy, and the developer for the golf course. He reported all parties have agreed on the proposed modification to the conditions of approval for the proposed project. The representative provided additional details on outstanding issues related to an appeal and dedication, and submitted additional modified conditions of approval. A representative from the Santa Monica Conservancy also requested: (1) that a public hearing be held relative to the Plan Approval process; (2) that no additional extensions be granted for the temporary certificate of occupancy; and (3) that matters related to the lot line adjustments for the project be resolved.

A representative for the Los Angeles International Golf Club, d.b.a, Angeles National Golf Club, the Applicant, reported that he also agreed to the conditions of approval as modified, and as presented by Mr. Eick with one exception. The exception was relative to the modified condition which requires a public hearing with 30 days written notice for the conditional use permit review. The representative requested that this required condition be further reviewed by the City's Planning Department under its required procedures for public hearings related to this project.

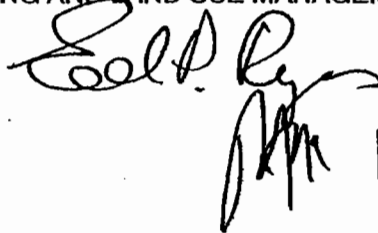
The Planning Deputy speaking on behalf of Councilmember Wendy Greuel (representing Council District Two), reported that during the public comment period, Mr. Eick agreed to forgo the public hearing condition/requirement if notice is provided that an application was submitted for plan approval review and an opportunity for comment is provided. Planning staff indicated that they are agreeable with this request for notification relative to the plan approval process. The Planning Deputy for Council District Two requested that the Committee/Council grant the appeal in part, subject to the modified conditions, as modified by the involved parties.

After careful consideration of the documents on file and the testimony provided, the Committee recommended that Council resolve to grant and deny the appeal in part filed by Shadow Hills Property Owners Association (William E. Eick, Representative), from the entire determination of the Director of Planning, and thereby adopt the findings of the Director of Planning, and approve the modified plans for the construction, use, and maintenance of an 18-hole golf course, a 25,000 square foot clubhouse, a maintenance building and other appurtenances on a 352 acre site, subject to conditions of approval, as added and modified for property at 9401 Foothill Boulevard.

Respectfully submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
REYES:	YES
WEISS:	YES
CARDENAS:	YES



WAG
FINDINGS
& REPT.

ADOPTED

OCT 26 2005

LOS ANGELES CITY COUNCIL

TO THE MAYOR FORTHWITH

BG:ys
10-19-05
Enc: CPC 96-0243 CU PA1
Attachment: Conditions of Approval
as Added and Modified

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Note: (Notice has been published not less than 24 days prior to the public hearing date pursuant to Sections 12.24 I3 and 12.24 D2(b) of the Los Angeles Municipal Code).

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MAYOR WITH FILE - 12.2411

CONDITIONS OF APPROVAL

The modified plans for the construction, use, and maintenance of an 18-hole golf course, a 25,000 square foot clubhouse, a maintenance building and other appurtenances on a 352 acre site. The proposed project was initially approved by the City Council on April 28, 1998. The modified project is substantially similar to the approved project.

The approval is subject to the following additional terms and conditions:

1. The property shall be developed substantially in accordance with the conditions of approval contained herein, and with the plot plans marked Exhibit A1 dated September 21, 2004, attached to City Plan Case No. 96-0246 (CUC)PA1, on file in the Los Angeles City Planning Department.
2. Prior to issuance of building permits detailed and complete plans shall be submitted to the Department of City Planning for approval.
3. The practice/driving range area in the southern portion of the site shall not be illuminated.
4. All 72 conditions from CPC-96-243 (CU) as approved by the City Council on April 28, 1998 shall be retained unless modified as listed herein.

CONDITIONS OF APPROVAL, AS ADDED AND MODIFIED BY PLANNING AND LAND USE MANAGEMENT COMMITTEE ON OCTOBER 18, 2005

1. By November 18, 2005 the Angeles Golf Course will provide SMMC/MRCA a preliminary title report (First American Title Co.) Showing title to the parcels to be conveyed.
2. The property which is transferred shall be free and clear from all liens and encumbrance of record except those imposed by governmental agencies.
3. Deleted.
4. If there is a dispute about the location of the property to be transferred in fee to the SMMC/MRCA then the certificate of occupancy for the clubhouse shall not be granted until such dispute is resolved by the Golf Course and the SMMC/MRCA.
5. The transfer shall be completed on the earlier of April 18, 2007 or the day before the certificate of occupancy for the club house is issued.
6. Prior to the issuance of a certificate of occupancy, the applicant shall file a plan approval application with the Planning Department for the Director to determine, on behalf of the City Planning Commission, if all conditions in the initial approval, including the 256 mitigation measures, have been complied with. Such application shall include a CEQA mitigation monitoring report detailing how compliance with each of the conditions of approval has been met, and require a 30-day period for written comments prior to the Director's determination, with notice for comments on the application sent to the California Department of Fish and Game, Attention Mary Meyers; SMMC/MRCA, Attention Paul Edelman; Shadow Hills Property Owners Association, Attention William E. Eick; and Second Council District; Attention Honorable Councilmember Wendy Greuel.

