

ATTACHMENT A

BACKGROUND INFORMATION

PORTER VALLEY COUNTRY CLUB GOLF COURSE

19216 SINGING HILLS DRIVE
LOS ANGELES, CA 91326

PROJECT OVERVIEW

The Applicant, ClubCorp Porter Valley Country Club, Inc., requests a Zone Variance to permit the on-site sale and consumption of a full line of alcohol beverages by way of a mobile cart on the Porter Valley Country Club golf course (“Project”). The Project is located at 19216 Singing Hills Drive (“Subject Property”) within the A1-1XL Zone in Council District 12 (CD12) and encompasses approximately 126 acres.

REQUEST

The establishment of the proposed Project requires approval of the following:

- **VARIANCE** findings, pursuant to LAMC Section 13B.5.3, to allow for the sale and consumption of a full line of alcohol beverages on an existing golf course within the “A1” zone.

BACKGROUND

Subject Property

The Subject Property is located in the Chatsworth - Porter Ranch community of the City of Los Angeles, approximately 26 miles northwest of downtown Los Angeles. The approximately 126.834-acre irregular-shaped Subject Property is comprised of nine (9) lots (Lot A of PM 3965, Lot A of PM 3362 and Lots 153-159 of TR 28643) and is currently improved with an 18-hole regulation golf course, tennis courts, swimming pool, driving range, practice green and a +/- 38,000 SF club house constructed in 1967 (with an addition permitted in 1996) and a surface parking lot with 284 parking stalls.

As shown in **FIGURE 1**, the Subject Property is within the A1-1XL Zone and is located north of Rinaldi Street, East and Southeast of Tampa Avenue and West and Southwest of Wilbur Avenue. The Subject Property has approximately 2,730 linear feet of frontage along Rinaldi Street, approximately 1,736 linear feet along Tampa Avenue, and approximately 3,017 linear feet along Wilbur Avenue. Additionally, the Subject Property has frontage on Porter Valley Drive, Singing Hills Drive and Quail Creek Road.

FIGURE 1 - SUBJECT PROPERTY



Surrounding Properties

The Zone Classification of surrounding properties are: RE11-1H, RD2-1, C4-1L, P-1L, QR3-1, [Q]RD4-1, RS-1, RE9-1-H and [Q]C2-1L. Surrounding land uses include: one- and two-story single family residential homes, two-story multi-family (townhomes) residential homes and commercial uses occupied by a shopping center and gas station.

PROJECT DESCRIPTION

The Project includes a request for a Zone Variance to allow for the on-site sale and consumption of a full line of alcohol beverages on the existing golf course via a mobile beverage cart along the golf course cart paths and greens. This request is in addition to the previously approved Zone Variance granted under ZA-1995-468-CUB-ZV for the sale and consumption of alcoholic beverages within the clubhouse and food service facilities, and the allowance of automobile car wash and detailing service within the parking lot. The Subject Property is improved with the Porter Valley Country Club golf course (“Country Club”), an 18-hole regulation golf course, inclusive of tennis courts, swimming pool, driving range, practice green and a ±38,000SF clubhouse/banquet facility originally constructed in 1967, with an addition in 1996, and a surface parking lot with 284 parking stalls. The Country Club is approved for the on-site sale and consumption of a full line of alcohol within the clubhouse and banquet facilities pursuant to Planning Case No. ZA-1995-468-CUB-ZV. The proposed Variance will permit the Country Club

the ability to sell and serve alcoholic beverages to members and guests by a mobile beverage cart along the golf cart paths and greens located within the 126-acre golf course.

The Porter Valley Country Club golf course has been in operation since 1968 per the approval of ZA19175. Over the last two plus decades, the Country Club has hosted numerous fundraisers for organizations such as Los Angeles Police Protective League, United Fire Fighters of Los Angeles City, Boys and Girls Club of West Valley, North Valley YMCA, etc. For each of these fundraisers, the organization’s vendor obtains a temporary alcohol license that allows the sale and service alcohol on the golf course via a mobile beverage cart. In order for the vendor to obtain a temporary license, the Country Club has to temporarily surrender their existing Type 47 license. In an effort to avoid surrendering the existing license for a fundraiser, and to serve the members of the club during the typical member visit, the Country Club is seeking a more permanent solution which will expand their existing Type 47 license, allowing the Country Club to provide service on the golf course cart paths and greens as is provided in many private golf courses across the region.

The Department of Alcoholic Beverage Control (ABC) offers a Type 68 “Portable Bar License.” The Type 68 licenses are issued to premises licensed with a permanent Type 47 license and allows for the sale and service of beer, wine and distilled spirits from portable bars within the licensed premises. The Type 68 license, like a Type 47, is subject to the Responsible Beverage Service (RBS) training.

The proposed on-site sale and consumption of a full line of alcoholic beverages will be provided via two (2) mobile beverage carts under supervision of a single operator, providing service along the golf course cart paths and greens. The alcohol and mobile beverage carts will be stored within a +/- 5,400 SF existing locked storage area adjacent to the dining area. The proposed hours for the sale and consumption of alcohol from the mobile beverage carts are from 9 am to 7 pm daily. The operators of the mobile beverage carts will ask for identification according to standards imposed by ABC, will restrict sales to one beverage per person at a time, and will follow the same protocol as the clubhouse for any members or guests that appear intoxicated.

The golf course is open Tuesday through Sunday, with golf tee times of 7 am to 6 pm Tuesday through Friday, and 6 am to 6 pm Saturday and Sunday. The proposed mobile cart service for sale and consumption of alcohol beverages will be 9 am to 7 pm daily, which will include service during Monday fund raising events hosted by the Country Club.

Currently the existing alcohol permit allows for sale and service of a full line of alcoholic beverages within the clubhouse dining and banquet facilities. In addition, special events hosted by outside organizations can and do obtain temporary alcohol licenses from ABC for the sale and consumption of alcohol beverages on the golf course cart paths and greens. This current request will allow for the same mobile service offered during special events on a regular schedule consistent with the existing golf operations.

STREETS AND CIRCULATION

Rinaldi Street – The Mobility Plan 2035 designates Rinaldi Street as an “Avenue I” with a 100-foot public right-of-way, including a 70-foot roadway and 15-foot sidewalk/parkway on each side. The standard dimension for half right-of-way is 50-feet.

Tampa Avenue - The Mobility Plan 2035 designates Tampa Avenue as an “Avenue II” with a 86-foot public right-of-way, including a 56-foot roadway and 15-foot sidewalk/parkway on each side. The standard dimension for half right-of-way is 43-feet.

Wilbur Avenue - The Mobility Plan 2035 designates Wilbur Avenue as an “Avenue II” with a 86-foot public right-of-way, including a 56-foot roadway and 15-foot sidewalk/parkway on each side. The standard dimension for half right-of-way is 43-feet.

Singing Hills Drive - The Mobility Plan 2035 designates Singing Hills Drive as a “Local-Standard” with a 60-foot public right-of-way, including a 36-foot roadway and 12-foot sidewalk/parkway on each side. The standard dimension for half right-of-way is 30-feet.

RELATED CASES

Relevant related Cases of record include:

ZA 19175: On April 4, 1968, the Zoning Administrator approved a conditional use for a private country club including tennis courts, swimming pool and clubhouse with golf and tennis pro-shops and dining room facilities. A variance was also granted allowing projection of the swimming pool and off-street parking to project varying degrees into technical front yard.

ZA-1995-468-CUB-ZV: On September 21, 1995, the Zoning Administrator approved a conditional use to permit the remodeling and an 11,000 square-foot expansion to an existing two-story 19,000 square-foot private country club use; a variance to permit the continued sale and consumption of alcohol beverages for on-site consumption to include the proposed expanded banquet room, grille and snack bar of the private club facility; and a variance to permit automobile wash and detailing service use in the existing parking lot for club members and guests.

GENERAL PLAN

The Subject Property is located within the adopted Chatsworth – Porter Ranch Community Plan (last updated November 17, 1999, and the Mobility Plan 2035 updated on September 7, 2016) and is designated Open Space land use corresponding to the OS and A1 zones, pursuant to the Land Use Map (adopted August 20, 2014).

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