

Sunland-Tujunga Neighborhood Council



IMPROVING THE QUALITY OF LIFE IN SUNLAND TUJUNGA
7747 Foothill Blvd., Tujunga, CA 91042 • www.stnc.org • 818-951-7411 • FAX 818-951-7412

March 7, 2007

CITY OF LOS ANGELES
BOARD OF BUILDING AND SAFETY COMMISSION
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Evangelos P. Ambatielos, Commissioner
Helena Jubany, Commissioner
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201 N. Figueroa Street, Suite 1050
Los Angeles, CA 90012

RE: **LOS ANGELES INTERNATIONAL GOLF CLUB, d.b.a.,
ANGELES NATIONAL GOLF CLUB (ANGC)
at 9401 Foothill Boulevard, Sunland
CPC 96-0242 CU
CPC 96- 0241 CUB
CF 97-0469**

SMMC
Agenda Item 12(b)
03/26/07

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STATE OF CALIFORNIA

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Dear Commissioners:

It has come to the attention of the Sunland-Tujunga Neighborhood Council's (STNC) Design Advisory Committee (DAC), which is responsible for representing Sunland-Tujunga in all land use matters, that **the Angeles National Golf Club (ANGC)**, owned by Angeles International Golf (LAI formerly known as the Red Tail Golf Course), and conducting business at 9401 Foothill Boulevard, Sunland, CA, **has not conformed to and is not completing those conditions as set forth in the LA City Planning Department Notice of Determination approved on April 28, 1998.**

We are therefore requesting that the LADBS Commissioners refuse any further extensions of the temporary Certificate of Occupancy and to refuse to issue any new and further permits for any purpose including those to build a clubhouse or to continue or to expand operations at ANGC. The STNC believes that the original Conditions of Approval will NOT be satisfactorily met on or before the deadline of April 18, 2007.

The STNC requests to be present, accompanied by a representative of the Santa Monica Mountains Conservancy, the Department of Recreation and Parks, and the Department of City Planning at a site inspection by LADBS at ANGC prior to March 18, 2007, during which time a compliance "punch list" of corrective actions can be created by the designated responsible agencies.

The Department of Building and Safety has been issuing consecutive Temporary Certificates of Occupancy permitting ongoing operation of the Angeles National Golf Club and allowing ANGC to operate for years without complying with the original Conditions of Approval. The last Temporary Certificate in the series will expire on April 18, 2007, at which time ALL conditions were to be met.

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On February 8, 2007 the ANGC conducted a meeting arranged through the Tujunga field office for Council District 2 which included stakeholders of the surrounding community including the President and the Vice President of the STNC and the Chairman of the DAC as well as concerned stakeholders who border the property and those who have serious concerns as to the completion of the above conditions. **The ANGC indicated at that meeting that they do not intend to complete several of the required original conditions but that they are, nevertheless, intending to dedicate land to the Santa Monica Mountains Conservancy (SMMC) and to pull permits to build a clubhouse.**

ANGC is located in an Environmentally Sensitive Area (ESA) regulated by the California Department of Fish and Game and Waters of the United States regulated by the Army Corps of Engineers. Some conditions require the approval of the City's Department of Recreation and Parks, The Santa Monica Mountains Conservancy, and others.

These original conditions are incorporated Mitigation Measures for the Endangered Species Habitat and part of the adopted Environmental Impact Report. They were recommended by the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council, were approved by the City Council on April 28, 1998, reviewed by the Office of the Mayor, and filed on May 1, 1998. Ref: Case Numbers CPC 96-0243 CU and CPC 96-0241 CUB and City Council File #97-0469. Please see enclosure.

These original conditions were subsequently added to, modified and adopted by Los Angeles City Planning and Land Use Management Committee on October 18, 2005, and approved by the Los Angeles City Council. Ref: Case Numbers CPC 96-0243 CU PA1 and City Council File #05-1333. Please see enclosure.

Our request, **that the LADBS Commissioners refuse any further extensions of the temporary Certificate of Occupancy and to refuse to issue any new and further permits**, is not limited to, but is especially based on the following enumerated conditions from the revised **CONDITIONS OF APPROVAL:**

Condition 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.

and from the **CONDITIONS OF APPROVAL, AS ADDED AND MODIFIED BY PLANNING AND LAND USE MANAGEMENT COMMITTEE ON OCTOBER 18, 2005:**

Condition 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.

Condition 4:

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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 SMCC/MRCA.

Condition 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.

Condition 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 & 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.

As of this writing the following concerns of the original conditions have not been met:

1. the construction, improvement, and perpetual maintenance of all of the agreed upon trails both biking and hiking/riding;
2. the deposit of \$100,000 and three subsequent payments of \$50,000 for the building and connecting of offsite trails.
3. The DAC is further concerned that the unimproved fire road known as Conover Road which traverses through the northern bluff shall be kept open for emergency access and non-motorized access and maintained by ANGC as set forth in the conditions;
4. that Waters of the US, the Trail network, and Conover Fire Road are easements required to be excluded from the dedication to the Santa Monica Mountains Conservancy;
5. that the failure of ANGC to disclose mapping for lot line adjustments needed for dedication to SMMC showing golf course acreage and easements has not been forthcoming, and that it is possible that the ANGC has encroached upon and enlarged the footprint beyond what was originally permitted, and that this encroachment is not only a violation, but is also dangerous to the welfare and safety of the community;

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An agreement was reached between California Department of Fish and Game (F&G) and the ANGC on December 27, 2006, signed by ANGC on January 10, 2007, and by F&G on January 31, 2007. Please see enclosure.

We have numerous questions as to why ANGC construction took place in the Tujunga Wash to install a sewer line prior to the finalizing of this agreement; why that construction appears to have had no environmental review and was not properly noticed or agreed upon by F&G; why the ANGC was not required to perform new mitigation; why it has not applied to the regulatory agencies to build the agreed upon trails; and whether the requirements of this agreement shall be complied with by the 60-day deadline of March 10, 2007 and by any and all future deadlines.

Additionally, the DAC is concerned about the failure to protect the Spineflower habitat as well as possible extermination of other protected wildlife.

The DAC has formed an Ad-Hoc Committee consisting of DAC Committee Members, the STNC Environmental Representative, the STNC Business Representative and concerned stakeholders from the community. This committee has begun its own review as to ANGC's compliance with all conditions and mitigation measures as set forth in the above listed documents.

Sincerely,



Victor M. Castro, IV
Chairman Design Advisory Committee
Sunland Tujunga Neighborhood Council

Enclosures:

Original Conditions
Modified Conditions
Agreement between ANGC and CDF&G

Cc:

Department of Building & Safety - Andrew Adelman, General Manager
Department of City Planning - Gail Goldberg, Director
Councilmember Wendy Greuel
Councilmember Ed Reyes
Councilmember Jack Weiss
Councilmember Jose Huizar
Councilmember Tony Cardenas
Angeles National Golf Club
Attorney at Law - William Eick
City Planning Commission - Jane Ellison Usher
Department of City Planning - Jon S. Perica, Zoning Administrator, Retired
Department of City Planning - Emily J. Gabel-Luddy, Associate Zoning Administrator
Department of Recreation and Parks- Jon D. Mukri, General Manager
Department of Recreation and Parks- Kevin Regan, Assistant General Manager

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Department of Public Works, Bureau of Engineering - Dr. Ara Kasparian,
Environmental Affairs Officer
Department of Public Works - Gary L. Moore, City Engineer
Santa Monica Mountains Conservancy
California State Department of Fish & Game - L. Ryan Brodrick, Director
California State Department of Fish & Game - Nancy Foley, Chief Enforcement
US Army Corp of Engineers
Regional Water Quality Control Board - David Nahai, Chairman
Regional Water Quality Control Board - Stephen Cain, Senior Environmental Planner
Governor Arnold Schwarzenegger
Senator Dianne Feinstein
Senator Barbara Boxer
Congressman Brad Sherman, 27th District
Congressman Buck McKeon, 25th District
Congressman David Dreier, 26th District
State Senator George Runner
State Assemblyman Cameron Smyth
Los Angeles County - Mayor Michael Antonovich
Los Angeles County Department of Public Works
Riverwood Ranch Homeowners Association
Sunhill Homeowners Association
Foothill Trails District Neighborhood Council
Sunland-Tujunga Neighborhood Council
Shadow Hills Area Property Owners Association