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July 9, 2021

Riviera Golf and Tennis Inc. (O)
1250 North Capri Drive
Pacific Palisades, CA 90272
ATTN: Donald Smith

LETTER OF COMMUNICATION
1250-1252 North Capri Drive
(13570 West Sunset Boulevard,
1303 North Jonesboro Drive)
Brentwood-Pacific Palisades
Community Plan
Zone: A1-1XL, R1H1
D.M.: 129B133, 129B137
C.D.: 11
Legal Description: TR 10724,
Portion Lot 6 (Arb 16)

Notice to File Plan Approval

Los Angeles City Planning is requiring the filing of a Deemed-to-be-Approved Plan Approval application for purposes of reviewing the existing uses at the Riviera Country Club which include: golf club, golf course, hotel, restaurant with alcohol consumption, and tennis courts. The purpose of the Deemed-to-be-Approved Plan Approval is to establish Conditions of Approval for the subject property located at 1250 Capri Drive in the Pacific Palisades neighborhood of the city.

Background

The Riviera Country Club, is a privately-owned golf club with other uses including, but not limited to: golf course, hotel, restaurant with alcohol consumption, and tennis courts. The subject property also hosts temporary special events. The golf club operation opened in 1927 and the clubhouse opened in 1928 with an 84,752 square-foot building completed in 1929 to encompass ancillary facilities for the use. In 1927, the year the golf club

opened, the Los Angeles Municipal Code's (LAMC) zoning provisions did not identify requirements or limitations to regulate such uses in the city. L.A. City Planning later did prescribe zoning requirements for the uses present at the site such as a golf club, restaurant with alcohol consumption, and hotel in the "A" - Agricultural Zone and in the "R" - Residential Zones.

Expansion of Use

Throughout the previous decades, the Riviera Country Club constructed more buildings on the subject property and expanded the services offered at the establishment. Per L.A. County Assessor records, a 645 square-foot structure was added to the subject property in 1962. In addition, a 256 square-foot structure was built in 1973 and a 6,400 square-foot building was developed in 1979.

The subject property's expansion and intensification over time have contributed to land use concerns for the golf club. Council District 11 staff have provided L.A. City Planning with testimonies of constituent concerns, including the use of an entrance/ exit at Longworth Drive at the subject property's north east end. This gate is located on a local street in a neighborhood zoned for single-family residences. Constituents have provided video and photographic evidence of traffic activity at this point of entry and exit. In addition, constituents have expressed concern regarding the Longworth Drive gate now being used for service deliveries during the week, daily employee access and for private guest access during large-scale events. The use of this access point for various parties instead of the 1250 Capri Drive entryway constitutes intensification for the overall use from what was previously established and operated as just a maintenance gate. The Zoning Administrator has discretion to assign conditions of approval for the overall intensification of the uses through a Plan Approval determination.

Explanation of Procedure and Instructions to Applicant/Property Owner

Based on the authority provided to the Zoning Administrator in LAMC Section 12.24L and M, the Department of City Planning is requiring the filing of a Deemed-to-be-Approved Plan Approval application for a review of the existing uses on-site and to consider assigning land use conditions to the operation. If the property owner/operator of the Riviera Country Club wishes to make additional requests, this would be the appropriate channel to do so. The operator shall contact the Office of Zoning Administration **within 30 calendar days of this notice.**

The Plan Approval application and any associated environmental clearance application shall be filed by the applicant on the appropriate forms, accompanied by the payment of all requisite fees, as governed by Section 19.01 of the LAMC **within 60 calendar days** of the date on this correspondence.

For further instructions on filing a Deemed-to-be-Approved Plan Approval application, please contact the Development Service Center by visiting our website and making an appointment at <https://planning.lacity.org/development-services/appointment/form>. If

you have any questions regarding this matter, please contact the Office of Zoning Administration. Initial communication should be directed to Undine Petrulis at (213) 978-1170 or at undine.petrulis@lacity.org.



ESTINEH MAILIAN

Chief Zoning Administrator

EM:VS:EM:UP

Cc: Councilmember Mike Bonin
John Biezins, Inspection Bureau Chief, Department of Building and Safety