

APPROVED

CONDITIONS OF APPROVAL *May 11, 2011*

14595 Clearview Drive

Conditional Use Permit U-11-002

Requesting approval to increase the allowed membership for the La Rinconada Country Club on property zoned RC, R-1:12, and R-1:20. APNS 409-31-001,409-18-007 and 409-29-018

PROPERTY OWNER: Maxine Nevine

APPLICANT: La Rinconada Country Club

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:
(Planning Division)

1. **USE.** Uses permitted include a private golf course with driving range, clubhouse, pool, and fitness facilities. The pool and fitness facilities are to be used by members and their guests only.
2. **HOURS OF OPERATION.** Hours of operation for Club room facilities shall be limited from 7 a.m. to 1 a.m. daily. The maximum operating hours of the pool and fitness facilities is between 6 a.m. to 10 p.m. daily.
3. **MEMBERSHIP.** A total of 446 "certified" members, and 125 "other" members, are permitted. The maximum number of certified and social members combined shall not exceed 571.
4. **COMMUNITY BENEFIT FUNDS.** The applicant has offered to provide the Town of Los Gatos rights and access to install the necessary water lines and equipment to provide irrigation to the public Right of Way along Wedgewood Avenue. In addition the applicant has offered to provide the water for the landscaping improvements for a period of two years from the completion of installation.
5. **TRAFFIC IMPACT MITIGATION FEE.** The developer shall pay a fee proportional to the project's share of transportation improvement needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the Town Council resolution in effect at the time the building permit application is made. The fee shall be paid before the building permit is issued. The traffic impact mitigation fee for this project, using the current fee schedule and the preliminary plans is \$6,420.00. The final fee shall be calculated from the final plans using the rate schedule in effect at the time of the building permit application, using a trip generation rate based on the application for additional 50 members.
6. **SEATS.** The maximum number of inside and outside seats in the dining area shall not exceed 252. The maximum number of inside and outside seats in the grill room and snack shack area shall not exceed a total of 68.
7. **OUTSIDE DINING.** Patio meal service shall cease at 10 p.m.
8. **MUSIC.** Music is permitted inside the club house and fitness buildings. There shall be no outdoor music.
9. **SERVICE VEHICLES.** All service trucks and vendors shall only use the Wedgewood Avenue entrance and exit. The applicant shall request that vendor

- deliveries occur between 9 a.m. and 3 p.m. No staging of delivery trucks shall occur on Town streets.
10. SECURITY GUARDS. A uniformed security guard shall be present at all large party functions.
 11. SIGNS. Sign shall be posted at exit from parking lot reminding drivers to exercise caution as they're going through a residential area with poor visibility in some areas.
 12. CLUB POLICY. The management of the Club shall maintain a policy to inform club members on how to use the driving range to reduce errant golf balls.
 13. MEMBERSHIP NOTICE. The letter to the membership and the Country Club's web site shall continue to include a reminder on how to use the driving range.
 14. ANNUAL MEETINGS. The management of the Club shall hold annual meetings with their neighbors on Clearview Drive and Wedgewood Avenue to discuss issues or concerns.
 15. POLICING DRIVING RANGE. The driving range shall be policed by its members or staff at all times when in use to ensure the range is being used correctly. An employee shall be physically present at the range to observe and monitor all of the activities during the peak periods of errant golf balls on the days and hours stated in their letter, dated January 4, 2005, Exhibit B, of the report to the Planning Commission dated May 16, 2005. These days and hours may be modified if requested in writing by the La Rinconada Country Club and approved by Community Development Department.
 16. GOLF SIGNAGE. Signs shall be placed on all the ball machines to inform golfers to direct their golf shots towards the center of the driving range. Signage shall be maintained on the range reminding golfers to hit towards the center of the range and/or the targets.
 17. DRIVING RANGE. The direction of the first four stalls on the left side of the driving shall be maintained toward the center of the driving range
 18. INSPECTION. Country Club staff shall inspect along Wedgewood Avenue once a week for errant golf balls and document their findings.
 19. HITTING STALLS. The four stalls closest to Wedgewood Avenue shall prohibit the use of irons above seven. The stalls closest to Wedgewood Avenue shall be available for right handed golfers only.
 20. NOTICE TO NEIGHBORS. The applicant shall notify impacted neighbors the dates and times of proposed sand deliveries.