

**MASTER LAND USE PERMIT APPLICATION**  
LOS ANGELES CITY PLANNING DEPARTMENT

*Planning Staff Use Only*

ENV No. <u>2016-1359-CE</u>	EXISTING ZONE A1-1	DISTRICT MAP 162B121, 165B121
APC South Valley	COMMUNITY PLAN ENCINO-TARZANA	COUNCIL DISTRICT CD 3 - BLUMENFIELD
CENSUS TRACT 1398.01	APN 2177-032-021	Case Filed by [DSC Staff] Daniel Skolnick
		DATE <u>4/15/16</u>

*\*Approval for Filing by Community Planning Staff, When Applicable*

CASE NO. ZA 1992 15412-PA2

APPLICATION TYPE PLAN APPROVAL

*(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)*

**1. PROJECT LOCATION AND SIZE**

Street Address of Project 3951 - 4015 N. Reseda Blvd & 18800 W. Golf Course Road Tarzana, CA Zip Code 91356  
 Legal Description: Lot FR 1 Block None Tract 24519 (MB 834 - 24/25)  
 Lot Dimensions Irregular Lot Area (sq. ft.)  $\pm$  508,154.6 (11.67 Acres) Total Project Size (sq. ft.)  $\pm$  4,307 ( $\pm$  0.1 Acres)

**Project Description**

Describe what is to be done: The Applicant is seeking to demolish an approximately 2,800-square foot existing tennis clubhouse and replace it with an approximately 4,307-square foot, 19-foot maximum height, 1-story new tennis clubhouse on the premises of Braemar Country Club, an existing private golf and tennis club. The tennis clubhouse is for the use of the club's members and their guests, and is ancillary to the other recreational uses contained on site.

Present Use: Tennis Pro-Shop, Snack Bar, Office & Storage Proposed Use: Tennis Pro-Shop, Lounge, Snack Bar, Office, & Storage

Plan Check No. (if available) N/A Date Filed: N/A

Check all that apply:  New Construction  Change of Use  Alterations  Demolition  
 Commercial  Industrial  Residential  LEED Silver  
 Additions to the Building  Rear  Front  Height  Side Yard  
 No. of residential units: Existing 0 To be demolished 0 Adding 0 Total 0

**2. ACTION(S) REQUESTED**

Describe the requested entitlement, which either authorizes actions OR grants a variance:

Code Section from which relief is requested: N/A Code Section which authorizes relief: 12.24 M  
The Applicant requests a Plan Approval to demolish and reconstruct an existing tennis clubhouse per LAMC Section 12.24 M, which permits enlargements or extensions of existing buildings and uses of a deemed-approved conditional use on site.

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

Code Section from which relief is requested: \_\_\_\_\_ Code Section which authorizes relief: \_\_\_\_\_

List related or pending case number relating to this site. ZA-15412

3. OWNER/APPLICANT INFORMATION

Applicant's Name Mr. Curt McClellan Company ClubCorp Braemar Country Club, Inc.  
 Address: 3030 LBJ Freeway Telephone: (214) 538-7220 FAX: ( )  
Dallas, TX Zip: 75234 E-mail: tom.devlin@clubcorp.com

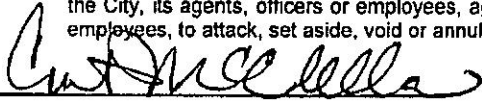
Property Owner's Name (if different than applicant) ClubCorp Braemar Country Club, Inc.  
 Address: 4001 Reseda Blvd. Telephone: (214) 538-7220 FAX: (972) 888-7490  
Tarzana, CA Zip: 91356 E-mail: \_\_\_\_\_

Contact Person for Project Information Brad Rosenheim/Chloe Chen Company Rosenheim & Associates, Inc.  
 Address: 21600 Oxnard Street, Suite 630 Telephone: (818) 716-2778 FAX: (818) 593-6184  
Woodland Hills, CA Zip: 91367 E-mail: brad@raa-inc.com / chloe@raa-inc.com

4. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.
- c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature:  Print: Curt McClellan

ALL-PURPOSE ACKNOWLEDGEMENT

State of California – **SEE ATTACHED NOTARY SECTION**

County of \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_  
(Insert Name of Notary Public and Title)

personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they/ executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
 Signature (Seal)

5. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on an attached sheet(s) this additional information using the handout as a guide. Please see attached additional information/findings.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

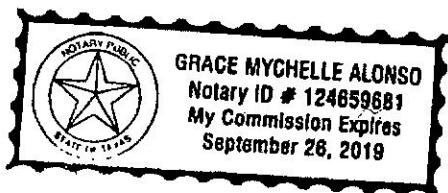
*Planning Staff Use Only*

Base Fee <u>5,754.00</u>	Reviewed and Accepted by [Project Planner]	Date
Receipt No. <u># 0202310753</u>	Deemed Complete by [Project Planner]	Date

NOTARY SECTION FOR MASTER LAND USE PERMIT APPLICATION  
CLUBCORP BRAEMAR COUNTRY CLUB, INC.

SUBSCRIBED AND SWORN TO BEFORE ME on this 17<sup>th</sup> day  
of Feb., 2016, to certify which witness my hand and seal.

Grace Mychelle Alonso  
Notary Public, State of Texas  
Grace Mychelle Alonso  
(Typed or Printed Name of Notary)  
My Commission Expires: Sept. 26, 2019



# ATTACHMENT A

## BACKGROUND INFORMATION

**BRAEMAR COUNTRY CLUB**  
3951-4015 N. Reseda Boulevard  
Tarzana, CA 91356

### PROJECT OVERVIEW/REQUEST

The Applicant, ClubCorp Braemar Country Club Inc., is seeking to demolish an approximately 2,800-square foot existing tennis clubhouse and replace it with an approximately 4,307-square foot, 19-foot maximum height, 1-story new tennis clubhouse on the premises of the Braemar Country Club (the "Subject Premises"), an existing private golf and tennis club located at 4001 N. Reseda Boulevard (the "Subject Property") within the Tarzana community of the City of Los Angeles. The tennis clubhouse is for the exclusive use of the club's members and their guests, and is ancillary to the other recreational uses contained on site. There is currently a total of 568 parking spaces located on site that are provided for all uses contained within the country club premises. The minor net increase in floor area of the proposed new tennis clubhouse results in a total of 543 parking spaces required for on site uses. Thus, the Subject Property provides an excess of 25 parking spaces for all uses on site.

Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.24 M, and in accordance with Condition No. 3 of the Conditional Use granted by Case No. ZA-15412, the Applicant seeks a **PLAN APPROVAL** to permit the replacement and reconstruction of an existing tennis clubhouse.

### BACKGROUND

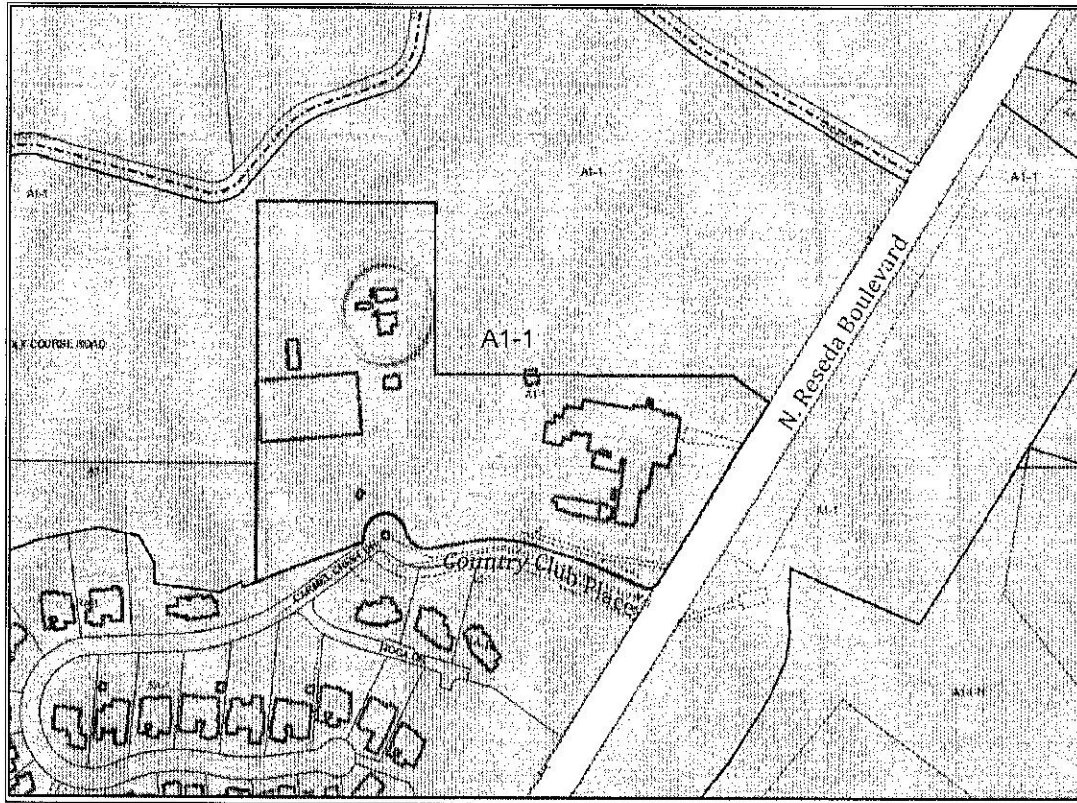
#### *Subject Property*

The Subject Property is a sloping, irregularly shaped lot, approximately 11.67 acres in area (approximately 508,155 square feet), with an approximately 450-foot frontage along the westerly side of Reseda Boulevard and a maximum depth of approximately 1,100 feet within the A1-1 Zone, as shown in **Figure 1** below. The Subject Property is legally described as a fraction of Lot 1 of Tract 24519 (M.B. 834-24/25), and is located within the Tarzana community of the City of Los Angeles.

The Subject Property is improved with a two-story club/dining/banquet facility containing approximately 35,522 square feet of floor area, an approximately 2,800-square foot tennis clubhouse, two outdoor swimming pools, and an approximately 4,600-square foot health and fitness center. The Subject Property is part of the larger, approximately 230-acre Braemar Country Club, which contains a total of thirty-six golf holes and twenty tennis courts. Nine out of the club's total of twenty tennis courts are located on the Subject Property. The Subject Property is also improved with a surface parking lot and a two-story parking structure. As

previously stated, there is currently a total of 568 parking spaces located on site that are provided for all uses contained within the country club premises. The minor net increase in floor area of the proposed new tennis clubhouse results in a total of 543 parking spaces required for on site uses. Thus, the Subject Property provides an excess of 25 parking spaces for all uses on site.

**FIGURE 1. SUBJECT PROPERTY (WITH ZONING)**



**Project Description**

The instant request is to replace an existing antiquated one-story, approximately 2,800-square foot tennis clubhouse with a one-story, approximately 4,307-square foot new tennis clubhouse, including a tennis pro-shop, cafe, and lounge facility. The proposed tennis clubhouse will be constructed in the same location as the existing clubhouse, and will essentially provide the same amenities and services as the existing clubhouse. As an ancillary use to the existing recreational uses on the Braemar Country Club premises, the clubhouse will be for the exclusive use of club members and their guests.

The existing tennis clubhouse includes an approximately 760-square foot tennis pro shop, 600-square foot snack bar, 600-square foot restrooms, 180-square foot office, 130-square foot storage space, 150-square foot repair rooms, 380-square foot covered outdoor patio, and 1,200-square foot uncovered wooden deck area. The total floor area of the existing tennis clubhouse is approximately 2,800 square feet, which does not include the approximately 1,200-square foot

uncovered wooden deck area. As shown on the enclosed plans, the proposed Project will contain an approximately 1,063-square foot café and lounge area, 739-square foot tennis pro shop, 47-square foot fitting room, 172-square foot office, 750-square foot restrooms, a 885-square foot covered patio for seating, and general storage, mechanical, maintenance, and food storage and preparation areas. The proposed new tennis clubhouse will contain a total of approximately 4,307 square feet of floor area, and thus, will result in a net increase of floor area of approximately 1,507 square feet. As demonstrated, the proposed Project will essentially function and provide the same services as the existing tennis clubhouse, and will be located in the same site within the Subject Premises.

The existing tennis clubhouse is not visible from the public right-of-way, and since the proposed tennis clubhouse will be constructed in the same location, it will not be visible from the Subject Property's public street frontage along Reseda Boulevard. The proposed Project will consolidate the uses contained in the existing tennis clubhouse area, which is comprised of several free-standing structures, into a more functional, updated, and streamlined new tennis clubhouse that will serve the same functions as the existing tennis clubhouse. As a result, the nature and intensity of use of the proposed Project will be consistent with that of the uses currently existing on site.

There is currently a total of 568 parking spaces located on site that are provided for all uses contained within the country club premises. The minor net increase in floor area of the proposed new tennis clubhouse results in a total of 543 parking spaces required for on site uses. Thus, the Subject Property provides an excess of 25 parking spaces for all uses on site.

***Surrounding Properties:***

Surrounding properties fall within the A1-1 and RA-1 Zones, and are characterized by sloping topography and improved streets. The surrounding properties are generally developed with the Braemar Country Club golf courses, and with two-story, single-family homes.

The properties adjoining the Subject Property to the north and west fall within the A1-1 Zone, and are developed with golf course uses operated by the Braemar Country Club in connection with the operation of the Subject Property.

The properties adjoining the Subject Property to the south fall within the RA-1 Zone, and are developed with two-story, single-family homes.

The property on the east side of Reseda Boulevard opposite the Subject Property to the east falls within the A1-1 Zone, and contains no improvements other than hiking trails and signage for the Caballero Canyon trailhead, and a concrete drainage channel.

**STREETS AND CIRCULATION**

Reseda Boulevard adjacent to the Subject Property to the east, is designated an Avenue II by the Mobility Plan 2035. The portion of the street abutting the Subject Property is dedicated to a width of approximately 86 feet adjacent to the Subject Property, and is improved with curb, gutter, sidewalk, and parkway.

Country Club Place is a Private Street, which is improved to variable widths, approximating 40 feet for most of its length, and provides access to the Subject Property.

### **PREVIOUS CASES, AFFIDAVITS, PERMITS, ETC.**

The City's Zoning and Information Mapping System (ZIMAS) lists the following zoning-related actions as pertaining the Subject Property:

ZA-15412-PA1 – On March 12, 2010, the Zoning Administrator approved plans for the construction, use, and maintenance of an approximate 4,600-square foot fitness center on the Braemar Country Club site within the A1-1 Zone.

CPC-2005-8252-CA – On May 5, 2008, the City Planning Commission approved an Amendment to the LAMC to establish permanent regulations that implemented the Mello Act, a statewide law enacted in 1982 to help protect and increase the supply of affordable housing in the Coastal Zone.

ZA-1998-0942-CUB-CUX-CU-SPR Time Extension – On December 31, 2003, the Zoning Administrator granted an extension of time until March 23, 2005 for the applicant to act on the Conditional Use approval granted under Case No. ZA-1998-0942.

ZA-1998-0942-CUB-CUX-CU-SPR Letter of Clarification – On March 8, 2002, the Zoning Administrator issued a letter of clarification related to the conditions of approval specified under Case No. ZA-98-942.

ZA-1998-0942-CUB-CUX-CU-SPR – On January 14, 2002, the Zoning Administrator granted Conditional Use approval for the construction, use, and maintenance of a fitness/spa facility, restaurant with outdoor dining patio area, sale and dispensing of alcoholic beverages for on-site consumption, public dancing, live entertainment, and relocation of a previously approved child care area, all in conjunction with the existing country club/golf course in the A1-1 Zone.

ZA-15412 Letter of Clarification – On November 20, 1998, the Zoning Administrator issued a letter of clarification deeming 538 parking spaces to be required for existing improvements and for the proposed 30,000-square foot tennis clubhouse, with the ultimate number of spaces to be based on the actual application for clubhouse. This case number could not be created in PCTS for the purpose of the instant plan approval, the counter created ZA-1992-15412-PA1.

ZA-15412 Plan Approval – On December 18, 1996, approval of plans was granted for a temporary 1,440-square foot modular office/classroom facility for the child-sitting of up to 35 children, and a 3,600-square foot outdoor active play area.

ZA-15412 Plan Approval – On August 4, 1992, approval of plans was granted for the construction of two-level parking structure, and the redesign of existing parking areas.

Ordinance No. 164,203 (SA 3680) – Effective January 11, 1989, this Ordinance approved an amendment to LAMC Section 12.04 to amend the Zoning Map in connection to Case No. CPC-1986-0604-GPC. The Subject Property's zoning designation was changed from RA-1 to A1-1.

ZA-15412 Plan Approval – On November 12, 1985, approval of plans was granted for the conversion of a 30' x 103' storage area into a dining area, the construction of a 10' x 72' addition to the dining area, and the construction of a redwood deck on the lower level of the club building.

Ordinance No. 119.865 – On August 31, 1961, the City Planning Commission approved an amendment to LAMC Section 12.04 to amend the Zoning Map in connection to Case No. CPC-11078. The Subject Property's zoning designation remained within the RA-1 Zone.

ZA-15412 – On June 24, 1960, the Zoning Administrator granted Conditional Use approval for a private country club-recreational facility in connection with the permitted golf courses [then under construction], including construction and operation of a substantial clubhouse building and fixtures containing dining rooms, cocktail lounges, teenage room, barber shop, and other facilities common to a private club, together with swimming pools, tennis courts, and other accessory private club buildings and off-street automobile parking facilities; and also an expansion of the permitted accessory locker rooms, golf pro shop and storage facilities [then under construction] incidental to the permitted golf courses.

## GENERAL PLAN

The Subject Property is located within the adopted Encino-Tarzana Community Plan Area, and is designated for Minimum Residential land uses corresponding to the OS, A1, A2, and RE40 Zones.

###



# ATTACHMENT B

## PLAN APPROVAL: ADDITIONAL INFORMATION/FINDINGS BRAEMAR COUNTRY CLUB

3951-4015 N. Reseda Boulevard  
Tarzana, CA 91356

### PROJECT OVERVIEW/REQUEST

The Applicant, ClubCorp Braemar Country Club Inc., is seeking to demolish an approximately 2,800-square foot existing tennis clubhouse and replace it with an approximately 4,307-square foot, 19-foot maximum height, 1-story new tennis clubhouse on the premises of Braemar Country Club (the "Subject Premises"), an existing private golf and tennis club located at 4001 N. Reseda Boulevard (the "Subject Property") within the Tarzana Community of the City of Los Angeles. The tennis clubhouse is for the exclusive use of the club's members and their guests, and is ancillary to the other recreational uses contained on site. There is currently a total of 568 parking spaces located on site that are provided for all uses contained within the country club premises. The minor net increase in floor area of the proposed new tennis clubhouse results in a total of 543 parking spaces required for on site uses. Thus, the Subject Property provides an excess of 25 parking spaces for all uses on site.

Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.24 M, and in accordance with Condition No. 3 of the Conditional Use granted by Case No. ZA-15412, the Applicant seeks a **PLAN APPROVAL** to permit the replacement and reconstruction of an existing tennis clubhouse.

### ADDITIONAL INFORMATION / FINDINGS

#### *Conditional Use – Plan Approval*

The following information has been developed pursuant to the City of Los Angeles' *Special Instructions for Deemed-to-be-Approved or Conditional Use, Plan Approval* (Form CP-2046) and Section 12.24 M. of the Los Angeles Municipal Code (the "LAMC"):

1. **That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The Subject Property is contained within the grounds of the Braemar Country Club (the "Subject Premises"), a private golf and tennis facility in the community of Tarzana. The Subject Property is an approximately 11.67-acre (approximately 508,155 square feet) lot that is part of an approximately 230-acre parcel that contains the thirty-six golf holes and twenty tennis courts associated with the Subject Premises. The Subject Property is improved with a two-story club/dining/banquet facility containing approximately 35,522 square feet of floor area, an approximately 2,800-square foot tennis clubhouse, two outdoor swimming pools, and an

approximately 4,600-square foot fitness center. Nine out of the club's total of twenty tennis courts are located on the Subject Property. The Subject Property is also improved with a surface parking lot and a two-story parking structure. As previously stated, there is currently a total of 568 parking spaces located on site that are provided for all uses contained within the country club premises. The minor net increase in floor area of the proposed new tennis clubhouse results in a total of 543 parking spaces required for on site uses. Thus, the Subject Property provides an excess of 25 parking spaces for all uses on site.

On June 24, 1960, a Conditional Use approval was granted under Case No. ZA-15412 permitting the development and use of the Subject Premises for a private country club-recreational facility in connection with permitted golf courses, including ancillary uses such as a clubhouse, dining rooms, cocktail lounges, swimming pools, tennis courts, parking facilities, and other accessory private club buildings common to a private club. Several Plan Approvals have been granted under Case No. ZA-15412: in 1985 to convert a storage area into a dining area, and for the addition of extra dining floor area and an outdoor deck, in 1992 to permit the construction and redesign of the parking structures, in 1996 for a temporary office/classroom facility and outdoor play area for children, and in 2010 for the construction of an on-site fitness center. Additionally, on January 14, 2002, under Case No. ZA-98-0942(CUB)(CUX)(CU)(SPR), a new Conditional Use of the Subject Property was permitted, and Site Plan Review approval granted, allowing the construction, use, and maintenance of a fitness/spa facility, a restaurant with outdoor dining patio area, the sale and dispensing of alcoholic beverages for on-site consumption, public dancing, live entertainment, all in conjunction with the site's existing country club/golf course.

The instant request is to replace an existing one-story, approximately 2,800-square foot tennis clubhouse with a one-story, approximately 4,307-square foot new tennis clubhouse, including a tennis pro-shop, snack bar, and lounge facility. The proposed Project will not significantly alter the overall footprint of the existing facility with a net increase of approximately 1,507 square feet of floor area. The new tennis clubhouse will continue to be nestled unobtrusively within the existing tennis court facilities in the same location as the previous tennis clubhouse, neither of which will be or will be visible from the public right-of-way.

The proposed Project will enhance the built environment by essentially replacing and updating the existing antiquated tennis clubhouse facility with new, updated facilities compliant with current Building and Safety Codes, Americans with Disabilities Act Codes, and all other applicable codes, which will ensure a more energy-efficient and safer structure. Additionally, the proposed tennis clubhouse is more than 300 feet in linear distance from the nearest neighboring residential use, i.e., the three homes to the south of the Subject Property, on Noga Drive. Taking into consideration this distance from neighboring properties, and the fact the proposed clubhouse will essentially replace the existing tennis clubhouse with a modest increase in floor area of approximately 1,507 square feet, the proposed Project will not adversely affect the built environment of surrounding properties. However, the proposed Project will enhance the built environment of the existing Braemar Country Club premises, and better enable the club to provide its members with a beneficial and high quality recreational experience.

Since its founding in the 1960s, the Braemar Country Club has provided a beneficial service to the Tarzana Community and the greater Los Angeles Region, as a specialized facility for the enjoyment of recreational activities such as golf, tennis, fitness classes, and swimming, and as a social club for events, dining, and leisure activities. These facilities have provided the opportunity for members of the community to partake in such recreational activities and to participate in a social club that fosters beneficial connections to the Tarzana and greater Los Angeles region. The Braemar Country Club provides recreational and social benefits for its members in a location that is convenient for residents of the Tarzana community, as well as residents of many other neighboring communities.

The proposed Project to replace and update the existing tennis clubhouse will allow the Braemar Country Club to continue to provide their members and residents of the community with the benefits and services of a specialized, high quality recreational experience. The proposed tennis clubhouse is designed as an ancillary use connected to the existing uses on site, and as such, the facility and its services will be for the sole use of the members of the Braemar Country Club. The tennis clubhouse functions as an essential amenity to the club's existing golf and tennis facilities, fulfilling the expectations of today's club members for services as well as recreational amenities. Given its scope of work, scale, and physical location, the proposed Project will enhance the built environment of the Subject Premises, and will allow the Braemar Country Club to continue to provide beneficial services to the Tarzana Community and greater Los Angeles Region.

**2. That the project's location, size, height, operations or other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The location, size, height, and operations of the proposed Project will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety because it proposes to replace an existing tennis clubhouse with a newly constructed clubhouse in the same location as the existing structure. Although the proposed Project will minimally increase the tennis clubhouse by a net of approximately 1,507 square feet, the essential mass and scale of the clubhouse will remain the same. The new tennis clubhouse will be utilized for the same purposes and provide the same services as the existing clubhouse. These uses include a lounge, outdoor seating patio, café, and tennis pro-shop, which serve members utilizing the tennis facilities or the general club facilities already located on site, and are not open to general members of the public.

Additionally, since the clubhouse is fully contained within the Subject Premises, there will be no adverse impacts on adjacent properties, the surrounding neighborhood, or the public's health, welfare, and safety. The tennis clubhouse is situated within the tennis court facilities, with 8 courts to the east, 3 courts to the north, 9 courts to the west, and a sloping landscaped area to the south. Beyond the tennis courts are the Subject Premises' golf course facilities, and further to the south and east are additional clubhouse and parking facilities serving the Club. The nearest residential use is located more than 300 feet in linear distance to the south of the proposed Project, and it located at a higher elevation than the Subject Property. As such, these surrounding properties will not be adversely affected by the proposed Project, nor will the

Project degrade the adjacent properties. Given the fact that the new tennis clubhouse will be in the same location as the existing clubhouse, and will be fully contained within the Braemar Country Club premises, the location of the proposed Project will not adversely impact or degrade adjacent properties or the public's health and welfare.

The height and size of the instant request to remodel the existing tennis clubhouse, including an addition of approximately 1,507 square feet in floor area will not adversely affect neighboring properties or public health and welfare because it will essentially result in a building of the same scale as the existing structure. The existing one-story clubhouse, which consists of several free-standing structures, will be replaced with a structure of a similar scale that will be one-story and approximately 19 feet in height at the highest point. Additionally, the existing clubhouse contains approximately 2,800 square feet of floor area, and the instant request proposes a clubhouse with approximately 4,307 square feet in floor area, resulting in a minor increase in floor area of approximately 1,507 square feet. As demonstrated, the proposed Project will not significantly change the height or size of the existing tennis clubhouse that it will replace, and therefore, will not have adverse impacts on the neighboring properties or public health and welfare.

Moreover, since the proposed Project will replace the existing tennis clubhouse, the operations of the clubhouse will also remain essentially the same. The operations of the existing tennis clubhouse include providing an approximately 760-square foot tennis pro shop, 600-square foot snack bar, 600-square foot restrooms, 180-square foot office, 130-square foot storage space, 125-square foot repair rooms, 380-square foot covered patio, and 1,200-square foot wooden deck area. The total floor area of the existing tennis clubhouse is approximately 2,800 square feet, which does not include the approximately 1,200-square foot wooden deck area. The proposed Project will contain an approximately 1,063-square foot café and lounge area, 739-square foot tennis pro shop, 47-square foot fitting room, 172-square foot office, 750-square foot restrooms, and 885-square foot covered patio for seating, with a total of approximately 4,307 square feet of floor area. Additionally, as shown on the enclosed plans, the tennis clubhouse will also include general storage areas, mechanical and maintenance areas, and food storage and preparation areas. Thus, the new tennis clubhouse will contain the same uses and operations as the existing tennis clubhouse, and will not increase the intensity or nature of the existing use.

Additionally, the use of the clubhouse is compatible with the surrounding properties, which generally include open space, golf courses, and single-family residential uses. Taking into consideration that the Braemar Country Club operates as a recreational club mainly for use during the weekends and into the early evening hours, its operations do not negatively impact the adjacent residential uses. Moreover, many of the residents of the surrounding neighborhoods may be patrons of the Subject Premises themselves, and thus, would view the club as an amenity to their neighborhood. As a result, the operations of the proposed Project will not create any new or additional impacts on the surrounding neighborhood and adjacent properties, and will not adversely affect the public health and welfare.

**3. That the project substantially conforms with the purpose, intent, and provisions of the General Plan, applicable community plan, and any applicable specific plan.**

The Encino-Tarzana Community Plan (the “Community Plan”) designates the Subject Property for Minimum Residential land uses, corresponding to the OS, A1, A2, and RE40 Zones. The Applicant is requesting Plan Approval for the demolition and reconstruction of an existing tennis clubhouse located on the Subject Premises, which were previously approved for a private county club and recreational facility uses in connection with permitted golf courses under Case No. ZA-15412 in 1960.

The Braemar Country Club is recognized on Page III-11 of the Community Plan section concerning “Recreation and Park Facilities” as one of two private golf courses located south of Ventura Boulevard in the plan area. The Subject Premises is also designated on the Community Plan Map as a Recreational Site denoted by the Service System symbol for private Golf Course. As an existing recreational amenity in a convenient location for the community’s enjoyment since its founding in the 1960s, the Braemar Country Club continues to play an important role in the Tarzana community as both a specialized recreational facility and community gathering space.

Additionally, the Subject Premises serves an important function by providing the opportunity to participate in specialized recreational activities such as golf, tennis, swimming, and fitness classes that might not otherwise be available at public recreational facilities. The Community Plan acknowledges that “while the existing parks satisfy the needs of the current residents, the community is still deficient in the number of neighborhood parks” (Page III-12)”. The Braemar Country Club helps fulfill this deficiency in neighborhood parks by providing opportunities for residents of the Encino and Tarzana communities, as well as residents of many other neighboring communities, to access recreational facilities tailored to certain activities. Although the Braemar Country Club is not a public recreational facility, it nevertheless helps to meet the recreational deficiencies that exist within the Encino-Tarzana Community Plan area.

In accordance with Goal 4 on Page III-12 of the Community Plan for “Adequate recreation and park facilities to meet the needs of residents in the plan area”, the Braemar Country Club provides a unique recreational experience available to the residents of the Community Plan area. Furthermore, in support of this goal is Community Plan Objective 4-1, which is, “To conserve, maintain and better utilize existing recreation and park facilities which promote the recreational experience.” As previously described, the Community Plan recognizes that the Braemar Country Club is an integral part of the Community Plan area’s recreational services. The Braemar Country Club has served the Community Plan area’s residents for over 50 years, and has continually provided an opportunity to enjoy a specialized, high quality facility for the sports of golf and tennis. The proposed remodeling of the existing tennis clubhouse will ensure that the facility is able to continue to serve its members and residents of the community in the best manner possible. As such, granting of the instant request is in harmony with Goal 4 and Objective 4-1 of the Community Plan.

Furthermore, Goal 5 on Page III-13 of the Community Plan encourages “A community with sufficient open space in balance with development to serve the recreational, environmental and health needs of the community and to protect environmental and aesthetic resources.” The proposed remodeled tennis clubhouse will be constructed in the same location as the existing tennis clubhouse within the Subject Premises, which is surrounded by tennis courts and

landscaping on all sides. Since the proposed Project will essentially replace the existing clubhouse with a newer, updated clubhouse with a minimal net increase in square footage, it will not have negative impacts on the surrounding environmental and aesthetic resources. Additionally, the updated facilities compliant with all applicable codes will better serve the recreational, environmental, and health needs of the community as it will incorporate more energy-efficient utilities and building amenities, and will continue to provide a fitness opportunity for members and residents.

Since the 1960s, the Braemar Country Club has played and continues to play a vital role in providing essential facilities for various recreational, health, and community-gathering experiences in the Tarzana community. As such, its facilities require upkeep and renovation in order to continue to serve its members and residents of the community. Thus, the instant request to remodel the existing tennis clubhouse helps the Braemar Country Club premises to meet and conform to the intent of several goals of the Community Plan to provide sufficient recreational experiences for its constituents.

### **ADDITIONAL QUESTIONS**

#### **I. Explain why this application is being filed at this time.**

On June 24, 1960, a Conditional Use approval was granted under Case No. ZA-15412, permitting the development and use of the Subject Premises for a private country club-recreational facility use in connection with permitted golf courses, including ancillary uses such as a clubhouse, dining rooms, cocktail lounges, swimming pools, tennis courts, parking facilities, and other accessory private club buildings common to a private club. At that time, the facility was not developed to the full potential of the Conditional Use grant. Subsequently additional expansion and facility updates occurred, with several Plan Approvals under this Conditional Use permit.

The first Plan Approval in 1985 was in order to convert a storage area into a dining area, and for the addition of extra dining floor area and an outdoor deck. Additionally, in 1992, the Plan Approval allowed for the construction and redesign of the parking structures, in 1996 for a temporary office/classroom facility and outdoor play area for children, and in 2010 for the construction of an on-site fitness center. A significant expansion of the club was also pursued in the late 1990's under Case No. ZA-98-0942(CUB)(CUX)(CU)(SPR), and on January 14, 2002, a new Conditional Use was permitted, and Site Plan Review approval granted, allowing the construction, use, and maintenance of a fitness/spa facility, a restaurant with outdoor dining patio area, the sale and dispensing of alcoholic beverages for on-site consumption, public dancing, live entertainment, all in conjunction with the site's existing country club/golf course.

At this time, the Applicant is in a position to update the existing tennis clubhouse with a relatively modest addition of floor area of approximately 1,507 square feet. The existing tennis clubhouse has provided the club's members with necessary amenities during their recreational tennis activities, however, since it was constructed in 1959, it has become outdated and antiquated by today's standards in applicable codes. Thus, the update and remodel of the tennis clubhouse has become a necessary undertaking in order to provide the type of amenities expected

and desired by members of a high quality, private recreational club. The proposed Project will provide the same amenities as the existing tennis clubhouse for members utilizing the tennis court facilities in an updated and modernized fashion, and will be in substantial conformance with the previously approved tennis clubhouse in terms of size, height, massing, and scale.

2. **Is the application for a deemed-to-be-approved Conditional Use permit or a Conditional Use plan approval?** Conditional Use Plan Approval
3. **What is the current zoning on the property?** A1-1  
**What was the zoning when the building was built?** RA
4. **Subject Property is level \_\_\_\_\_ sloping  rectangular \_\_\_\_\_ irregular shaped  parcel of land.**
5. **Describe how the site is presently developed, including details such as square footage of buildings, occupancy loads, stories, number of seats, etc. If the site has been destroyed, provide detail of what was destroyed and what remains.**

The Subject Property is an approximately 11.67-acre (approximately 508,155 square feet), lot that is situated within the Braemar Country Club premises, an approximately 230-acre facility that contains thirty-six golf holes and twenty tennis courts. The Subject Property is improved with a two-story club/dining/banquet facility containing approximately 35,522 square feet of floor area, an approximately 2,800-square foot tennis clubhouse, two outdoor swimming pools, and an approximately 4,600-square foot fitness center. Nine out of the club's total of twenty tennis courts are located on the Subject Property.

The existing tennis clubhouse includes an approximately 760-square foot tennis pro shop, 600-square foot snack bar, 600-square foot restrooms, 180-square foot office, 130-square foot storage space, 150-square foot repair rooms, 380-square foot covered outdoor patio, and 1,200-square foot uncovered wooden deck area. The total floor area of the existing tennis clubhouse is approximately 2,800 square feet, which does not include the approximately 1,200-square foot uncovered wooden deck area. There is currently a total of 568 parking spaces located on site that are provided for all uses contained within the country club premises. The minor net increase in floor area of the proposed new tennis clubhouse results in a total of 543 parking spaces required for on site uses. Thus, the Subject Property provides an excess of 25 parking spaces for all uses on site.

As shown on the enclosed plans, the proposed Project will contain an approximately 1,063-square foot café and lounge area, 739-square foot tennis pro shop, 47-square foot fitting room, 172-square foot office, 750-square foot restrooms, a 885-square foot covered patio for seating, and general storage, mechanical, maintenance, and food storage and preparation areas. The proposed new tennis clubhouse will contain a total of approximately 4,307 square feet of floor area, and thus, will result in a net increase of floor area of approximately 1,507 square feet. As demonstrated, the proposed Project will essentially function and provide the same services as the existing tennis clubhouse, and will be located in the same site within the Subject Premises.

6. Surrounding properties. Fill in the following matrix:

	Zones	Uses
Northerly	A1-1	Golf course
Southerly	RA-1	Single-family residential homes
Westerly	A1-1	Golf course
Easterly	A1-1	Unimproved; hiking trails

7. If you are rebuilding, is it on the same foundation? No. Are you adding floor area? Yes. If yes, how much? Approximately 4,307 square feet, which is a net increase of 1,507 square feet.

8. Is a Conditional Use permit now on the property? Yes/no Yes. If yes, what type? Case No. ZA-15412 granted a Conditional Use to permit the development and use of the Subject Property for a private country club-recreational facility in connection with permitted golf courses, including ancillary uses such as a clubhouse, dining rooms, cocktail lounges, swimming pools, tennis courts, parking facilities, and other accessory private club buildings common to a private club. What section of the Municipal Code permits this use(s)? Pursuant to the June 24, 1960 Conditional Use approval letter for Case No. ZA-15412, the Comprehensive Zoning Code is referenced on Page 2 of said approval letter as permitting such use, apparently corresponding to present day Section 12.24 U.8.

**Attach a copy of all prior use cases to this application.**

Prior City approvals for the Subject Property are attached to this application. Below is a summary of the relevant City actions:

ZA-15412-PA1 – On March 12, 2010, the Zoning Administrator approved plans for the construction, use, and maintenance of an approximate 4,600-square foot fitness center on the Braemar Country Club site within the A1-1 Zone.

CPC-2005-8252-CA – On May 5, 2008, the City Planning Commission approved an Amendment to the LAMC to establish permanent regulations that implemented the Mello Act, a statewide law enacted in 1982 to help protect and increase the supply of affordable housing in the Coastal Zone.

ZA-1998-0942-CUB-CUX-CU-SPR Time Extension – On December 31, 2003, the City’s Chief Zoning Administrator granted an extension of time until March 23, 2005 for the applicant to act on the Conditional Use approval granted under Case No. ZA-98-942.

ZA-1998-0942-CUB-CUX-CU-SPR Letter of Clarification – On March 8, 2002, the City’s Chief Zoning Administrator issued a letter of clarification related to the conditions of approval specified under Case No. ZA-98-942.



ZA-1998-0942-CUB-CUX-CU-SPR – On January 14, 2002, the City granted Conditional Use approval for the construction, use, and maintenance of a fitness/spa facility, restaurant with outdoor dining patio area, sale and dispensing of alcoholic beverages for on-site consumption, public dancing, live entertainment, and relocation of a previously approved child care area, all in conjunction with the existing country club/golf course in the A1-1 Zone.

ZA-15412 Letter of Clarification – On November 20, 1998, the City’s Chief Zoning Administrator issued a letter of clarification deeming 538 parking spaces to be required for existing improvements and for the proposed 30,000-square foot tennis clubhouse, with the ultimate number of spaces to be based on the actual application for clubhouse.

ZA-15412 Plan Approval – On December 18, 1996, approval of plans was granted for a temporary 1,440-square foot modular office/classroom facility for the child-sitting of up to 35 children, and a 3,600-square foot outdoor active play area.

ZA-15412 Plan Approval – On August 4, 1992, approval of plans was granted for the construction of two-level parking structure, and the redesign of existing parking areas.

ZA-15412 Plan Approval – On November 12, 1985, approval of plans was granted for the conversion of a 30’ x 103’ storage area into a dining area, the construction of a 10’ x 72’ addition to the dining area, and the construction of a redwood deck on the lower level of the club building.

ZA-15412 – On June 24, 1960, the City granted Conditional Use approval for a private country club-recreational facility in connection with the permitted golf courses [then under construction], including construction and operation of a substantial clubhouse building and fixtures containing dining rooms, cocktail lounges, teenage room, barber shop, and other facilities common to a private club, together with swimming pools, tennis courts, and other accessory private club buildings and off-street automobile parking facilities; and also an expansion of the permitted accessory locker rooms, golf pro shop and storage facilities [then under construction] incidental to the permitted golf courses.

9. **Is the site the same size it was when it was established? Yes; If the site has changed in size please explain.**
10. **Was the use discontinued for a year or more? No.**  
**If yes, please explain: N/A. If the use was discontinued for a period less than one year, give dates. N/A.**
11. **How many parking spaces are now on the site? 568. How many parking spaces were on the site on the date that the use became established? 69. How many spaces will be required by Code for the proposed addition? 10. What will be the total number of parking spaces required by Code for this site, if the Plan is approved? 543.**

12. **Improvements were originally permitted on Circa 1960 Building Permit Numbers 1960VN60504, 1960VN66966, 1960VN64596, 1961LA83754 and Certificate of Occupancy issued on 04/04/62 (Attach Copies).**

**The Office of Zoning Administrative research will primarily be based on business licenses, field check, prior cases and building permits. If you will provide a business license history, copies of building permits, certificates of occupancy and photographs, it will help the staff process this request. Please provide a list of all prior cases and plan approvals.**

The following is a list of prior cases associated with the Subject Property which are attached to this application submittal:

- ZA-15412-PA1
- CPC-2005-8252-CA
- ZA-1998-0942-CUB-CUX-CU-SPR Time Extension
- ZA-1998-0942-CUB-CUX-CU-SPR Letter of Clarification
- ZA-1998-0942-CUB-CUX-CU-SPR
- ZA-15412 Letter of Clarification
- ZA-15412 Plan Approval [3]
- ZA-15412 Plan Approval [2]
- Ordinance No. 164,203 (SA 3680)
- ZA-15412 Plan Approval [1]
- Ordinance No. 119,865
- ZA-15412

13. **How many retail uses did you have originally? 0. How many are you proposing? 1 Tennis Pro-Shop for the sale of tennis gear and clothing, which will not be open to the public. Parking spaces to be provided 568.**

14. **Describe the public open space and recreational amenities available to the occupants of the project within a 500-foot radius. Not applicable, as there will be no residential occupants of the proposed Project.**

###

# TFO

ARCHITECTURE

1800 RIVINGTON DRIVE, SUITE 200  
 SAN ANTONIO, TEXAS 78201  
 TEL: 214-343-7222  
 FAX: 214-343-7223  
 WWW.TFOARCHITECTURE.COM

**ARCHITECT OF RECORD**  
 TFO ARCHITECTURE  
 1800 RIVINGTON DRIVE, SUITE 200  
 SAN ANTONIO, TEXAS 78201  
 TEL: 214-343-7222  
 FAX: 214-343-7223

**Mechanical Engineer**  
 B.W. SMITH  
 1800 RIVINGTON DRIVE, SUITE 200  
 SAN ANTONIO, TEXAS 78201  
 TEL: 214-343-7222  
 FAX: 214-343-7223

**Mechanical & Electrical Engineer**  
 GEORGE A. SOLS ENGINEER  
 1800 RIVINGTON DRIVE, SUITE 200  
 SAN ANTONIO, TEXAS 78201  
 TEL: 214-343-7222  
 FAX: 214-343-7223

**Structural Engineer**  
 GEORGE A. SOLS ENGINEER  
 1800 RIVINGTON DRIVE, SUITE 200  
 SAN ANTONIO, TEXAS 78201  
 TEL: 214-343-7222  
 FAX: 214-343-7223

**General Contractor**  
 TFO GENERAL CONTRACTORS  
 1800 RIVINGTON DRIVE, SUITE 200  
 SAN ANTONIO, TEXAS 78201  
 TEL: 214-343-7222  
 FAX: 214-343-7223

## BRAEMAR COUNTRY CLUB Tennis Facility

**OWNER**  
 CLUB COMP. INC.  
 3005 J.L. PARKWAY, SUITE 500  
 FORT WORTH, TEXAS 76116  
 TEL: 817-333-2323

**PROJECT ADDRESS**  
 441-1 ZONE  
 VANALDEN AVENUE  
 TARRANT, TEXAS 76179

**REVISIONS**


**PROJECT NUMBER**  
 150075

**ISSUE**  
 PLANNING SUBMITTAL SET  
 NOT FOR CONSTRUCTION

**DATE**  
 MARCH 10, 2014

**SHEET TITLE**

**PLOT PLAN**

**SHEET NUMBER**

**A0.01**

### PROJECT INFORMATION

**ADDRESS**  
 3005 J.L. PARKWAY, SUITE 500  
 FORT WORTH, TEXAS 76116

**APN**  
 12772521

**LEGAL DESCRIPTION**  
 1/2 SEC. 10, T. 33 N., R. 15 E., S. 11  
 CO. TARRANT, TEXAS

**MAP SHEET**  
 188121 AND 188122

**SITE AREA**  
 11.87 ACRES

**REG. CODE**  
 6000 - GOLF COURSE

**(S) ZONING**  
 441-1 ZONE

**(S) PHASE CENTER**  
 151 UNIT (20' X 140' X 141')

**(S) CHANGING SHOP**  
 4307 SQ. FT. ON ONE LEVEL  
 1 STORY (10' X 140' X 141')

**FAR**  
 6000 SF (6) BUILDING  
 441-1 ZONE (6) BUILDING

**REGD PARKING**  
 803 STALLS (6) IN USE  
 (PER CERTIFICATE OF  
 SURVEY)

**PARKING PROVIDED**  
 348 STALLS

### GENERAL NOTES

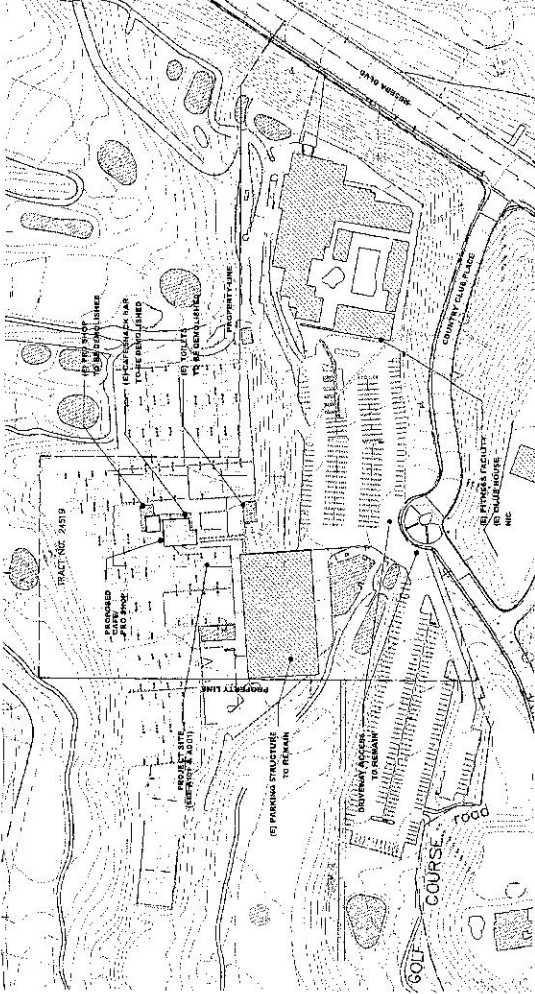
- SEE ALL DIMENSIONS AND NOTES.
- SEE LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPE PLAN AND PAVED TYPES.
- PROTECT EXISTING UTILITIES AND STRUCTURES.
- ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE SHOWN.

### SEATING COUNT

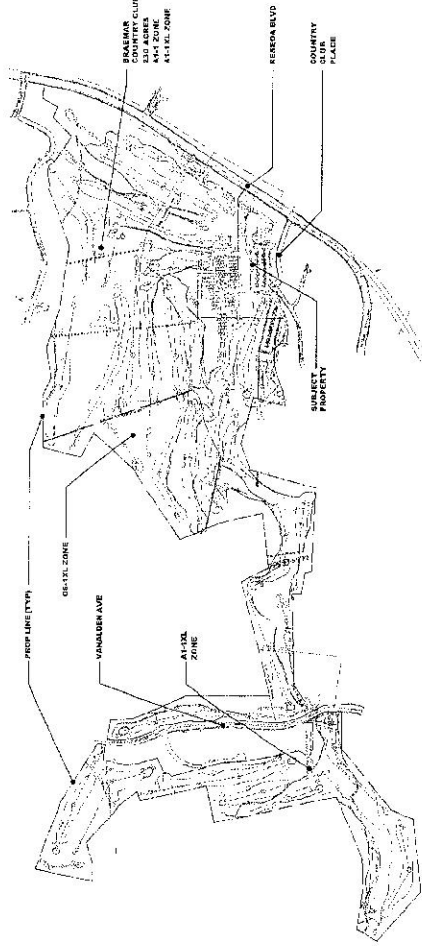
**INDOOR:**  
 OUTDOOR UNCOVERED: 41  
 131  
 172 TOTAL

### SQUARE FOOTAGE CALCULATIONS

BUILDING FLOOR AREA	6000 SF
LANDSCAPE	188121
LANDSCAPE 2100000 ROOM	785 SF
LANDSCAPE 2100000 ROOM	108 SF
LANDSCAPE 2100000 ROOM	888 SF
TOTAL FLOOR AREA	4077 SF
LANDSCAPE 2100000 AREA	3000 SF
LANDSCAPE 2100000 AREA	1629 SF
LANDSCAPE 2100000 AREA	1679 SF



**02 PLOT PLAN**  
 SCALE = 1/8"=1'-0"



**01 GOLF COURSE PLOT PLAN**  
 SCALE = 1/8"=500'-0"

200 S. VANDERBILT AVENUE, SUITE 100  
 ANAHEIM, CALIFORNIA 92805  
 TEL: 714.771.8888 FAX: 714.771.8889  
 WWW.TFOARCHITECTURE.COM

**ARCHITECT OF RECORD**  
 TFO ARCHITECTURE, INC.  
 200 S. VANDERBILT AVENUE, SUITE 100  
 ANAHEIM, CALIFORNIA 92805  
 TEL: 714.771.8888 FAX: 714.771.8889

**STRUCTURAL ENGINEER**  
 J. BRADY, P.E.  
 3110 S. GARDEN AVENUE, SUITE 200  
 ANAHEIM, CALIFORNIA 92805  
 TEL: 714.771.8888 FAX: 714.771.8889

**CIVIL ENGINEER**  
 RYAN J. HARRIS, P.E.  
 3110 S. GARDEN AVENUE, SUITE 200  
 ANAHEIM, CALIFORNIA 92805  
 TEL: 714.771.8888 FAX: 714.771.8889

**GEORGE S. SMITH ENGINEER**  
 3110 S. GARDEN AVENUE, SUITE 200  
 ANAHEIM, CALIFORNIA 92805  
 TEL: 714.771.8888 FAX: 714.771.8889

**FOOT SERVICE CONSULTANT**  
 LADONNOR - JAMES  
 11111 WOODLAND AVENUE, SUITE 300  
 WOODLAND HILLS, CALIFORNIA 91367  
 TEL: 818.715.1111 FAX: 818.715.1111

## BRAEMAR COUNTRY CLUB Tennis Facility

**OWNER**  
 CLUB CORP. INC.  
 11111 WOODLAND AVENUE, SUITE 300  
 WOODLAND HILLS, CALIFORNIA 91367  
 TEL: 818.715.1111 FAX: 818.715.1111

**PROJECT ADDRESS**  
 4015 BRENDA BULEVAR  
 TAZEWELL, CA 91516

REVISIONS

PROJECT NUMBER  
 18-048

ISSUE  
 PLANNING SUBMITTAL SET  
 SET FOR CONSTRUCTION  
 DATE  
 MARCH 10, 2014

SHEET TITLE  
 PARTIAL SITE PLAN

SHEET NUMBER  
**A1.01**

### PROJECT INFORMATION

ADDRESS  
 4015 BRENDA BULEVAR  
 TAZEWELL, CA 91516

APN  
 217703002

LEGAL DESCRIPTION  
 TRACTS  
 MOUNTAIN VIEW  
 HILLY

OWNER  
 CLUB CORP. INC.  
 11111 WOODLAND AVENUE, SUITE 300  
 WOODLAND HILLS, CALIFORNIA 91367

DESIGNER  
 TFO ARCHITECTURE, INC.  
 200 S. VANDERBILT AVENUE, SUITE 100  
 ANAHEIM, CALIFORNIA 92805

DATE  
 03/10/14

SCALE  
 AS SHOWN

PROJECT NUMBER  
 18-048

KEYNOTE LEGEND

EXISTING CONCRETE SWALES TO REMAIN

NEW ENTRY

NEW PLANTINGS (SEE LANDSCAPE SHEETS)

NEW GRASS PAVES (SEE LANDSCAPE SHEETS)

SEE CIVIL FOR PRELIMINARY

SEE CIVIL FOR PRELIMINARY

EXISTING WALL TO REMAIN

EXISTING CONCRETE SWALES TO REMAIN

EXISTING WALL TO REMAIN

EXISTING CONCRETE SWALES TO REMAIN

EXISTING WALL TO REMAIN

EXISTING CONCRETE SWALES TO REMAIN

EXISTING WALL TO REMAIN

EXISTING CONCRETE SWALES TO REMAIN

EXISTING WALL TO REMAIN

EXISTING CONCRETE SWALES TO REMAIN

EXISTING WALL TO REMAIN

EXISTING CONCRETE SWALES TO REMAIN

EXISTING WALL TO REMAIN

### SEATING COUNT

INDOOR  
 OUTDOOR UNCOVERED  
 TOTAL

41  
 171  
 212

### SQUARE FOOTAGE CALCULATIONS

INDOOR  
 OUTDOOR UNCOVERED  
 TOTAL

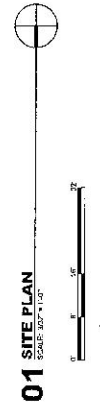
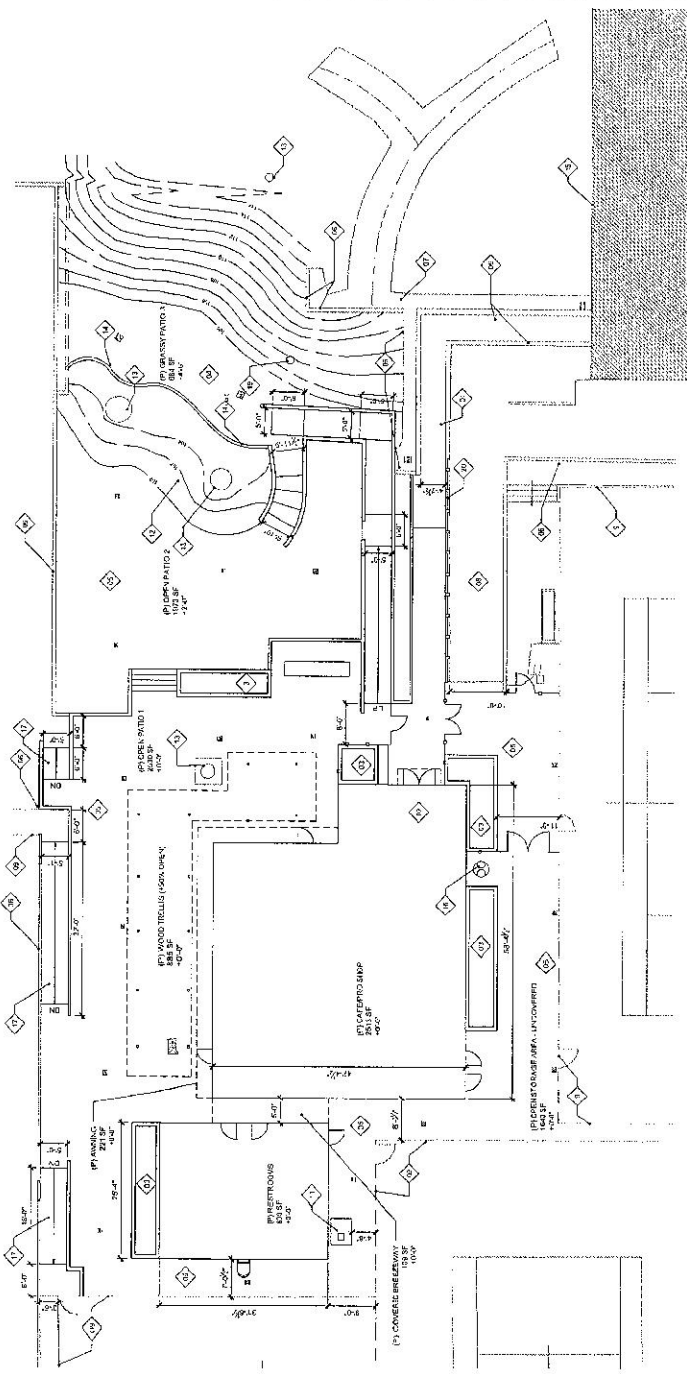
432 SF  
 1485 SF  
 1917 SF

LANDSCAPE AREA  
 TOTAL LANDSCAPE AREA

1485 SF  
 18729 SF  
 20214 SF

### GENERAL NOTES

- SEE CIVIL DRAWINGS FOR PRELIMINARY
- SEE LANDSCAPE DRAWINGS FOR PRELIMINARY
- SEE CIVIL DRAWINGS FOR PRELIMINARY
- ALL EXISTING UTILITIES TO REMAIN UNLESS NOTED OTHERWISE



01 SITE PLAN  
 SCALE: 1/8" = 1'-0"

# TFO ARCHITECTURE

3600 CALIFORNIA BOULEVARD SUITE 210  
 TULARE, CA 93201  
 TEL: (805) 938-8800  
 FAX: (805) 938-8801  
 WWW.TFOARCHITECTURE.COM

**ARCHITECT OF RECORD**  
 TFO ARCHITECTURE  
 3600 CALIFORNIA BOULEVARD SUITE 210  
 TULARE, CA 93201  
 TEL: (805) 938-8800  
 FAX: (805) 938-8801

**STRUCTURAL ENGINEER**  
 DAY & SMITH  
 5300 W. 15TH AVENUE, SUITE 100  
 TULARE, CA 93201  
 TEL: (805) 938-5454  
 FAX: (805) 938-5455

**MECHANICAL & ELECTRICAL ENGINEER**  
 TFO ARCHITECTURE  
 3600 CALIFORNIA BOULEVARD SUITE 210  
 TULARE, CA 93201  
 TEL: (805) 938-8800  
 FAX: (805) 938-8801

**GEOLOGIC & SOILS ENGINEER**  
 W. W. HARRIS & ASSOCIATES  
 1535 W. BURNING TREE DRIVE, SUITE 100  
 TULARE, CA 93201  
 TEL: (805) 933-7722  
 FAX: (805) 933-7726

**WESTLAND VALLEY, CALIFORNIA**  
 2000 W. VALLEY AVENUE, SUITE 100  
 WESTLAND, CA 93884  
 TEL: (805) 746-8400  
 FAX: (805) 746-8401

**GENERAL NOTES**

1. SEE CIVIL DRAWINGS FOR PRECISE GRADING
2. SEE ELECTRICAL DRAWINGS FOR LIGHTING
3. PROTECT IN PLACE ALL UTILITIES TO REMAIN
4. ALL EXISTING SIGNAGE TO REMAIN UNLESS OTHERWISE NOTED

## BRAEMAR COUNTRY CLUB Tennis Facility

**OWNER**  
 CLUB CORP., INC.  
 2000 ELI FREEMAN SUITE 500  
 TULARE, CA 93201  
 TEL: (805) 735-1700

**PROJECT ADDRESS**  
 1500 WESTLAND AVENUE  
 WESTLAND, CA 93884

**REVISIONS**

**PROJECT NUMBER**  
 15-008

**ISSUE**  
 PLANNING SUBMITTAL SET  
 NOT FOR CONSTRUCTION

**DATE**  
 MARCH 16, 2016

## EXTERIOR ELEVATIONS

**SHEET TITLE**  
 EXTERIOR ELEVATIONS

**SHEET NUMBER**  
 A3.01

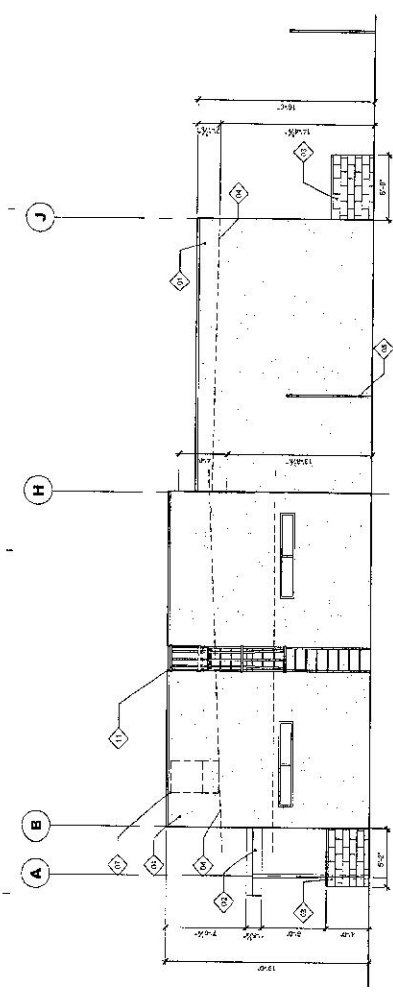
### KEYNOTE LEGEND

- 1 STUCCO
- 2 MORTAR FINISH
- 3 STUCCO - FINISH ON WALL
- 4 PAINTED ALUMINUM
- 5 LIGHT POLYURETHANE FENCE
- 6 DARKER BREEZEWAY
- 7 ROBERT HOGUE UNIT - FINAL SIZE TBD
- 8 STUCCO AVANCE
- 9 NEW FENCE
- 10 ALUMINUM FINISH / A/C. DOORS WITH GLASS FULL LIGHT
- 11 RAIN ACCESS LAUNDRY
- 12 ALUMINUM FLOOR WITH GLASS FULL LIGHTS

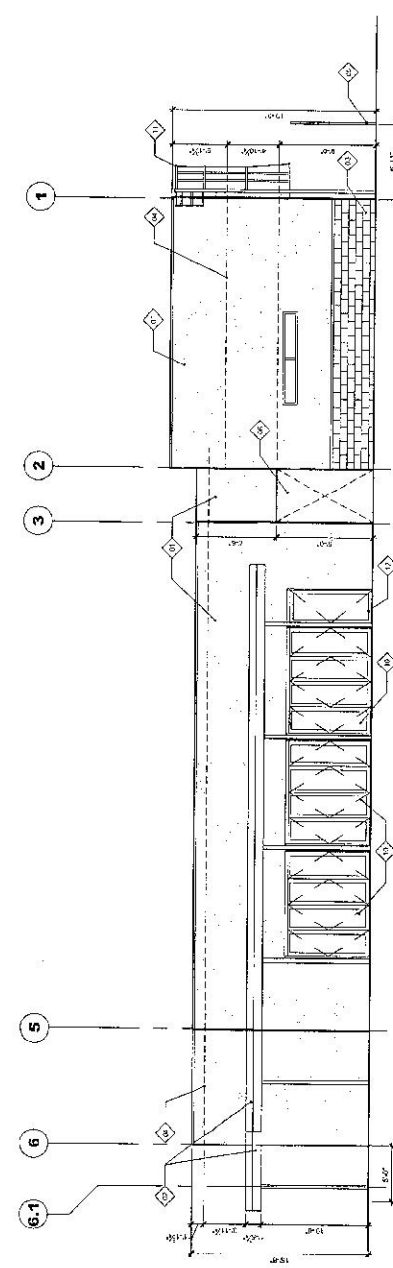
### GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR PRECISE GRADING
2. SEE ELECTRICAL DRAWINGS FOR LIGHTING
3. PROTECT IN PLACE ALL UTILITIES TO REMAIN
4. ALL EXISTING SIGNAGE TO REMAIN UNLESS OTHERWISE NOTED

**LOCAL DESCRIPTION**  
 TR. 2058  
 S. 8.2020  
 MAP REF.  
 LOT 17  
 PR. 1.1



**01 NORTH ELEVATION**  
 SCALE: 3/16\"/>



**02 EAST ELEVATION**  
 SCALE: 3/16\"/>

34 EAST MAIN STREET, SUITE 200  
 SAN ANTONIO, TEXAS 78202  
 TEL: 512.349.1111  
 FAX: 512.349.1112  
 WWW.TFOARCHITECTURE.COM

**ARCHITECT OF RECORD**  
 TFO ARCHITECTURE  
 34 EAST MAIN STREET, SUITE 200  
 SAN ANTONIO, TEXAS 78202  
 TEL: 512.349.1111  
 FAX: 512.349.1112

**STRUCTURAL ENGINEER**  
 S.V. SMITH ARCHITECTS  
 2700 W. WOODWAY, SUITE 100  
 DALLAS, TEXAS 75201  
 TEL: 972.382.1111  
 FAX: 972.382.1112

**MECHANICAL & ELECTRICAL ENGINEER**  
 M. J. JONES ENGINEERING  
 1111 N. TEXAS STREET, SUITE 200  
 DALLAS, TEXAS 75201  
 TEL: 972.382.1111  
 FAX: 972.382.1112

**CIVIL ENGINEER**  
 HAYDEN ENGINEERING  
 1111 N. TEXAS STREET, SUITE 200  
 DALLAS, TEXAS 75201  
 TEL: 972.382.1111  
 FAX: 972.382.1112

**GEOLOGIC & SOILS ENGINEER**  
 GEOTECHNICAL CONSULTANTS  
 1111 N. TEXAS STREET, SUITE 200  
 DALLAS, TEXAS 75201  
 TEL: 972.382.1111  
 FAX: 972.382.1112

**LANDSCAPE ARCHITECT**  
 LANDSCAPE ARCHITECTURE  
 1111 N. TEXAS STREET, SUITE 200  
 DALLAS, TEXAS 75201  
 TEL: 972.382.1111  
 FAX: 972.382.1112

## BRAEMAR COUNTRY CLUB Tennis Facility

**OWNER**  
 CLUB CORP., INC.  
 1111 N. TEXAS STREET, SUITE 200  
 DALLAS, TEXAS 75201  
 TEL: 972.382.1111  
 FAX: 972.382.1112

**PROJECT ADDRESS**  
 4800 W. WOODWAY  
 TARRANT, TEXAS 76179

REVISIONS:

PROJECT NUMBER  
 15-006

ISSUE  
 PLANNING SUBMITTAL SET  
 NOT FOR CONSTRUCTION  
 DATE  
 MARCH 16, 2015

SHEET NO.  
**EXTERIOR  
 ELEVATIONS**

SHEET NUMBER  
**A3.02**

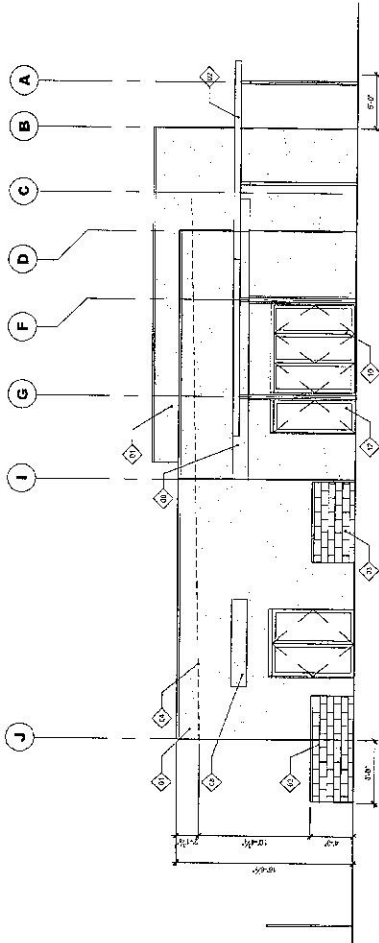
### KEYNOTE LEGEND

- ① STUCCO
- ② WOOD TRIM
- ③ STUCCO FINISH ON WALL
- ④ PARAPET AT ELEVATION
- ⑤ EXTERIOR CUMPLANK FENCE
- ⑥ CURBING GREENWAY
- ⑦ ROOFTOP HVAC UNIT - PANEL SIZE TBD
- ⑧ STUCCO WALLS
- ⑨ NEW TRAIL
- ⑩ ALUMINUM FINISH PANEL DOORS WITH GLASS FULL LIGHTS
- ⑪ ROOF ACCESS LANDING
- ⑫ ALUMINUM DOOR WITH GLASS FULL LIGHTS

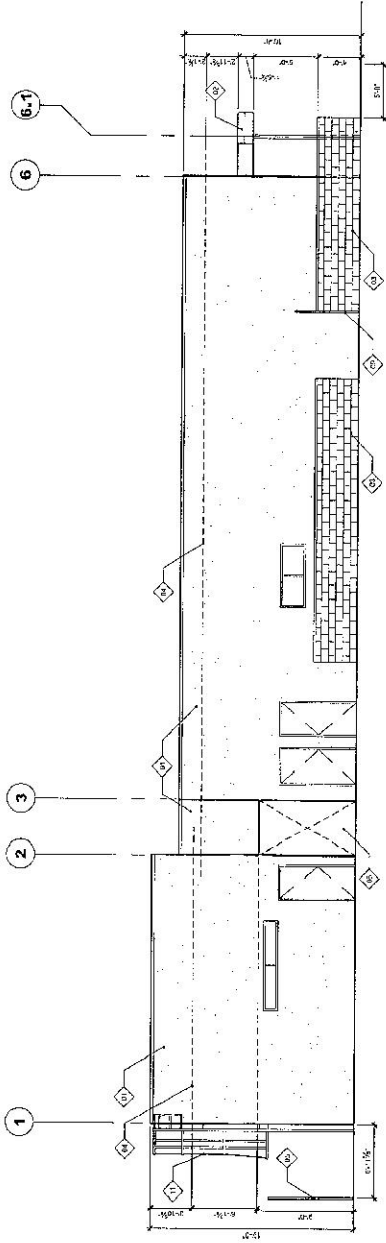
### GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR UTILITY LOCATIONS.
2. SEE LANDSCAPE DRAWINGS FOR EXTERIOR PAVING TYPES.
3. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS TO FINISH UNLESS OTHERWISE NOTED.

**LEGAL DESCRIPTION**  
 TRACT 10  
 MAP 10  
 BLOCK 10  
 LOT 10



**01 SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**02 WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

1800 ALABAMA AVENUE, SUITE 100  
 DALLAS, TEXAS 75201  
 TEL: 214-955-7900  
 FAX: 214-955-7901  
 WWW.TFOARCHITECTURE.COM  
 1800 ALABAMA AVENUE, SUITE 100  
 DALLAS, TEXAS 75201  
 TEL: 214-955-7900  
 FAX: 214-955-7901  
 WWW.TFOARCHITECTURE.COM

**PROJECT ARCHITECT**  
 TFO ARCHITECTURE  
 1800 ALABAMA AVENUE, SUITE 100  
 DALLAS, TEXAS 75201  
 TEL: 214-955-7900  
 FAX: 214-955-7901

**STRUCTURAL ENGINEER**  
 S.A. SMITH  
 S.A. SMITH & COMPANY  
 2100 CITY CENTER BLVD  
 SUITE 2000  
 DALLAS, TEXAS 75201  
 TEL: 214-750-1234

**Mechanical & Electrical Engineer**  
 TFO ARCHITECTURE  
 1800 ALABAMA AVENUE, SUITE 100  
 DALLAS, TEXAS 75201  
 TEL: 214-955-7900  
 FAX: 214-955-7901

**Civil Engineer**  
 CIVIL ENGINEERING PRACTICES  
 1100 W. WILSON AVENUE, SUITE 200  
 DALLAS, TEXAS 75201  
 TEL: 214-750-1234

**Geotechnical & Soils Engineer**  
 GEOTECHNICAL ENGINEERING  
 1100 W. WILSON AVENUE, SUITE 200  
 DALLAS, TEXAS 75201  
 TEL: 214-750-1234

**Food Service Consultant**  
 LAGARSEN CONSULTANTS  
 1100 W. WILSON AVENUE, SUITE 200  
 DALLAS, TEXAS 75201  
 TEL: 214-750-1234

**Owner**  
 CLUB DOWD, INC.  
 1800 ALABAMA AVENUE, SUITE 100  
 DALLAS, TEXAS 75201  
 TEL: 214-955-7900

**Project Address**  
 4001 BEREDA BOULEVARD  
 TARRANT, TEXAS 76179

**Revision**

## BRAEMAR COUNTRY CLUB Tennis Facility

OWNER  
 CLUB DOWD, INC.  
 1800 ALABAMA AVENUE, SUITE 100  
 DALLAS, TEXAS 75201  
 TEL: 214-955-7900

PROJECT ADDRESS  
 4001 BEREDA BOULEVARD  
 TARRANT, TEXAS 76179

REVISION

PROJECT NUMBER  
 15-006

ISSUE  
 PLANNING SUBMITTAL SET  
 NOT FOR CONSTRUCTION

DATE  
 MARCH 16, 2016

SHEET TITLE  
 FLOOR PLAN

SHEET NUMBER  
**A2.01**

### KEYNOTE LEGEND

- 1 ENTRY
- 2 DISPLAY/TABLES
- 3 COUNTER TOP
- 4 #SEATING
- 5 SINK
- 6 CHAIR-BENCH CASE
- 7 HELLER
- 8 REFRIGERATOR
- 9 FRIER
- 10 CUPB
- 11 WALL/COUNTER
- 12 AIR CURTAIN
- 13 ROOF ACCESS/LANDER
- 14 UNDERBAR/ALCOHOL DISPLAY

### ROOM LEGEND

- 100 PREP COOK
- 101 RETIRE/STORAGE
- 102 OFFICE
- 103 REPAIR/STORAGE
- 104 DRY FOOD STORAGE
- 105 FOOD/RESTROOM
- 106 CHANGING
- 107 MEN/HR
- 108 WOMEN/HR
- 109 JANITOR'S CLOSET
- 110 WALL/REPAIR CLOSET

### GENERAL NOTES

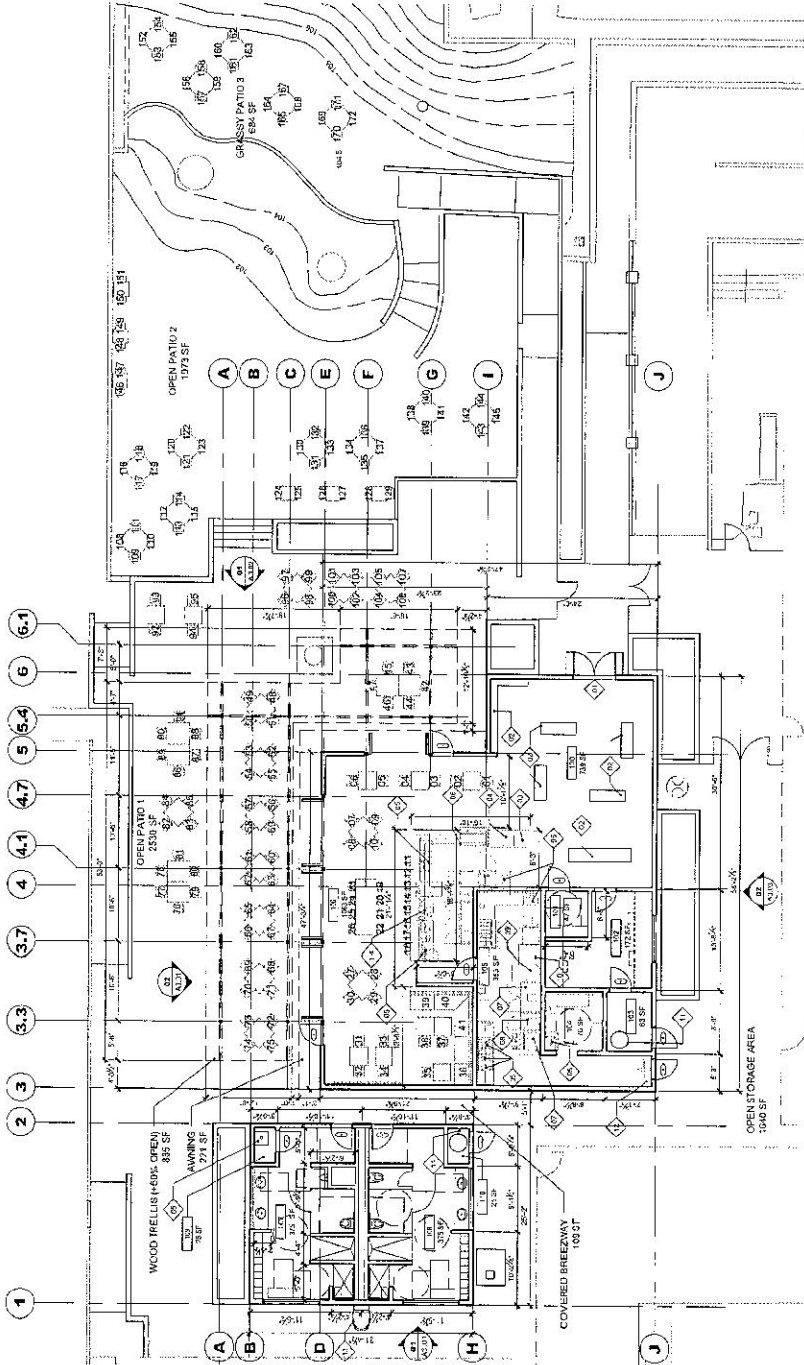
1. SEE CIVIL DRAWINGS FOR PRELIMINARY GRADING.
2. SEE MECHANICAL & ELECTRICAL DRAWINGS FOR LIGHTING AND PAVING TYPES.
3. SEE ARCHITECTURAL DRAWINGS FOR MATERIALS AND FINISHES.
4. ALL EXISTING SURFACES TO REMAIN UNLESS NOTED OTHERWISE.

### SEATING COUNT

INDOOR: 41  
 OUTDOOR (PATIO/DECK): 121 TOTAL

### SQUARE FOOTAGE CALCULATIONS

INDOOR SEATING AREA: 400 SF  
 OUTDOOR SEATING AREA: 121 SF  
 TOTAL SEATING AREA: 521 SF  
 OFFICE/STORAGE: 235 SF  
 WOOD TRELLIS: 88 SF  
 TOTAL FLOOR AREA: 825 SF  
 LANDSCAPE AREA: 300 SF  
 PAVING AREA: 100 SF  
 TOTAL LANDSCAPE AREA: 400 SF



**01 FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"