



A. SUGGESTED REVISIONS TO DRAFT MND

In accordance with the CEQA Guidelines Section 15073.5(c), this section of the Draft MND provides suggested changes to the MND that have been made to clarify, correct or supplement the analysis for the proposed project. These suggested changes are a result of recognition to clarify information used to describe the City’s Special Recreation zone in relation to the proposed project. The changes described in this section do not result in any new or increased significant environmental impacts that would result from the proposed project. Furthermore, in accordance with the CEQA Guidelines Section 15074.1(a), the lead agency may conclude that certain mitigation measures identified in the MND may be substituted with measures which the lead agency determines are equivalent or more effective.

Mitigation Monitoring and Reporting Program

The following revision has been made to address a minor and necessary text edit.

<u>Page</u>	<u>Revision</u>
3	<p>TRA-1 Prior to issuance of building permits, the applicant shall submit a valet parking plan for review and approval to the City of Glendale Department of Public Works Department, —Engineering Division/Traffic Section. The valet parking plan shall include the location, configuration, design, hours of operation, and the manner of operation of any on-site valet parking event.</p> <p><u>Valet services shall be on a complimentary basis when it is expected that parking demand will exceed the availability of parking in the two surface lots (124 spaces).</u></p> <p>a. <u>When a PGA tournament is in session, the valet operators shall park the vehicles in the easterly and westerly surface lots.</u></p> <p>b. <u>When both banquet halls/meeting rooms are operational in addition to the restaurant, the valet staff shall use the Hole No. 4 fairway.</u></p> <p><u>At no point shall the applicant utilize both private dining rooms during golf events when the Hole No. 4 fairway is in use.</u></p> <p>Monitoring Action: Plan check</p> <p>Timing: Prior to issuance of development permits</p>



Responsibility: ~~Department of Public Works~~ Department—Engineering
Division/Traffic Section

Project Description

The following revision has been made to address a minor and necessary text edit.

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7	The proposed project would be 3 stories in designed in the same Spanish Colonial Revival architectural style. As previously indicated, the majority of the expansion would occur in the southern portion of the clubhouse, and the proposed project would maintain the existing ground-floor grade-to-roof height of 34 feet and first-floor adjacent grade-to-roof height of 23 feet (Figure 7, East and North Elevations; Figure 8, South and West Elevations; and Figure 9, Plaza Elevations).
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The following revision has been made to address a minor and necessary text edit.

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7	Due to the history and age of the existing Chevy Chase Country Club, t <u>The existing proposed uses on site are not all typical operations of a country club in the SR Zone. Concurrently, the applicant requests SR Development Plan Review for the projects buildings, layout, parking, and landscaping plans do not meet all of the standards set forth by the City's Zoning Code for the SR zone.</u> The Applicant is requesting a zone change to include a Precise Plan of Design (PPD) Overlay Zone to the SR zone. The PPD Overlay to the SR zone would permit the existing and proposed uses/improvements described above to ensure consistency with the City's current goals, policies, and design guidelines and meet the overall intent and goals of the Zoning Code and the General Plan.
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Aesthetics

The following revision has been made to address a minor and necessary text edit.

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18 The proposed project would maintain the height of the existing Clubhouse and would comply with ~~the development standards of the SR zone and~~ Section 30.30, Site Planning, with respect to aesthetics and lighting ~~and maximum building height~~ permitted by the Glendale Municipal Code. The four new tennis courts would be located approximately 525 feet northeast of the Clubhouse, at grade, and would not include any ~~nighttime~~-light poles or a lighting system.

The following revision has been made to address a minor and necessary text edit.

Page Revision

18 In addition, the project site is not located within the view corridor of any State scenic highway because there are no State-designated scenic highways within the City of Glendale. As a result, development of the Project would not ~~worsen the availability of~~disrupt the views toward the San Rafael Hills and impacts would be less than significant.

The following revision has been made to address a minor and necessary text edit.

Page Revision

20 The proposed project would result in ~~similar~~ sources of permanent light similar to those that exist and would incrementally increase ambient lighting within the project site. The proposed tennis courts would not contain nighttime lighting and would only operate during daylight hours. Given the amount of ambient light in the immediately surrounding vicinity, the increase in nighttime lighting in the project area would be minimal, and impacts to day- and nighttime views would be less than significant.

Transportation/Traffic

The following revision has been made to address a minor and necessary text edit.

Page Revision

61 The existing Clubhouse consists of the following: meeting room/banquet facility, restaurant, office space, golf shop, swimming pool, two surface parking lots, and a 9-hole



**PROPOSED
MITIGATED NEGATIVE DECLARATION**
Chevy Chase Country Club
3067 East Chevy Chase Drive

golf course (not a part of the project). The country club is restricted to members only and their guests. While the existing meeting room/banquet facility is used by the country club for its functions, it can also be leased out to nonmembers. Currently, the country club has 65 members, with a maximum membership of 250, per PGA rules. The trip generation rates were prepared using values obtained in the Institute of Transportation Engineers' Trip Generation Manual, 9th edition.

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Page Revision

63 **TRA-1** Prior to issuance of building permits, the applicant shall submit a valet parking plan for review and approval to the City of Glendale ~~Department of Public Works Department, —Engineering Division/Traffic Section~~. The valet parking plan shall include the location, configuration, design, hours of operation, and the manner of operation of any on-site valet parking event.

Valet services shall be on a complimentary basis when it is expected that parking demand will exceed the availability of parking in the two surface lots (124 spaces).

- a. When a PGA tournament is in session, the valet operators shall park the vehicles in the easterly and westerly surface lots.
- b. When both banquet halls/meeting rooms are operational in addition to the restaurant, the valet staff shall use the Hole No. 4 fairway.

At no point shall the applicant utilize both private dining rooms during golf events when the Hole No. 4 fairway is in use.