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ORANGE COUNTY
OC Public Works
MEMORANDUM

To: Coto de Caza Planning Advisory Committee
From: Brian Kurnow, Land Use Manager
Date: August 17, 2020
Subject: Planning Application PA19-0202 (Coto Valley Country Club)

OC Development Services/Planning requests the Committee's review and comment on PA19-0202, an application by the Coto Valley Country Club to permit the use of an alternative parking standard for the club's facilities. This request requires a public hearing and approval of a Use Permit by the Zoning Administrator.

The Zoning Code provides that if an applicant/property owner believes that the Zoning Code's standard parking requirements are inapplicable or inappropriate to their specific situation, they may request a Use Permit to allow the use of an alternative parking standard. The process requires the applicant to provide a parking study and any other information on why the alternative parking standard they propose is fair and adequate for their circumstances.

It is noted that the CVCC's original approval was in 1968 and was only one part of an approval for several components of 'early Coto'. The County's review and approval of the overall plan was less formal at that time than it is today (see attached "Conference Report"). The certificate of use and occupancy, issued June 18, 1968, identifies the now-CVCC as "a private country club for approximately four hundred (400) members...". The first residential subdivision approved in Coto was Tract 6970, creating The Village, and it was recorded in 1969.

Regarding PA19-0202, at this time, due to some tenant upgrades that CVCC has completed (some without proper building permits) or still wishes to do, the parking requirement for the overall facility would not be met using the current Zoning Code standards. It is noted that these improvements involve conversions of spaces to other uses and other internal changes rather than outward physical expansion of the club.

The applicant has submitted a parking study that seeks to demonstrate that the currently available on-site parking, approximately 125 off-street spaces, will be adequate given the typical scope, nature and size of larger events that the club holds, therefore no additional parking spaces are necessary. The study concludes that the largest type of event at the club would be a 250-guest wedding event could be accommodated utilizing approximately 100 of the parking spaces on site. This is due to the estimated average of 2.72 guest per vehicle based upon a study of two such events in 2019. Staff notes that the 'guests per vehicle' shown here is generally consistent with an independent study received for a separate application.

The parking study does acknowledge a 25-space 'parking easement' with the adjacent proposed Legacy project but excludes these 25 spaces from their 'available parking' calculations. Similarly, the Legacy project acknowledges but does not include the 25 shared parking spaces in their parking assessment.

The applicant has also offered a summary of measures and limitations the Club may be willing to accept in support of the alternative parking request. Staff has not reached any conclusions regarding these proposals.

Attachments:

1. Applicant's Parking Study
2. Conference Report – June 18, 1968
3. Applicant Summary

January 2, 2020

Mr. Kenney Hrabik
Coto Valley Country Club
23331 Via Venado
Coto de Caza, CA 92679

SUBJECT: COTO VALLEY COUNTRY CLUB PARKING EVALUATION

Dear Mr. Kenney Hrabik:

Urban Crossroads, Inc. is pleased to submit this Parking Evaluation for the Coto Valley Country Club ("Project"), which is located at 23331 Via Venado, Trabuco Canyon in the County of Orange. The purpose of this Parking Evaluation is to demonstrate that the Project site provides adequate parking supply to support the existing and planned uses. This Parking Evaluation has been prepared to address the guidance/feedback provided by the County of Orange Development Services staff via email on November 19, 2019.

COTO VALLEY COUNTRY CLUB SITE PLAN

The Coto Valley Country Club proposed site plan prepared by Kenneth G. Brown & Co. is shown on Exhibit A. The existing site is developed as a private club use with a 23,895 square foot building (increased to 25,495 square feet with the mezzanine improvement, which did not alter the building footprint) with 10,496 square feet of pool deck area and 125 parking spaces. It should be noted that up to 25 spaces should be reserved for the Pack property. As a result, there is a minimum supply of 100 spaces for Coto Valley Country Club. The proposed site includes (1) the conversion of a 2,800 square foot basketball court to a banquet/assembly area; (2) conversion of a 1,600 square foot handball court to 263 square foot administrative office and 1,364 square foot game room/arcade area on ground floor level; and (3) 1,600 square feet of additional administrative office space above it by creating a mezzanine area. Minor alterations (non-structural remodeling of interiors) are proposed to the restroom, gym and lobby/foyer areas, which result in nominal changes to the square footage attributed to these uses. Table 1 below provides a summary of the existing and proposed site plan.

TABLE 1: COTO VALLEY COUNTRY CLUB SITE PLAN SUMMARY

Use	Building Square Footage Summary ¹		Change
	Existing Site	Proposed Site	
Assembly/Banquet	5,796	9,445	3,649
Kitchen	2,175	2,175	0
Storage	2,936	2,938	2
Restrooms	2,605	2,410	(195)
Offices	719	2,435	1,716

Use	Building Square Footage Summary ¹		Change
	Existing Site	Proposed Site	
Gym	1,616	2,206	590
Handball Court	1,600		(1,600)
Game Room		1,364	1,364
Foyer/Lobby	3,450	2,324	(1,126)
Basketball Court	2,800		(2,800)
Elec./Mechanical	198	198	0
Totals:	23,895	25,495	1,600

¹ Based on the Site Plan prepared Kenneth G. Brown & Co.

ITE PARKING GENERATION

The Institute of Transportation Engineers (ITE) publishes the *Parking Generation 4th Edition* report based on research and experience of transportation engineering and planning professionals. Although the report provides estimates of parking demand by land use, it contains information that can also be easily misinterpreted without sound professional judgment. Since much of the data provided in the report are from the 1980's and 1990's, and it contains many broad land use terms which do not necessarily apply to current, more specific uses, it represents only the beginning point of information to be used in estimating parking demand. The *Parking Generation 4th Edition* report recognizes that additional information may be necessary to accurately determine local parking demand for a specific land use with unique site characteristics. Therefore, surveys of comparable local conditions and the nature of the specific use should *always* be considered as one of the best means to estimate parking demand to account for local factors. Consistent with this approach, the Coto Valley Country Club Parking Evaluation includes site specific reference parking counts.

COUNTY OF ORANGE PARKING REQUIREMENTS

To demonstrate that adequate parking supply exists within the Coto Valley Country Club project, this parking evaluation provides a review of the County of Orange Zoning Code (COZC) parking requirements. COZC Section 7-9-145.1 describes the purpose of the off-street parking regulations as: “...to provide for the on-site, off-street parking of motor vehicles that are attracted by the use on the premises.” COZC Section 7-9-145.6 identifies the minimum number of parking spaces which will be required by the various land use categories (see Appendix A). However, COZC Section 7-9-145.7 contains provisions for use permit approval for any alternatives to off-street parking regulations, such as providing parking on a project site that matches the actual observed demand for parking or determining what types of alternatives to on-site parking may be appropriate for a specific set of circumstances (e.g. special events).

A review of the County of Orange off-street parking requirements identifies various parking rates for individual uses but there is no one specific parking rate that adequately matches the overall use

associated with all the private club facilities of Coto Valley Country Club. If the standard rate for the primary use of “Clubs, Lodge Halls, Union Halls” at the site were applied as listed in the Table contained in COZC Section 7-9-145.6 (9), the ratio of 1 space for each 75 square feet of gross floor area of the building would apply. Based upon the gross square footage of the building, Table 2 below shows the parking requirements for the existing and proposed private club use. Table 2 suggests a parking requirement of 319 spaces for 23,895 square feet of existing Coto Valley Country Club use indicating an existing parking deficit of 219 spaces. Using the County of Orange off-street parking rates for “Clubs, Lodge Halls, Union Halls”, the parking requirements for the proposed 25,495 square feet of Coto Valley Country Club use increases to 340 spaces. This results in a proposed Coto Valley Country Club parking deficit of 240 spaces.

TABLE 2: COTO VALLEY COUNTRY CLUB PRIVATE CLUB PRIMARY USE PARKING REQUIREMENTS

Private Club Land Use	Quantity ¹	County of Orange Land Use Type ²	Parking Rate ³	Required Spaces	Parking Provided ¹	Parking Deficit
Existing	23,895 sf	Clubs, Lodge Halls, Union Halls	1 per 75 sf	319	100	(219)
Proposed	25,495 sf	Clubs, Lodge Halls, Union Halls	1 per 75 sf	340	100	(240)
Change:	1,600 sf			21		(21)

¹ Based on the Site Plan prepared Kenneth G. Brown & Co.

² The County of Orange does not adequately list a specific parking rate consistent with all the private club facilities and applies a ratio to the land use based solely on gross building square footage.

³ County of Orange Zoning Code Sec. 7-9-145.6 (9) (see Appendix A)

While Table 2 presents a summary of Coto Valley Country Club parking requirements using a single uniform parking rate for “Clubs, Lodge Halls, Union Halls,” Table 3 calculates the parking requirement based on the rates as listed in COZC Section 7-9-145.6 for individual uses within the Project.

TABLE 3: COTO VALLEY COUNTRY CLUB INDIVIDUAL USE PARKING REQUIREMENTS

Use ¹	County of Orange Use ²	Parking Rate ²	Existing Use		Proposed Use	
			Quantity ¹	Required Spaces	Quantity ¹	Required Spaces
Assembly/Banquet	(9)	1 per 75 sf	5,796 sf	77	9,445 sf	126
Kitchen	(29)	1 per 200 sf	2,175 sf	11	2,175 sf	11
Storage	(38)	1 per 1,000 sf	2,936 sf	3	2,938 sf	3
Restrooms	(29)	1 per 200 sf	2,605 sf	13	2,410 sf	12
Offices	(26)	1 per 250 sf	719 sf	3	2,435 sf	10
Gym	(16)	1 per 150 sf	1,616 sf	11	2,206 sf	15
Handball Court	(15)	1.5 per court	2 courts	3		

Use ¹	County of Orange Use ²	Parking Rate ²	Existing Use		Proposed Use	
			Quantity ¹	Required Spaces	Quantity ¹	Required Spaces
Game Room	(16)	1 per 150 sf			1,364 sf	9
Foyer/Lobby	(29)	1 per 200 sf	3,450 sf	17	2,324 sf	12
Basketball Court	(16)	1 per 150 sf	2,800 sf	19		
Elec./Mechanical	(29)	1 per 200 sf	198 sf	1	198 sf	1
Totals:			22,297 sf	158	25,495 sf	199

¹ Based on the Site Plan prepared Kenneth G. Brown & Co.

² County of Orange Zoning Code Sec. 7-9-145.6 (see Appendix A)

(9) - Clubs, lodge halls, union halls.

(15) - Handball/racquetball facility.

(16) - Health Studios and spas.

(26) - Offices/General and administrative.

(29) - Retail stores/General.

(38) - Warehouse, storage building or structures used for storage.

When calculating the parking requirements as shown in Table 3 for each individual use, the existing parking requirement for the Project is 158 spaces. With the conversion of the Handball Courts and other changes within the proposed Project, the parking requirement increases to 199 spaces. Table 4 presents a comparison between the calculated parking requirement shown in Tables 2 and 3, utilizing the COZC parking rates. Although parking each use individually results in less of a deficiency than applying a singular land use parking rate, the end result still shows that determining the required parking for the Project by using building square footage exceeds the amount of the on-site parking supply of 100 spaces.

TABLE 4: COTO VALLEY COUNTRY CLUB PARKING REQUIREMENT COMPARISON

Condition ¹	Summary of Parking Space Requirements		
	Primary Use Rate (Table 2)	Individual Use Rates (Table 3)	Effective Difference
Existing	319	158	(161)
Proposed	340	199	(141)

¹ Based on the Site Plan prepared Kenneth G. Brown & Co.

Therefore, it is important to recognize that application of the COZC parking requirements does not adequately describe the local parking demand characteristics unique to the Coto Valley Country Club. Consistent with the recommendations of the *Parking Generation 4th Edition* report, site specific parking counts were collected to describe local conditions and the nature of the specific use. Site specific parking counts should *always* be considered as one of the best means to estimate parking demand to account for local factors and to determine relevant parking requirements for a specific use. Consistent with this approach, the Coto Valley Country Club Parking Evaluation includes site specific reference parking counts.

EXISTING PARKING DEMAND

To better understand the existing parking demands associated with typical operating conditions at the Coto Valley Country Club, hourly parking counts were collected to describe a variety of parking conditions. To support the use permit approval for use of alternative off-street parking requirements, two separate parking counts were collected between the hours of 9:00 a.m. and 11:00 p.m. to describe the private special event activities on the following dates:

- Saturday, November 23, 2019: Special event (wedding) 212 guests plus 25 staff/vendors
- Saturday, November 30, 2019: Special event (wedding) 227 guests plus 22 staff/vendors

The hourly counts were assigned using one of the six parking analysis zones as shown on Exhibit B. Although Zones 1, 2 and 5 are not considered permanently available or improved parking areas; there has been an historic use, therefore these areas were accounted for only for the purposes of determining any possible demand beyond the striped and paved surface parking lot areas. The individual parking count worksheets for the following dates and activities are included in Appendix B.

Weekend Special Event - Wedding

To describe the peak weekday special event parking demands, hourly parking counts were collected during a scheduled wedding event on Saturday, November 23, 2019. For this event, the Coto Valley Country Club hosted 212 guests plus 25 staff members and vendors. Parking counts were collected between the hours of 9:00 a.m. to 11:00 p.m. The parking demand counts included in Appendix B indicated that the parking demands for this event ranged from 22 vehicles at 9:00 a.m. to a peak parking demand of 106 vehicles at 6:00 p.m. By 11:00 p.m. only 8 vehicles remained in the parking lot.

On Saturday, November 30, 2019, the Coto Valley Country Club hosted another wedding with 227 guests plus 22 staff members and vendors. Parking counts were collected between the hours of 9:00 a.m. to 11:00 p.m. The parking counts indicate that peak parking demand approached 78 vehicles at 7:00 p.m. By 10:00 p.m. 36 vehicles remained in the parking lot. The parking count worksheets show that all parking activities during the event were limited to the surface parking lot identified as parking analysis zones 3 and 4. The parking counts did not identify any vehicles in parking analysis zones 1, 2 or 5. In other words, the special event activities at the Coto Valley Country Club did not trigger any overflow parking demand on the grass, or on the adjacent streets (Avenida La Caza or Via Alondra).

COTO VALLEY COUNTRY CLUB PARKING EVALUATION

Table 5 provides a summary of Coto Valley Country Club peak parking demands describing the peak private event activities. Based on the existing parking supply of 100 spaces, the Coto Valley Country Club enjoyed a parking deficiency of 6 spaces on Saturday, November 30, 2019 and a parking surplus of 22 spaces on Saturday, November 23, 2019. This translates into a peak parking utilization of (occupied spaces expressed as a percentage of the number of parking spaces provided) approaching 85% based on an existing parking supply of 100 spaces.

TABLE 5: PARKING COUNT SUMMARY (EXISTING PARKING SUPPLY)

Count Date	Peak Hour	Peak Parking Demand	Parking Provided ¹	Vacant Spaces	Parking Utilization
Saturday, November 23, 2019	6:00 PM	106	125	19	85%
Saturday, November 30, 2019	7:00 PM	78	125	47	62%

¹ Based on a field review of the existing conditions. The site provides a total of 125 spaces with a non-exclusive easement appurtenant for purposes of parking not more than twenty-five (25) passenger vehicles for Braden parcel. With reduction of 25 spaces, the average parking utilization will be 92%.

While Tables 2 and 3 suggest a parking deficiency based on the COZC regardless of which parking rate was applied, the actual parking demand approaching 106 spaces during peak events never exceeded the existing total parking supply of 125 spaces. Another way to assess the existing parking demand is based on the number of guests. By comparing the total number guests at the facility (staff, gym, pool, wedding guests, staff and vendors) with the peak parking demand counts, we can calculate a per person parking demand rate. Table 6 suggests an existing peak parking demand rate of 1 space per 3.19 persons and an existing average parking demand rate of 1 space per 2.72 persons.

TABLE 6: PER PERSON PARKING DEMAND RATES

Count Date	Total Persons	Peak Parking Demand (Spaces)	Parking Demand Rate
Saturday, November 23, 2019	237	106	1 per 2.24 persons
Saturday, November 30, 2019	249	78	1 per 3.19 persons
Average:			1 per 2.72 persons

Using the calculated per person parking demand rates shown on Table 6, it is possible to estimate the maximum number of guests that can be served with the existing parking supply of 100 spaces. By multiplying the average parking demand rate of 2.72 persons per space and the number of parking spaces provided, suggests that adequate parking is available on-site to serve 272 persons (staff, gym, pool, wedding guests, staff and vendors). Tables 6 and 7 provides the per person parking demand rates and demonstrates how to project for a maximum number of persons that can be accommodated during a special event.

TABLE 7: PER PERSON PARKING DEMAND RATES

Parking Demand Rate ¹	Parking Provided ²	Maximum Persons ³
1 per 2.72 persons	100	272

¹ Based per person parking demand rates as shown on Table 6.

² Based on a field review of the existing conditions. The site provides a total of 125 spaces with a non-exclusive easement appurtenant for purposes of parking not more than twenty-five (25) passenger vehicles for Braden parcel with a minimum of 100 spaces for CVCC.

³ Estimated maximum number person (staff, gym, pool, wedding guests, staff and vendors) that can be served with the existing on-site parking supply of 125 spaces.

Federal Highway Administration (FHWA) recommends a vehicle occupancy factor of 2.5 persons per vehicle for special events (see Appendix C). For forecasting purposes, the vehicle occupancy factor can range from 2.2 to 2.8. Table 8 provides the per person parking demand rates and demonstrates how to project for the number of persons that can be accommodated during a special event.

TABLE 8: PER PERSON PARKING DEMAND RATES

Vehicle Occupancy Rate ¹	Parking Provided ²	Persons per Minimum Rate ³	Persons per Recommended Rate ³	Persons per Maximum Rate ³
2.5 persons per vehicle	100	220	250	280

¹ Based on the recommended special event vehicle occupancy per FHWA (see Appendix C).

² Based on a field review of the existing conditions. The site provides a total of 125 spaces with a non-exclusive easement appurtenant for purposes of parking not more than twenty-five (25) passenger vehicles for Braden parcel with a minimum of 100 spaces for CVCC.

³ Estimated maximum number person (staff, gym, pool, wedding guests, staff and vendors) that can be served with the existing on-site parking supply of 100 spaces.

Table 9 combines the actual peak parking demand with the overall building square footage to calculate the parking ratio based on actual parking counts taken during peak special event activities. As shown on Table 9, the reference parking counts suggest that the parking demand rate based on Private Club land use consisting of 25,495 square feet and a peak parking demand of 106 or 1 space per 241 square feet. Therefore, the actual parking demand rate is approximately 69% less than the COZC requirement and this suggests that for the Coto Valley Country Club, an alternative to the standard off-street parking requirements is appropriate.

TABLE 9: ACTUAL PARKING DEMAND RATE

Land use	Quantity ¹	Reference Parking Counts	Peak Parking Demand (Spaces)	Actual Parking Rate ³
Private Club	25,495 sf	Saturday, November 23, 2019	106	1 per 241 sf

Table 10 shows the maximum occupancy numbers provided by Orange County Fire Authority. As shown on Table 10, the maximum occupant load suggest that the peak parking demand rate ranges from 234 spaces to 478 spaces.

TABLE 10: PER PERSON PARKING DEMAND RATES

Maximum Occupant Load With Tables ¹	Maximum Occupant Load Without Tables ¹	Parking Demand Rate ²	Peak Parking With Tables Demand (Spaces)	Peak Parking Without Tables Demand (Spaces)
635	1299	1 per 2.72 persons	234	478

¹ Estimated maximum number persons (staff, gym, pool, wedding guests, staff and vendors) that can be served provided by Orange County Fire Authority.

² Based per person parking demand rates as shown on Table 6.

CONCLUSIONS

This Parking Evaluation found the following:

- The peak parking demand is 106 parking spaces during special events totaling 237 persons.
- With a total of 125 existing parking spaces provided on-site (off-street), all Coto Valley Country Club parking demands were contained within the parking lot.
- No overflow parking was observed in unmarked grass areas or on the adjacent streets (Avenida La Caza or Via Alondra).
- While the COZC requires a parking rate of 1 space for each 75 square feet of gross floor area, the actual parking demand is far lower and calculated at 1 space for each 241 square feet.
- Adequate off-street parking supply exists to support the special events with no more than 272 guests.
- Additional parking or other alternatives to on-site self-parking would need to be implemented (valet, shuttle, or other drop-off/pick-up or ride hailing services) at a rate of 1 space for each 2.72 persons for special events of more than 272 persons.

Mr. Kenney Hrabik
Coto Valley Country Club
January 2, 2020
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If you have any questions, please contact me directly at (949) 336-5992.

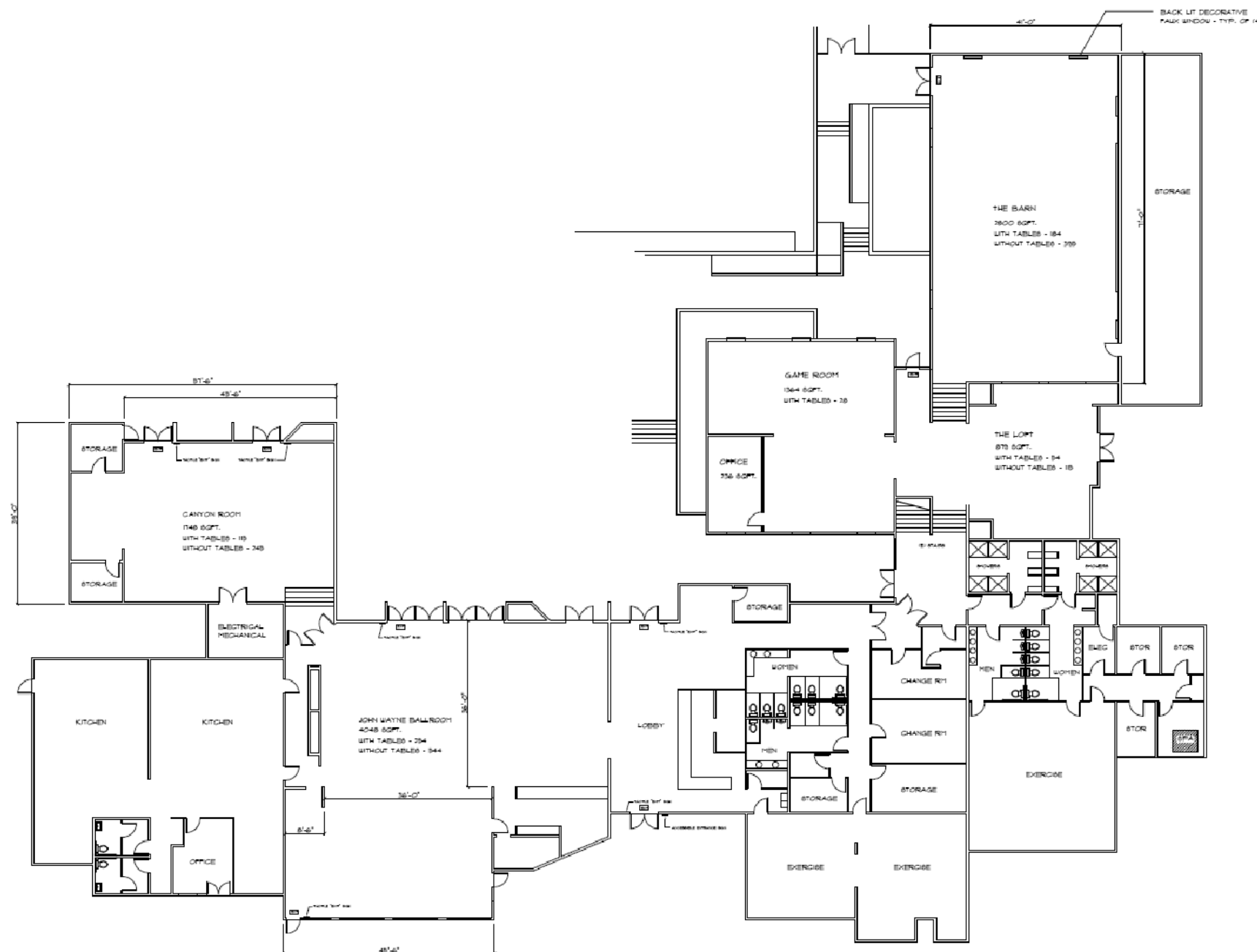
Respectfully submitted,

URBAN CROSSROADS, INC.

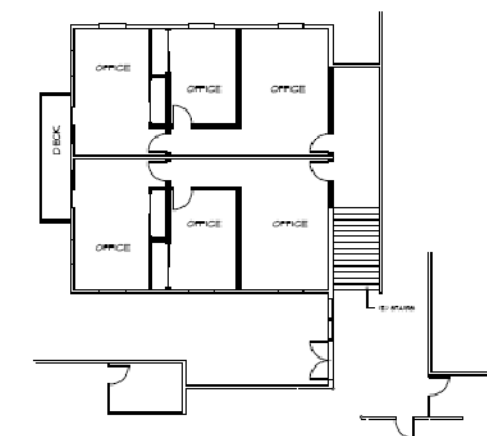
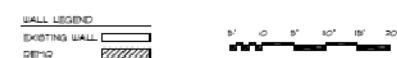


Pranesh Tarikere, P.E.
Senior Engineer





PROPOSED FLOOR PLAN SCALE 3/16" = 1'-0"



(N) MEZZANINE

BUILDING SQFT. SUMMARY

JOHN WAYNE BALLRM	4048 SQFT.
CANYON ROOM	1748 SQFT.
THE LOFT	849 SQFT.
THE BARN	2800 SQFT.
GAME ROOM	1364 SQFT.
GYM/EXERCISE	2206 SQFT.
FOYER/LOBBY	2324 SQFT.
ELEC./MECHANICAL	198 SQFT.
KITCHEN	2175 SQFT.
STORAGE	2938 SQFT.
RESTROOMS	2410 SQFT.
OFFICES	2435 SQFT.



Legend

 Parking Zones



0 50 100 200 Feet

APPENDIX A:

COUNTY OF ORANGE ZONING CODE SEC. 7-9-145.6

Sec. 7-9-145.6. - Off-street parking requirements.

- (a) All land uses shall provide off-street parking in compliance with the following requirements unless otherwise modified by the provisions contained in section 7-9-145.7. The off-street parking requirements listed under this section are the minimum requirements for each specific use; however, it shall be the responsibility of the developer, owner or operator of any specific use to provide adequate off-street parking, even though such parking may be in excess of the minimum requirements set forth in this section.

<i>Use</i>		<i>Minimum Parking Stalls Required</i>
(1)	Auditoriums, theaters (not including cinemas), sports arenas, stadiums.	1 for each 3 seats or 1 for each 35 square feet of gross floor area where there are no fixed seats.
(2)	Cinemas.	1 for each 2 seats plus 5 spaces for employees.
(3)	Automobile washing and cleaning establishment, except self-service.	16 minimum.
(4)	Automobile washing and cleaning establishment, self-service.	5 for each 2 washing stalls.
(5)	Banks, savings & loans, credit unions and other financial institutions.	1 for each 200 square feet of gross floor area.
(6)	Barbershops or beauty parlors.	2 for each barber chair and 3 for each beautician.
(7)	Bowling lanes and billiard halls.	5 for each hall, alley, 2 for each billiard table contained therein.
(8)	Churches, temples and other places of assembly not specified elsewhere.	1 for each 3 fixed seats within the main auditorium or for every 35 square feet of seating area within the main auditorium where there are no fixed seats; 18 lineal inches of bench shall be considered a fixed seat.
(9)	Clubs, lodge halls, union halls.	1 for each 75 square feet of gross floor area.

(10)	Congregate care facility serving more than 12 persons.	1 for each unit per section 7-9-141.1.
(11)	Convalescent and nursing homes, homes for the aged, rest homes, children's homes and sanitariums.	1 for every 4 beds in accordance with the resident capacity of the home as listed on required license or permit.
(12)	Dance halls.	1 for each 7 square feet of dance floor area, plus 1 for each 35 square feet of additional gross floor area.
(13)	Day nurseries, including pre-schools and nursery schools.	2 for each 3 employees and teachers plus 1 loading space for every 8 children.
(14)	Golf courses.	
	a. Driving ranges.	1 per tee, plus the spaces required for additional uses on the site.
	b. Pitch and putt and miniature golf courses.	3 per hole, plus requirements for accessory uses.
	c. Regulation course.	8 per hole, plus the space required for additional uses on the site.
(15)	Handball/racquetball facility.	1.5 for each court plus the spaces required for additional uses on the site.
(16)	Health studios and spas.	1 for each 150 square feet of gross floor area. (For the purposes of this subsection, swimming pool area shall be counted as floor area.)
(17)	Hospitals.	1.75 for each patient bed.
(18)	Industrial uses of all types except a building used exclusively for warehouse purposes.	1 for each 500 square feet of gross floor area.
(19)	Laundry or dry cleaning establishments, solely coin operated.	1 for each 3 machines.

(20)	Libraries.	1 for each 300 square feet of gross floor area.
(21)	Lumberyards.	1 for each 500 square feet of gross floor area for retail sales, plus 1 for each 1,000 square feet of open area devoted to display or sales, plus 1 for each 2 employees.
(22)	Model home sales complex.	10.
(23)	Mortuaries and funeral homes.	5 plus 250 square feet of usable and accessible paved parking area for every 25 square feet or fraction thereof of assembly room floor area.
(24)	Motels and hotels.	1 for each guest unit, plus additional parking as required for accessory uses.
(25)	Motor vehicle sales and automotive repair shops.	1 per 400 square feet of gross floor area.
(26)	Offices.	
	a. General and administrative.	1 for each 250 square feet of gross floor area.
	b. Medical clinics or offices; dental clinics or offices.	1 for each 150 square feet of gross floor area.
	c. Professional, other than medical or dental.	1 for each 250 square feet of gross floor area.
	d. Veterinary hospitals and clinics.	1 for each 150 square feet of gross floor area.
(27)	Public utility facilities, including but not limited to electric, gas, water, telephone and telegraph facilities not having business offices on the premises.	1 for each 2 employees in the largest shift, plus 1 for each vehicle used in connection with the use. A minimum of spaces shall be provided for each such use regardless of building space or number of employees.

(28)	Restaurants, drive-ins, cafes, nightclubs, taverns, lounges or other establishments for the sale and consumption on the premises of food and beverages.	10 minimum or 1 for each 100 square feet of gross floor area (including outdoor serving areas) up to 4,000 square feet, plus 1 for each 80 square feet of gross floor area over 4,000 square feet.
(29)	Retail stores.	
	a. General, except as otherwise specified herein.	1 for each 200 square feet of gross floor area.
	b. Discount department stores.	1 for each 125 square feet of gross floor area.
	c. Furniture and appliances.	1 for each 500 square feet of gross floor area.
(30)	Schools.	
	a. Elementary and junior high.	2 for each classroom.
	b. Colleges, universities and institutions of higher learning.	1 for each 3 full-time equivalent students, plus 1 for each 2 faculty and employee members.
	c. Senior high schools.	1 for each member of the faculty and each employee, plus 1 for each 6 full-time equivalent students regularly enrolled.
	d. Trade schools, business colleges and commercial schools.	1 for each 3 student capacity of each classroom plus 1 for each faculty and employee member.
(31)	Shopping centers.	1 for each 200 square feet of gross floor area pursuant to section 7-9-145.4(i)(5). Regional shopping centers may require additional parking and will be evaluated on a case-by-case basis.
(32)	Skating rinks, ice or roller.	1 for each 100 square feet of gross floor area, plus the spaces required for additional uses on site.

(33)	Stables, commercial.	Sufficient area, treated to prevent dust, to provide for the needs of customers and employees, but not less than 1 accessible space for each 5 horses kept on the premises.
(34)	Storage yards in connection with contractor's business; salvage yard; junkyard; automobile wrecking yard.	6, which shall be separated from the enclosed storage area.
(35)	Swimming pools, commercial.	1 for each 500 square feet of gross enclosed area, plus the spaces required for additional uses on the site.
(36)	Tennis clubs, commercial.	3 for each court, plus the spaces required for additional uses on the site.
(37)	Timeshare condominiums and timeshare hotels.	1.5 for each dwelling unit.
(38)	Warehouses, storage building or structures used exclusively for storage.	1 for each 1,000 square feet of gross floor area for storage purposes.
(39)	Wholesale establishments and warehouses not used exclusively for storage.	1 for each 500 square feet of gross floor area, excluding that area devoted to offices or sales, plus 1 for each 250 square feet of office or sales area.

(b) *Requirements Not Specified:* If no provisions for the required number of off-street parking spaces are set forth in these regulations, or the provisions are not clear for any specific use or uses, the Director, EMA, shall determine the number of off-street parking spaces required.

(Code 1961, § 78.0290.6; Ord. No. 2841, §§ 4, 5, 2-13-75; Ord. No. 2891, § 3, 2-11-76; Ord. No. 3219, § 20, 10-1-80; Ord. No. 3499, § 47, 12-12-84; Ord. No. 3596, § 6, 7-22-86; Ord. No. 3600, § 5, 9-30-86; Ord. No. 3664, § 31, 9-29-87; Ord. No. 3934, § 8, 4-18-95)

APPENDIX B:

COTO VALLEY COUNTRY CLUB PARKING COUNT WORKSHEETS

Coto Valley Country Club

Saturday, November 23rd, 2019

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 3	Regular	67	5	4	5	9	9	9	21	62	67	62	60	40	13	10
	Illegal	-	0	0	0	0	0	0	0	1	1	1	1	1	1	0
	Subtotal	67	5	4	5	9	9	9	21	63	68	63	61	41	14	10
Total Occupancy		67	5	4	5	9	9	9	21	63	68	63	61	41	14	10
Total Percent			7%	6%	7%	13%	13%	13%	31%	94%	101%	94%	91%	61%	21%	15%
		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 4	Regular	53	19	30	35	31	35	43	35	41	31	32	31	18	12	8
	Handicap	5	0	0	0	0	0	1	1	1	1	1	1	0	0	0
	Illegal	-	2	1	3	2	2	3	1	1	1	0	0	0	0	0
	Subtotal	58	21	31	38	33	37	47	37	43	33	33	32	18	12	8
Total Occupancy		58	21	31	38	33	37	47	37	43	33	33	32	18	12	8
Total Percent			36%	53%	66%	57%	64%	81%	64%	74%	57%	57%	55%	31%	21%	14%
Grand Total Occupancy		125	26	35	43	42	46	56	58	106	101	96	93	59	26	18
Grand Total Percent			21%	28%	34%	34%	37%	45%	46%	85%	81%	77%	74%	47%	21%	14%

Coto Valley Country Club
Saturday, November 30th, 2019

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 3	Regular	67	4	4	4	10	7	11	20	40	44	46	48	45	30	19
	Illegal	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	67	4	4	4	10	7	11	20	40	44	46	48	45	30	19
Total Occupancy		67	4	4	4	10	7	11	20	40	44	46	48	45	30	19
Total Percent			6%	6%	6%	15%	10%	16%	30%	60%	66%	69%	72%	67%	45%	28%
		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 4	Regular	53	17	16	23	17	17	25	19	28	28	26	27	27	20	14
	Handicap	5	0	0	0	0	0	1	2	3	3	3	3	3	3	3
	Illegal	-	1	3	2	2	2	2	0	1	0	0	0	0	0	0
	Subtotal	58	18	19	25	19	19	28	21	32	31	29	30	30	23	17
Total Occupancy		58	18	19	25	19	19	28	21	32	31	29	30	30	23	17
Total Percent			31%	33%	43%	33%	33%	48%	36%	55%	53%	50%	52%	52%	40%	29%
Grand Total Occupancy		125	22	23	29	29	26	39	41	72	75	75	78	75	53	36
Grand Total Percent			18%	18%	23%	23%	21%	31%	33%	58%	60%	60%	62%	60%	42%	29%

APPENDIX C:

FHWA VEHICLE OCCUPANCY RATE

Table 5-13
Traffic Generation Forecast Process

COMPONENT	DETAIL
Input data	<ul style="list-style-type: none"> Daily attendance Percent automobile trips Vehicle occupancy factor
Method	<p><i>Step 1.</i> (Daily Attendance) x (Percent Automobile Trips) = Person Trips Via Automobile</p> <p><i>Step 2.</i> (Person Trips) / (Vehicle Occupancy Factor) = Vehicle Trips</p>
Result	<ul style="list-style-type: none"> Number of vehicle trips by personal automobile both to and from the event

the traffic generation forecast aims to estimate the number of event-generated trips by personal automobile. In the absence of a daily attendance estimate, practitioners can use percentage of venue capacity as a base. However, many continuous events or street use events do not have a pre-specified venue capacity. Continuous events, such as fairs and festivals, often run for two or more days. Attendance generally fluctuates greatly from day to day, with Saturday operations yielding the highest daily attendance. A study of two-day (Saturday/Sunday) festivals in West Virginia indicated 58 percent of the total festival attendance was on Saturday.⁽¹⁸⁾ The same study noted the following total event attendance distribution for three-day festivals: 20 percent on Friday, 50 percent on Saturday, and 30 percent on Sunday. It should be recognized that daily attendance reflects scheduled headline entertainment or other main festival events.

Vehicle occupancy factors can serve as the basis for estimating event-generated traffic. Table 5-14 lists average vehicle occupancy factors for select discrete/recurring events at a permanent venue and continuous events. A discrete/recurring event at a permanent venue that occurs on the weekend will likely have a higher vehicle occupancy factor due to families and groups of tailgaters. A vehicle occupancy factor of 2.5 persons per vehicle represents a common assumption, however for forecasting purposes, practitioners should consider a range of factors from 2.2 to 2.8 depending on local conditions.⁽¹⁵⁾

Traffic Arrival and Departure Rate

In order to estimate peak traffic volumes generated by an event, practitioners must estimate the time and scope of peak traffic flow during event ingress and egress. Traffic arrival and departure rate indicates the peak period (e.g., hour or 15 minute) of event-generated traffic. The rate is used to determine the following key parameters for input into the traffic demand analysis: (1) peak period time and (2) percent of total event-generated traffic within the peak period. Event operation characteristics that influence traffic arrival and departure rates include:

- Event time and duration – e.g., specific start time, abrupt end time, continuous operation.
- Event time of occurrence – e.g., day/night, weekday/weekend.
- Audience accommodation – e.g., reserved seating, general admission.
- Event type – e.g., sports/concert, fair/festival, parade/race.

This section focuses on estimating the traffic arrival rate. The temporal share of event patron arrivals vary considerably by event type and requires prediction by practitioners. Traffic arriving to an event can potentially cause greater impacts to background traffic mobility than event departure traffic. This is attributed to arrival traffic typically traveling from high-capacity roadway facilities (e.g., freeways and arterials) to low-capacity facilities (e.g., venue access roads). Roadway

June 18, 1968

Subject: Coto de Caza Private Country Club Development
Macco Realty Corporation

Present:

Orange County Building Department
J. Wolfe, Chief Land Use Division
B. Poteet, Senior Civil Engineer

Others
R. Robinson, Vice President
Macco Realty Corporation
G. Bissel, Riley & Bissel, Arch.
F. August, Riley & Bissel, Arch.
R. Lawson, Structural Engineer

PURPOSE:

To discuss the proposed development of land and facilities for a private country club, Coto de Caza by Macco Realty Corporation.

DISCUSSION:

The proposal is to develop approximately 5,000 acres in Gobernadora Canyon as a private club for approximately 400 members. The development will be in three basic phases to include:

1. Construction of a gatehouse with manager's quarters and bunk rooms for ranch hands; recreational facilities including road systems, lakes, rodeo ring, riding ring, bird pens, trap and skeet ranges and other recreational uses; refurbishing of three existing ranch buildings which will continue to be used by ranch hands.
2. Construction of a lodge building and theme tower.
3. Construction of a club house with athletic and other recreational facilities; construction of a water aquaduct. Possible residential structures for members.

The land will continue to be operated as a ranch along with the new uses as a private country club.

The uses outlined were discussed with respect to permitted land use in the A-1 zone. There appears to be no conflict with permitted uses. However, Mr. Robinson was asked to submit a letter stating all proposed uses and requesting a review by Land Use to give a final determination. A Certificate of Use and Occupancy for Land will ultimately be issued by Land Use.

The gatehouse is to be submitted for plan checking on June 17, 1968.

The proposed lodge for members is a pole structure built onto the contours of existing grade on a slope. Soil and geologic studies are being conducted. The structure is to be Type III - HT with six levels and basically provides 20 sleeping units for members on a reservation basis, although there is a kitchen and dining area in conjunction: We are told this kitchen-dining is not intended as

a commercial operation however. There are also some recreational rooms such as card rooms, etc. as a part of this building. It was stated all these facilities are intended for the guests in the 20 sleeping units.

Several possible code problems must be investigated including a determination of occupancies; the number of stories in the building (due to the sloping grade) and whether this complies with respect to occupancy and type of construction; possible separation of uses; enclosure of elevator and other vertical shafts; etc. Mr. Bissel was asked to submit preliminary plans for review by Plan Check to determine if the proposed construction is feasible within code limitations. These plans will be submitted next week.

ACTION:

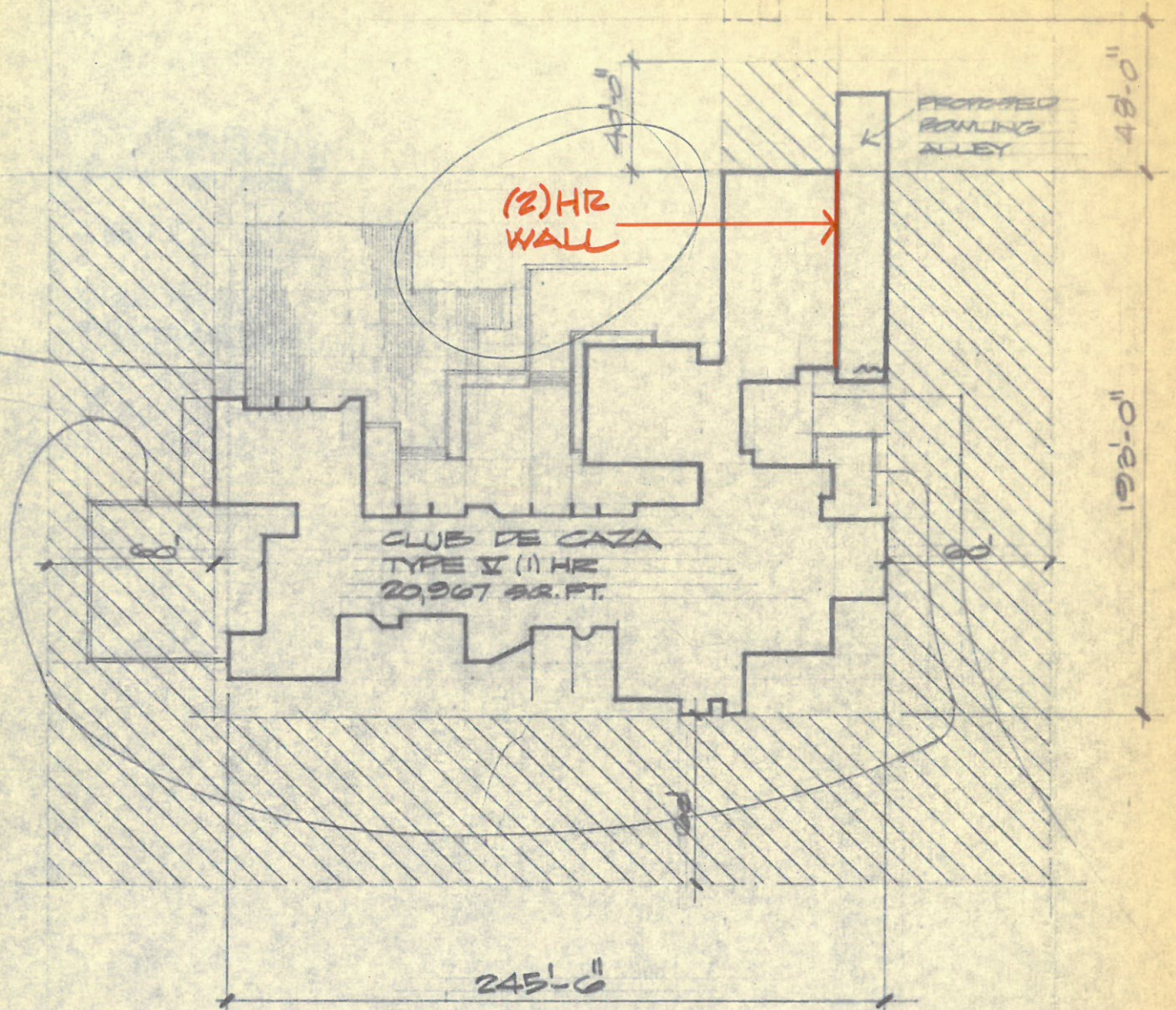
1. Letter to be submitted by Macco specifying use of property and facilities. To be reviewed by Land Use Division.
2. Preliminary plans of lodge to be submitted by architect. To be reviewed by Plan Check.


BRITT POTEET

jmcv

cc: Land Use Division ✓
Plan Check

FUTURE
ELDS.



YARDS TO BE MAINTAINED CLEAR FOR
ALLOWABLE AREA INCREASE
ARE CROSS HATCHED.



SCALE: 1" = 60'-0"

Approved
8/8/69

CRS

BP# 51589 Trabuco
22000 Plano Trabuco
(Clubhouse)

SIGNATURE OF OWNER

125-100-03

A.P. NUMBER

MACCO REALTY CO.
COTO DE CAZA

LOT PLAN

RILEY & BISSELL AIA
ARCHITECTURE/PLANNING

INCOMING CORRESPONDENCE	
Rec'd JUN 25 1968	
viewed by:	
Referred to	Initial after Review

MACCO REALTY COMPANY

881 DOVER DRIVE, NEWPORT BEACH, CALIFORNIA 92663
(714) 642-4910

June 24, 1968

Mr. F. G. McLellan, Jr.
Director of Building & Safety
County of Orange
400 West Eighth Street
Santa Ana, California

Re: Certificate of Use

BUILDING & SAFETY	
DATE RECEIVED	
JUN 25 1968	
FORM	FILE
ADMIN. SERVICES	
ENGINEERING	
INSPECTION	
<input checked="" type="checkbox"/>	LAND USE
INF.	ACTION RETURN

Dear Mr. McLellan:

Macco Realty Company, a Delaware corporation, and its wholly owned subsidiary, Bonnie Valley Corporation, a California corporation, through a not yet organized subsidiary, Coto de Caza, a California corporation, has prepared plans and specifications for the development of a private country club for approximately 400 members on the 4,920-acre parcel legally described in the exhibit attached hereto.

Development activities will include construction of those structures and amenities for use of members only and their guests. Construction is planned to begin on or about the date set forth opposite the descriptions. The map attached hereto sets forth the location with respect to the following improvements:

1. A gatehouse to house the Ranch manager and other Ranch employees.
2. Seven lakes ranging from seven acres to one acre in size for fishing and migratory fowl hunting and fire reservoirs.
3. Stables where members may board their horses, including rodeo and training ring.
4. A clubhouse complex for membership dining, social, athletic and other recreational endeavors.
5. A parking area in excess of 400 parking spaces for member-owned private automobiles. It is anticipated that an internal transportation system will transport members and their guests from the parking area to the remaining areas of the Ranch.

Mr. F. G. McLellan, Jr.
Page Two
June 24, 1968

6. A water tower and clubhouse area.
7. Reflection ponds in the clubhouse area.
8. There are six existing Ranch structures including a guest house, ranch house, bunk house, barn and two tool and tack sheds. These existing improvements will be refurbished for member use.
9. Four trap and skeet ranges will be constructed for membership use.
10. Pheasant and mallard pens will be constructed for game birds to be harvested by members.
11. Kennels will be constructed for members' hunting dogs.
12. ~~A lodge may be constructed for male members for recreational and sleeping purposes.~~ (SEE ATTACHED 8-5-69 AMENDMENT OF THIS ITEM.)
13. Some time in the future, as plans develop, a residential development for members only may be presented.

Therefore Macco Realty Company respectfully requests that the use permit be issued at your earliest convenience. If there are any questions or should you desire any further information, please feel free to give me a call at (714) 642-4910.

Very truly yours,

MACCO REALTY COMPANY, a
Delaware corporation

By:  J. P. Poteet

Attachments:

Application Form 2062-152;
Legal Description; Map

cc: Mr. John W. Wolfe, Chief
Land Use Division
cc: Mr. Britt Poteet, Sr.,
Civil Engineer

RILEY & BISSELL / ARCHITECTS

4320 CAMPUS DRIVE • NEWPORT BEACH, CALIFORNIA 92660 • (714) 540-8160

July 31, 1969

Mr. F. G. McLellan, Jr.,
Director of Building & Safety
County of Orange
400 West 8th Street
Santa Ana, California

INCOMING CORRESPONDENCE	
Date Rec'd	7-14-69
Reviewed by:	AUG 1 1969
Referred to	8-1-69
Initial after Review	
RWU (WMP) / 8-1-69	
SEE ME W/ CASE RE.	
THIS REQUEST.	

Re: Certificate of Use #3149

Dear Mr. McLellan:

Reference is made to our letter of June 24, 1968, in which we listed the various structures and amenities for use of the private country club, now called "Coto de Caza".

Item number twelve (12) should be amended to read:

12. A non-profit pro-shop and snack shop in the hunting area for members and their guest only. This is not a commercial venture.

Macco Corporation respectfully requests that the certificate of use permit be amended at your earliest convenience.

Very truly yours,

Robin Moore

Robin Moore, Project Manager
Macco Corporation
881 Dover Drive
Newport Beach, California 92660

August 5, 1969

APPROVED:

RFL:ch

F. G. McLELLAN, JR.
DIRECTOR OF BUILDING & SAFETY

John W. Wolpe
JOHN W. WOLPE
CHIEF, LAND USE DIVISION

JACK CARNES
642-4910 EXT. 296.
RANCH # 586-0761

casa de caporal
(cabo house)
BPR 84035
7-10-68

rodeo
stables
riding ring

aqueduct
parking
club de caza
theme tower
colonia de cazadores
(village)
retreat

0 10 miles

casa de caporal
(gate house)
BPF 84038
7-10-68

rodeo
stables
riding ring

- _____ **aqueduci**
- _____ **parking**
- _____ **club de caza**
- _____ **theme tower**
- _____ **colonia de cazadores (village)**
- _____ **retreat**

①

- information center
- trap & skeet
- pheasant pens
- rancho
- dog pens

duck pen

duck pond

trap
skeeet
gun shop

nido de gavilán
(lodge)

0 1 2 3 4 5 6 7 8 9 10

GRADING
PERMIT

L1

The historical use of Coto Valley Country Club has not changed since opening in 1970. We are "a private club limited to 400 exclusive members."

We have 122 parking spaces at Coto Valley Country Club which include 5 ADA/handicap spaces.

Over 90% of events held at Coto Valley Country Club are weddings with most group sizes ranging between 100 - 200 guests. Wedding guests arrive 2-4 per car. We have NEVER held a wedding with more than 250 guests. We have NEVER had to use grass/overflow parking for a wedding. Our largest ballroom (John Wayne Ballroom) has an occupancy load of 254 for dining, per Orange County Fire Authority. CVCC also owns only 250 dining room chairs.

10% of other events at Coto Valley Country Club are community events, school events, charity events, holiday parties, birthday parties, baby and bridal showers.

Coto Valley Country Club AGREES to limit events to only one event per day.

Coto Valley Country Club AGREES to limit events between Memorial day to Labor day to only evenings (after 4 p.m.)

Coto Valley Country Club AGREES that if ANY event with an expected attendance over 250 guests will be issued 100 parking passes. All remaining guests will be required to pick up and drop off only using Uber, Lyft, busses, and limousines.

Coto Valley Country Club AGREES to limit grass/overflow parking to no more than (4) times per year.

Coto Valley Country Club AGREES that if a Ferris Wheel is used by a client, proper permits will be issued by The County of Orange.

Coto Valley Country Club AGREES to follow posted fire occupancy loads established by Orange County Fire Authority.

Coto Valley Country Club AGREES to follow The County of Orange "Noise Ordinance." CVCC has NEVER been in violation and frequently monitors sound with a decibel meter reader. The Village HOA has also performed a professional sound study and found CVCC to be in full compliance of The County of Orange "Noise Ordinance."

Coto Valley Country Club AGREES to follow ALL "Codified Ordinances of the County of Orange."