



AGENDA REPORT
SAN CLEMENTE City Council MEETING
 Meeting Date: March 19, 2013

Agenda Item 6-I
 Approvals: _____
 City Manager _____
 Dept. Head _____
 Attorney _____
 Finance _____

Department: Golf Course
Prepared By: Gus Nelson, Golf Course Manager

Subject: *CONSTRUCTION OF PERMANENT WEDDING SITE AT THE MUNICIPAL GOLF COURSE*

Summary: As part of its contract with the Z Golf- Wedgewood Banquets (Fallbrook Operator LLC) to manage the food and beverage operation at the Municipal Golf Course, the city agreed to allow the construction of a permanent wedding ceremony site at a mutually agreed location on the golf course. After thoroughly examining the possible site locations, staff and the operator believe the most suitable site to be near the golf course chip and putt green, located at the end of the parking lot (see Diagram 1).

The chosen site is located within walking distance to the clubhouse, requires no changes to the course itself, and has the least negative impact on the paying golf course customer of the various options examined. The proposed facility would occupy less than ten percent of the total 0.9 acre chip and putt practice area. Included in the proposal is an arbor and associated raised pad, a fountain, an improved pathway, professionally landscaped borders and screenings, a small shed for supply storage, and associated electrical and irrigation infrastructure. The total area allocated to the wedding ceremony site is approximately 3000 square feet, not including the pathway and proposed shed. The pathway has a minimal impact on the area and the shed is to be located in an area that is dirt and not used for practice.

At its December Special Meeting conducted at the site, the Golf Course Committee voted unanimously to 'vehemently oppose' any permanent wedding facility in the vicinity of the chip and putt green and to recommend that City Council reject any such proposal. The Golf Course Committee cited the loss of practice space, safety concerns, and general opposition to anything other than golf on the golf course grounds. Although the Golf Course Committee suggested some alternative sites on the course property, none were permanent sites as is required, and the temporary locations, such as utilizing the 7th tee box, or the area adjacent to the ninth green, and the putting green at the clubhouse all had significant affects on the paid golfers playing the course. The only permanent site suggested by the Golf Course Committee was the old Skeet Range, which is not on the golf course and would require significant capital investment and other changes to be serviceable as a wedding ceremony site.

Staff and Z Golf continued to search for alternative permanent sites on the course, and looked at locations between the 17th tee and 18th green, and behind the 6th green, as well as other options. Although within walking distance of the clubhouse, both presented

significant challenges, ranging from real safety concerns, issues with existing underground infrastructure, and unwanted effects on paying golf customers. After examining all options staff concluded that the chip and putt area was still the most logical area to create a permanent wedding site.

In an effort to honor the contractual obligations to provide a mutually agreeable permanent site, staff asked Z Golf to redesign the wedding site in the chip and putt area in such a manner that would minimize impact of the wedding area and demonstrate to the golfing public that a suitable practice area would still exist. To preserve practice area, the chip and putt green would be repositioned to add chipping area and still allow longer shots beyond the green to the existing targets. The green would be constructed in a manner to maintain approximately its current size and to accommodate a newly reconstructed practice bunker. The chip and putt green has been in its present configuration since approximately 1997. The size of the green, its positioning, and bunker have changed multiple times since the original chip and putt area was constructed sometime in the mid 1960's in conjunction with the parking lot extension over the canyon. The most recent change was the reconstruction of the bunker during the course bunker renovation in 2003. The bunker is currently due for reconstruction; it must be reconstructed every few years as the build up of sand from practice shots deforms and ruins it over time. Staff believes that the proposed changes are consistent with previous treatments of the practice facility and will provide improvements for continued use as a free practice area.

At its regular March 7, 2013 meeting, the Golf Course Committee reviewed the updated proposal for a wedding site in the chip and putt area of the course submitted by Z Golf. After a lengthy discussion that included the consideration of an alternate plan submitted by teaching pro Rocky Rafkin, the Golf Course Committee voted 6-0 (CM Gooch absent) to recommend that City Council approve the wedding site plans with the following recommended modifications:

1. Shift the altar location slightly to the west so that it is not located on top of the irrigation mainline and to open up the pitching alley up to the targets on the slope.
2. Re-configure the meandering pathway to the site so that it takes up less chipping area.
3. Add and show on plans the larger screening plantings that will be necessary to block unwanted views and give privacy to the area.
4. Remove the rectangular border of the venue and replace with a softer edge more appropriate for park like setting. The Golf Course Committee requested also that the eastern edge be opened somewhat, to provide a more open feeling, allow flexibility in seating, allow easier access in and out, and to provide more chipping area when not in use as for wedding ceremonies.

Representatives of Z Golf present at the meeting indicated that the proposed changes were acceptable, thanked the Golf Committee for their approval, and reiterated their desire to move forward quickly on the project. To expedite construction, Z Golf is suggesting phased construction, with the dais and path to be constructed first at a location sited by the Golf Manager to ensure no conflict with the irrigation mainline and at a location that is in

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keeping with the requested modifications of the Golf Course Committee (recommended modifications 1 and 2). Recommended modifications 3 and 4 involve the placement of plants as a landscaping buffer and would be phased in afterward with a plan approved by the Golf Manager and Golf Course Committee Chair to streamline the process.

Recommended

Action:

STAFF RECOMMENDS THAT the City Council approve of the construction of the permanent wedding site with the minor modifications suggested by the Golf Course Committee.

Fiscal Impact:

None. Wedding Venue to be constructed by Z Golf .

Attachments:

Diagram of proposed project.

Notification:

Z Golf Staff



Figure 1. Proposed Wedding Venue at the Chip and Putt Green

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