

Extensive Restrictions Imposed on Developers of Los Angeles Course

Owners of a tract of land located in a steep hillside canyon area south of Mulholland Dr. (Los Angeles) and north of the Beverly Hills city limits have been granted a restrictive permit for construction of an 18-hole course and clubhouse along with homesites. The rather extensive restrictions imposed on the proposed Beverly Drive CC were announced earlier this year by the Los Angeles board of zoning adjustments.

The land will require extensive grading to provide street access to the homesites surrounding the course on the north, south, and east. The course itself will be located on 78 acres of land-filled elevations.

The first of 15 conditions laid down are that Beverly Dr. will be improved by the developers as a through street to Mulholland Dr. Another street is to be improved to provide access to the site.

Only One Sign

The only identification to be allowed is one sign in the vicinity of the parking area and clubhouse. The sign must not exceed 20 feet in size and be free of animated lighting effects.

Parking facilities must be provided for 500 cars and be set back a minimum of 20 feet from Beverly Dr. The roadway leading to the parking lot must be enclosed along the eastern side with an ornamental wall or evergreen-type hedge, 42 inches high.

Cars are to be delivered to members and guests by telephone or blinker system, as loudspeakers are strictly prohibited if the sound can be heard from adjacent residential properties.

Living quarters at the clubhouse are to be provided for no more than two employees. After construction is completed no temporary structures or tents may be erected, except within 500 feet of the clubhouse. A swimming pool is prohibited due

to the conditions that limit the lighting of the property and building. These provisions say all lighting must be directed away from adjacent residential property and no lights shall be provided for the tennis courts or practice putting greens after 9:30 p.m. No floodlighting is allowed on the driving range or course.

No Live Entertainment

Club activities in general are limited between the hours of 7 p.m. and 2 a.m. except on Saturdays, Sundays and holidays. No live entertainment is permitted Mondays through Thursdays, except on the 15 social evenings permitted by law. Boisterous conduct is strictly prohibited and all operations are to be conducted in a conservative manner. The clubhouse and course are further to be strictly private. In no sense is the club to be operated as a commercial facility for the general public or as a nightclub, public restaurant or cafe.

There shall never be more than 600 dues-paying members and not more than 100 special memberships. In no event may there be more than 600 members on the premises in any one evening except on nine occasions when the club may hold socials with attendance up to 900. Philanthropic or local community service groups may only use the building and facilities six times a year for evening events when sponsored by a regular member. This limitation, generally, does not apply to daytime meetings.

Merchandise sold in the pro shop is limited to accessories for the sport. In addition, portions of the overall site may not be developed without approval of the zoning administrator. Owners are also to submit deed restrictions covering the homesites from other than single-family residential use for 25 years.

Golf Instructor's Guide

National Golf Foundation, 804 Merchandise Mart, Chicago 54, introduced a *Golf Instructor's Guide* at the recent Dallas convention of the American Health, Physical Education and Recreation Association. The Guide was prepared by Ellen Griffin of the Foundation staff. Copies can be obtained by writing to the Foundation.