



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: June 4, 2009
AGENDA DATE: June 11, 2009
PROJECT ADDRESS: 920 Summit Road (MST2005-00831)
 Montecito Courty Club
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Allison De Busk, Project Planner *AD*

I. SUBJECT

The purpose of the environmental hearing is to receive comments from the Planning Commission, interested agencies and the public on the adequacy and completeness of the Draft Initial Study and proposed Mitigated Negative Declaration for the Montecito Country Club project.

II. PROJECT DESCRIPTION

The proposed project is an amendment to the Montecito Country Club Conditional Use Permit (CUP). The project site is approximately 117 acres in size, and is made up of approximately ten parcels. The project involves several changes to the site plan of the existing Montecito Country Club and Golf Course (MCC), including a redesign of the existing golf course, consisting of grading, removal of 361 trees, a habitat restoration and revegetation plan, and replacement fencing; improvements to the facade of the existing clubhouse and surrounding area; demolition of the existing maintenance buildings (4,211 sq. ft.), cart barn (12,510 sq. ft.), tennis pro shop (618 sq. ft.) and flammable materials building (232 sq. ft.); and construction of a new maintenance building (7,771 sq. ft.), new golf pro shop (1,133 sq. ft.), new tennis pro shop (580 sq. ft.), four new tennis courts and a new cart barn (9,407 sq. ft.). The project would result in the construction of 982 net square feet of additional square footage. Parking at the site would be reconfigured and increased in number from 335 spaces to 400 spaces (268 paved, 132 grass), as originally required by the existing CUP, based on a membership of 680. The project would involve approximately 106,000 cubic yards of cut and 86,000 cubic yards of fill, which would be balanced on site.

III. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Modification to allow fencing to exceed 3-½ feet in height along the front lot lines (SBMC §28.92.110.A.3);

2. A Coastal Development Permit (CDP2008-00021) for the portion of the project (grading and vegetation removal) that is within the Appealable and Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060);
3. A Development Plan to allow the construction of 7,771 square feet of nonresidential development on APN 009-091-020 (SBMC §28.87.300); and
4. A Conditional Use Permit Amendment to permit the proposed changes to the site plan for the Montecito Country Club (SBMC 28.94).

IV. ENVIRONMENTAL REVIEW

An Initial Study and a DMND have been prepared for this project, and are available for review and comment. The DMND examines environmental impacts which may be associated with this project. Potentially significant environmental effects identified in the DMND which are anticipated as a result of the project include impacts related to Biology, Cultural Resources, Geophysical Conditions, and Water Environment. The DMND includes proposed measures to mitigate potentially significant impacts to a less than significant level. All other impacts are less than significant or there are no impacts.

The public review period began on Friday, May 22, 2009. Comments on the DMND must be submitted by Monday, June 22, 2009, at 4:30 p.m. Please send your comments to: City of Santa Barbara, Planning Division, Attn: Allison De Busk, Project Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to adebusk@SantaBarbaraCA.gov.

V. RECOMMENDATION

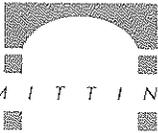
Staff recommends that the Planning Commission hold an environmental hearing to receive public comments on the adequacy and completeness of the Draft Initial Study and Mitigated Negative Declaration. No action will be taken at this hearing on the environmental document or the project. A subsequent Planning Commission hearing will be scheduled to consider actions to adopt the final environmental document and approve the project.

Exhibits:

- A. Draft Mitigated Negative Declaration (previously distributed to the Planning Commission and available for review at the Community Development Department at 630 Garden Street, the Main Library at the corner of Anapamu and Anacapa Streets, and online at: <http://www.santabarbaraca.gov/EIR>)
- B. Applicant Letter dated February 26, 2009

Draft Mitigated Negative Declaration

(previously distributed to the Planning Commission and available for review at the Community Development Department at 630 Garden Street, the Main Library at the corner of Arapamu and Anacapa Streets, and online at:
<http://www.santabarbaraca.gov/EIR>)

S U Z A N N E  E L L E D G E
P L A N N I N G & P E R M I T T I N G S E R V I C E S , I N C .

PRINCIPAL PLANNERS
SUZANNE ELLEDGE • LAUREL F. PEREZ

26 February 2009

RECEIVED
FEB 26 2009

**CITY OF SANTA BARBARA
PLANNING DIVISION**

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

RE: Project Description Letter for Montecito Country Club; MST#2005-00831

Dear Commissioners:

On behalf of the applicant, the Montecito Country Club, we are pleased to provide the following project description for the Montecito Country Club renovation, located at 920 Summit Drive in the City of Santa Barbara.

The Montecito Country Club and Golf Course has served local resident members and guests for nearly 90 years. Throughout this long history, the club and golf course have undergone several renovations and modifications in order to maintain its quality and stature. While the membership continues to use the facilities, the club and course are now in need of renovations in order to continue to provide the services and amenities of clubs of comparable stature.

Under new ownership, a fresh approach and perspective has resulted in a proposed project which seeks to respect the club's traditions while at the same time providing services and a golf course experience that will carry the club into the 21st century. No changes are proposed to the membership limitations or uses allowed within the club's active Conditional Use Permit.

The primary goal of the proposed project is to significantly improve the golfing experience through a golf course design which includes environmentally sensitive features and state of the art landscaping techniques, in order to enhance the overall experience of the club members and guests. To achieve this goal, the proposed project consists of a redesign of the existing course that, upon completion, will become a Jack Nicklaus Signature Golf Course. The original course design has been significantly altered and reduced in size since its inception mainly due to the construction of U.S. Highway 101. Improvements will correct many of the existing problems associated with the current course including inadequate drainage by re-creating and restoring natural drainage swales on the site.

Property History

Montecito Country Club was first established at its current site in 1916. The clubhouse was designed in 1917 by Bertram Goodhue followed by interior alterations designed by George Washington Smith in 1921. Several subsequent alterations were made primarily to the southern portion of the building in 1956-57, 1962 and 1971.¹

In 1996 a major renovation of the clubhouse facility was undertaken consisting of a large addition to the clubhouse, construction of a new pool cabana, tennis pavilion, a new maintenance building, removal of grass tennis courts, and the provision of additional parking.

Along with the renovation in 1996, the City of Santa Barbara approved a CUP that placed conditions on the use of the club property and limited the club membership to 680 members. No changes to these conditions or membership limitations are proposed.

Existing Setting & Current Operations

The property is located at the northwest corner of Hot Springs Road and Old Coast Highway in the Montecito area, within the City of Santa Barbara. Access to the property is via Summit Road extending from the west side of Hot Springs Road. The Coastal Zone boundary bisects the property running east to west, and the entire property is zoned A-2 (One Family Residence Zone) with an Open Space General Plan designation.

The property consists of at least ten (10) separate parcels covering approximately 117 acres. The site is developed with the following structures:

- 44,960 square foot clubhouse
- 12,510 square foot car barn
- 1,213 square foot pool cabana
- 618 square foot tennis pavilion
- 4,211 square foot maintenance building
- Two (2) on-course comfort stations each 380 square feet
- 201 parking spaces and a 125 overflow parking space area
- Four tennis courts and a swimming pool

In addition to providing an 18-hole golf course, pro shop and related golf amenities, the Montecito Country Club offers tennis, swimming, dining, banquet hall, fitness center, lockers and meeting room facilities for its members and guests.

¹ Additional information on the project background can be found in the Historic Resources Report prepared by Post Hazeltine & Associates

The club is operating under the CUP that was approved by the City Planning Commission on September 5, 1996 in conjunction with a club renovation and expansion. The 1996 CUP permits a maximum of 680 members. Since 1996, club membership has ranged from approximately 470 to 680 members. Parking is provided via 201 surface parking spaces and 125 overflow parking spaces.

Proposed Improvements/Future Operations

Jack Nicklaus Signature Golf Course

The Montecito Country Club is extremely proud to have Jack Nicklaus and the Nicklaus Design Team agree to redesign the existing golf course. This redesign will address most of the existing golf course deficiencies such as poor slope angles along fairways and greens that negatively affect play, safety hazards that pose risks to players due to poor sight angles, poor turf quality resulting from ineffective irrigation, and unusable course areas and poor drainage that results in seasonal flooding of Old Coast Highway. Many of these deficiencies are due in part to modifications that resulted as part of the construction of Highway 101.

The new layout will provide for a realignment of tees, fairways and greens to eliminate play against contours and blind uphill approaches to greens. Player safety will be improved by ensuring greens are located sufficiently away from adjacent tees. This will be done by re-shaping the course and realigning the tees and greens and through incorporating more of the Club property into the course. To reduce hazards to pedestrians and motorists, the location of holes and fairways will be re-designed and direction of play reversed to minimize golf balls leaving the course. In addition, by trimming and shaping of bushes and trees and adding a landscape berm around the perimeter of the course which faces public streets, better views and safety barriers for the public will be provided. A final safety element that also will address a golf issue concerning poor soils and drainage is to add a water feature (see Sheet L8 and Sheet L-9) which will direct play away from Old Coast Highway.

To enhance the playing experience, the overall course length will be increased by approximately 250 yards, bringing the course closer to modern day standards. This increased length will be achieved by reclaiming currently unused property located at the northern portion of the site, presently dedicated to event lawn and by relocating an existing maintenance facility to an unused central location, freeing perimeter space for golf use. Mature trees will be planted throughout the property.

In its current state, the course has some problems with irrigation. The course redesign will address this issue by installing improvements that will allow more efficient and

effective course irrigation by allowing the targeted watering of only those areas that require water.

The application has also volunteered to restore existing surface and subsurface drainages. These drainages are currently significantly degraded and large parts are currently piped underground. The proposed improvements include removing debris and non-native and invasive plants from the existing drainages, day-lighting large portions of the piped drainages and planting native vegetation with significantly higher habitat value. For further details on the restoration please see the Biological Assessment and Restoration Plan from wildlife biologist Larry Hunt.

The applicant also proposes to install new sedimentation and infiltration basins, which when combined with the improved overland drainages will provide significant water quality improvements. Two (2) new sandstone bridges will be constructed to span the drainages and allow for golfer passage.

These improvements, in conjunction with the parking lot and clubhouse perimeter improvements, will require approximately 106,000 cubic yards of cut and 86,000 cubic yards fill. After projected shrinkage and compaction, earthwork associated with the improvements is expected to balance on site, eliminating significant truck trips related to earthwork.

When complete, the new course will significantly improve the playing experience by providing a Jack Nicklaus Signature Course that brings the experience in line with modern golf standards.

Other Improvements

In addition to the golf course redesign, improvements to the clubhouse perimeter and its ancillary buildings are also proposed. These improvements include demolition of the existing cart barn, maintenance buildings and tennis pro shop. These facilities will be replaced with new buildings as well as a new golf pro shop as described further below in Table 1.

TABLE 1.

Totals are provided in net square feet:

Structure	Existing	Demo	Proposed New	Total
Clubhouse	44,960	0	0	44,960
Tennis Support	618	618	0	0
Pool Support	1213	0	0	1213
Maintenance Building	4211	4211	7771	7771
Cart Barn	12510	12510	0	0
Comfort Station #1	380	0	0	380
Comfort Station #2	380	0	0	380
Flammable Material Building	232	232	0	0
Tennis Pro Shop	0	0	580	580
Golf Pro Shop	0	0	1133	1133
Cart Barn	0	0	9407	9407
	64,504	17,571	18,891	65,824

Thus there is 1,320 square feet of new nonresidential square footage proposed for the entire project.

New Structures

Floor plans and elevations of all new and remodeled structures are provided within the architectural plans. Statistics are available within this description, on the plans and in the accompanying bound statistics document prepared by Blackbird Architects

The new cart barn will be located underground, beneath the proposed tennis courts, thus freeing additional space for other improvements. Outside the cart barn the plan proposes a courtyard area with enhanced paving and landscaping, which can be used for cart staging in shotgun tournaments, but will predominately serve as an attractive open space for members and guests. Please see Sheet A.2.4 for additional information on the cart barn layout.

A new single story 1,133 square foot pro shop will be constructed for the golf facilities southwest of the main clubhouse. It will be designed to complement, but not compete with, the architecture of the main building. The layout features the starting desk, a fitting room, offices for golf staff, and sales areas for golf apparel (See Sheet A2.5).

The tennis courts will be relocated southwest from the current location and will be furnished with a new 580 square foot tennis pro shop between courts one and two. The tennis pro shop will include two restrooms as well as additional facilities for tournament scoring, lessons, tennis apparel, etc. Please see Sheet A2.5 for additional information on the pro shop floor plan.

The maintenance buildings will be shifted from the western portion of the golf course (parcel 3) to a more central location (parcel 9) which will improve the ability of staff to maintain the golf course. The floor plan of the new single story 7,771 square foot maintenance building and yard is shown on Sheet A2.9 of the drawings. The building will include equipment and tool storage, offices, restrooms and an employee breakroom. In the maintenance yard, an equipment wash pad is provided as well as a separate area for flammable materials and chemicals.

Clubhouse Perimeter Improvements

Although no new square footage is proposed for the main clubhouse, some exterior improvements are proposed. The architect is proposing to modify windows in several of the elevations as shown in the attached plans on Sheets A3.1 through A3.4. These proposed modifications typically consist of changing the shape of 1st floor windows from an arched shape to a rectangular shape, creating more natural light in the 1st floor spaces that are somewhat dark. Similarly, some border treatments on these windows will be removed to allow for more natural light to penetrate the building on both the 1st and 2nd floors. The project historian confirmed that these windows were not considered historic and determined that the design is compatible with the existing building.

A new outdoor women's patio is proposed on the west side of the clubhouse, which can be accessed from the women's locker rooms. This outdoor area will include a new trellis and fountain and will be enclosed with landscaping and site walls as shown on sheet A2.5.

The pedestrian access to the pool will be redesigned. The existing trellis and columns lining the walkway will be removed. Individual "cabana" areas within the pool deck will be created with landscaping as also shown on Sheet A2.5. The existing metallic rail along the perimeter of the pool deck will be replaced with a glass railing and landscaping.

A portion of the existing trellis and associated columns south of the clubhouse bar will be removed and the lawn area will be extended southward, increasing available area for outdoor events.

The main entry drive to the club will be redesigned as shown on sheets C-3 and C-4 of the improvement plans from Penfield & Smith and Sheet LC1 of the landscaping plan from Girvin Design. New landscaping, columns and reconstructed columns will enhance the entry. The result will be to direct the visitor's eye first to the ocean and city views, and then as the road turns northwest to the historic clubhouse, to announce the entry to the course itself.

Parking areas

Parking at the site will be increased to 400 parking spaces, including 132 valet spaces and 268 paved spaces. In addition, the specific parking bays at the Country Club will be re-aligned in response to the reconfigured golf course. In particular, the northerly spur of the parking and the entrance gate at the end of that bay will be removed and replaced with landscaping. New parking to replace these spaces has been added in various places around the lot as shown on Sheets C14-C16 and on Sheet LC2 of the drawings. The existing gravel overflow parking will be replaced with a combination of paved and turf spaces irrigated with reclaimed water.

In addition to the parking space reconfigurations, a golf cart underpass is proposed easterly of the clubhouse to allow golf cart and maintenance equipment to traverse beneath the parking lot without interrupting traffic flows. A detail of the underpass can be seen on Sheet C-12.

Proposed parking statistics are as follows²:

Paved Spaces:	268
<u>Grass Spaces:</u>	<u>132</u>
Total Proposed Spaces:	400
Total Existing Spaces:	335

Net Change: +65

Landscaping

In coordination with Nicklaus Landscapes, George W. Girvin Associates has prepared a landscape palette for the Country Club and golf course improvements, as well as for the proposed restoration of the on-site drainages.

² Additional parking statistics can be found on Sheets C14-C16 of the civil drawings

A total of 361 trees are proposed for removal³ for the following reasons:

- Where necessary to accommodate the golf course design
- To replace dead or dying trees⁴
- To remove invasive species where appropriate

Where it was deemed necessary to remove mature, native and/or valuable specimen trees, the design team proposes to relocate the tree on-site. Nicklaus Design is very experienced in tree relocation procedures⁵ and relocations have been found to be very successful. Regardless, the applicants propose to fully mitigate for re-located trees.

Trees to be Removed	361
(Non-natives)	351
(Oaks)	10
Trees for Mitigation	381
Non-natives (1:1 ratio)	351
Oak Trees (3:1 ratio)	30
New California Native Trees	157
Coast Live Oaks	51
Western Sycamore	32
Island Oaks	30
Monterey Cypress	44
Total New Trees	422
Required Mitigation	381
Additional Trees	41

The palette for the new trees on the golf course includes Oaks, Pines, Monterey Cypress, California Sycamore, and Jacaranda. The full palette can be found within the Tree Protection Plan from Duke McPherson. The palette for additional trees proposed at the clubhouse, parking lot and around the course perimeter are shown on the plans from George W. Girvin Associates on Sheet LC1

Existing turf areas totaling 158,463 square feet will be removed and replaced with mulch. These mulched areas have number of benefits including proving critical nutrients for the trees which enhances their ability to thrive. In addition, the

³ There were 1259 trees identified by the arborist

⁴ Tree removal was reviewed by individual arborist assessment in coordination with the project biologist who considered habitat value and raptor nesting

⁵ 83 trees will be relocated. Please see the brochure on tree location from Environmental Design

significant reduction in grass means a significant reduction in water use, and a reduction in runoff containing fertilizers.

Construction

The construction type for the proposed buildings will be Type V-A, with automatic fire sprinkler systems throughout. Construction of the improvements is expected to take approximately 10 to 14 months. A Construction Management Plan was prepared by Penfield & Smith and was previously included with the application.

Lighting

Lighting for the new structures will be hooded and directed downwards, minimizing glare for neighboring properties. The structures are primarily far from residential properties and so the risk of impact is low. There is no new golf course or tennis court lighting proposed.

Hazardous Materials

The applicant has previously provided a list of chemicals and fertilizers currently used at the MCC. These are utilized to the smallest degree possible while still retaining good effect. They are currently stored in a separate structure and a new separated storage area will be incorporated into the proposed maintenance yard.

Required Approvals

- Development Plan approval of 7,771 square feet of nonresidential floor area on APN 009-091-020 for a new maintenance building
- Approval of a Coastal Development Permit for grading in excess of 500 cubic yards and for the new golf pro shop and replacement buildings (cart barn, maintenance building, tennis pro shop)
- Amendment to the 1996 Conditional Use Permit
- Design review consisting of HLC for the changes to the clubhouse exterior and its immediate surroundings and ABR review for course and other exterior improvements
- Modification to validate a replacement of the existing 6' chain link fencing within the front setback along Old Coast Highway with new black coated 6' chain link fence.

Project Benefits

- Water Quality - 100% of storm water including run-off entering the property from off-site and adjacent neighborhoods will be treated by a combination of sedimentation basins, bioswales, new drainages, filters and ponds. At the current time there is virtually no treatment of storm water, as it is piped underground through the property. Impermeable surfaces at the project site will be reduced from 9.7 acres to 9.1 acres.
- Biological Resources - The applicant is voluntarily restoring the two existing underground piped drainages to a more natural open overland condition. The restored drainages and new water pond features will be planted with native riparian and aquatic plants. The proposed project provides a significant number of positive benefits to biological resources than what exists today and include:
 - Voluntary restoration of degraded drainages and jurisdictional wetlands. The project will remove invasive, exotic and non-native species from these regions and replace them with native plantings thereby significantly increasing their value for wildlife habitat.
 - Creation of two new water features as habitat for birds, amphibians, reptiles and small mammals.
 - Creation of new sedimentation basins will reduce or eliminate need for maintenance of the water features, reducing periodic impacts to wildlife and the newly created habitat areas.
 - Natural bio-filtration from the two created open drainages will improve water quality to the downstream ponds before releasing it toward the Andrea Clark Bird Refuge.
 - New computer controlled irrigation systems which will reduce water usage and improve water quality.
 - Site specific irrigation heads installed to reduce overwatering of trees, reducing mortality and improve the health of all trees.
 - Installation of significant numbers of native trees throughout the golf course which are more suitable for the region, such as sycamores and oaks. These species will replace some of the non-native, invasive and ornamental trees and provide improved habitat areas for birds and wildlife.
 - Relocating a large number of specimen trees on-site to accommodate the golf course plan, rather than cutting them down. This will help maintain the current vegetative canopy on the course and reduce potential impacts associated with tree removal, particularly to birds.
 - Removing over several acres of turf surrounding existing trees and replacing it with mulch, thereby reducing the need for fertilizer and water and providing critical nourishment for on-site trees.

- Safety – The golf course has been redesigned to create a safer direction of play which will result in fewer balls leaving the course. Landscaped berms, trees and water features are being introduced which will direct play away from Old Coast Highway and Hwy 101.
- Aesthetics – In addition to the significant improvements to the landscaping, drainage, run-off, water quality and restoration areas of the golf course, the exterior changes proposed for the most recent additions to the clubhouse are designed to bring the architecture in harmony with the historic portions of the building. Removal of the existing cart barn and undergrounding of the new cart barn will result in improved public views of the project site from the adjacent neighbors. Once all the improvements are completed, the community and membership will be rewarded by a first class clubhouse and accompanied by a world class Jack Nicklaus Signature Golf Course.

Supplementary Materials

The following materials have been provided with this request:

- Measure E Analysis from SEPPS – February 2009
- Issue Summary from SEPPS – February 2009
- Architectural Plans by Van Hoy Architecture
- Preliminary Grading and Drainage Plan from Penfield & Smith
- Landscape Plans from George W. Girvin & Associates, Inc.
- Geotechnical Report from MNS Engineers dated 6/26/06
- Tree Protection Plan by Duke McPherson dated 2/16/09
- Biological Assessment and Restoration Plan by Larry Hunt dated 2/25/09
- Preliminary Hydrology Report by Penfield & Smith dated 4/25/08
- Update to Hydrology Report by P&S dated 2/18/09
- SWPPP by Penfield & Smith dated 2/14/09
- Historic Resources Report by Post Hazeltine & Associates
- Archaeological Assessment by Western Points Archaeology dated 4/1/2008
- Solid Waste Management Plan by Montecito Country Club dated July 2008
- Chemicals and Pesticides Report by MCC dated 7/21/08
- Operations Summary by MCC – November 2008
- Fence and Modification Exhibit from Penfield & Smith – November 2008
- Grading Exhibit from Penfield & Smith – November 2008
- Fire Code Analysis by Warner McGrew dated 4/14/2008
- Visual Simulations and Photographs by Van Hoy Architecture July 2008
- Preliminary Title Report by Chicago Title dated 5/15/2008
- Measure E Calculations Van Hoy Architecture July 2008
- Base Flood Elevation Documentation dated 5/14/2006

- Construction Management Plan from Penfield & Smith – November 2008
- Tree Relocation Information Brochure – Environmental Design

The proposed project will enhance the neighborhood aesthetics and will allow the Montecito Country Club to continue to provide top quality services to its members. In addition, the project includes a comprehensive voluntary restoration plan that will provide a significant net benefit to the environment by improving on-site water quality, drainage, habitat and ephemerals. The proposed project design is sensitive to the historic character of the site and the proposed buildings will respect the historic importance of the clubhouse.

On behalf of the applicant and project team, we thank you for your consideration of this request.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES



Steve Welton, AICP
Senior Planner

Cc: Bill Medel, Ty Warner Hotels and Resorts, LLC