

**HISTORIC STRUCTURES REPORT**

## 1. 920 SUMMIT RD

A-2 Zone

(1:49) Assessor's Parcel Number: 015-211-009  
Application Number: MST2005-00831  
Owner: MCC BB Property, LLC  
Applicant: Ty Warner Hotels & Resorts  
Agent: Suzanne Elledge Planning and Permitting Services  
Architect: David Van Hoy  
Business Name: Montecito Country Club

(Proposed major renovations to the Montecito Country Club. The clubhouse structure is eligible for Structure of Merit status. The project consists of major grading, recontouring, and renovation of an existing 18-hole golf course. Also proposed is the demolition and reconstruction of several existing maintenance buildings totaling 17,571 square feet, resulting in a 982 square foot increase in commercial floor area, for a total of 65,486 square feet. The project will include facade improvements to the existing clubhouse, four new tennis courts, modified parking lots, and new patios and landscaping. Significant tree removals, relocations, and new tree plantings are proposed. Planning Commission approval is being requested for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. The project involves the following Assessor Parcel Numbers: 015-300-001, 015-300-002, 015-300-003, 009-091-014, 009-091-019, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, and 015-280-014.)

**(Continued review of Historic Structures/Sites Report prepared by Post-Hazeltine Associates.)**

Present: Dr. Pamela Post, Historical Consultant  
David Van Hoy, Landscape Architect  
Randy Mudge, Landscape Architect

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that the preparers of the report provided a map indicating a logical boundary to define the historic area of the property as discussed by the Commission at the November 19<sup>th</sup> site visit. The delineation considers the spatial relationship between the building and any feature that would potentially impact the building. Everything within the boundary would be considered as part of a future Structure of Merit designation. Mr. Jacobus added that the driveway itself is not considered a historic element of the site; therefore, it was not included within the boundary on the map. Staff agrees with the conclusions and recommendations found in the report.

Public comment opened at 2:01 p.m. and, as no one wished to speak, it was closed.

**Motion:** To accept the report with the condition that the appended site plan delineating the designation boundary shall be added to the report, along with a brief description of how the boundaries were derived.

**Action:** Pujo/Drury, 5/1/0. (Naylor opposed because she disagreed with the conclusion that the driveway should not be included as a historical element. Boucher/Murray/Sharpe absent.) Motion carried.

Commission comment: The HLC's purview is within the defined boundary of the historical resource.

**CONCEPT REVIEW - CONTINUED**

## 2. 920 SUMMIT RD

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**(First Concept Review. Project requires Environmental Assessment and Planning Commission approval. Historic Landmarks Commission review is limited to the existing Clubhouse area. All other development is subject to review by the Architectural Board of Review.)**

This item was heard out of order.

Present: David Van Hoy, Architect  
 Randy Mudge, Landscape Architect

Public comment opened at 2:35 p.m. and, as no one wished to speak, it was closed.

**Motion:** Continued indefinitely with positive comments to the Planning Commission:  
 1) Incorporating some of the original elements and intent of Bertram Goodhue's design into the south elevation as it may have been done by the Goodhue firm, are a good direction. 2) Further develop incorporating more window details similar to the Goodhue intent at the fitness center and create more of an object relation in terms of the golf shop to the rest of the campus. 3) In addition to better integration of the golf shop into the entire site plan, there should be further refinement of the architectural design to be more in keeping with the original building. 4) Salvage the wood in the badminton building in some way. 5) Restudy the curvilinear walkway by the pool. 6) **Landscape:** a) Retain or somehow respect the arc of the Canary Island Date Palm trees (*Phoenix canariensis*) that exist. It was suggested that all the healthy (Italian) Stone Pine (*Pinus pinea*) and Canary Palm trees located at the north of the building be saved and moved appropriately. b) Add the proposed Olive trees (*Olea europaea*) to the plant list. c) Study consolidating some of the landscape pockets by the pool instead of creating multiple thin strips, so that fewer, larger areas are created.

Action: Pujo/Hausz, 6/0/0. (Boucher/Murray/Sharpe absent.) Motion carried.

Commission comment: The stonework should be reused on the site.