On September 10, 2009, the Planning Commission approved a renovation of the Montecito Country Club located at 920 Summit Road. Project approvals included a Coastal Development Permit, a Development Plan, a Fence Height Modification and an Amendment to the Conditional Use Permit. The Planning Commission also adopted a Mitigated Negative Declaration (MND) for the project. Since the project’s approval in 2009, several substantial conformance determinations (SCDs) have been approved by the Community Development Director.

Building permits for the project have been issued and the project is under construction. The Club anticipates completion in December 2018.

The applicant is now requesting a revision to the Cart Barn in order to create two bowling lanes and a game room within the interior of the approved building footprint, as an amenity for members (refer to Attachment 1 for additional information).

Parking for the project is based on the number of members (680 maximum), so this programming change would not change the parking requirement of 400 spaces. The Cart Barn is located west of the Clubhouse and south of the tennis courts. Based on its location and the fact that it is a fully enclosed building, staff does not anticipate noise impacts to neighbors.

Exterior changes would require approval by the Historic Landmarks Commission.

Staff has not done environmental review on the proposal, but anticipates that an Addendum would be adequate.

The Planning Commission’s Lunch Meeting discussion on this item has been noticed to property owners and tenants within 300 feet of the subject parcels.
The Community Development Director will be responsible for the final determination as to whether the requested change is in substantial conformance with the project approval. Planning Commission feedback on the request will be an integral part of that decision.

Attachments:

1) Applicant Request Letter dated June 7, 2018
2) Plans

The following documents are available on the City website as additional background material, if desired:

- Planning Commission Staff Report for September 10, 2009
- Planning Commission Minutes, September 10, 2009
- Planning Commission Resolution No. 035-09
- 920 Summit Road Final MND, Initial Study and Exhibits
7 June 2018

Ms. Allison DeBusk
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

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

Dear Allison:

The Montecito Country Club is requesting a substantial conformity determination based on the following revision to the project description:

*Add two (2) bowling lanes within the approved cart barn floor area.*

During final layout and design for the cart barn, it was determined that there would be extra floor area available while still accommodating room for the fleet of golf carts. As a result, the Club is proposing to add two (2) bowling lanes as an additional amenity for club members and to satisfy demand for activities.

The change would result in minor changes to the approved elevations to move the cart entrance to the north side of the cart barn (where it is all but invisible) and revised the east entry which faces the clubhouse to a normal pedestrian door. The applicant believes that these changes will be an aesthetic improvement. Please see the accompanying plans.

We will also be submitting plans to HLC for revised final approval, per your direction. On behalf of the applicant and project team, we thank you for your consideration of this request. If you have any questions, please call me at 966-2758 x111.

Sincerely,

SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES

Steve Welton, AICP
Senior Planner

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