

Chair Larson acknowledged receipt of a public comment letter from Paula Westbury expressing opposition to the project.

MOTION: White/Thompson

Assigned Resolution No. 026-09

Approved the project, making the findings for Coastal Development Permit, Tentative Subdivision Map and three modifications making the findings as outlined in the Staff Report, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval: 1) Add condition A3 that the applicant shall work with the Historic Landmarks Committee to explore feasible options for solar power for the project; and 2) Add condition A.4 that the applicant will provide enhanced paving at the unloading zone.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Jacobs/Jostes)

Chair Larson announced the ten calendar day appeal period.

IV. ENVIRONMENTAL HEARING:

ACTUAL TIME: 2:34 P.M.

RECUSALS: To avoid any actual or perceived conflict of interest Commissioner Bartlett recused himself from hearing this item due to being a neighbor to the site.

APPLICATION OF STEVE WELTON, SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES FOR MONTECITO COUNTRY CLUB; 920 SUMMIT ROAD; APN: 009-091-014, 009-091-020, 009-151-006, 009-151-007, 015-211-009, 015-211-010, 015-280-014, 015-300-001, 015-300-002, 015-300-003; A-2/S-D-3 AND E-2 ZONES; GENERAL PLAN DESIGNATION: OPEN SPACE AND RESIDENTIAL – TWO UNITS PER ACRE (MST2005-00831)

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 located immediately north of Old Coast Highway. 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.

No formal action on the development proposal will be taken at the environmental hearing.

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).

Case Planner: Allison De Busk, Project Planner

Email: ADebusk@SantaBarbaraCA.gov

Allison De Busk, Project Planner, gave the Staff presentation.

Bill Medel, Ty Warner Hotels & Resorts, introduced David Van Hoy, Architect, who gave the applicant presentation, and introduced William Brunsky, Landscape Architect, Girvin Associates; Jeremy Salts, Civil Engineer, Penfield & Smith; Larry Hunt, Biologist; Steve Welton; Suzanne Elledge Permit Planning Services; and Doug Fell, Attorney.

Chair Larson opened the public hearing at 2:59 P.M.

The following people commented in support of the project:

1. Hillary Hauser, Heal the Ocean - supports the project and the MND, applauds the storm water management plan.
2. Kalon Kelly – existing trees block his views, this is a good time to thin or remove these trees; informal pedestrian access and fire protection of the neighborhood is not discussed in the MND.
3. Michael Ditmore – supports the overall plan, but the loss of the emergency gate is a concern as it puts all traffic onto Alston.
4. Emmy Dunn – supports the project.
5. Woody Barrett – supports the project, applauds the improved drainage and water savings.

6. Tom Orlando – supports the project, applauds the reduced water consumption, reduced flooding, treatment of run-off, native plants and best management practices proposed.
7. Nigel Copley – supports the project, applauds the reduced water and pesticide use.
8. Hiro Tsuzuki – supports the project, it's environmentally friendly and fixes the existing drainage problems.
9. Debbie Dalee – agrees with previous comments about the proposed irrigation improvements.
10. Dave and Peter Alpert – support the project.
11. Gloria Vaughn – supports the proposed improvements, noted history of flooding issues on Old Coast Highway.
12. Lou Simioni – project benefits include new irrigation, site is an aesthetic gem.
13. Dawn Lucian – supports the project, it will be an improvement.
14. Marie Louise Peterson – agrees with prior comments.
15. Judy Hatfield – supports the project, site is like a gateway to the City.
16. Sam Maphis – project will fix existing environmental problems, safety improvements related to errant balls are positive.

With no one else wishing to speak, the public hearing was closed at 3:16 P.M.

Ms. De Busk responded to additional Planning Commission questions about the safety issues related to the closure of the gate by stating that the Fire Department had taken into consideration safety factors when it determined that the proposed solid fence would be acceptable; confirmed that reclaimed water is used for the golf course and will be used wherever possible;

Mr. Medel stated that the applicant will continue to work with the Fire Department and neighbors on emergency access ideas, as well as work with the owners to minimize liability.

The Commissioners made the following comments:

1. Commissioner Lodge requested more information on evacuation and supports the Golf course's use of reclaimed water, and would like to see even greater use.
2. Commissioner White asked that fire hazard and safety response and evacuation access/egress issues should be carefully studied. He remembers historic access through the site; it is a benefit to the neighborhood.
3. Commissioner White also asked that any potential impact on public views from Old Coast Highway, due to the berm, be studied.
4. Commissioner White wants more information about the pond liners – questioned the use of an impermeable system.
5. Commissioner White suggested that single residency occupancy units be looked at for maintenance employees, which could lower transportation demands. He also

- suggested studying shuttle services that the Club could offer employees for being picked up from the closest bus stop.
6. Commissioner White wants to hear about the Club's composting program and would like solar energy opportunities to be studied.
 7. Commissioner White also noted that the MND's Historical section did not include discussion of the history of the tennis courts.
 8. Commissioner Thompson would like to see the use of recycled water usage covered in more depth, especially since we are looking at use by a golf club in an area where water is critical.
 9. Commissioners Thompson and Larson would like to see the use of chemical fertilizers and pesticides covered with mitigations and procedures in place to not employ polluting chemicals, suggested following the city plan for safeguarding the environment.
 10. Commissioners Thompson, Lodge, White and Larson believe the emergency access gate issue needs to be covered from the standpoint of the neighborhood, not just the standpoint of the club. The issue needs much more analysis and discussion.

Chair Larson called a recess at 3:31 P.M. and reconvened the meeting at 3:41 P.M.

V. **DISCUSSION ITEM:**

ACTUAL TIME: 3:41 P.M.

DRAFT UPDATED UPPER STATE STREET AREA DESIGN GUIDELINES.

The draft guidelines constitute an update to the 1992 Upper State Street Area Design Guidelines (Guidelines). The guidelines are generally for public and City hearing body use in the formulation and review of development proposals. The updated guidelines are largely adapted from the Upper State Street Study adopted by City Council in May 2007. Staff presented the major updates and errata to the guidelines and recommends the Architectural Board of Review (ABR) and Planning Commission (PC) review and recommend the guidelines to the City Council for adoption.

Case Planner: Heather Baker, Project Planner

Email: HBaker@SantaBarbaraCA.gov

Heather Baker, Project Planner; Bettie Weiss, City Planner; and Jaime Limon, Senior Planner, gave the Staff presentation.

Chair Larson opened the public hearing at 3:49 P.M.

The following people commented on the project:

1. Connie Hannah, Santa Barbara League of Voters, submitted a public comment letter summarizing the League's concerns which included the protection of public views.