

Present: Thomas Conti, Project Engineer of the City of Santa Barbara.

Public comment opened at 4:25 p.m. As no one wished to speak, public comment was closed.

An opposition letter from Paula Westbury was acknowledged.

**Motion:** Continued indefinitely to Full Board with comments:

ARCHITECTURE:

- 1) The Board supports the proposed memorial at the northwest corner of Calle Real and Hwy 154.
- 2) Study opportunities for lighting along the pedestrian paths.
- 3) Provide clarification of the detailing of the asphalt overlayment, as the Board expressed concern of the asphalt overlay over concrete. Detail any transition areas between asphalt and concrete, specifically at confluence areas with other sidewalk or other hardscape existing amenities.

LANDSCAPING:

- 1) All landscaping to be professionally prepared. Review plants that Caltrans is using in adjacent areas.
- 2) Study landscaping opportunities to be incorporated into project, especially at significant node and memorial areas, and where grading soil disturbances occur.
- 3) Provide drought tolerant plantings.
- 4) Study any potential safety issues at the bottom of the stairs and where paths converge.

Action: Sherry/Mosel, 9/0/0. Motion carried.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**3. 920 SUMMIT RD**

**A-2 Zone**

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

(Proposed major renovations to the Montecito Country Club. The project will include facade improvements to the existing clubhouse, four new tennis courts, a new tennis pro-shop, a new golf pro-shop, modified parking lots, new patios and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission (HLC). 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. One of the proposed maintenance buildings involves a new 7,771 square foot building along Summit Road. The project consists of major grading (192,000 cubic yards of cut and fill), recontouring, and renovation of an existing 18-hole golf course. Significant tree removals (373), relocations, and (412) new trees are proposed, with a net gain of 39 additional trees. 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.)

**(Comments only; Project requires Environmental Assessment, Compatibility Analysis, and Planning Commission review for a Conditional Use Permit Amendment, Coastal Development**

**Permit, and Development Plan Approval. The existing Clubhouse will be reviewed by the Historic Landmarks Commission.)**

(4:40)

**Present:** Bill Medel, Owner Representative; David Van Hoy, Architect; Randy Mudge, Landscape Architect; Steve Welton, Agent; and Allison De Busk, Associate Planner.

Public comment opened at 5:09 p.m. As no one wished to speak, public comment was closed.

A concerned email from Capp Raisin was acknowledged regarding the easement, access rights, and emergency access.

An opposition letter from Paula Westbury was also acknowledged.

**Motion:** Continued indefinitely to Planning Commission and return to Full Board with comments:

ARCHITECTURE:

- 1) The overall site plan is acceptable, tennis court massing works with topography, and maintenance building is successfully incorporated into the project.
- 2) Study the additional parcel between the golf course and Hot Springs Road for clean up, maintenance opportunities, and aesthetic value to show intension to improve the property and comply with neighborhood compatibility.
- 3) The Board sees no adverse negative aesthetic impact regarding the overheight fence in the front yard setback; a 6-foot high black chain link fence is proposed.
- 4) The Board would like to see a detailed traffic flow and planting area between the practice area first tee and the club house.
- 5) The Board finds that the architectural amenities are going in the right direction and believe they are sensitively done, and looks forward to additional detailing.

LANDSCAPING:

- 1) The Board would like to review additional information on the landscape and parking plan before granting requested waiver of the parking planters per SBMC §28.90.050.4.
- 2) Provide location and species of "inappropriate" trees to be removed. Return with a landscape tree and plant species pictorial palette with specific detailed information on the trees and plants to be removed or relocated on one plan sheet.
- 3) Return with an Arborist report at next review.
- 4) Study phasing the tree removal in areas where it's not immediately necessary for construction purposes.

**Action:** Gross/Zink, 8/0/0. (Mosel stepped down). Motion carried.