



City of Santa Barbara

PLANNING COMMISSION

MINUTES

NOVEMBER 18, 2021

1:00 P.M.

This Meeting was Conducted Electronically
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Deborah L. Schwartz, Chair
Gabriel Escobedo, Vice Chair
Roxana Bonderson
Jay D. Higgins
Sheila Lodge
Barrett Reed
Lesley Wiscomb

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Gillian Fennessy, Commission Secretary

CALL TO ORDER

Chair Schwartz called the meeting to order at 1:00 p.m.

I. ROLL CALL

Chair Deborah L. Schwartz, Vice Chair Gabriel Escobedo (at 1:08 p.m.), Commissioners Roxana Bonderson, Jay D. Higgins, and Sheila Lodge

Absent: Barrett Reed and Lesley Wiscomb

STAFF PRESENT

Dan Hentschke, Assistant City Attorney
Allison DeBusk, Senior Planner
Daniel Gullett, Principal Planner
Jessica Metzger, Project Planner
Timmy Bolton, Project Planner
Pilar Plummer, Assistant Planner
Janet Ahern, City TV Production Specialist
Gillian Fennessy, Commission Secretary

II. PRELIMINARY MATTERS

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items:

No requests.

B. Announcements and appeals:

Ms. DeBusk announced that the next scheduled Planning Commission meeting on December 2, 2021 will be held using the Zoom Platform rather than GoToWebinar.

- C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

1. November 4, 2021 Planning Commission Minutes

MOTION: Higgins / Bonderson

Approve the minutes as amended.

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Reed and Wiscomb)

- D. Comments from members of the public pertaining to items not on this agenda:

Public comment opened at 1:11 p.m., and as no one wished to speak, it closed.

Written correspondence from Scott Wenz was acknowledged.

III. CONTINUED ITEM CONTINUED FROM JULY 8, 2021

ACTUAL TIME: 1:12 P.M.

920 SUMMIT ROAD (MONTECITO CLUB)

ZONE: A-2 / S-D-3; LAND USE DESIGNATION: PARKS & OPEN SPACE; APN: 015-300-001; PLN: PLN2005-00831, PLN2020-00472, AND PLN2021-00072; APPLICANT / OWNER: STEVE WELTON, SEPPS / MONTECITO COUNTRY CLUB LLC

Proposal to construct a new Golf Simulator Facility, permit new recreational amenities (including a batting cage, basketball court, sliding hill, pickleball courts, and putting green), and permit dry stacked boulder retaining walls at the Montecito Club. No changes are proposed to membership levels or parking count. The proposal requires a Conditional Use Permit Amendment (SBMC Chapter 30.215).

Pilar Plummer, Assistant Planner, gave the Staff presentation.

Steve Welton, Principal Planner, Suzanne Elledge Planning & Permitting Services (SEPPS) and Sam Maphis, Landscape Architect, Earthform Design gave the Applicant presentation.

Public comment opened at 1:35 p.m., and as no one wished to speak, it closed.

MOTION: Lodge / Higgins**Assigned Resolution No. 011-21**

Approve the Addendum to the Final Mitigated Negative Declaration and the Conditional Use Permit Amendment making the findings as outlined in the Staff Report dated November 11, 2021, subject to the Conditions of Approval as outlined in the Staff Report, with the following revisions to the Findings and Conditions of Approval:

1. In the project description under Recorded Conditions Agreement (Condition B.1), add that permanent lighting is prohibited in the event lawn area.
2. To the CUP Finding B.1 in the staff report, change language of the last sentence to read, "Consistent with the SBMC §30.185.350, the recreational amenities are not considered standalone, given that they are all available to all Montecito Club members and are appurtenant to the existing Club, and therefore consistent with the requirements for recreation facilities and allowed under a Conditional Use Permit."
3. Update the General Conditions (Condition C.1) to the language recommended by staff in the presentation to address specific golf course maintenance expected to cause noise and other disruptions to the neighboring residents. [1. Neighborhood Notification Prior to Significant ~~Landscape~~ Golf Course Maintenance. At least twenty (20) days prior to commencement of significant ~~landscape~~ golf course maintenance, such as large-scale replacement of turf, large-scale tree installation, or large-scale tree trimming expected to cause significant noise, dust or other disruption to neighboring residences, but not limited to seasonal maintenance including turf mulching, aeration, overseeding, and turf replacement, the Montecito Club shall provide written notice to all property owners, businesses, and residents within 300 feet of the project area. The notice shall contain a description of the maintenance work, including the estimated time for completion, and a name and phone number for contact during the landscape maintenance period.]

The motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Reed and Wiscomb)

The ten calendar day appeal period was announced.

IV. DISCUSSION ITEM

ACTUAL TIME: 2:16 P.M.

PROPOSED EXTENSION OF AUD PROGRAM (ZONING ORDINANCE AMENDMENT)

The Planning Commission will review and make a recommendation to City Council to amend Santa Barbara Municipal Code Chapter 30.150 to extend the duration of the Average Unit-size Density Incentive (AUD) Program to February 15, 2023, which would coincide with the City's requirement to adopt the next Housing Element (2023-2031).

Jessica Metzger, Project Planner, gave the Staff presentation. Daniel Gullet, Principal Planner was available to answer questions.

Public comment opened at 2:22 p.m., and the following individual spoke:

1. John Blair

Public comment closed at 2:24 p.m.

MOTION: Lodge / Higgins

Recommend that City Council amend Santa Barbara Municipal Code Chapter 30.150 to extend the duration of the Average Unit-size Density Incentive (AUD) Program to February 15, 2023.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Reed and Wiscomb)

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:33 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

No report.

2. Other Committee and Liaison Reports

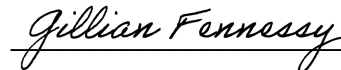
a. Commissioner Bonderson reported on the November 15, 2021 meeting of the State Street Advisory Committee.

b. Commissioner Escobedo announced the November 19, 2021 meeting of the Design Standards Work Group.

VI. ADJOURNMENT

Chair Schwartz adjourned the meeting at 2:35 p.m.

Submitted by,

_____

Gillian Fennessy, Commission Secretary