



City of Santa Barbara

PLANNING COMMISSION

MINUTES

JULY 8, 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 1:02 p.m.

I. ROLL CALL

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

Absent: None.

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Timmy Bolton, Associate Planner
Pilar Plummer, Assistant Planner
Tony Ruggieri, City TV Production Supervisor
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:

No announcements.

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

1. June 3, 2021 Planning Commission Minutes
2. Planning Commission Resolution No. 003-21; 11 Anacapa Street
3. June 10, 2021 Planning Commission Minutes

MOTION: Wiscomb / Lodge

Approve the minutes and resolutions as amended.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

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

Public comment opened at 1:10 p.m.

The following individual spoke:

1. Lanny Ebenstein

Public comment closed at 1:13 p.m.

Written correspondence from Tai Yeh, Rosanne Crawford, Lanny Ebenstein, Gina Comin, Eric Conn, Rose H., Check Place, Stephen Sherril, and Larry Moser was acknowledged.

III. NEW ITEM

ACTUAL TIME: 1:15 P.M.

920 SUMMIT ROAD (MONTECITO COUNTRY CLUB)

ZONE: A-2/S-D-3, LAND USE DESIGNATION: PARKS AND OPEN SPACE

APN: 015-300-001, PLN: PLN2005-00831, PLN2020-00472 & PLN2021-00072,

APPLICANT/OWNER: STEVE WELTON, SEPPS / MONTECITO COUNTRY CLUB, LLC

On September 10, 2009, the Planning Commission approved a project that consisted of changes to the Montecito Country Club golf course, buildings, and associated improvements (Resolution No. 035-09). The current proposal is a request to make changes to the approved project, including construction of a new 1,100-square-foot Golf Simulator Facility located between the existing tennis courts and clubhouse; and to permit as-built family recreational improvements at the event lawn, including a children's sliding hill, three athletic hard courts, sand volleyball court, turf soccer field, batting cage, an unroofed trellis, 1,300 linear feet of dry stacked boulder retaining walls, and related directional signage, hardscape, landscape, and grading. No changes are proposed to membership levels or parking count.

The discretionary application required for this project is a Conditional Use Permit Amendment to allow the proposed changes to the site plan for the Montecito Country Club (SBMC Chapter 30.215). An Addendum to the Final Mitigated Negative Declaration adopted for the project pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15074 has been prepared in accordance with CEQA Guidelines Section 15164 to address the proposed changes to the project.

Pilar Plummer, Assistant Planner, gave the Staff presentation.

Steve Welton, AICP, Suzanne Elledge Planning & Permitting Services (SEPPS), gave the Applicant presentation, and was joined by Oliva Marr, Attorney, Fauver, Large, Archbald & Spray (FLAS) LLP; Sam Maphis IV, Landscape Architect, Earthform Design; Tennessee McBroom, Golf Course Superintendent; Jonathan Leech, INCE, Dudek; and Bill Medel, owner representative.

Public comment opened at 1:47 p.m., and the following individuals spoke:

1. A. Barry Cappello
2. Jim Terzian

Public comment closed at 1:58 p.m.

Written correspondence from Mark Vestal, Kamran Mostofi, Don & Wendy Gragg, Dinah Griego, Nicole Daniel, David Catalfm, James Catafim, & Ellea Catalfimo; Bill Cordero, Hiroyasu Tsuzuki, Barry Fanaro, Charlie Corson, Arthur Von Wiesenberger, Richard Scibird, Ryan McMurray, LynAnn McGinn, Chris Arreguin, Patrick Smith, Mike Caldwell, Bryan Garber, Dennis & Tina Berg, Thomas Snow, Shelley Neubauer, Patrick & Esther McKinley, Maria C. DiMaggio, Kate Coppola, Darlene Bierig, Katie Hamdy, Ray Link & Jill Taylor, Andrew Butcher, Alison Jordan, Della Cook, Mia Baker, William Hayden Felice & Lucy Firestone, Doug Black, Kim Cantin, Dawn L. Lucian, David S. Cohen, Randy Campbell, Robert Beaver, Jessica Schaeman, Alison Turner, Andrew Salzman, Kathryn Williams, Don Gragg, Maria Black, Chris Carter, Casey & Melissa McCann, Denny Cox, Monte Wilson, Marsha & Jay Glazer, Kamran Mostofi, Denise R. Cade, Andrew D. Feshbach, R. Alastair & Ann Winn, Saori & Andrew Casey, MB Snow, Lawrence Post, Peter T. Sadowski, Sharon Rapp, Michael Smith, Judge George Eskin, Anna Ortiz Morfit, Neil & Shannon Young, the Neubauer Family, Palmer Jackson Jr., Scott Wood, David Ludwig & Rebecca Kapustay, Andrew Messick, Jerry Lomonaco, John & Cheryl Gerngross, Art Coppola, David Baum, Renee Nordstrand, JR McGinnis, Peter Alpert, Anna Hahn, Robert Ruby, Melissa Tarlton, Ben Forman, Greg Gavasse, Ron Berg, Reading Wilson, Soraya Randall, Greg Renker, William Coiglizer, David Randall, Amy & Michael Mayfield, Han, Kate, Alessandra, & Hudson Jay; Lee & Beth Ohanian, Robert L. Lieff, Jack Theimer, Beth Bowles, Alex Weinstein, Kelly & Craig Ramsey, Robert Margevicius, Elaine Enick, Mary & John Wiemann, Laura & Steve Clayton, Dorene White, Johanna Dearing, A. Barry Campello, David A. Karp, John & Shannon Muller, Kareen Hart, Regina Roney, Sheri & Don Benninghoven, George Isaac, Carrie Anderson, and Jennifer Smith was acknowledged.

*** THE COMMISSION RECESSED FROM 3:15 TO 3:25P.M. ***

MOTION: Higgins /

Continue project and return to the Planning Commission with the following:

1. A noise management and monitoring plan to include but not be limited to ongoing noise

measurements for consistency with standards and compatibility with the neighboring residences. The Plan shall include other management methods or practices that will limit noise including techniques, signs, rules, internal enforcement with consideration of extra managerial or practice times with use of the soccer field.

2. A better analysis for alternative locations on the property for some of the proposed improvements including but not limited to an alternate location of the batting cages.
3. A better assessment of the area added as level field area.

The motion failed for lack of a second.

MOTION: Lodge /

Continue the project indefinitely and return with a noise study taken with monitors on the adjacent properties.

The motion failed for lack of a second.

MOTION: Wiscomb / Lodge

Continue project for a maximum of 120 days with the objective of having an active operation of the Sports Complex and Soccer Field for a period of time in order to perform a Noise Monitoring Study, and to address the following:

1. The applicant shall analyze potential alternative locations for the components of the Sports Complex, particularly the Batting Cages.
2. The applicant shall use the times of operation for the Sports Complex and Soccer Field specified from 9:00 A.M to 7:00 P.M. or sunset, whichever is earlier.
3. The applicant shall prohibit the use of the Sports Complex and Soccer Field during events on the Events Lawn.
4. The applicant shall prohibit the use of temporary or permanent lighting at the Sports Complex and Soccer Field.
5. The applicant shall require noise-abating equipment at the Sports Complex, including composite bats, batting cage balls, and paddles. No private equipment shall be allowed.
6. The applicant shall provide prominently posted signage at the Sports Complex that includes hours of operation and the use of Club's equipment only.
7. The applicant shall establish a hotline for complaints and concerns on the Club's non-member webpage with a Club representative's name, phone number, and email address. Complaints or concerns must be entered in a written log.
8. The applicant shall install a sound barrier (noise blanket) at the batting cages.
9. When sound is monitored, the study shall footnote times when batting cages are in use, so that noise levels with and without the batting cages are clear.
10. On Events Lawn extension area, the applicant is required to provide core drillings to determine imported fill type.
11. On Events Lawn extension area, the applicant shall perform compaction testing to ensure compaction as specified by Engineer or Record meets industry standards.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

IV. DISCUSSION ITEM

ACTUAL TIME: 5:33 P.M.

801 CLIFF DRIVE (APN: 045-250-008) HABITAT RESTORATION STATUS REPORT (PLN2014-00586)

The Planning Commission will receive a status report on the Honda Valley Monarch Butterfly Habitat Restoration and Monitoring Plan for the 801 Cliff Drive project, as required by Planning Commission Resolution No. 020-16 Condition G.1, Restoration Plan Update. This condition requires the Project Environment Coordinator (PEC) to return to the Planning Commission at a public hearing at year 3 and at year 5 to present status reports of the restoration plan.

MOTION: Bonderson / Wiscomb

Continue to a date certain of September 2, 2021.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

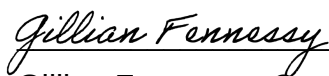
Chair Schwartz adjourned the meeting at 5:37 p.m.

The remainder of the items on the agenda were not heard by the Commission.

V. ADMINISTRATIVE AGENDA (This Item Was Not Opened or Heard)

- A. Select Representatives for Council Appeal Hearings.
 - 1. 11 Anacapa Street Coastal Development Permit and Parking Modification Appeal, scheduled for August 3, 2021
 - 2. 2 S. Quarantina Coastal Development Permit Appeal, scheduled for August 10, 2021
- B. Committee and Liaison Reports:
 - 1. Staff Hearing Officer Liaison Report
 - 2. Other Committee and Liaison Reports

Submitted by,



Gillian Fennessy, Commission Secretary