



City of Santa Barbara California

PLANNING COMMISSION MEMORANDUM

MEMO DATE: January 14, 2014
AGENDA DATE: January 23, 2014
PROJECT ADDRESS: 920 Summit Road (MST2005-00831)
 Montecito Country Club
TO: Planning Commission
FROM: Planning Division, (805) 564-5470, extension 4552
 Renee Brooke, AICP, Senior Planner *RLB*
 Allison De Busk, Project Planner *AD*

I. PROJECT DESCRIPTION

The purpose of this discussion item is to inform the Planning Commission of proposed changes to the Montecito Country Club renovation project and to receive Planning Commission comments on the proposed changes. The project includes façade improvements to the existing clubhouse, a new golf cart storage building, and changes to the pool area and golf course. The proposed changes represent a reduction in scope from the project approved by the Planning Commission on September 10, 2009. For a complete description of the approved project and the proposed changes to the project, refer to the Applicant Letter (Exhibit A) and the Mitigated Negative Declaration Addendum (Exhibit B). Plans will be available at the meeting. The original staff report as well as the adopted Mitigated Negative Declaration, meeting minutes, and the Resolution from the Planning Commission’s approval of the project are available on the City’s website.

The Community Development Director will make the final determination as to whether or not the proposed changes are in substantial conformance with the approved project, taking into consideration comments received from the City’s Land Development Team, the Planning Commission, and the Architectural Board of Review (ABR) and Historic Landmarks Commission (HLC). Therefore, no action on the part of the Planning Commission is required relative to this item.

II. ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (MND) was adopted by the Planning Commission for the originally-approved project. Staff has reviewed the findings of that MND and has determined that an Addendum to the MND would likely address the changes to the project. Overall, the revised project would have very similar impacts as the approved project. Impacts related to tree removal would be reduced due to the proposed removal of fewer trees. The beneficial biological and water quality impacts of the project would remain, as the habitat restoration plan is still proposed as part of the project. However, the Addendum is still in draft form pending project review and comments by the HLC relative to visual and historic resources.

III. DESIGN REVIEW

Design review jurisdiction for this project is split between the ABR and the HLC. The HLC reviews any changes to the Clubhouse and its immediate surroundings because the Clubhouse is eligible for listing as a City Structure of Merit. The ABR reviews any changes to the golf course and all areas outside the immediate setting of the Clubhouse.

The revised project scope was reviewed by the ABR on December 9, 2013 (meeting minutes are attached as Exhibit C). The ABR had generally positive comments about the project and found that it was in substantial conformance with the prior project.

The revised project scope will be reviewed by the HLC on January 15, 2013, at which time the HLC will also review the Addendum to the Historic Structures/Sites Report. Staff will report on the outcome of that meeting at the Planning Commission's lunch meeting discussion of this item on January 23, 2014.

Exhibits:

- A. Applicant's letter dated November 14, 2013
- B. Draft Mitigated Negative Declaration Addendum (without Attachments)
- C. ABR Minutes, December 9, 2013

S U Z A N N E  E L L E D G E
P L A N N I N G & P E R M I T T I N G S E R V I C E S , I N C .

PRINCIPAL PLANNERS
SUZANNE ELLEDGE • LAUREL F. PEREZ

14 November 2013

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

RECEIVED
NOV 14 2013

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

**CITY OF SANTA BARBARA
PLANNING DIVISION**

Dear Allison:

As you know, the Montecito Country Club intends to move forward with the golf course renovation and construction of the improvements at the Montecito Country Club property. However, the Club proposes to reduce the scope of work by requesting some modifications and revisions to the approved project that will substantially reduce the overall project square footage. These proposed changes affect the structures, parking lot and golf course routing plan but do not impact the golf course habitat restoration that was previously reviewed and approved. There are also no changes to membership levels or parking figures.

The Revised plans and reports have been compiled and submitted with this letter, and the following project description describes the revisions in more detail.

Golf Course

Revisions to the golf course routing plan are shown on the accompanying drawings. Changes of interest for permitting purposes include the following:

The #1 tee box is no longer proposed to be relocated near the north property line. As a consequence, the existing event lawn in that location that was previously proposed to be removed will remain. Also, the existing tennis courts will no longer need to be relocated and will remain in place. The existing maintenance buildings will be retained with the revised design.

Based on input from the Jack Nicklaus design team, one of two existing 380 SF comfort stations will be remodeled and a second one will be relocated on the course (see Sheet C5). The resulting comfort stations will each be 395 SF.

A revised golf bag drop off area is proposed, west of the main clubhouse. However, the drop off will not include any new structures, aside from landscape and hardscape.

EXHIBIT A

1029 SANTA BARBARA STREET, SANTA BARBARA, CALIFORNIA 93101
TEL 805 966-2758 • FAX 805 966-2759 • E-MAIL info@sepps.com

As mentioned, the habitat restoration and improved water quality remains a major component of the project. There have been some modifications added to the supporting water features and detention basins to accommodate the revised course design. The water pond feature on the east side of the project site is no longer proposed (a new detention basin will be constructed, see Sheet C7). These changes do not impact the conclusions from the biologist or engineer of the benefits of the proposed golf course restoration and updated reports have been provided from the wildlife biologist and project engineer to address biological resources and water quality, respectively.

Main Clubhouse

A review of the modifications to the previously approved clubhouse façade follows:

South Elevation (A3.3)

Existing trellis and columns that were previously proposed to be removed will remain. Existing doors as shown on the right side of elevation A3.3 that were previously proposed for removal will also remain. Please see the historic structures/site report for a detailed review of the changes that were reviewed by the project historian.

East Elevation (A3.6)

While the façade of the east side of the clubhouse is not changing significantly, the revisions to the existing pool building and the proposed pool pavilion with snack shop are located on this side of the clubhouse and therefore visible. These changes have been reviewed by the project historian for impact on historic resources. Please see the historic structures/site report for a detailed review of the changes that were reviewed by the project historian.

West Elevation

Retain trellis and columns that were previously proposed to be removed. Please see the historic structures/site report for a detailed review of the changes that were reviewed by the project historian.

North Elevation

No changes. Please see the historic structures/site report for a detailed review of the changes that were reviewed by the project historian.

Tennis Courts

Rather than demolish and construct new tennis courts as was previously approved, the applicant proposes to retain the existing tennis courts.

Tennis and Golf Pro Shops and Cart Storage Building

A new 5,746 SF cart storage building is proposed, which is substantially less than the previously approved 9,707 SF structure. In addition, the previously approved 1,133 SF golf and 580 SF tennis pro shops are no longer proposed. The existing 618 SF tennis pro shop will remain in its current location.

Maintenance Yard

The previously approved project contemplated demolishing the existing 4,211 SF maintenance buildings on the west side of the property and building a new 7,771 SF facility on the east side. The revised project will retain the existing maintenance buildings and only proposes to construct storage and a small maintenance check-in building totaling 784 SF. Because of the substantial reduction of a new maintenance facility, the 400 SF workforce housing unit is not practical and is no longer proposed.

To accommodate fire requirements, a 70' wide turnaround will be constructed at the existing maintenance yard. Some paving will be required in order to accomplish the required width. See Sheet C2 of the civil drawings for additional information.

Pools and Recreation

To improve the Member experience, some revisions are proposed around the pool area. They are summarized as follows:

- Relocate and redesign existing main pool per accompanying plans
- New pool windscreen to match that previously approved
- Reduce existing 1,213 SF Pool Support Building to 1,000 SF and modify exterior as shown on Sheet A3.4 and A3.6
- Relocate approved member event lawn
- New members putting green
- New pool pavilion with 365 SF snack shop and 555 SF pool equipment room as shown on A3.8
- New children splash pool and new lap pool
- New whirlpool
- New sand volleyball court
- New bocce ball court

Parking Lot

To accommodate the changes to the maintenance receiving yard and to improve the appearance, some changes are proposed to the parking lot as shown on the drawings. However, the total number of spaces remains at the previously approved 400.

Landscaping

Overall, substantially fewer trees will be removed with the proposed revisions, reflecting the reduced scope. 718 new trees are proposed to be planted, 460 more than required per mitigation. Please see the following table for more information on tree impacts:

Trees to be Removed	Approved	Proposed SCD
Total	363	252
Non-natives	353	249
Oaks	10	3

Trees for Mitigation	258
Non-natives (1:1 ratio)	249
Oak Trees (3:1 ratio)	9

Total New Trees	718
Required for Mitigation	258
Additional Trees	460

The primary palette for the new trees on the golf course includes Oaks, Pines, Monterey Cypress and California Sycamore. The full palette can be found within the Tree Protection Plan from our arborist Duke McPherson and on the landscape plans. The palette for additional trees proposed at the clubhouse, parking lot and around the course perimeter is shown on the plans from Pinnacle Design.

Professional Reports

Post Hazeltine & Associates has reviewed the proposed changes to the project and issued a Historic Structures/Site Report addendum. The project will incorporate the recommendations listed on pp 20-21 which are substantially the same as in the previous addendum. Project Biologist Larry Hunt has also reviewed the revised project and has issued a letter which indicates that the revised project will not result in increased impacts. Penfield & Smith has produced a revised Storm Water Quality Report and has concluded that the project as proposed will have a significant positive impact on the Andree Clark Bird Refuge watershed.

Design Review

The revised project will be submitted for review by the ABR and HLC for their respective areas of interest (golf course landscape plan for the ABR and clubhouse and immediate surroundings for the HLC). The historic resources report will be submitted to the City Historian for review prior to the project being reviewed at HLC.

Statistics and Disposition

The following chart provides a summary of the approved project versus the proposed project size and disposition of structures at MCC:

Structure	Existing	PC Approved	PC Approved Disposition	Proposed SCD	Proposed Disposition
Clubhouse	44,960	44,960	Retain	44,960	No Change
Tennis Support	618	0	Demolish	618	Retain
Pool Support	1,213	1,213	Retain	1,000	Remodel
Maintenance West	4,211	0	Demo	4,211	Retain
Maintenance East	0	7,771	New	702	New storage, check-in
Employee Unit w/in Maintenance Building	0	400	New	0	Deleted
Cart Storage	12,510	9,407	New	5,746	Revised
Comfort Station #1	380	380	Remodel	395	New/Relocated
Comfort Station #2	380	380	Remodel	395	Remodel
Chemical Storage	232	0	Demolish	82	New/Relocated
Tennis Pro Shop	0	580	New	0	Deleted
Golf Pro Shop	0	1,133	New	0	Use Main Clubhouse
Pool Equipment	0	0	N/A	555	New
Snack Shack	0	0	N/A	365	New
Totals	64,272	66,224		59,029	

The totals show that the revised project will result over 7,000 SF of less total development on-site. Additionally, many existing buildings that were previously proposed for demolition are remaining, and so the amount of construction for new buildings is much less than what was previously approved.

Supplementary Materials

The following materials have been provided with this request:

- Architectural Plans by MAI
- Preliminary Grading and Drainage Plan from Penfield & Smith
- Updated Storm Water Quality Report by Penfield & Smith
- Landscape Plans from Pinnacle Design
- Updated tree report and counts from Duke McPherson, arborist
- Updated Biological Assessment from Larry Hunt, Biologist
- Updated Historic Resources Report by Post Hazeltine & Associates

On behalf of the applicant and project team, we thank you for your consideration of this request. If you have any questions, please call 966-2758 x11.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES



Steve Welton, AICP
Senior Planner

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



DRAFT

CITY OF SANTA BARBARA

**ADDENDUM
TO MITIGATED NEGATIVE DECLARATION
(SCH # 2009051099)**

**FOR MONTECITO COUNTRY CLUB, 920 SUMMIT ROAD
CONDITIONAL USE PERMIT AMENDMENT, MODIFICATION, DEVELOPMENT
PLAN AND COASTAL DEVELOPMENT PERMIT
MST2005-00831**

JANUARY 16, 2014

This Addendum is prepared in accordance with the CEQA Guidelines Section 15164, which provides that an addendum to an adopted negative declaration may be prepared under circumstances where only minor changes or additions are necessary to make the prior document adequate for the current project. This Addendum is prepared to address the substantial conformance determination (SCD) request made by the project applicants on November 14, 2013.

PRIOR ENVIRONMENTAL DOCUMENT

A Mitigated Negative Declaration (MND) was prepared for the Montecito Country Club Project. The MND was adopted by the Planning Commission on September 10, 2009 as part of the project approval (refer to approved Project Description in Planning Commission Resolution 035-09).

The project analyzed in the MND consisted of the following improvements to the Montecito Country Club and Golf Course (MCC):

- A redesign of the existing golf course, including grading, removal of 361 trees and a habitat restoration and revegetation plan.
- Improvements to the exterior and perimeter of the existing Clubhouse.
- Improvements to the Club's parking and entry, including reconfiguring the main entry drive and adding new landscaping and columns, realigning existing parking areas, enhancing the overflow parking area, and adding a golf cart underpass east of the

EXHIBIT B

Clubhouse. Parking at the site would be increased from 335 spaces to 400 spaces (268 paved spaces and 132 overflow spaces).

- Demolition of the existing maintenance buildings, cart barn, tennis pro shop and flammable materials building.
- Construction of a new 7,771 net square foot maintenance building, new 1,133 square foot golf pro shop, new 580 square foot tennis pro shop, four new tennis courts and a new 9,407 square foot cart barn (net new building square footage resulting from the project is 982 square feet).
- Approximately 106,000 cubic yards of cut and 86,000 cubic yards of fill, which is anticipated to be balanced on site.

The MND concluded that, with application of identified mitigation measures, no significant effects on the environment would result from the project. The Draft MND was circulated for public review and comment, and the Final MND was adopted by the Planning Commission on September 10, 2009.

Mitigation measures to reduce potentially significant impacts associated with biological resources, cultural resources, geophysical conditions, and water environment were incorporated into the project as conditions of approval. Recommended mitigation measures were also applied as conditions to minimize adverse but less than significant impacts associated with air quality, hazards, noise, transportation and water resources.

PROJECT HISTORY

On March 4, 2010, the City approved a Substantial Conformance Determination (SCD) for a revised project description that consisted of the following changes to the project:

- The tennis court layout was revised to better follow existing grade.
- The tennis and golf pro shops were combined to fit within a single roof and be located above the cart barn. The golf cart staging area would be relocated to the south side of the cart barn/golf pro shop.
- Various architectural changes (windows, trellises, entries, lighting, landscape walls, etc.) on the main Clubhouse building and its perimeter.
- The pool deck was expanded slightly to the west, a kid's wading pool was added to the east end of the pool, the configuration of the cabanas was changed slightly, paths and hardscape around the pool area changed, and windows were added to the pool building.
- The revised entry driveway was eliminated and the overflow parking area was reconfigured.
- The configuration of the new maintenance building was changed, and the square footage was reduced by approximately 131 square feet.
- Two additional non-native trees were proposed to be removed and two additional trees were proposed to be relocated. Seventy one additional trees were proposed to be planted.

An Addendum (dated March 1, 2010) was prepared for those changes as part of the SCD approval.

REVISED PROJECT DESCRIPTION

On November 14, 2013, the Applicant submitted a revised project description for a reduced scope project that included the following changes to the approved project:

- Changes to the golf course design that include retention of the existing event lawn, relocation of one of the existing comfort stations and removal of a total of 252 trees. The habitat restoration and revegetation plan was not changed.
- Revisions to improvements to the exterior and perimeter of the existing Clubhouse, including changes to the pool and pool support building, a new bocce ball court, a new sand volleyball court, and a new putting green.
- Minor changes to the existing parking lots, still resulting in 400 total parking spaces.
- Retention of the existing maintenance buildings, tennis courts and tennis pro shop. The previously proposed new maintenance building, new tennis courts and new tennis and golf pro shops would not be constructed (see also bullet item below).
- Construction of 784 square feet of storage and maintenance/office buildings, a 5,746 square foot cart barn, a 555 square foot pool equipment building and a 365 square foot snack shack (proposed revisions result in reduction of approximately 7,200 square feet of new buildings compared to the approved project).
- Approximately 104,900 cubic yards of cut and 86,900 cubic yards of fill, which is anticipated to be balanced on site.

Refer to the Applicant Letter (Attachment 1) and updated plans (Attachment 2) for a complete description/representation of the above-listed project changes.

ANALYSIS OF ENVIRONMENTAL CIRCUMSTANCES

There have been no substantial changes in existing environmental conditions since preparation of the Mitigated Negative Declaration. However, since adoption of the MND, approximately 70 trees have been removed from the site due to disease or other issues. This represents approximately six percent of the total trees. These trees were identified for removal as part of the approved project due to being dead or in poor condition.

ANALYSIS OF PROJECT IMPACTS AND MITIGATIONS

Staff determined that the project revisions could have the potential to impact visual, historic and biological resources.

Visual Resources: The approved project was determined to have less than significant impacts related scenic views and on-site aesthetics. The proposed changes to the project represent changes to the approved design; however, they are in keeping with the overall design plan previously approved. In addition, there will be fewer trees removed, and the largest proposed new building (maintenance building) has been significantly reduced in scope. These changes (with the exception of changes to the Clubhouse building, which are outside their purview) were

reviewed by the Architectural Board of Review (ABR) on December 9, 2013, and were found to be acceptable and generally positive changes to the project. The Historic Landmarks Commission (HLC) reviewed the changes to the Clubhouse building and its perimeter on January 15, 2014...

Preliminary design approval from both the ABR and HLC will be required. Therefore, impacts to visual resources remain a less than significant impact.

Biological Resources: The proposed changes to the project will retain in place approximately 87 more trees than the approved project. In addition, the project results in a net increase of approximately 277 trees on site compared to the approved project. The project retains the habitat restoration aspects of the approved project, although there have been modifications to the water features and detention basins to accommodate the revised golf course design. Most notably, the water pond feature previously proposed on the east side of the project has been eliminated; however, a new detention basin is proposed in the area. The project biologist reviewed these changes and determined that there would be no adverse biological impact resulting from the changes with implementation of previously identified mitigation measures, and that the project would continue to result in an incremental improvement in wetland and riparian habitat quality compared to existing conditions.

Historic Resources: An Addendum to the Historic Structures/Sites Report was prepared by Post/Hazeltine Associates (December 4, 2013) to assess the impacts of the proposed project changes. This Addendum was reviewed and accepted by the City's Historic Landmarks Commission on January 15, 2014. The Addendum concludes that the revised project would have a less than significant impact on historic resources. With incorporation of previously identified mitigation measures, the revised project would have a less than significant impact related to historic resources.

Water Environment: The approved project was identified as having beneficial impacts related to drainage and long-term water quality, and potentially significant, mitigable impacts related to short-term water quality. An updated Storm Water Quality Report was prepared by Penfield & Smith (dated October 22, 2013) to analyze water quality impacts associated with the revised project. The Report concludes that the proposed sedimentation basins can store approximately 1.85 acre-feet of water, well in excess of the City's required 1.2 acre-feet of storage. The revised design retains the previous drainage and water quality improvements and previously identified mitigation measures would address short-term water quality impacts.

All Other Impact Areas

The project would have similar or reduced impacts in the areas of air quality, geophysical conditions, hazards, noise, public services, recreation, and transportation/circulation.

Conclusion

All required mitigation measures identified in the MND would continue to apply to the revised project as conditions of approval, such that no significant impacts would result. Refer to Planning Commission Resolution 035-09 for a complete list of project conditions of approval.

CEQA FINDING

Based on the above review of the revised project, in accordance with State CEQA Guidelines Section 15162 and 15164, no subsequent MND or Environmental Impact Report is required for the project revisions because:

- (1) Project changes do not require major revisions of the previous MND because there are no new significant environmental effects and there is no increase in the severity of previously identified significant effects, as identified above.
- (2) There have been no substantial changes with respect to the circumstances under which the project is undertaken; therefore, no major revisions of the MND are required to address new significant environmental effects or an increase in the severity of previously identified significant effects, as identified above.
- (3) There is no new information of substantial importance that shows that the project will have any significant effects not discussed in the previous MND or that significant effects previously examined will be more severe than shown in the previous MND. Nothing in the changes to the project resulting from the current SCD request appear to necessitate new or revised mitigation measures or indicate that the previously identified measures will not fully mitigate potential impacts. The project proponent has not declined to adopt any identified mitigation measures.

This Addendum identifies the changes to previously identified project impacts, based on the revised project description. With application of previously identified mitigation measures, all project impacts would be less than significant. This Addendum, together with the Final MND dated August 27, 2009 and prior Addendum dated March 1, 2010, constitute adequate environmental documentation in compliance with CEQA for the revised project.

Prepared by: _____ Date: _____
Allison De Busk, Project Planner

Reviewed by: _____ Date: _____
Renee Brooke, Senior Planner

Attachments

1. Project Description Letter for Substantial Conformity, prepared by Steve Welton, AICP, Suzanne Elledge Planning & Permitting Services, dated January November 14, 2013
2. Revised Plans ("Substantial Conformity Submittal" dated October 7, 2013) received November 14, 2013
3. Historic Structures/Sites Report Addendum for Montecito Country Club, prepared by Post/Hazeltine Associates, dated December 4, 2013
4. Updated Biological Assessment prepared by Lawrence E. Hunt and dated November 12, 2013

5. Tree Inventory prepared by Duke McPherson and dated June 3, 2013
6. Storm Water Quality Report prepared by Penfield & Smith and dated October 22, 2013

LIST OF SOURCES USED IN PREPARATION OF THIS ADDENDUM

The following sources used in the preparation of this Initial Study are located at the Community Development Department, Planning Division, 630 Garden Street, Santa Barbara and are available for review upon request. Several are also available on the City's website.

1. Mitigated Negative Declaration dated August 27, 2009
2. Addendum dated March 1, 2010
3. Planning Commission Resolution 035-09 adopted September 10, 2009

DRAFT

CONCEPT REVIEW - CONTINUED ITEM**920 SUMMIT RD****A-2 Zone****(3:40)**

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

(Proposals for renovations to the Montecito Country Club. This proposal has been reduced in scope to the following: facade improvements to the existing clubhouse; a new 5,746 square foot golf cart storage building; a new 702 square foot storage and maintenance building; modify parking lot; relocate pool; modify pool support building. Add the following: a pool pavilion, 365 square foot snack shop, 555 square foot pool equipment room, splash pool, lap pool, whirlpool; sand volleyball court, boccee ball court; new patios, and landscaping. The clubhouse structure is eligible for Structure of Merit status and will be reviewed by the Historic Landmarks Commission. The project includes major grading with 192,000 cubic yards of cut and fill for recontouring, and renovation of an existing 18-hole golf course. Significant tree removals (252), tree relocations (43), and new trees (725) are proposed, with a net gain of 479 additional trees. The project received Planning Commission approval on 9/10/09 (Resolution No. 035-09) for a Conditional Use Permit Amendment, Coastal Development Permit, and Development Plan Approval. The reduced project scope will require a substantial conformance determination. Proposed development has been reduced by approximately 7,200 square feet from the approved project. 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.)

(Concept Review of project revisions. Project requires Substantial Conformance Determination with Planning Commission Resolution No. 035-09. Project was last reviewed on November 2, 2009.)

Actual time: 3:39 p.m.

Present: David Van Hoy, Architect; Steve Welton, SEPPS; Sam Maphis, Landscape Architect; Bill Medel, Project Manager, Ty Warner Hotels & Resorts; and Larry Hunt, Project Biological Consultant, Hunt and Associates; Jeremy Salts, Civil Engineer, Penfield & Smith, Engineers.

Public comment opened at 4:08 p.m.

- 1) Nigel Copley (Montecito Country Club member) in support of the project; concerned about grading and removal of large expanses of turf.
- 2) Ernest Salomon, (Montecito resident) concerned that public access through the grounds be maintained during and after project construction.
- 3) Terry Tyler, (Eucalyptus Hill Improvement Association); expressed concerns regarding maintaining public access through the site in the event of a disaster or fire in the area.
- 4) Nancy Even, expressed concerns regarding maintaining public access through the site during and after project construction.
- 5) Joel Ohlgren; expressed concerns regarding maintaining public access through the site during and after project construction; appreciates the previous gracious accommodation for public access through the site.

EXHIBIT C

Emails and letters of concern from Cathy Wilkins, Kathleen Marvin, and Paula Westbury were acknowledged regarding entrance and egress access through the site during and after project construction and in the event of an emergency.

Public comment closed at 4:13 p.m.

Motion: Continued indefinitely to the Community Development Director for Substantial Conformance Determination with comments:

- 1) The Board appreciates the substantial reduction to the scope of work, and supports a Substantial Conformance Determination.
- 2) The standing seam roof color on the maintenance buildings should blend in better with the environment; possibly green in color.
- 3) The new bathroom building is in character with the other buildings.
- 4) The Board supports the relocation of the parking to the rear.
- 5) The Board supports maintenance of public and emergency access through the site during and after construction of the project, and in perpetuity.

Action: Mosel/Hopkins, 7/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 402 S HOPE AVE

E-3/PD/SD-2 Zone

(4:20)

Assessor's Parcel Number: 051-240-017

Application Number: MST2013-00501

Owner: Santa Barbara Auto Group

Applicant: Mike Ramsey

(Conceptual review of a proposed glass and composite metal panel façade for the existing Porsche auto dealership.)

(Concept Review; comments only.)

Actual time: 4:39 p.m.

Present: Mike Ramsey, Applicant/Agent for Santa Barbara Auto Group; and Cary West, Agent for Porsche Cars North America.

Public comment opened at 4:42 p.m., and as no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was received.

Motion: Denied the project without prejudice. The proposed architectural design is not compatible with the existing building or the surrounding area, and is not compatible with Santa Barbara style architecture.

Action: Mosel/Wittausch, 7/0/0. Motion carried.

The ten-day appeal period was announced.