

Attachment 3

SANDPIPER GOLF COURSE RENOVATION STAFF PRESENTATION

Sandpiper Golf Course Renovation and New Clubhouse Project

April 27, 2026

Planning Commission Hearing



Project Location

- 7925 Hollister Avenue
- Existing Sandpiper Golf Club
 - Former Ellwood Oil Field
 - Golf course was constructed in 1972
- Surrounding uses:
 - South: Pacific Ocean
 - West: hotel uses, Haskell's Beach
 - North: Hollister Avenue, U.S. 101, residential uses, future Fire Station Number 10
 - East: residential uses, Ellwood Mesa Open Space and Sperling Preserve



Existing Clubhouse and Gas Station



Existing Maintenance Facilities



Proposed Project Overview

- Replace existing clubhouse and comfort station buildings
- Redesign of the 18-hole golf course
- Replace existing maintenance buildings
- Redesign the existing parking lot
- Construct the Rio Grande Coffee Shop/adaptive reuse and restoration of the historic Barnsdall Rio Grande Gas Station
- Improvements to and along Hollister Avenue, related to: vehicle and pedestrian access, transit facilities, landscaping, and undergrounding of overhead utility lines
- Construct a decomposed granite (DG) Type 4 trail south of Hollister Avenue adjacent to the project site



Proposed Project Overview

- Request that the City vacate 14,651 sq. ft. of Hollister Avenue ROW adjacent to the project site for parking and landscape improvements
- Open space easement on a five (5) acre portion of Bell Canyon west of and adjacent to the project site
- Beach frontage lateral access easement above mean high tide line
- Building height and setback standard adjustments
- Update City General Plan ESHA designation maps
- Annexation into the Goleta West Sanitary District's Sphere of Influence



Project Site Plan



Simulated View – Clubhouse

Existing Condition



Proposed Condition



Simulated View – Barnsdall Rio Grande Gas Station

Existing Condition



Proposed Condition



Simulated View – Overhead Utility Undergrounding

Existing Condition



Proposed Condition



Project Objectives Summary

1. Maintain and improve golf course playability.
2. Reduce golf course turf area and use native and coastal landscaping.
3. Provide improved recreation and dining facilities.
4. Provide enhanced maintenance facilities.
5. Rehabilitate, preserve, and adaptively reuse the historic Barnsdall Rio Grande Gas Station.
6. Protect water quality and bluff stability by converting existing private septic systems to public sewers.
7. Improve public views across the property from Hollister Avenue by undergrounding overhead utility lines.
8. Improve coastal access for the public in the vicinity of the project site



Required Discretionary Approvals

City of Goleta

- Conditional Use Permit
- Development Plan (with adjustments)/Coastal Development Plan (in concept)

California Coastal Commission

- Coastal Development Permit

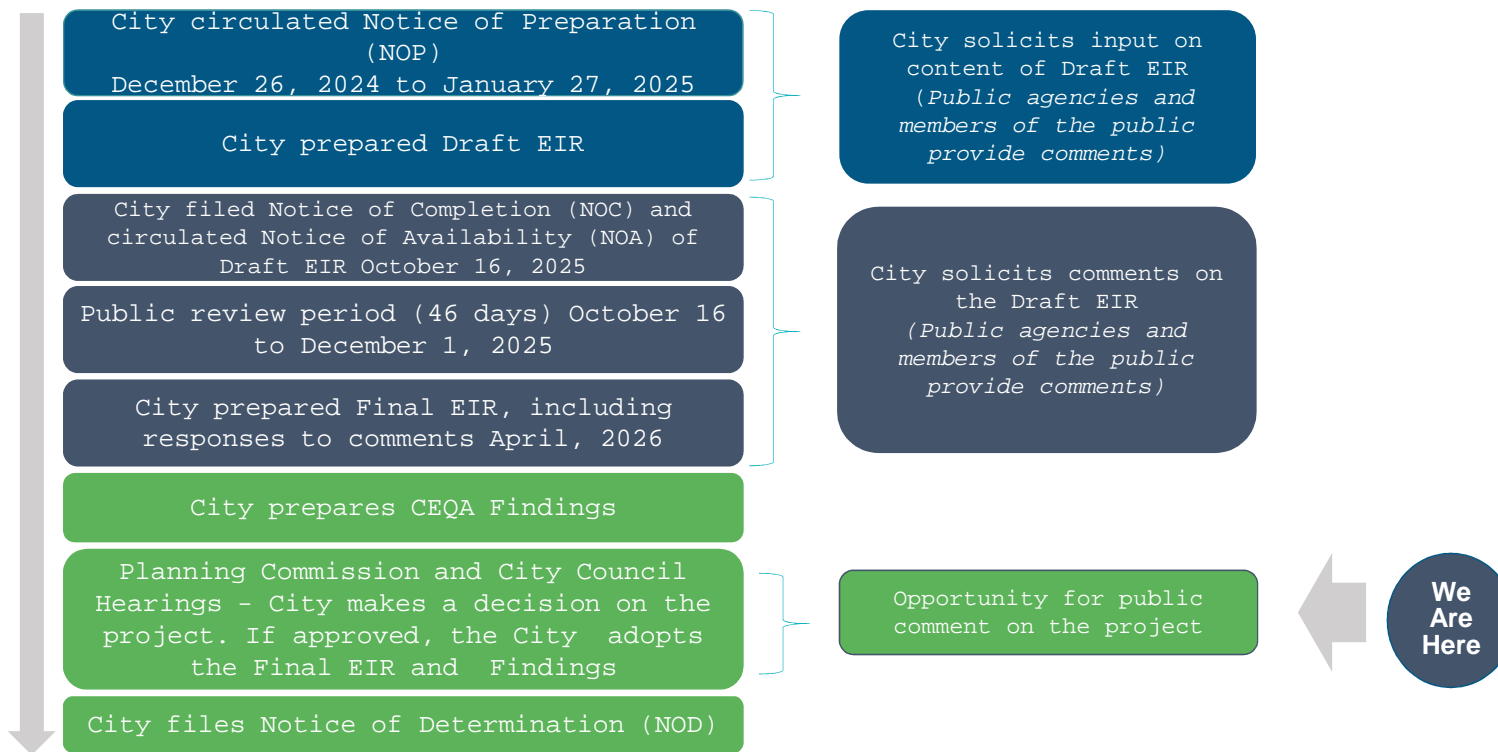


CEQA/EIR Overview

- The California Environmental Quality Act (CEQA) is the State's primary environmental protection law
- CEQA requires public agencies to disclose the environmental impacts of projects that result in physical effects on the environment
- An Environmental Impact Report (EIR):
 - Is an information document that discloses the effects a project may have on the environment
 - Identifies mitigation measures
 - Evaluates feasible alternatives to the proposed project
 - Must be certified prior to project approval



EIR Preparation Process



Project Impact Summary

- No significant and unavoidable impacts
- Potentially Significant but Mitigable Impacts
 - Biological Resources
 - Cultural Resources
 - Geology and Soils
 - Hazards and Hazardous Materials
 - Hydrology and Water Quality
 - Land Use and Planning
 - Noise
 - Tribal Cultural Resources
 - Utilities and Service Systems



Project Impact Summary

- Less than significant impacts
 - Aesthetics
 - Air Quality
 - Energy
 - Greenhouse Gas Emissions
 - Parks and Recreation
 - Public Services
 - Transportation and Circulation



Alternatives Evaluated by the EIR

- Alternative 1: No Project Alternative
Retains existing conditions at the project site
- Alternative 2: Clubhouse Renovation
Only construct the proposed clubhouse
- Alternative 3: Revised Site Plan
Minimize construction vibration impacts to the Barnsdall Rio Grande gas station by moving the Rio Grande Coffee shop to the southwest and minimizing improvements along Hollister Avenue
- Alternative 4: Extended Bicycle Path
Construct a Class I bicycle path adjacent to the project site and approximately 0.3 mile to the east of the site



Alternative 4: Extended Bicycle Path

- Alternative 4 was identified as the environmentally superior alternative that implements the Project's objectives
- The only change to the Project would be to the design of the proposed DG pathway on the south of Hollister Avenue, including:
 - Provide a 10-14 foot wide Class I (concrete) path
 - Extend the path approximately 0.3 mile east of the project site
 - Connect the path to an existing Class I bicycle path



Alternative 4 Bicycle Path Route



Advantages of Alternative 4

- Reduces maintenance compared to proposed DG path
- Promotes the use of alternative transportation modes by project employees and the public
- Minimizes vehicle trips, which reduces air emissions and energy use
- Enhances access to the Ellwood Mesa Open Space, Sperling Preserve, and existing coastal vertical access points
- Improves consistency with GP/CLUP Policies TE 1.1 (Alternative Modes); TE 2.3 (Diversion of Automobile Trips to Alternative Modes); and TE 10.4 (Pedestrian Facilities in New Development)
- Provides consistency with the City's Bicycle and Pedestrian Master Plan, which identifies a Class I multi-use path between Cathedral Oaks and Elderberry Drive



Recommendation Summary

That the Planning Commission adopt the two Resolutions attached to the staff report and recommend that the City Council:

1. Adopt the CEQA Environmental Findings and certify the Sandpiper Golf Course Renovation Project Environmental Impact Report, and adopt the Mitigation Monitoring and Reporting Program
2. Approve Development Plan (with adjustments) and Conditional Use Permit 22-0009-DP-CUP; and Coastal Development Plan (in concept) 22-001-CDPH for the Sandpiper Golf Course Renovation Project, which includes approving Alternative 4: Extended Bicycle Path



Attachment 4

SANDPIPER GOLF COURSE RENOVATION APPLICANT'S PRESENTATION



A Vision for Historic Restoration and Revitalization

City of Goleta Planning Commission Hearing - April 27, 2026





Barnsdall & Cafe

Clubhouse

Entrance Driveway

Maintenance

Comfort Station



Restores Cherished Historic Landmark



Environmental Improvements



Provides a World Class Golf Experience



Creates Community and Neighborhood Amenities

For the legacy



Restores Cherished Historic Landmark

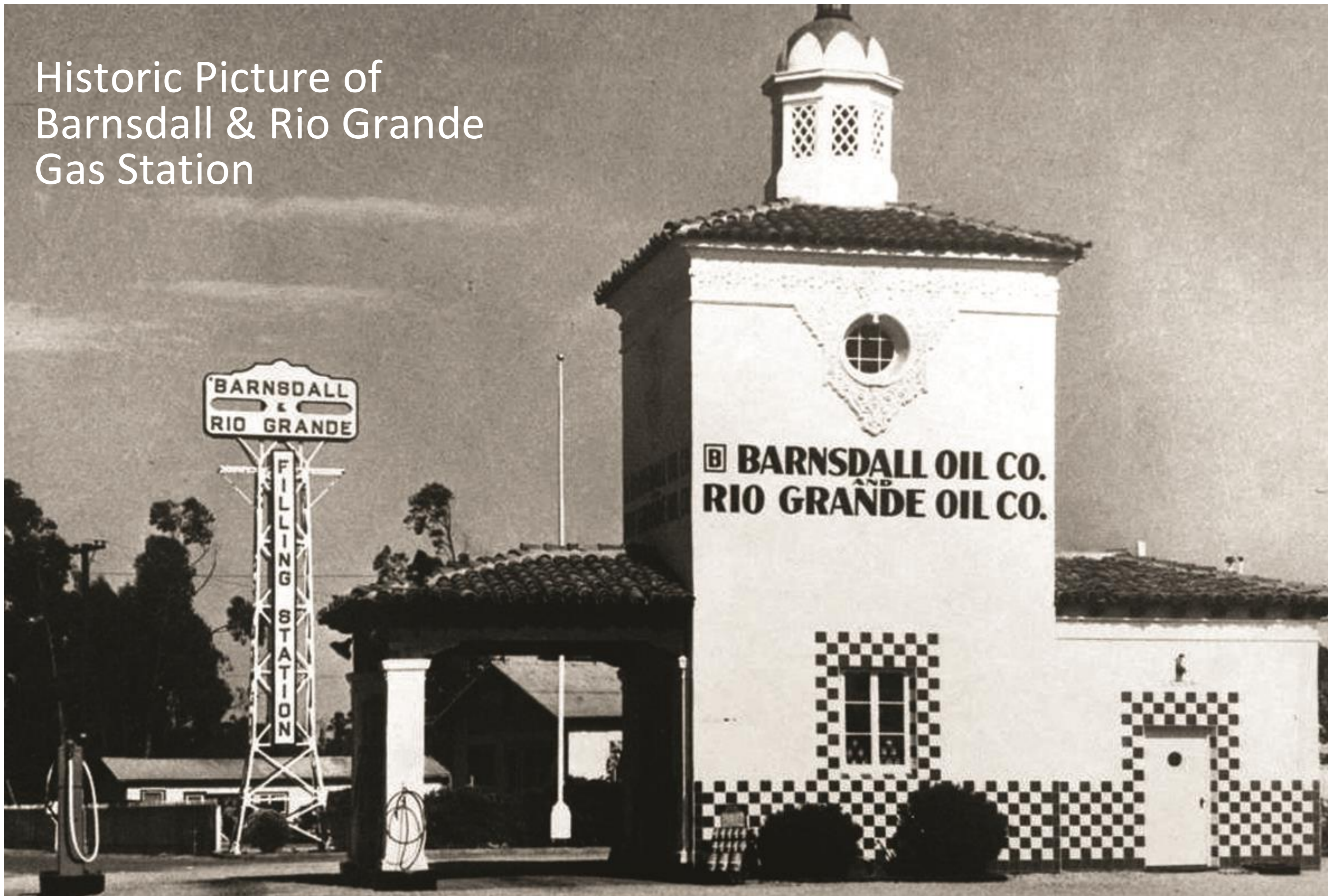


Restoration
of
Barnsdall

Historic Picture
of Barnsdall
& Neighboring
Restaurant



Historic Picture of
Barnsdall & Rio Grande
Gas Station



Barnsdall as it
stands today



New Barnsdall parking

Historic building with
signage and photos

Shaded outdoor seating

Crosswalk for neighbors
and pedestrians

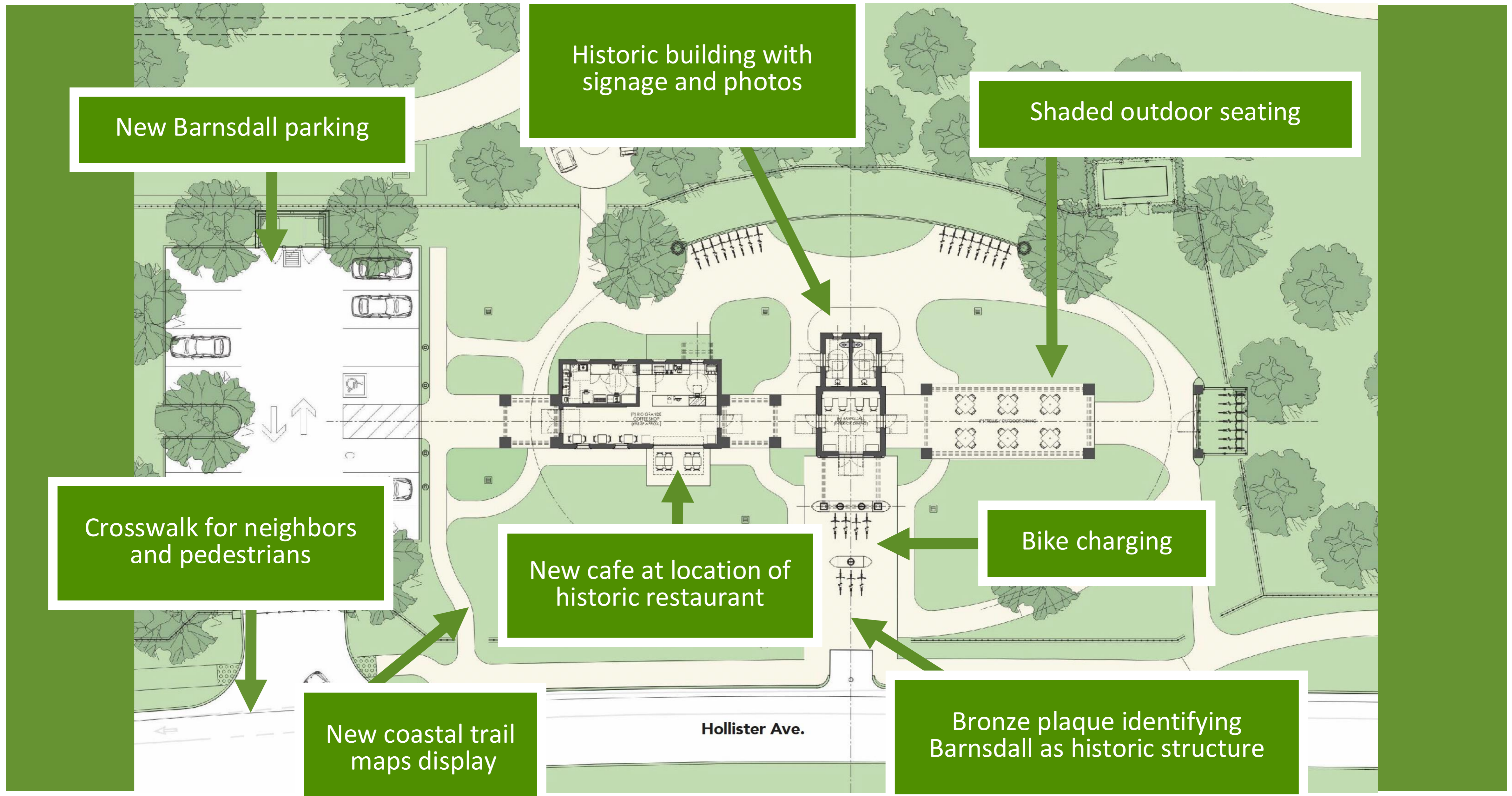
New cafe at location of
historic restaurant

Bike charging

New coastal trail
maps display

Hollister Ave.

Bronze plaque identifying
Barnsdall as historic structure



“I am so pleased and have seen the work that Mr. Winick has done, so I’m very much in favor of this project. The report ticks every box that I could request.”

- Goleta Resident at Historic Preservation Commission

“He [Barry Winick] is one of the best restoration architects in the nation. We are so lucky to have him work on this jewel in Goleta.”

- Goleta Resident at Historic Preservation Commission Hearing

“I come here to support this project wholeheartedly. It’s not just the historic building, it’s the functionality it will provide as a community center.”

- Goleta Resident at Historic Preservation Commission Hearing

For the legacy



Restores Cherished Historic Landmark



Restores Cherished Historic Landmark



Environmental Improvements



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For the environment



Environmental Improvements



Replace 50% of irrigated areas with native grasses and plants

Environmental Improvements



Environmental Improvements

Eliminating 54,250 SF of concrete cart path



Naturalize culvert
with wooden
bridge

Environmental
Improvements



Current culvert by cart path



Environmental Improvements



Naturalize crossing




Environmental Improvements



Environmental
Improvements



Planting palette for
monarch butterfly
foraging




Reduced and improved
stormwater runoff via sand
capping and bio retention

Environmental
Improvements



Environmental Improvements

Irrigation controller system and on-site weather station for further water use reduction

An aerial photograph showing a coastal area with a mix of residential and commercial buildings. A green callout box with a white border is positioned on the left side of the image. A white arrow points from the text in the box to a specific area in the center of the image, which appears to be a residential development with a central pond or water feature. The coastline is visible on the left, and a road or highway runs horizontally across the top of the image.

Convert from
onsite septic to
sewer system

Environmental
Improvements



Current Irrigation
125 Acres

Environmental
Improvements



Proposed Irrigation
65 Acres

Environmental
Improvements



Removed Existing ESHA
Buffer Encroachments (10 acres)

Environmental
Improvements

For the environment



Environmental Improvements



Restores Cherished Historic Landmark



Environmental Improvements



Provides a World Class Golf Experience



Creates Community and Neighborhood Amenities

For the golfers



Provides a World Class Golf Experience

An aerial photograph of a golf course and surrounding residential area. The golf course is in the center, with a clubhouse and several holes visible. The surrounding area includes roads, parking lots, and houses. The image is used as a background for the text boxes.

Golf Digest

Rebuilding
The Lido at Sand
Valley:
Tom Doak
reflects on
reviving a lost
classic

Forbes

Tom Doak's
New Golf
Course Design
In Scotland
Features A
Very Rare Routing
Element

Golfweek

Tom Doak
partners with
enthusiastic
investor
to revive
High Pointe in
Michigan

Provides a
World
Class Golf
Experience

Improved 6th Hole



Improved
14th Hole



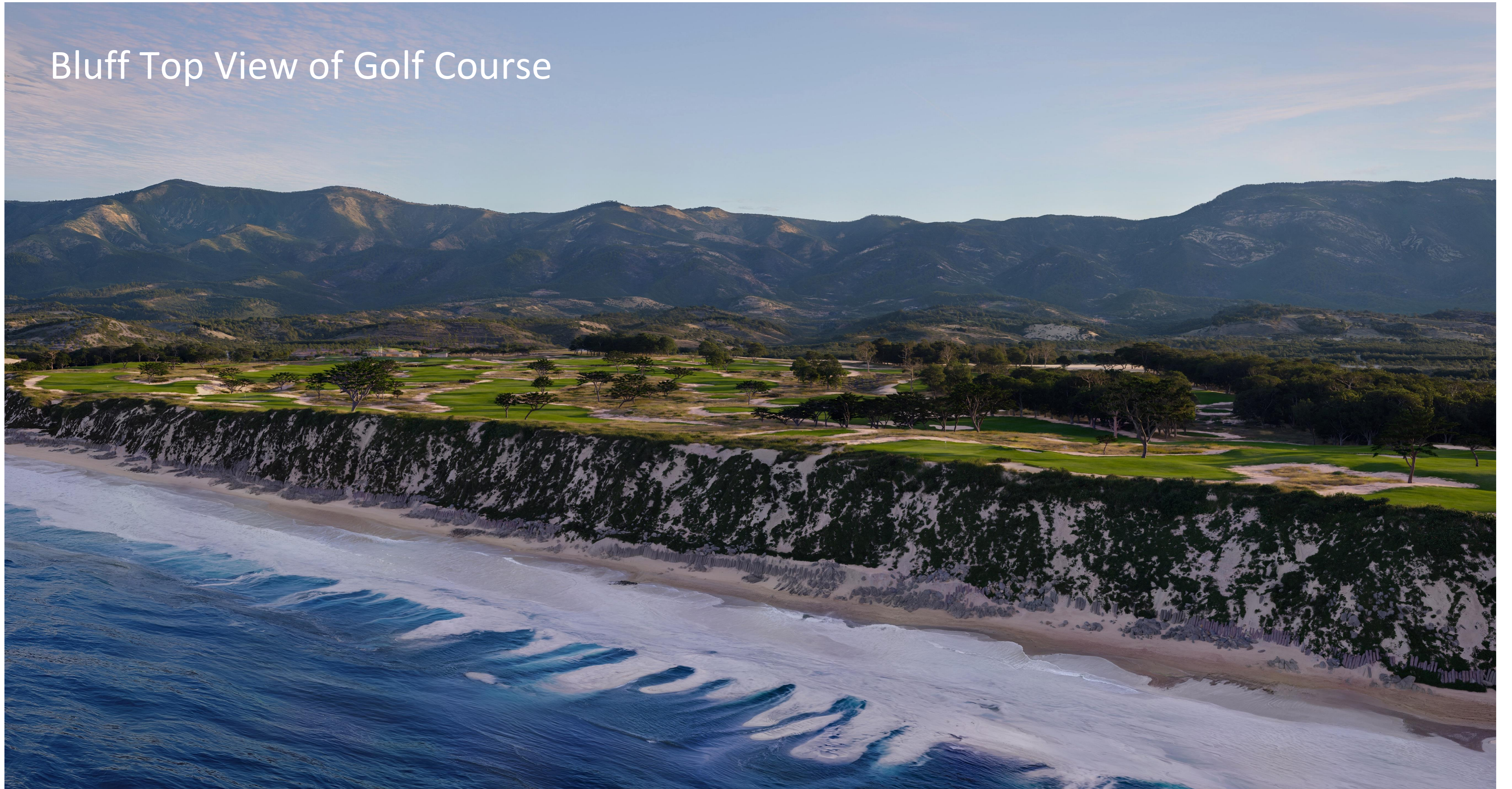
Improved
17th Hole



Improved Course



Bluff Top View of Golf Course



For the golfers



Provides a World Class Golf Experience



Restores Cherished Historic Landmark



Environmental Improvements



Provides a World Class Golf Experience



Creates Community and Neighborhood Amenities

For the community



Creates Community and Neighborhood Amenities



Remove and underground utility lines along Hollister

Community and Neighborhood Amenities



Current View from Hollister Ave

PACIFIC COAST
BIKE ROUTE
←

Current



Proposed



Current



Proposed



Current



Proposed



Current



Proposed





Community and
Neighborhood
Amenities

Existing
De Anza Trail



Sperling
Preserve and
Ellwood Mesa
beach access



Adding a 3,200 linear feet connection to the De Anza Trail

Community and Neighborhood Amenities

A dirt trail winds through a grassy hillside. Two hikers are walking away from the camera, and a dog is running ahead of them. The trail is flanked by trees and green grass. The sun is shining from behind a tree on the right, creating a lens flare effect. The sky is clear and blue.

De Anza Trail

Linking the
historic De Anza Trail

The Juan Bautista de Anza National Historic Trail is a 1,200-mile trail that connects Nogales, Arizona to the San Francisco Bay Area.

View of the Extended
Pastoral De Anza Trail
Along Hollister





Maintaining Existing Trails at Bell Canyon

Community and Neighborhood Amenities



Community and
Neighborhood
Amenities

Donation of 5 acres of Bell
Canyon as natural
preserve



Community and Neighborhood Amenities

12 Public Parking Spaces

Donation of 5 acres of Bell Canyon as natural preserve



Community and
Neighborhood
Amenities

Grant Easement for
Lateral Beach
Access

Proposed New Clubhouse





Proposed New Clubhouse





Community and Neighborhood Amenities

A new clubhouse that provides a public amenity - a coastal restaurant

The Winick designed clubhouse will feature an undulating turfed rooftop that blends seamlessly with rolling fairways looking from Hollister

“WOW! I don’t think Goleta has ever seen or will see something akin to this designed I support the concept wholeheartedly.”
- Design Review Board Member

“I’ve been on this board a lot of years and this might be the most exemplary project I’ve ever seen.”
- Design Review Board Member

“It’s [the clubhouse and project] an architectural masterpiece that we’re really lucky to have in our little town of Goleta.”
- Goleta Resident at Design Review Board Hearing

View from the Sunset Terrace



For the community



Creates Community and Neighborhood Amenities



Restores Cherished Historic Landmark



Environmental Improvements



Provides a World Class Golf Experience



Creates Community and Neighborhood Amenities

A Vision for Historic Restoration and Revitalization

