

#5

de la Guerra, Sheila Public Comment - Group 4

From: Chris Soldo <soldo93108@aol.com>
Sent: Monday, July 10, 2023 4:06 PM
To: sbcob
Subject: JULY 11 Appeal of the Montecito Planning Commission's Approval of the Coral Casino Amendment Project

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Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Dear Commissioners,

Something I believe to be quite significant slipped past the Montecito Planning Commission in their approval of April 5th.

I tried to address this in letters submitted as public comment prior to that meeting; my voice was drowned out by the chorus of letters from Coral Casino members who were literally begged by the Applicant to submit letters of support.

I question and ask the Commissioners to please look at the parking and traffic studies submitted by the Applicant in the original application. They are in my opinion, and from a pure logical basis, fiction.

1) An approval was made based on a model assuming an open Santa Barbara Biltmore Hotel. The hotel has been closed for several years and has not announced or promised any date for opening. How can a 30% reduction of the 265 daily trips in the calculation be taken assuming 80 of those trips are people walking over from the hotel WHEN THE HOTEL IS CLOSED! In other words, approval was granted based on a scenario that does not exist.

2) Even if the hotel was open, the conclusions defies logic. The Associated Transportation Engineers (ATE) conclusion commissioned by the Applicant's Steve Welton state that the opening of the Tydes restaurant to the public after for decades being open only to private club members and hotel guests will:

- A. Reduce daily trips by 128
- B. Reduce peak hour trips by 4

and

- C. Decrease the parking demand of the property by 38

Commissioners, this is impossible. The Applicant has every right to petition for the change of his CUP, but shouldn't there be some standard of truth in the data.

If plain logic has any place in this discussion:

1. Dinner will be the bulk and the most profitable of the daily Tydes business upon opening.
2. Most dinner guests will choose to dine during the short window coinciding with sunset.
3. This is the exact time when local residents who can't afford Ty Warner's vision of Channel Drive will come down and look for a space on a public county street to see the sunset for free. How will these limited parking spaces not be taken up by restaurant patrons cars? How can the Restaurant mandate and force public with reservations to use valet parking? Will valet parkers be permitted to use the public streets?

Even if there is a well-staffed valet parking scenario (which has not been mandated) what will that look like?

One only needs to have a vague familiarity with the public Butterfly Beach to know that cars will cross the 101 overpass from the new roundabout and head towards the hotel. There is a right curve after Bonnymede / Montecito Shores. The Coral Casino is across the street with an opposing lane of traffic in between. Where is an arriving car expect to stop? How will it turn to access a valet which would need to be in front of the door to the restaurant, not on the hotel side. If the small pull-up circle adjacent to the Ballroom entrance is used, its size is woefully inadequate to handle simultaneous arriving cars. And a left turn will have to be made to reach this circle impacting traffic flow. This will take on at the most beautiful time of twilight an appearance unlike the end of Coast Village Road around Lucky's at the same time --the public being way too affected by a private enterprise.

The owner desire is to create a place with "buzz, synergy" (from his own Montecito Planning Commission presentation) but that does not belong juxtaposed on the serene public beachfront called Butterfly Beach. This is why the Coral Casino has worked for years in the Community -- its privateness has made it invisible. All that will change forever with a public business.

I urge in this appeal that the impact of cars and traffic given to you is gone through with a fine-tooth comb. What is stated as the resulting impact and what it will be are two very different things. The magic of studies commissioned by the entity wanting a desired result.

Thank you

Chris Soldo
Santa Barbara, CA

de la Guerra, Sheila

From: Susan Burns <susan@susanburns.com>
Sent: Monday, July 10, 2023 4:30 PM
To: sbcob
Subject: Coral Casino - Planning Commission Approval should be upheld and endorsed

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

As a member of more than 40 years who used the Club on a daily basis, I urge the Commissioners to approve the proposal presented to the Planning Commission by Ty Warner. The members of the Club want to have their "second home" opened as soon as possible. The few appellants who represent that they speak for the members DO NOT have any standing for that designation. Members have expressed to me as a representative of the members twice when I was on the Member Committee that they want the club to be private and not an open door for the hotel across the street! Every member wanted better food and service to make their time at the club more pleasant and inviting. With a mostly empty Tydes and cafe, it was hard to attract the best chef to choose working at the Coral Casino. Ty Warner wants to make out club private and also to open the access to Tydes as a restaurant for our community to use by making a reservation. Both are a "win-win" for club members and for our neighbors and community as a whole.

Please endorse the Planning Commission approval.

Sent from my iPad

de la Guerra, Sheila

From: Villalobos, David
Sent: Tuesday, July 11, 2023 7:57 AM
To: sbcob
Subject: FW: Letter of Support for changes to Coral Casino conditional use permit

From: Mark Schwartz <mjschwartz65@gmail.com>
Sent: Monday, July 10, 2023 6:56 PM
To: Villalobos, David <dvillalo@countyofsb.org>
Cc: Coral Membership <membership@coralcasinobeachclub.com>; Kelly Campbell <kcampbell@montecitoclub1918.com>
Subject: Letter of Support for changes to Coral Casino conditional use permit

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Dear Montecito Planning Commissioners,

My name is Mark Schwartz, and my family and I have been members of the Coral Casino for over 15 years. We are currently out of town, so we are not able to attend the hearing scheduled for tomorrow. We have been active members of the community, and for the past 10 years I have served on the boards of Direct Relief and the UC Santa Barbara Foundation. I also served on the Board of Crane Country Day School for six years, and I was a volunteer coach for many of our kids' sports teams. We treasure our Montecito community, and we feel very fortunate to live here.

The Coral Casino is a tremendous asset to the Montecito community. The proposed changes to the conditional use permit improve the value of that asset to the Montecito community, and we are in 100% support of the changes to the conditional use report as requested by the Coral Casino. The amendment adjustments that are being requested offer a better balance of use of the Coral. These changes allow for fully private facilities for members, while allowing for public access to the restaurant for our neighbors and local community members. Please support the Coral Casino's requested amendments to the CUP.

Thank you for everything you do for our community.

Mark Schwartz