

# Honoring Legacy

## Bringing a Better Balance of Use

*Cozal  
Casino*

BEACH AND CABANA CLUB



An aerial photograph of a large, multi-story hotel complex with a central courtyard and a long, narrow pool running parallel to a sandy beach. The hotel has a classic architectural style with multiple wings and a central tower. The surrounding area is lush with trees and greenery. In the foreground, the ocean waves are visible breaking onto the beach.

*Honoring Legacy*  
Bringing a Better Balance of Use

Ocean-adjacent pool built in 1931 as an amenity to the hotel



*Honoring Legacy*  
Bringing a Better Balance of Use

Coral Casino built in 1937 as an amenity for the hotel and a social membership club

ENTRANCE TO SANTA BARBARA BILTMORE CORAL CASINO



*Honoring Legacy*  
Bringing a Better Balance of Use

**A new era for the Coral Casino  
enhances privacy for members,  
reduces impacts for neighborhood  
and adds a community asset.**



*Honoring Legacy*  
Bringing a Better Balance of Use

*Tydes will be open to the public*

All club facilities  
will be **MEMBERS ONLY**



**2005**  
**92 Conditions of Approval**  
**Request to amend**  
**TWO Conditions**



**County of Santa Barbara**  
**Planning and Development**

Valentin Alexeeff, Director  
Dianne Meester, Assistant Director

March 2, 2005

Richard Monk  
Hollister & Brace  
1126 Santa Barbara Street  
Santa Barbara, CA 93101

BOARD OF SUPERVISORS  
HEARING OF FEBRUARY 15, 2005

*RE: Four Seasons Biltmore Hotel and Spa Appeal, 04APL-00000-00036*

Hearing to consider the appeal of the Montecito Planning Commission's partial approval on December 15, 2004 of the Dilworth/Anton Appeal of the Planning and Development Department's approval of an amendment of the Development Plan under case numbers 04APL-00000-00026 and 04AMD-00000-00001 regarding limited public use of the hotel's existing health spa, in addition to use by overnight hotel guests, and a reduction of four guest rooms from the maximum number allowed under the Development Plan. The project involves AP Nos. 009-352-009, 009-354-001, 009-351-012, and 009-353-015, located at 1260 and 1281 Channel Drive, Montecito area, First Supervisorial District.

Dear Mr. Monk:

At the Board of Supervisors' hearing of February 15, 2005, Supervisor Carbajal moved, seconded by Supervisor Firestone and carried by a vote of 5-0 to:

1. Adopt the required findings for the project specified as Attachment A of the staff report to the Montecito Planning Commission dated November 5, 2004;
2. Accept the CEQA Exemption included as Attachment B of the Montecito Planning Commission staff report dated November 5, 2004;
3. Grant the appeal, 04APL-00000-00036 and reverse the Montecito Planning Commission's decision of December 15, 2004;
4. Approve the amendment, 04AMD-00000-00001, subject to the conditions of approval set forth in the Director's action letter dated September 23, 2004, as revised by the Montecito Planning Commission on December 15, 2004 except for the condition restricting public use of the hotel spa during the high season;



# Conditions Today

Conditions #3 and #22  
approved in **2005**

## **CONDITION 22 TODAY**

- a) The Coral Casino shall remain a private club
- b) Guest membership shall be limited to:
  - 1. 600 permanent members
  - 2. 50 seasonal members for guests of the Biltmore
  - 3. Up to 120 members per month from reciprocal clubs located at least 75 miles away from the Coral Casino
- c) Regular use of the facility shall be limited to club members, their guests and registered overnight Biltmore Hotel guests only.

Guests of registered Biltmore Hotel guests may also use the second story restaurant when accompanied by the registered hotel guest. Such regular use also includes guest privileges afforded to the general manager of the club for business purposes incidental to the operations of the club. Outside groups may also use the facility for special functions.

## **CONDITION 3 TODAY**

- a) The number of guest rooms or keys at the hotel shall NOT exceed 229



# Our Requested Amendments

## Amendments to Conditions #3 and #22

### CONDITION 22 REVISIONS

- a) The Coral Casino shall remain a private club.
- b) Guest membership shall be limited to:
  - 1) 600 permanent members
  - 2) Up to 60 members per month from reciprocal clubs located at least 75 miles away from the Coral Casino
- c) With the exception of the 2nd floor restaurant, regular use of the facility shall be limited to club members and their guests only. Such regular use also includes club privileges afforded to the general manager of the club for business purposes incidental to the operation of the club, as set forth in Condition No. 1 (Project Description) of Case Nos. 22AMD-00000-00005 and 22CDP-00000-00079. Outside groups may use the club's 2nd floor restaurant and La Pacifica ballroom and its adjacent terrace for special functions. The 2nd floor restaurant shall be available for club members and their guests, including 34 seats reserved by club members. In addition, the 2nd floor restaurant shall be available by reservation for up to 265 members of the public per day (for the purposes of this condition registered hotel guests are considered members of the public). Reservation data shall be maintained by the operator and provided to County Planning and Development staff, upon request.
- d) No outdoor music after 10:00 p.m. except Friday, Saturday, Fiesta week, and holidays, when music shall cease at 12:00 midnight.
- e) Activities at the Coral Casino shall be those normally associated with a social, swim, and tennis club.
- f) Use of the restaurant roof sundeck shall only be during daylight hours, through sunset, and during nighttime hours not more than four times annually.

### CONDITION 3 REVISION

- a) The number of guest rooms or keys at the hotel shall NOT exceed 192



# Our Requested Amendments

## Amendments to Conditions #3 and #22

### CONDITION 1 REVISIONS

Condition No. 1 of the Conditions of Approval:

1. Proj Des-01 Project Description. This Development Plan Amendment (22AMD-00000-00005) and Coastal Development Permit (22CDP-00000-00079) are based upon and limited to compliance with the project description, the hearing exhibits marked 1-13, dated July 11, 2023, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. Additionally, all conditions of approval on 03DVP-00000-00002 (as amended by 05AMD-00000-00005, 07AMD-00000-00011, and 13AMD-00000-00005) remain in effect as approved, with the exception of Condition Nos. 3 and 22, which are amended herein.

**CONTINUED ON NEXT SLIDE**



# Our Requested Amendments

## Amendments to Conditions #3 and #22

### CONDITION 1 REVISIONS CONTINUED

The proposed project is a request for an Amendment to the Biltmore Hotel and Coral Casino Revised Development Plan (03DVP-00000-00002) and approval of an associated Coastal Development Permit to modify Condition Nos. 3 and 22 of the Development Plan conditions of approval, as detailed below. Condition No. 3 will be modified to reduce the maximum number of permitted Biltmore Hotel guestrooms/keys to 192. Prior to Coastal Development Permit issuance, the Owner/Applicant shall provide site/floor plans to Planning and Development for review and approval. The site/floor plans shall depict the layout of existing Biltmore Hotel guestrooms and the proposed reduction in guestrooms to 192. The reduction in the existing number of Biltmore Hotel guestrooms will be accomplished with interior alterations only to combine adjacent separate guestrooms into singular, larger guestrooms (including suites and junior suites). Condition No. 22 will be modified to allow limited public use of the existing second floor Coral Casino Restaurant, reduce the Coral Casino monthly membership allowance for members of reciprocal clubs, and eliminate the Coral Casino seasonal membership allowance for Biltmore Hotel guests. Prior to Coastal Development Permit issuance, the Owner/Applicant shall provide a revised Coral Casino site plan exhibit to Planning and Development for review and approval. The revised Coral Casino site plan exhibit shall depict the second floor restaurant area including restrooms that serve the restaurant as presented during the Montecito Planning Commission hearing of April 5, 2023. Additionally, use of the existing 2,050-sq. ft. event/meeting room at the Biltmore Hotel (currently identified as the La Marina banquet room) will be limited to non-dining entertainment and other activities for hotel guests only. Coral Casino club privileges afforded to the general manager of the club for business purposes incidental to the operation of the club shall be limited to membership sales and promotions, marketing, goodwill, club tours and dining with prospective club members and vendors. The Coral Café poolside restaurant and bar will remain a private, members only dining option for club members and their guests. Except in case of fire, safety, emergency or handicap access, public ingress and egress to the 2nd floor restaurant shall be provided via the tower door facing Channel Drive. Other than as set forth in these Conditions, public access to the club's facilities shall be restricted in the following ways: (1) the door from the ground level elevator foyer to the club area shall be locked from the foyer side to prevent public access; (2) the beach gate shall be locked from the beach side to prevent public access; and (3) the gates on the West side of terrace adjacent to the La Pacifica Ballroom shall be locked from the outside to prevent public access, except during special functions for outside groups.

This proposed Amendment does not involve any new structural development or exterior alterations to existing development, and no additional services or access will be required. The property will continue to be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire Protection District. Access is provided from Channel Drive. The proposed project is located on a 19.28-acre property, zoned C-V and shown as Assessor's Parcel Numbers 009-352-009, 009-354-001, 009-351-012 and 009-353-015, located at 1260 and 1281 Channel Drive in the Coastal Zone of the Montecito Community Plan Area, First Supervisorial District...



# Reductions of Usage



Reciprocal Members Reduced by 50%  
(just 60 would be allowed)



Coral Casino Guest of Hotel guest eliminated



La Marina Banquet room eliminated  
(reprogrammed for guest amenities)



Hotel room keys reduced by 37 keys



# Impacts of Requested Changes after Mitigations



128 fewer Average Daily Traffic Trips  
(4 fewer PM Peak Hour Trips)



38 less demand for parking



Coral Casino becomes totally private\*

\*La Pacific Ballroom remains open to the public as it always has been



# Tydes Restaurant







A community with 600 families limits a viable business model - and hours of operation.



An already limited restaurant workforce, prioritizes restaurants with consistent operating hours and customer demand.



Award winning chef team requires the buzz, synergy, and ambiance of a more publicly-accessible restaurant.



Element of public restaurant access aligns with the spirit and intent of the Coastal Act.

## Tydes Current Challenges







*Coral  
Casino*  
BEACH AND CABANA CLUB

*Tydes*

*Tydes*

*Tydes*



# Improvements Taking Place Now

Expanded Fins

Upgraded Private Dining Room

New Members Rooftop Lounge

Relocated Children's Pool  
Relocated Spa & Added Plunge Pool



1

Public can  
enjoy Tydes

2

Coral Casino Club  
Members Only

3

Public impacts  
are reduced







*Coral  
Casino*  
BEACH AND CABANA CLUB