

# Appeals of the Coral Casino Development Plan Amendment Project

Case Nos. 22AMD-00000-00005, 22CDP-00000-00079, 23APL-00015 through 23APL-00018, and 23APL-00020

Appeals filed by Kim Seefeld, Suzanne Duca, Douglas Large, Lucinda Lester Owen, and Mark Trilling

Santa Barbara County Board of Supervisors  
July 11, 2023



County of Santa Barbara  
Planning and Development  
Alia Vosburg

# Background

- Biltmore Hotel constructed in 1927, prior to establishment of Montecito zoning regulations
- Coral Casino approved by Planning Commission in 1937 under Conditional Use Permit
- Various subsequent permits approved over the years allowing improvements and expansions
- Biltmore Hotel and Coral Casino currently operated in accordance with Revised Development Plan 03DVP-00000-00002

# Vicinity Map



# Amendment

Changes to approved Development Plan permitted by Amendment if:

- Findings required for approval of the original Development Plan remain valid to accommodate to the proposed change
- Environmental impacts associated with proposed change are substantially the same or less than those identified during the processing of the original Development Plan

# MPC-Approved Project Description

## Amend 03DVP-00000-00002 conditions:

- Allow limited public use of the existing second floor Coral Casino Restaurant
- Reduce the Coral Casino monthly membership allowance for members of reciprocal clubs
- Eliminate the Coral Casino seasonal membership allowance for Biltmore Hotel guests
- Eliminate the Coral Casino regular use allowance for registered overnight Biltmore Hotel guests
- Reduce maximum number of permitted Biltmore Hotel guestrooms/keys from 229 to 192

# Appeals

- Appeals – Subsequent to MPC approval, five appeals were filed by interested parties citing a lack of protection for the private status of the club and citing issues with the MPC hearing process.
- Staff response – Code doesn't require that the club be operated as a private facility; existing conditions of approval identify the club as private, but the Applicant submitted the appropriate application to request changes; and MPC hearing was appropriately conducted in accordance with the MPC Procedures manual.

# Resolution

Applicant and Appellants have been meeting to discuss the appeal issues, and a resolution has been reached consisting of proposed edits to the Project Description:

- Define/further restrict the club privileges afforded to the general manager of the club
- Specify that the 1st floor poolside restaurant and bar will remain limited to club members and their guests
- Limit the general public's access to the 2nd floor restaurant to a specific door
- Specify doors that shall remain locked to prevent public access to the remainder of the club

# Policy Consistency and Environmental Review

## **Article II Zoning Requirements:**

- C-V Zone District

## **Comprehensive Plan, Coastal Land Use Plan, and Montecito Community Plan Policies:**

- Adequate services, land use compatibility, and coastal access

## **CEQA Guidelines Section 15164 (Addendum):**

- Addendum to previous EIR was prepared for proposed Amendment
- Amendment will not result in any new or substantially more severe impacts



# Recommended Actions

- a. Deny the appeals, Case Nos. 23APL-00015 through 23APL-00018 and 23APL-00020;
- b. Make the required findings for approval of the Project, Case Nos. 22AMD-00000-00005 and 22CDP-00000-00079, including CEQA findings;
- c. Approve the Addendum to the previously certified Environmental Impact Report, 04EIR-00000-00006, pursuant to State CEQA Guidelines Section 15164, and determine that as reflected in the CEQA findings, no subsequent environmental document is required for the Project; and
- d. Grant de novo approval of the Project, Case Nos. 22AMD-00000-00005 and 22CDP-00000-00079, subject to the conditions of approval, as updated in the Staff Memo.