

**SANTA BARBARA COUNTY
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:
Prepared on: 11/26/02
Department Name: Historic Landmarks Advisory
Commission
Department No.: 7910
Agenda Date: 12/03/02
Placement: Departmental – Public Hearings
Estimate Time: 60 minutes
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Santa Barbara Historic Landmarks Advisory Commission

STAFF CONTACT: Jennifer C. Klein, County Counsel's Office
x 2950

SUBJECT: Resolution Declaring that the Coral Casino, located at 1260 Channel Drive, Montecito, California, (A.P.N. 009-353-15), is worthy of protection under Chapter 18A of Santa Barbara County Code, and prescribing conditions to protect and preserve it as County Landmark #43.

Recommendation(s):

That the Board of Supervisors:

Consider the adoption of a resolution proclaiming the Coral Casino Beach and Cabaña Club, located at 1260 Channel Drive, Montecito, California, A.P.N. 009-353-15, a historical landmark under Chapter 18A of the Santa Barbara County Code. The resolution is attached as Exhibit "A". Supporting documentation is attached as Exhibit "B".

Alignment with Board Strategic Plan:

The recommendation(s) are primarily aligned with Goal No. 5: A High Quality of Life for All Residents.

Executive Summary and Discussion:

The beach club historically and commonly known as the "Coral Casino" was determined to be eligible for and worthy of protection as a historical landmark on September 9, 2002, by the Santa Barbara County Historical Landmarks Advisory Commission, after a site visit and presentations by the nominating party and owner.

The Coral Casino Preservation Committee, P.O. Box 2148, Santa Barbara, California, 93120, is the group that nominated the Coral Casino for landmark status. The group is unaffiliated with the owner of the Coral Casino.

The property is owned by 1260 BB, LLC, c/o Keystone Advisors, Inc., 8 E. Figueroa Street, Suite 302, Santa Barbara, California, 93101. Notice that this item was on the Commission's agenda for September 9, 2002 was give to the owner. Issues that arose concerning landmarks status included (1) the scope of what was to be landmarked, i.e. exteriors, interiors, landscaping, and other features, and (2) the nature of special conditions proposed to be placed on the landmark. After extensive discussions and presentations before the Commission the owner agreed to support landmark status. A copy of the Commission's resolution is attached to this Board letter as Exhibit "C".

Mandates and Service Levels:

Upon achieving landmark status, the property will be subject to applicable sections of County Code Chapter 18A and to conditions stated in the attached Resolution designating the property a landmark.

Fiscal and Facilities Impacts:

None

Special Instructions:

Authorize the Clerk of the Board of Supervisors to mail a copy of the executed resolution to:

1260 BB, LLC
c/o Keystone Advisors, Inc.
1180 Channel Drive
Santa Barbara, CA 93108

The Coral Casino Preservation Committee
P.O. Box 2148
Santa Barbara, CA 93120

Marylouise Morganward, Secretary
Santa Barbara County Historical Landmarks Advisory Commission
c/o Planning & Development
123 East Anapamu Street
Santa Barbara, CA 93101

Alan Seltzer, Chief Deputy County Counsel
Office of the County Counsel
105 E. Anapamu Street, Suite 201
Santa Barbara, CA 93101

Concurrence:
N/A

**RESOLUTION OF THE SANTA BARBARA COUNTY
BOARD OF SUPERVISORS**

A RESOLUTION DECLARING THAT “THE CORAL CASINO”, LOCATED AT 1260 CHANNEL DRIVE, MONTECITO, CALIFORNIA, (ASSESSOR’S PARCEL NUMBER 009-353-15), IS WORTHY OF PROTECTION UNDER CHAPTER 18A OF THE SANTA BARBARA COUNTY CODE, AND PRESCRIBING CONDITIONS TO PROTECT AND PRESERVE IT AS COUNTY LANDMARK #43.

RESOLUTION No. 2002- _____

WHEREAS, THE CORAL CASINO, located in Montecito, in the County of Santa Barbara, has great historical significance to the general public as a landmark and exemplifies or reflects special elements of the County’s cultural, social, economic, aesthetic, and architectural history, associated with the development of hotels and resorts in Montecito during the years 1925-1950;

WHEREAS, THE CORAL CASINO embodies distinctive characteristics of a style, type, period or method of construction and is a valuable example of craftsmanship as a rare surviving example of the International/Moderne style of architecture;

WHEREAS, THE CORAL CASINO is representative of the work of the notable architect Gardner A. Dailey, one of the major proponents of the San Francisco “Bay Regional style;”

WHEREAS, THE CORAL CASINO contributes to the significance of a historic area, being a geographically definable area possessing historic and scenic properties and is thematically related in a grouping of properties that contribute to each other and are unified aesthetically by physical development, due to its association as a beach club built 12 years after the Biltmore Hotel at 1281 Channel Drive, itself an outstanding example of the resort development in Montecito during the years 1925-1950;

WHEREAS, THE CORAL CASINO has a location with unique physical characteristics, including the entrance pavilion, copper hipped roof, and lighthouse tower contributing to the scenic vista of Channel Drive and Butterfly Beach;

WHEREAS, THE CORAL CASINO embodies elements of architectural design, detail, materials, and craftsmanship that represent a significant structural and architectural achievement and innovation, including the structure’s horizontality, angular walls, thin

flat roofs along the ocean elevation, extensive use of glass, geometric front entrance, and octagonal tower reflecting the hybrid of International and Moderne architectural styles;

WHEREAS, THE CORAL CASINO is one of the few remaining examples in the Montecito community possessing distinguishing characteristics of the International/ Moderne style, and is associated with resort development in Montecito during the years 1925-1950;

WHEREAS, the designation of THE CORAL CASINO as a County Historic Landmark shall not require the expenditure of an unreasonable amount of money to carry out the purposes of County Code, Chapter 18A;

WHEREAS, the designation of THE CORAL CASINO as a County Historic Landmark shall not infringe upon the right of a private owner thereof to make any and all reasonable uses of such landmark that are not in conflict with the purposes of County Code, Chapter 18A;

WHEREAS, on September 9, 2002, the Santa Barbara County Historical Landmarks Advisory Commission declared that the Coral Casino and parcel, excluding all interior spaces, and excluding exterior alterations made after 1957, qualifies for recommendation to the County Board of Supervisors as an historical landmark pursuant to the provisions of County Code Chapter 18A;

WHEREAS, the Board of Supervisors of the County of Santa Barbara deems that the Coral Casino is worthy of protection and preservation as an historical landmark;

NOW, THEREFORE IT IS RESOLVED as follows:

1. The Board of Supervisors, having duly set a public hearing, has heard all interested parties and has closed said public hearing, adopting the conditions set out in Paragraph 2 of this Resolution.
2. The Board of Supervisors hereby declares the entire Coral Casino parcel as a historical landmark, excluding all interior spaces and exterior alterations made after 1957, and hereby imposes the following conditions pursuant to County Code, Chapter 18A section 5:
 - a. Demolition, removal or destruction, partially or entirely, shall be prohibited unless express consent in writing is first had and obtained from the historic landmarks advisory commission. Such consent may impose all reasonable conditions deemed appropriate by the commission to accomplish the purposes of this chapter.

- b. No alterations, repairs, additions or changes (other than normal maintenance and repair work) shall be made unless and until all plans therefor have first been reviewed by the historic landmarks advisory commission and approved or modified, and reasonable conditions imposed as deemed necessary and that all such work shall be done under the direction and control of the historic landmarks advisory commission or other qualified persons designated by it.
- c. That no buildings or structures exposed to public view from Channel Drive may be placed, erected, moved in, altered, enlarged or removed (other than normal maintenance and repair work) without approval, with reasonable conditions imposed, where deemed necessary, by the historic landmarks advisory commission, first had and obtained.

PASSED, APPROVED, AND ADOPTED by the Santa Barbara County Board of Supervisors, Santa Barbara, California, this ____ day of _____, 2002 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

GAIL MARSHALL
CHAIRPERSON

Approved as to form:

Deputy County Counsel