



Appeal Application

County Use Only	Appeal Case No.:
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STEP 1: SUBJECT PROPERTY

APN -009-351-012 and APN 009-351-001

ASSESSOR'S PARCEL NUMBER(S)
1260,1281 Channel Drive, S.B., CA. 93108

PROPERTY ADDRESS (IF APPLICABLE)
1260 BB, Biltmore/Coral Casino Beach and Cabana Club

BUSINESS/ESTABLISHMENT NAME (IF APPLICABLE)

STEP 2: PROJECT DETAILS

Coral Casino renovation project

PROJECT TITLE
03-DVP-00000-00002

CASE NO(S).
Montecito Planning Comm 04/05/2023

DECISION MAKER DATE OF ACTION

Is the appeal related to cannabis activities? Yes No

STEP 3: APPEAL CONTACTS

APPELLANT

DOUGLAS B. LARGE

NAME (if LLC or other legal entity, must provide documentation)
1315 E. Pepper Ln.

STREET ADDRESS
Santa Barbara CA. 93108

CITY STATE ZIP
805.252.9311 dlarge@FLASUP.COM

PHONE EMAIL

AGENT

N/A

NAME (if LLC or other legal entity, must provide documentation)

STREET ADDRESS

CITY STATE ZIP

PHONE EMAIL

ATTORNEY

N/A

NAME (if LLC or other legal entity, must provide documentation)

STREET ADDRESS

CITY STATE ZIP

PHONE EMAIL

STEP 4: APPEAL DETAILS

Is the Appellant the project Applicant? Yes No

If not, please provide an explanation of how you are an "aggrieved party", as defined in Step 5 on page 2 of this application form:

I am a member of the public and the Coral Casino.

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 2023 APR 12 A 10:45
 BOARD OF SUPERVISORS

Please provide a clear, complete, and concise statement of the reasons or ground for appeal:

- Why the decision or determination is consistent/inconsistent with the provisions and purposes of the County's Zoning Ordinances or other applicable law;
- There was error or abuse of discretion;
- The decision is not supported by the evidence presented for consideration;
- There was a lack of a fair and impartial hearing; or
- There is significant new evidence relevant to the decision which could not have been presented at the time the decision was made.
- Coastal Zone – Accessory Dwelling Unit appeals: Appellant must demonstrate that the project is inconsistent with the applicable provisions and policies of the certified Local Coastal Program or that the development does not conform to the public access policies set forth in the Coastal Act.

The decision violates the private club status of the Coral Casino without adequate protections for members of that club. The MPC's decision is not supported by the evidence presented for consideration. I spoke in opposition to the requested amended DVP given that its proposed conditions of approval are inadequate to ensure (1) that Coral Casino members are not defrauded by the Applicant, (2) that the Coral Casino becomes more private, not less, and (3) that Coral Casino members' rights are protected. Given the evidence presented, the MPC abused its discretion.

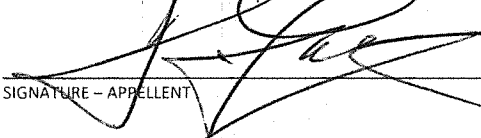
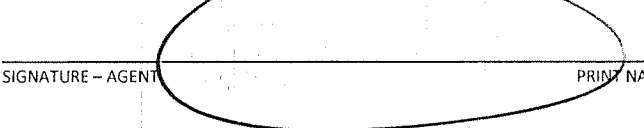

STEP 5: APPELLANT, AGENT, AND ATTORNEY ACKNOWLEDGEMENTS

I hereby certify under penalty of perjury that I have read the information below and that:

1. I have carefully reviewed and prepared the appeal application in accordance with the instructions; and
2. I provided information in this appeal application, including all attachments, which are accurate and correct; and
3. I understand that the submittal of inaccurate or incomplete information or plans, or failure to comply with the instructions may result in processing delays and/or denial of my application; and
4. I understand that it is the responsibility of the applicant/appellant to substantiate the request through the requirements of the appeal application; and
5. I understand that upon further evaluation, additional information/documents/reports/entitlements may be required; and
6. I understand that all materials submitted in connection with this appeal application shall become public record subject to inspection by the public. I acknowledge and understand that the public may inspect these materials and that some or all of the materials may be posted on the Department’s website; and
7. I understand that denials will result in no refunds; and
8. I understand that Department staff is not permitted to assist the applicant, appellant, or proponents and opponents of a project in preparing arguments for or against the project; and
9. I understand that there is no guarantee – expressed or implied – that an approval will be granted. I understand that such application must be carefully evaluated and after the evaluation has been conducted, that staff’s recommendation or decision may change during the course of the review based on the information presented; and
10. I understand an aggrieved party is defined as any person who in person, or through a representative, appears at a public hearing in connection with the decision or action appealed, or who, by the other nature of his concerns or who for good cause was unable to do either; and
11. Pursuant to California Civil Code Section 1633.5(b), the parties hereby agree that where this Agreement requires a party signature, an electronic signature, as that term is defined at California Civil Code Section 1633.2(h), shall have the full force and effect of an original (“wet”) signature. A responsible officer of each party has read and understands the contents of this Agreement and is empowered and duly authorized on behalf of that party to execute it; and
12. I understand that applicants, appellants, contractors, agents or any financially interested participant who actively oppose this project who have made campaign contributions totaling more than \$250 to a member of the Planning Commission or Board of Supervisors since January 1, 2023, are required to disclose that fact for the official record of the subject proceeding. Disclosures must include the amount and date of the campaign contribution and identify the recipient Board member and may be made either in writing as part of this appeal, in writing to the Clerk of the legislative body before the hearing, or by verbal disclosure at the time of the hearing; and
13. If the approval of a Land Use Permit required by a previously approved discretionary permit is appealed, the applicant shall identify:
 - How the Land Use Permit is inconsistent with the previously approved discretionary permit;
 - How the discretionary permit’s conditions of approval that are required to be completed prior to the approval of a Land Use Permit have not been completed;
 - How the approval is inconsistent with Section 35.106 (Noticing).

REQUIRED SIGNATURES

I have read and understand the above acknowledgements and consent to the submittal of this application.

	DOUGLAS B. LARGE	4/11/23
SIGNATURE – APPELLANT	PRINT NAME	DATE
		
SIGNATURE – AGENT	PRINT NAME	DATE
		
SIGNATURE – ATTORNEY	PRINT NAME	DATE

Appeals to the Planning Commission. Appeals to the Planning Commission must be filed with Planning and Development no later than 10 days following the date of the decision, along with the appropriate fees. Please contact P&D staff below for submittal instructions and to determine the appropriate fee.

South County projects: front@countyofsb.org or (805) 568-2090
 North County projects: nczoning@countyofsb.org or (805) 934-6251

Appeals to the Board of Supervisors. Appeals to the Board of Supervisors must be filed with the Clerk of the Board and must be filed no later than 10 days following the date of the decision, along with the appropriate fees. Appeal instructions are located online at the Clerk of the Board website: <https://www.countyofsb.org/2837/Filing-Land-Use-Appeals-Claims>