

# 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:** May 26, 2005  
**Department Name:** Planning & Development  
**Department No.:** 053  
**Agenda Date:** June 7, 2005  
**Placement:** Administrative  
**Estimate Time:** 3.0 hours on July 5, 2005  
**Continued Item:** NO  
**If Yes, date from:**  
**Document File Name:** G:\GROUP\Permitting\Case Files\DVP\03 cases\03DVP-00000-00002 Coral Casino\Appeal\Board Letter set hearing for July 5 - addendum .DOC

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**TO:** Board of Supervisors

**FROM:** Dianne Meester, Assistant Director  
Planning and Development

**STAFF CONTACT:** Steve Goggia, Supervising Planner (x2067)  
Laura Bridley, Contract Planner

**SUBJECT:** Appeals of the Montecito Planning Commission Approval of the Four Seasons Biltmore Hotel & Coral Casino Historic Rehabilitation Plan Development Plan Revision, Case No. 03DVP-00000-00002 by Coral Casino Preservation Committee [Appeal Case No. 05APL-00000-00007], also by the Coral Casino Members Committee [Appeal Case No. 05APL-00000-00009], and also by James O. Kahan and Jacqueline G. Roston [Appeal Case No. 05APL-00000-00010] and

Appeals of the Historic Landmarks Advisory Commission approval of the Coral Casino Historic Rehabilitation Plan by Coral Casino Members Committee [Appeal Case No. 05APL-00000-00008], also by Coral Casino Preservation Committee [Appeal Case No. 05APL-00000-00011], and also by James O. Kahan and Jacqueline G. Roston [Appeal Case No. 05APL-00000-00012]

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## Recommendations:

That the Board of Supervisors **set a hearing for July 5, 2005** to consider:

- a) The appeals by the (1) Coral Casino Preservation Committee, and (2) the Coral Casino Members Committee, and (3) James O. Kahan and Jacqueline G. Roston of the Montecito Planning Commission approval of the Four Seasons Biltmore Hotel & Coral Casino Historic Rehabilitation Plan Development Plan Revision. The application involves AP

Nos. 009-351-015 located at 1281 Channel Drive (Coral Casino) and 009-351-012, 009-352-009 and 009-354-001 located at 1260 and 1281 Channel Drive, Montecito area (Biltmore Hotel), First Supervisorial District.

- b) The appeals by the (1) Coral Casino Member Committee, and (2) Coral Casino Preservation Committee, and (3) James O. Kahan and Jacqueline Roston of the County Historic Landmarks Advisory Commission's approval of the Rehabilitation Plan. The Historic Landmarks Advisory Commission's action involves the Coral Casino only, AP No. 009-353-015 located at 1281 Channel Drive, Montecito area, First Supervisorial District.

**Alignment with Board Strategic Plan:** The recommendation is primarily aligned with actions required by law or by routine business necessity.

### **Executive Summary and Discussion:**

On May 5, 2005, the Montecito Planning Commission approved the Final Development Plan (03DVP-00000-00002) subject to conditions. The Development Plan revised a preexisting Development Plan for the facilities including the renovation of the Coral Casino site with the addition of 2,900 square feet of building area, and creation of additional usable space in another 2,054 square feet of the existing facility. A modification of zone district requirements to front and side yard set backs under the provisions of Article II of the C-V Zone District was granted. The Montecito Planning Commission also made a Finding of Overriding Considerations and certified the Environmental Impact Report 04-EIR-00000-00006, pursuant to the State Guidelines for Implementation of the California Environmental Quality Act.

The Montecito Planning Commission Action Letter of May 5, 2005 is included as ATTACHMENT A to this Board Letter.

The appeal filed by the Coral Casino Preservation Committee on May 12, 2005 of the Montecito Planning Commission's action is included as ATTACHMENT B.

The appeal filed by the Coral Casino Members Committee on May 16, 2005 of the Montecito Planning Commission's action is included as ATTACHMENT C.

The appeal filed by James O. Kahan and Jacqueline G. Roston on May 16, 2005 of the Montecito Planning Commission's action is included as ATTACHMENT D.

On May 16, 2005, the County Historic Landmarks Advisory Commission approved alterations to the Coral Casino, as reflected in the Coral Casino Rehabilitation Plan, and subject to conditions. The Historic Landmarks Advisory Commission also made a Finding of Overriding Considerations based upon certification of 04EIR-00000-00006 by the Montecito Planning Commission.

The County Historic Landmarks Advisory Commission Action letter of May 25, 2005, is included as ATTACHMENT E.

The appeal filed by the Coral Casino Members Committee on May 16, 2005 of the Historic Landmarks Advisory Commission's action is included as ATTACHMENT F.

The appeal filed by the Coral Casino Preservation Committee on May 26, 2005 of the Historic Landmarks Advisory Commission's action is included as ATTACHMENT G.

The appeal filed by the James O. Kahan and Jacqueline Roston on May 26, 2005 of the Historic Landmarks Advisory Commission's action is included as ATTACHMENT H.

A full discussion of the issues and additional material associated with each appeal will be provided in the Board Letter for the July 5th Board hearing.

### **Mandates and Service Levels:**

Section 35-182.3.1 of Article II (the Coastal Zoning Ordinance) of Chapter 35 of the County Code provides that the decisions of the Planning Commission may be appealed to the Board of Supervisors. Section 18A-7 of Chapter 18A of the County Code provides that the decisions of the Historic Landmarks Advisory Commission may be appealed to the Board of Supervisors.

Pursuant to Government Code Sections 65355 and 65090, a notice shall be published in at least one newspaper of general circulation.

Pursuant to Government Code Section 65091, required mailed notice to property owners within 300 feet of the project's property boundaries, including the real property owners, and residents within 100 feet of the property, project applicant and local agencies expected to provide essential services, shall be done at least ten (10) days prior to the hearing.

### **Fiscal and Facilities Impacts:**

This project is located within the state-designated Appeals Jurisdiction of the Coastal Zone; therefore, the California Coastal Commission retains appeal authority over discretionary projects within this geographic area. The County does not charge a fee for appeals within the coastal zone per the Planning & Development Department fee schedule (Resolution No. 04-060, adopted by the Board of Supervisors on March 15, 2004). The cost of processing this appeal is budgeted in the Permitting and Compliance program of the Development Review South Division on page D-290 of the adopted 04/05 fiscal year budget.

**Special Instructions:**

Clerk of the Board shall complete noticing in the Santa Barbara News-Press and shall complete the mailed noticing for the project at least ten (10) days prior to the July 5<sup>th</sup> hearing (mailing labels attached).

Clerk of the Board shall forward a copy of the Minute Order to Planning & Development, Hearing Support Section, Attention: Cintia Mendoza.

**Concurrence:** None

**Attachments:**

- A: Montecito Planning Commission Action Letter of May 5, 2005
- B: Coral Casino Preservation Committee appeal filed on May 12, 2005
- C. Coral Casino Members Committee appeal filed on May 16, 2005
- D. James O. Kahan and Jacqueline G. Roston appeal filed on May 16, 2005
- E. Historic Landmarks Advisory Commission action letter dated May 25, 2005
- F. Coral Casino Members Committee appeal filed on May 16, 2005.
- G. Coral Casino Preservation Committee appeal filed on May 26, 2005.
- H. James O. Kahan and Jacqueline Roston appeal filed on May 26, 2005.