

Santa Barbara County Board of Supervisors

Biltmore Seawall Appeal
Case No. 06APL-00000-00037

November 7, 2006



US-101

Biltmore Hotel

Olive Mill Road

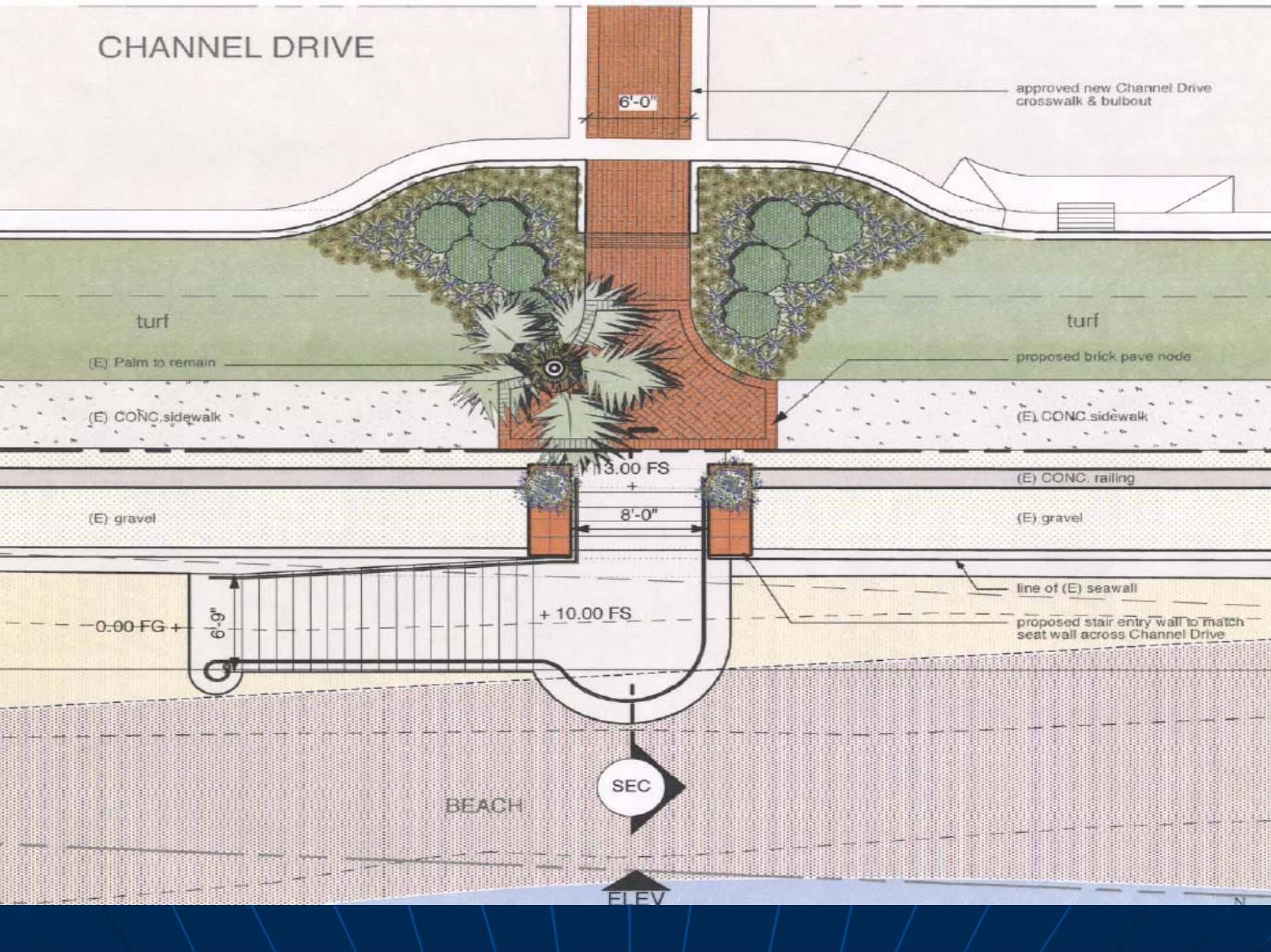
Channel Drive

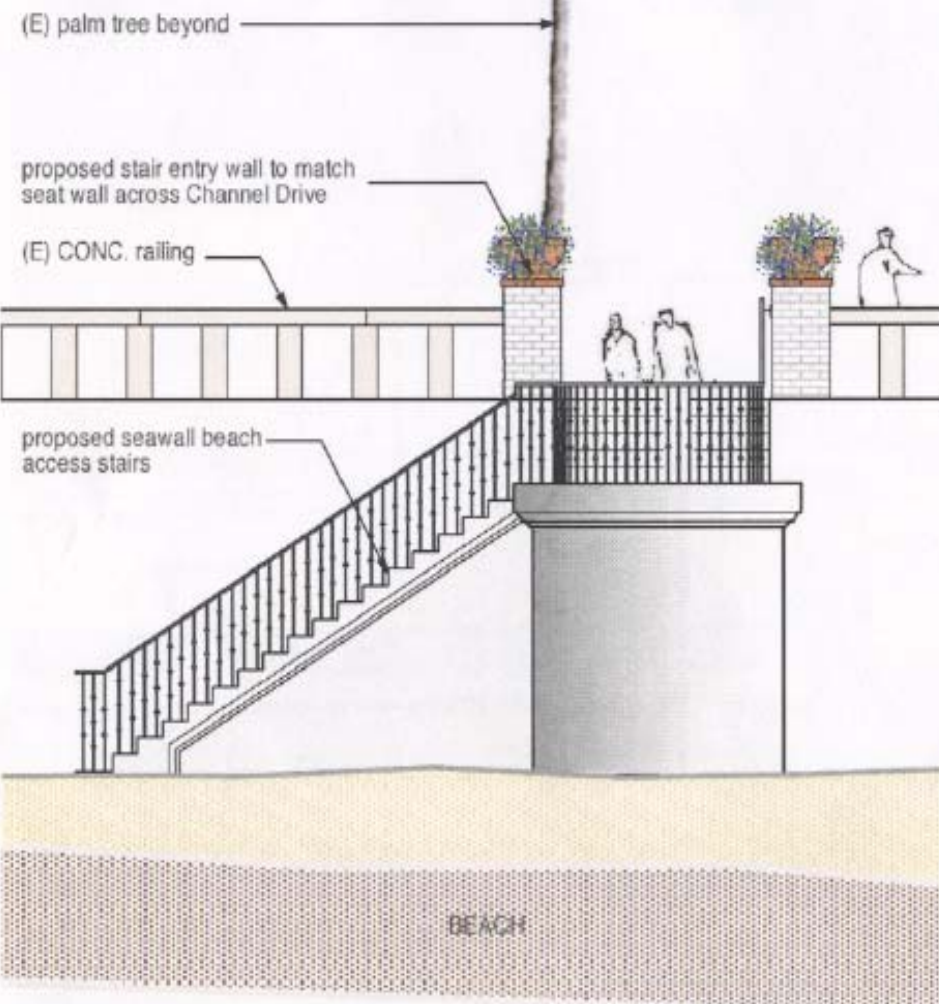
Project Site

Project History

- Montecito Planning Commission approved project on August 16, 2006 by a 4 to 1 vote
- Added condition to remove brick pavers on sidewalk and planters on seawall railing

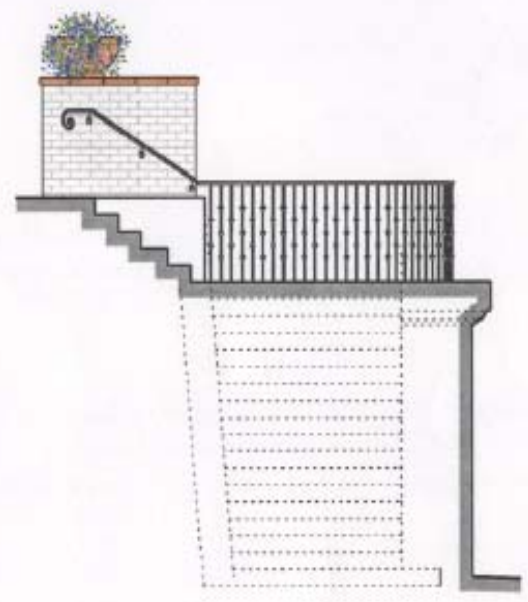
CHANNEL DRIVE





ELEVATION

scale: 1/8" = 1'-0"



SECTION

scale: 1/8" = 1'-0"

Montecito Board of Architectural Review August 7, 2006

- “Do not want to see anything that matches the Biltmore or raises concern that this is a public beach access”
- Maintain simple, low-key design

Policy Consistency

- As conditioned, the project is consistent with the Comprehensive Plan, including the Coastal Land Use Plan & the Montecito Community Plan and applicable Coastal Act Policies
- ***Coastal Plan Policy 7-1: The County shall take all necessary steps to protect and defend the public's constitutionally guaranteed rights of access to and along the shoreline.***

Staff Recommendation

- Adopt the required findings, including the CEQA findings
- Approve the Negative Declaration, Case No. 06NGD-00000-00013 and adopt the mitigation monitoring program contained within the conditions of approval
- Deny the appeal, Case No. 06APL-00000-00037
- Grant *de novo* approval of the project, Case No. 05CUP-00000-00025 subject to the conditions of approval





NO
PARKING
2AM-5AM













