



COUNTY OF SANTA BARBARA CALIFORNIA

MONTECITO PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU STREET
SANTA BARBARA, CALIFORNIA 93101-2058
PHONE: (805) 568-2000
FAX: (805) 568-2030

April 12, 2023

Steve Welton
SEPPS
1625 State Street #1
Santa Barbara, CA 93101

MONTECITO PLANNING COMMISSION
HEARING OF APRIL 5, 2023

RE: Coral Casino Renovations Project; 22AMD-00000-00005, 22CDP-00000-00075

Hearing on the request of Steve Welton, Suzanne Elledge Planning & Permitting Services, Inc., agent for 1260 BB Property, LLC, to consider Case Nos. 22AMD-00000-00005 and 22CDP-00000-00079 for approval of an amendment to the Biltmore Hotel and Coral Casino Development Plan (DVP; 03DVP-00000-00002) to modify Condition Nos. 3 and 22 of the DVP Conditions of Approval in compliance with Sections 35-174.10.2 and 35-169 of the Article II Coastal Zoning Ordinance, on property zoned Resort/Visitor Serving Commercial (C-V); and to accept the Addendum to Environmental Impact Report (04EIR-00000-00006) pursuant to Section 15164 of the State Guidelines for Implementation of the California Environmental Quality Act. There are no new significant environmental impacts as a result of this modification request. The Addendum to the EIR and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The Addendum to the EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves Assessor Parcel Nos. 009-352-009, 009-354-001, 009-351-012 and 009-353-015, located at 1260 Channel Drive, in the Coastal Zone of the Montecito Community Plan Area, First Supervisorial District.

Dear Mr. Welton:

At the Montecito Planning Commission hearing of April 5, 2023, Commissioner Kupiec moved, seconded by Commissioner Miller and carried by a vote of 2 to 1 (Stahl no) to:

1. Make the required findings for approval of the proposed project as specified in Attachment A of the Staff Memorandum dated March 31, 2023, and Attachment A-2 of the Staff Report dated March 7, 2023, including CEQA findings;
2. Approve the Addendum to 04EIR-00000-00006, as provided in Attachment C of the Staff Memorandum dated March 31, 2023, pursuant to CEQA Guidelines Section 15164, and determine that as reflected in the CEQA findings, no subsequent environmental document is required for the proposed project; and
3. Approve the proposed project, Case Nos. 22AMD-00000-00005 and 22CDP-00000-00079, subject to the conditions of approval included as Attachment B of the Staff Memorandum dated March 31, 2023, and as revised at the hearing of April 5, 2023.

Condition No. 1 of the Conditions of Approval was revised during the hearing of April 5, 2023 as follows (addition shown in underlined text):

1. **Proj Des-01 Project Description.** This Development Plan Amendment (22AMD-00000-00005) and Coastal Development Permit (22CDP-00000-00079) are based upon and limited to compliance with the project description, the hearing exhibits marked A-G, dated March 15, 2023, the revised hearing exhibits marked A-C, dated April 5, 2023, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. Additionally, all conditions of approval on 03DVP-00000-00002 (as amended by 05AMD-00000-00005, 07AMD-00000-00011, and 13AMD-00000-00005) remain in effect as approved, with the exception of Condition Nos. 3 and 22, which are amended herein.

The proposed project is a request for an Amendment to the Biltmore Hotel and Coral Casino Revised Development Plan (03DVP-00000-00002) and approval of an associated Coastal Development Permit to modify Condition Nos. 3 and 22 of the Development Plan conditions of approval, as detailed below. Condition No. 3 will be modified to reduce the maximum number of permitted Biltmore Hotel guestrooms/keys to 192. Prior to Coastal Development Permit issuance, the Owner/Applicant shall provide site/floor plans to Planning and Development for review and approval. The site/floor plans shall depict the layout of existing Biltmore Hotel guestrooms and the proposed reduction in guestrooms to 192. The reduction in the existing number of Biltmore Hotel guestrooms will be accomplished with interior alterations only to combine adjacent separate guestrooms into singular, larger guestrooms (including suites and junior suites). Condition No. 22 will be modified to allow limited public use of the existing second floor Coral Casino Restaurant, reduce the Coral Casino monthly membership allowance for members of reciprocal clubs, and eliminate the Coral Casino seasonal membership allowance for Biltmore Hotel guests. Prior to Coastal Development Permit issuance, the Owner/Applicant shall provide a revised Coral Casino site plan exhibit to Planning and Development for review and approval. The revised Coral Casino site plan exhibit shall depict the second floor restaurant area including restrooms that serve the restaurant as presented during the Montecito Planning Commission hearing of April 5, 2023. Additionally, use of the existing 2,050-sq. ft. event/meeting room at the Biltmore Hotel (currently identified as the La Marina banquet room) will be limited to non-dining entertainment and other activities for hotel guests only. This proposed Amendment does not involve any new structural development or exterior alterations to existing development, and no additional services or access will be required. The property will continue to be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire Protection District. Access is provided from Channel Drive. The proposed project is located on a 19.28-acre property, zoned C-V and shown as Assessor's Parcel Numbers 009-352-009, 009-354-001, 009-351-012 and 009-353-015, located at 1260 and 1281 Channel Drive in the Coastal Zone of the Montecito Community Plan Area, First Supervisorial District....

The attached findings and conditions reflect the Montecito Planning Commission's actions of April 5, 2023.

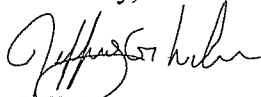
The action of the Montecito Planning Commission on this project may be appealed to the Board of Supervisors by the applicant or any aggrieved person adversely affected by such decision. To qualify as an aggrieved persons the appellant, in person or through a representative, must have informed the

Montecito Planning Commission by appropriate means prior to the decision on this project of the nature of their concerns, or, for good cause, was unable to do so.

Appeal applications may be obtained at the Clerk of the Board's office. The appeal form must be filed along with any attachments to the Clerk of the Board. In addition to the appeal form a concise summary of fifty words or less, stating the reasons for the appeal, must be submitted with the appeal. The summary statement will be used for public noticing of your appeal before the Board of Supervisors. The appeal, which shall be in writing together with the accompanying applicable fee must be filed with the Clerk of the Board of Supervisors within the 10 calendar days following the date of the Montecito Planning Commission's decision. In the event that the last day for filing an appeal falls on a non-business of the County, the appeal may be timely filed on the next business day. This letter or a copy should be taken to the Clerk of the Board of Supervisors in order to determine that the appeal is filed within the allowed appeal period. **The appeal period for this project ends on Monday, April 17, 2023 at 5:00 p.m.**

Final action by the County on this project may be appealed to the Coastal Commission by the applicant, an aggrieved person, as defined above, or any two members of the Coastal Commission within the 10 working days following the date the County's Notice of Final Action is received by the Coastal Commission.

Sincerely,



Jeff Wilson
Secretary to the Montecito Planning Commission

cc: Case File: 22AMD-00000-00005, 22CDP-00000-00075
Montecito Planning Commission File
Shana Gray, California Coastal Commission, 89 S. California Street, Suite 200, Ventura, CA 93001
Montecito Association, P.O. Box 5278, Montecito, CA 93150
Owner: 1260 BB Property, LLC, c/o Ty Warner Hotels & Resorts, LLC, 280 Chestnut Ave., Westmont, IL 60559
Environmental Health Services
✓ Das Williams, First District
Alia Vosburg, Planner

Attachments: Attachment A – Findings
Attachment B – Conditions of Approval

JW/dmv

ATTACHMENT A: FINDINGS

1.0 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

1.1 ADDENDA TO ENVIRONMENTAL IMPACT REPORT (EIR) OR NEGATIVE DECLARATION

FINDINGS PURSUANT TO PUBLIC RESOURCES CODE SECTION 21081 AND THE STATE CEQA GUIDELINES SECTIONS 15162 AND 15164:

1.1.1 CONSIDERATION OF THE ADDENDUM AND FULL DISCLOSURE

The Montecito Planning Commission has considered the Addendum dated March 31, 2023, together with the previously certified Environmental Impact Report (EIR) Case No. 04EIR-00000-00006 (Attachment C of the Staff Memorandum dated March 31, 2023, and Attachment C-2 of the Staff Report dated March 7, 2023, incorporated herein by reference). The Addendum reflects the independent judgement of the Montecito Planning Commission and has been completed in compliance with CEQA. The Addendum, together with the previously certified EIR, is adequate to fulfill the environmental review requirements of the proposed project. On the basis of the whole record, including the Addendum, the previously certified CEQA document, and any public comments received, the Montecito Planning Commission finds that the proposed project changes described in the Addendum will not create any new significant effects or a substantial increase in the severity of previously identified significant effects on the environment nor present new information of substantial importance pursuant to the State CEQA Guidelines Section 15162.

1.1.2 LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, CA 93101.

Additionally, documents and other materials are available online at the following link: <https://cosantabarbara.app.box.com/s/o4z9jfqj3h2gp4h9u3zfvz4qclld/folder/200968383241>

1.1.3 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and State CEQA Guidelines Section 15091(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

1.1.4 FINDINGS ADDRESSING ADDENDUM ISSUE AREAS

The Addendum prepared for the proposed Development Plan Amendment addresses the following issues: historic resources, aesthetics/visual resources, air quality, archaeological resources, biological resources, geologic processes, land use, noise,

transportation and parking, and water resources/drainage. There are no substantial changes to the Revised Development Plan (Case No. 03DVP-00000-00002) that will cause new significant environmental effects or a substantial increase in severity of previously identified significant effects. As discussed in detail in the Addendum prepared for the proposed Amendment (Attachment C of the Staff Memorandum dated March 31, 2023, incorporated herein by reference), the Amendment will modify Condition Nos. 3 and 22 of the Development Plan conditions of approval to 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, and reduce the maximum number of permitted Biltmore Hotel guestrooms/keys. The Addendum provides substantial evidence that the proposed Amendment is within the scope of the previously certified EIR, and that it will not result in new significant effects or a substantial increase in the severity of previously identified significant effects as compared to the Development Plan analyzed in the EIR (Attachment C-2 of the Staff Report dated March 7, 2023, incorporated herein by reference).

No substantial changes have occurred with respect to the circumstances under which the project is being undertaken, no new significant effects have been identified, and there will be no substantial increase in severity of previously identified significant effects. No new information of substantial importance shows that the proposed Amendment will have significant effects not discussed under the previous environmental review for the approved Development Plan, no significant effects will be substantially more severe than previously shown, and no new mitigation measures or alternatives have been found feasible that the applicant has declined to adopt. Therefore, the County of Santa Barbara as the Lead Agency for the proposed project prepared an Addendum to the previously certified EIR, pursuant to the State CEQA Guidelines Section 15164, to reflect the changes to the EIR required by the Amendment.

2.0 ADMINISTRATIVE FINDINGS

2.1 DEVELOPMENT PLAN AMENDMENT FINDINGS

A. *Development that may be appealed to the Coastal Commission. In compliance with Section 35-174.10.2 of Article II, the Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for an Amendment to an approved Final Development Plan that would allow for development that may be appealed to the Coastal Commission the decision-maker shall first make all of the following findings:*

- 1. That the findings required for approval of the Final Development Plan, including any environmental review findings made in compliance with the California Environmental Quality Act, that were previously made when the Final Development Plan was initially approved remain valid to accommodate the project as revised with the new development proposed by the applications for the Amendment and the Coastal Development Permit.***

The Montecito Planning Commission finds that the original findings required for approval of the Development Plan, 03DVP-00000-00002, included as Attachment A-2, to the Staff Report dated March 7, 2023, incorporated herein by reference, remain valid to accommodate the project as revised by the proposed Amendment. As discussed in Sections 6.2 and 6.3 of the Staff Report, the proposed Amendment is consistent with all applicable requirements of Article II, the Coastal Zoning Ordinance, and the Comprehensive Plan, including the Coastal Land Use Plan and the Montecito Community Plan. The proposed Amendment will modify conditions of approval related to ongoing operation of the existing Biltmore Hotel and Coral Casino. The proposed Amendment does not involve any change of use of the existing permitted development and will make no change to neighborhood compatibility. Additionally, the proposed Amendment does not involve any new structural development or exterior alterations to existing development, and no additional services or access will be required as a result of the proposed Amendment.

Furthermore, as discussed in the Addendum, Attachment C, to the Staff Memorandum dated March 31, 2023, incorporated herein by reference, the proposed Amendment will not create any new significant effects or a substantial increase in the severity of previously identified significant effects on the environment and therefore the previous environmental review findings remain valid.

2. *That the environmental impacts related to the development proposed by the application for the Amendment are determined to be substantially the same or less than those identified during the processing of the previously approved Final Development Plan.*

The Montecito Planning Commission finds that the environmental impacts related to the development proposed by the Amendment are substantially the same or less than those identified during the processing of the previously approved Development Plan. As discussed in the Addendum, Attachment C, to the Staff Memorandum dated March 31, 2023, and incorporated herein by reference, the proposed Amendment will not create any new significant effects or a substantial increase in the severity of previously identified significant effects on the environment. The existing mitigation measures remain applicable to the project. Therefore, the environmental impacts related to the proposed Amendment will be substantially the same as those identified under the previously approved Development Plan.

2.2 COASTAL DEVELOPMENT PERMIT FINDINGS

- A. *Findings required for all Coastal Development Permits. In compliance with Section 35-60.5 of the Article II Coastal Zoning Ordinance, prior to issuance of a Coastal Development Permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and/or the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development.*

The Montecito Planning Commission finds that as discussed in Section 6.2 of the Staff Report dated March 7, 2023, and incorporated herein by reference, existing public services are adequate to serve the proposed project. No new or additional services or

access will be required for the proposed project. The property will continue to be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire Protection District. Additionally, the project site will continue to be accessed from Channel Drive. The proposed project was reviewed by the County Transportation Division and the existing roads providing access to the project site were determined to be adequate to support proposed project traffic.

B. *Findings required for Coastal Development Permit applications subject to Section 35-169.4.3 for development that may be appealed to the Coastal Commission. In compliance with Section 35-169.5.3 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for a Coastal Development Permit subject to Section 35-169.4.3 for development that may be appealed to the Coastal Commission the decision-maker shall first make all of the following findings:*

- 1. *The proposed development conforms:***
 - a. *To the applicable provisions of the Comprehensive Plan, including the Coastal Land Use Plan;***
 - b. *The applicable provisions of this Article or the project falls within the limited exceptions allowed in compliance with Section 161 (Nonconforming Use of Land, Buildings and Structures).***

The Montecito Planning Commission finds that, as discussed in Section 6.2 and 6.3 of the Staff Report dated March 7, 2023, and incorporated herein by reference, the proposed project, as conditioned, complies with the applicable provisions of the Article II Coastal Zoning Ordinance and the Comprehensive Plan, including the Coastal Land Use Plan.

2. *The proposed development is located on a legally created lot.*

The Montecito Planning Commission finds that the proposed project is located on a legally created lot. The property is recognized as a legal lot through the extensive permit history beginning with the approval of 37-CP-1 in 1937.

3. *The subject property and development on the property is in compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, setbacks and any other applicable provisions of this Article, and any applicable zoning violation enforcement fees and processing fees have been paid. This subsection shall not be interpreted to impose new requirements on legal nonconforming uses and structures in compliance with Division 10 (Nonconforming Structures and Uses).*

The Montecito Planning Commission finds that as discussed in Sections 5.2, 6.2, and 6.3 of the Staff Report dated March 7, 2023, and incorporated herein by reference, the subject property and development on the property is in compliance with all laws, rules, and regulations pertaining to zoning uses, subdivisions, setbacks, and any other applicable provisions of the Article II Coastal Zoning Ordinance. All development on the property has been permitted in accordance with the County ordinances in effect at the time of development.

4. *The development will not significantly obstruct public views from any public road or from a public recreation area to, and along the coast.*

The Montecito Planning Commission finds that the proposed project will not significantly obstruct public views from any public road or from a public recreation area to, and along the coast. The proposed project does not involve any new structural development or exterior alterations to existing development. Accordingly, the proposed project will have no effect on existing public views.

5. *The proposed development will be compatible with the established physical scale of the area.*

The Montecito Planning Commission finds that the proposed project is compatible with the established physical scale of the area. The Biltmore Hotel has been in operation since 1927, and the Coral Casino since 1937. Both the hotel and beach club have received various permits for additions and expansions, which have found that the development and uses are compatible in scale and character with the surrounding neighborhood. The proposed project does not involve any new structural development or exterior alterations to existing development. Additionally, the proposed project does not involve any change of use of the existing permitted development. Accordingly, the proposed project will make no change to neighborhood compatibility.

6. *The development will comply with the public access and recreation policies of this Article and the Comprehensive Plan including the Coastal Land Use Plan.*

The Montecito Planning Commission finds that, as discussed in Section 6.2 of the Staff Report dated March 7, 2023, incorporated herein by reference, the project will comply with the public access and recreation policies of the Article II Coastal Zoning Ordinance and the Comprehensive Plan including the Coastal Land Use Plan. Vertical and lateral access from the project property to and along the beach below is existing and accessible to the public. The proposed project does not involve any new structural development, exterior alterations to existing development, or alterations to existing coastal access. As such, the proposed project will not interfere with the public's right of access to the sea.

ATTACHMENT B: CONDITIONS OF APPROVAL

Project Description

1. **Proj Des-01 Project Description.** This Development Plan Amendment (22AMD-00000-00005) and Coastal Development Permit (22CDP-00000-00079) are based upon and limited to compliance with the project description, the hearing exhibits marked A-G, dated March 15, 2023, the revised hearing exhibits marked A-C, dated April 5, 2023, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. Additionally, all conditions of approval on 03DVP-00000-00002 (as amended by 05AMD-00000-00005, 07AMD-00000-00011, and 13AMD-00000-00005) remain in effect as approved, with the exception of Condition Nos. 3 and 22, which are amended herein.

The proposed project is a request for an Amendment to the Biltmore Hotel and Coral Casino Revised Development Plan (03DVP-00000-00002) and approval of an associated Coastal Development Permit to modify Condition Nos. 3 and 22 of the Development Plan conditions of approval, as detailed below. Condition No. 3 will be modified to reduce the maximum number of permitted Biltmore Hotel guestrooms/keys to 192. Prior to Coastal Development Permit issuance, the Owner/Applicant shall provide site/floor plans to Planning and Development for review and approval. The site/floor plans shall depict the layout of existing Biltmore Hotel guestrooms and the proposed reduction in guestrooms to 192. The reduction in the existing number of Biltmore Hotel guestrooms will be accomplished with interior alterations only to combine adjacent separate guestrooms into singular, larger guestrooms (including suites and junior suites). Condition No. 22 will be modified to allow limited public use of the existing second floor Coral Casino Restaurant, reduce the Coral Casino monthly membership allowance for members of reciprocal clubs, and eliminate the Coral Casino seasonal membership allowance for Biltmore Hotel guests. Prior to Coastal Development Permit issuance, the Owner/Applicant shall provide a revised Coral Casino site plan exhibit to Planning and Development for review and approval. The revised Coral Casino site plan exhibit shall depict the second floor restaurant area including restrooms that serve the restaurant as presented during the Montecito Planning Commission hearing of April 5, 2023. Additionally, use of the existing 2,050-sq. ft. event/meeting room at the Biltmore Hotel (currently identified as the La Marina banquet room) will be limited to non-dining entertainment and other activities for hotel guests only. This proposed Amendment does not involve any new structural development or exterior alterations to existing development, and no additional services or access will be required. The property will continue to be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire Protection District. Access is provided from Channel Drive. The proposed project is located on a 19.28-acre property, zoned C-V and shown as Assessor's Parcel Numbers 009-352-009, 009-354-001, 009-351-012 and 009-353-015, located at 1260 and 1281 Channel Drive in the Coastal Zone of the Montecito Community Plan Area, First Supervisorial District.

Changes to 03DVP-00000-00002 Conditions of Approval (deleted text shown in strikethrough font and new text shown in underlined font):

3. *The number of guestrooms or keys shall not exceed ~~229~~ 192.*

22. *Coral Casino Conditions:*

- a) *The Coral Casino shall remain a private club.*
- b) *Guest membership shall be limited to:*
 - 1) *600 – permanent members*
 - 2) *50 – seasonal members, for guest of the Biltmore Deleted*
 - 3) *Up to 120-60 members per month from reciprocal clubs located at least 75 miles away from the Coral Casino*
- c) *With the exception of the 2nd floor restaurant, regular use of the facility shall be limited to club members and their guests, and registered overnight Biltmore Hotel guests only. Guests of registered Biltmore Hotel guests may also use the second story restaurant when accompanied by the registered hotel guest. Such regular use also includes guest privileges afforded to the general manager of the club, for business purposes incidental to the operation of the club. Outside groups may use the facility for special functions. The 2nd floor restaurant shall be available for club members and their guests, including 34 indoor seats reserved only for club members. In addition, the 2nd floor restaurant shall be available by reservation for up to 265 members of the public per day (for the purposes of this condition registered hotel guests are considered members of the public). Reservation data shall be maintained by the operator and provided to County Planning and Development staff, upon request.*
- d) *No outdoor music after 10:00 p.m. except Friday, Saturday, Fiesta week, and holidays, when music shall cease at 12:00 midnight.*
- e) *Activities at the Coral Casino shall be those normally associated with a social, swim, and tennis club.*
- f) *Use of the restaurant roof sundeck shall only be during daylight hours, through sunset, and during night time hours not more than four times annually.*

Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

2. **Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

County Rules and Regulations

3. **Rules-02 Effective Date-Appealable to CCC.** This Coastal Development Permit shall become effective upon the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the review authority on the appeal, including action by the

California Coastal Commission if the planning permit is appealed to the Coastal Commission. [ARTICLE II § 35-169].

4. **Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained.
5. **Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
6. **Rules-11 CDP Expiration-With CUP or DVP.** The approval or conditional approval of a Coastal Development Permit shall be valid for one year from the dated of decision-maker action. Prior to the expiration of the approval, the review authority who approved the Coastal Development Permit may extend the approval for one year if good cause is shown and the applicable findings for the approval required in compliance with Article II Section 35-169.5 can still be made. Prior to the expiration of a time extension noted above, the review authority who approved the time extension may approve two additional time extensions for two years each if good cause is shown and the applicable findings for the approval required in compliance with Article II Section 35-169.5 can still be made. A Coastal Development Permit shall expire two years from the date of issuance if the use or structure for which the permit was issued has not been established or commenced in conformance with the effective permit.
7. **Rules-23 Processing Fees Required.** Prior to issuance of the Coastal Development Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
8. **Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
 - a. Environmental Health Services Division letter dated September 15, 2022
9. **Rules-30 Plan Requirements.** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
10. **Rules-32 Contractor and Subcontractor Notification.** The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner/Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.
11. **Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project.

12. **Rules-35 Limits-Except DPs.** This approval does not confer legal status on any existing structures(s) or use(s) on the property unless specifically authorized by this approval.

13. **Rules-37 Time Extensions-All Projects.** The Owner/Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner/Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

Santa Barbara County
PUBLIC Health
DEPARTMENT



Environmental Health Services

225 Camino del Remedio ♦ Santa Barbara, CA 93110
805/681-4900 ♦ FAX 805/681-4901

Daniel L. B. Nielson, MPA *Interim Director*
Suzanne Jacobson, CPA *Chief Financial Officer*
Paige Batson, MA, PHN, RN *Deputy Director*
Darrin Eisenbarth *Deputy Director*
Dana Gamble, LCSW *Deputy Director*
Honning Ansoerg, MD *Health Officer*

2125 S. Centerpointe Pkwy. #333 ♦ Santa Maria, CA 93455-1340
805/346-8460 ♦ FAX 805/346-8485

Lars Selfert *Director of Environmental Health*

TO: Alia Vosburg, Planner
Planning & Development Department, Development and Review Division

FROM: Steven Nailor
Environmental Health Services

DATE: September 15, 2022

SUBJECT: Case No. 22AMD-00000-00005

Project: Biltmore / Coral Casino Development
1260 Channel Drive & 1281 Channel Drive, Montecito
Assessor's Parcel Nos. 009-352-009, 009-353-015 respectively

Project Description

The project is an amendment to the Development Plan 22AMD-00000-00005, is to allow public use of the existing second floor Coral Casino restaurant, which is recorded in EHS records as being a bar with a small kitchen. The Coral Casino was previously limited to club member and member guest use only. The proposed project does not involve any new structural development, and no additional services or access will be required for this modification.

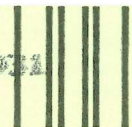
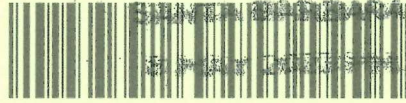
Providing the Planning Commission grants approval of the applicant's request, Environmental Health Services has the following requirements to be included as Conditions of Approval:

1. Prior to issuance of building permits related to remodel or modifications of the Coral Casino food facility, including any menu and or equipment changes or additions, obtain approval by EHS.
2. Prior to operation, you shall obtain current and valid health permits, for each pool, spa and food facility located on the property.

Please contact EHS if you have any questions

E. Steven Nailor, REHS
Environmental Health Specialist Senior

USPS TRACKING#



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 7686 2122 3222 45

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

RECEIVED

County of Santa Barbara
PLANNING AND DEVELOPMENT
123 E. Anapamu Street
Santa Barbara, CA 93101-2058

MAY 10 2023

SB COUNTY
PLANNING & DEVELOPMENT

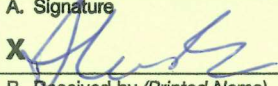
Vosburg 22 AMD - 00000 - 00003

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature Agent
 Addressee

X 

B. Received by (Printed Name) C. Date of Delivery

1. Article Addressed to:

Montecito Association
P.O. Box 5278
Montecito CA 93150

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No



9590 9402 7686 2122 3222 45



2. Article Number (Transfer from service label)

7022 1670 0001 2730 6079

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Registered Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt