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## Legislation Details (With Text)

**File #:** 05-00556      **Version:** 2

**Type:** Agenda Item      **Status:** Passed

**File created:** 5/26/2005      **In control:** BOARD OF SUPERVISORS

**On agenda:** 7/5/2005      **Final action:** 7/5/2005

**Title:** HEARING - Consider denial of the appeals by the Coral Casino Preservation Committee, and by James O. Kahan and Jacqueline G. Roston, and uphold the Montecito Planning Commission's May 5, 2005 approval of the Four Seasons Biltmore Hotel & Coral Casino Historic Rehabilitation Plan Development Plan Revision, Case No. 03DVP-00000-00002, located at 1281 Channel Drive (Coral Casino APN 009-351-015) and 1260 Channel Drive (Biltmore Hotel 009-351-012, 009-352-009 and 009-354-001), and uphold the Historic Landmark Advisory Commission's May 16, 2005 approval of the Rehabilitation Plan, Montecito area, First District, as follows: (EST. TIME: 3 HRS.)

a) Accept the withdrawal of appeals by the Coral Casino Members Committee [Appeal Case Nos. 05APL-00000-00009 and 05APL-00000-00008] of the Montecito Planning Commission approval and the Historic Landmark Advisory Commission approval with conditions, per the Coral Casino Members Committee Letter dated June 7, 2005 (Attachment A to the Board Letter dated July 5, 2005);

b) Certify the proposed final Environmental Impact Report (04EIR-00000-00006), provided in Attachment B of this Board Letter, and adopt the mitigation monitoring program contained in the Montecito Planning Commission's Action Letter dated May 26, 2005 (Attachment D to the Board Letter dated July 5, 2005);

c) Adopt the required findings for the project, included as Attachment C of this Board Letter, based on both the Montecito Planning Commission approval (per MPC Action Letter dated May 26, 2005, provided in Attachment D) and Historic Landmark Advisory Commission's approval (per HLAC Notice of Action Letter, dated May 25, 2005, provided in Attachment E);

d) Deny the appeal of the Coral Casino Preservation Committee dated May 12, 2005, of the Montecito Planning Commission approval with conditions of the Four Season's Biltmore Hotel & Coral Casino Historic Rehabilitation Plan Development Plan Revision, Case No. 03DVP-00000-00002 (Attachment F to the Board Letter dated July 5, 2005);

e) Deny the appeal of the Coral Casino Preservation Committee dated May 26, 2005, of the Historic Landmark Advisory Commission's approval with conditions of the Coral Casino Historic Rehabilitation Plan (Attachment G to the Board Letter dated July 5, 2005);

f) Deny the appeal of James O. Kahan and Jacqueline G. Roston dated May 16, 2005, of the Montecito Planning Commission approval with conditions of the Four Season's Biltmore Hotel & Coral Casino Historic Rehabilitation Plan Development Plan Revision, Case No. 03DVP-00000-00002 (Attachment H to the Board Letter dated July 5, 2005);

g) Deny the appeal of James O. Kahan and Jacqueline G. Roston dated May 26, 2005, of the Historic Landmark Advisory Commission's approval with conditions of the Coral Casino Historic Rehabilitation Plan (Attachment I to the Board Letter dated July 5, 2005);

h) Grant a de novo approval of Development Plan 03DVP-00000-00002, based on Board findings and conditions of approval (Attachment C to the Board Letter dated July 5, 2005);

i) Grant a de novo approval of the Coral Casino Historic Rehabilitation Plan, based on Board findings and conditions of approval (Attachment C to the Board Letter dated July 5, 2005).

COUNTY EXECUTIVE OFFICER'S RECOMMENDATION: POLICY

**Sponsors:** PLANNING AND DEVELOPMENT DEPARTMENT

**Indexes:**

**Code sections:**

**Attachments:** 1. Board Letter 6-7-05, 2. Board Letter/ Attachment C Findings 7-05-05

Date	Ver.	Action By	Action	Result
7/5/2005	2	BOARD OF SUPERVISORS	Acted on as follows:	Pass
6/21/2005	1	BOARD OF SUPERVISORS	Approved	
6/7/2005	1	BOARD OF SUPERVISORS	Acted on and set for a hearing, as follows:	

HEARING - Consider denial of the appeals by the Coral Casino Preservation Committee, and by James O. Kahan and Jacqueline G. Roston, and uphold the Montecito Planning Commission's May 5, 2005 approval of the Four Seasons Biltmore Hotel & Coral Casino Historic Rehabilitation Plan Development Plan Revision, Case No. 03DVP-00000-00002, located at 1281 Channel Drive (Coral Casino APN 009-351-015) and 1260 Channel Drive (Biltmore Hotel 009-351-012, 009-352-009 and 009-354-001), and uphold the Historic Landmark Advisory Commission's May 16, 2005 approval of the Rehabilitation Plan, Montecito area, First District, as follows: (EST. TIME: 3 HRS.)

- a) Accept the withdrawal of appeals by the Coral Casino Members Committee [Appeal Case Nos. 05APL-00000-00009 and 05APL-00000-00008] of the Montecito Planning Commission approval and the Historic Landmark Advisory Commission approval with conditions, per the Coral Casino Members Committee Letter dated June 7, 2005 (Attachment A to the Board Letter dated July 5, 2005);
- b) Certify the proposed final Environmental Impact Report (04EIR-00000-00006), provided in Attachment B of this Board Letter, and adopt the mitigation monitoring program contained in the Montecito Planning Commission's Action Letter dated May 26, 2005 (Attachment D to the Board Letter dated July 5, 2005);
- c) Adopt the required findings for the project, included as Attachment C of this Board Letter, based on both the Montecito Planning Commission approval (per MPC Action Letter dated May 26, 2005, provided in Attachment D) and Historic Landmark Advisory Commission's approval (per HLAC Notice of Action Letter, dated May 25, 2005, provided in Attachment E);
- d) Deny the appeal of the Coral Casino Preservation Committee dated May 12, 2005, of the Montecito Planning Commission approval with conditions of the Four Season's Biltmore Hotel & Coral Casino Historic Rehabilitation Plan Development Plan Revision, Case No. 03DVP-00000-00002 (Attachment F to the Board Letter dated July 5, 2005);
- e) Deny the appeal of the Coral Casino Preservation Committee dated May 26, 2005, of the Historic Landmark Advisory Commission's approval with conditions of the Coral Casino Historic Rehabilitation Plan (Attachment G to the Board Letter dated July 5, 2005);
- f) Deny the appeal of James O. Kahan and Jacqueline G. Roston dated May 16, 2005, of the Montecito Planning Commission approval with conditions of the Four Season's Biltmore Hotel & Coral Casino Historic Rehabilitation Plan Development Plan Revision, Case No. 03DVP-00000-00002 (Attachment H to the Board Letter dated July 5, 2005);
- g) Deny the appeal of James O. Kahan and Jacqueline G. Roston dated May 26, 2005, of the Historic

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h) Grant a *de novo* approval of Development Plan 03DVP-00000-00002, based on Board findings and conditions of approval (Attachment C to the Board Letter dated July 5, 2005);

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COUNTY EXECUTIVE OFFICER'S RECOMMENDATION: **POLICY**

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