



COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Montecito Planning Commission

FROM: Alice McCurdy, 568-2518 *Alice McCurdy*
Deputy Director, Development Review Division

DATE: January 16, 2015

RE: Miramar Beach Resort and Bungalows Proposed Revised Project
Case No. 14RVP-00000-00063, 14AMD-00000-00010, 14AMD-00000-00011,
14CDP-00000-00086, 14CDP-00000-00090, 14CDP-00000-00091

In response to questions raised by your Commission regarding hotel staffing levels, please see the attached memorandum from Dudek dated January 15, 2015.

In addition, the Montecito Fire District issued a condition letter dated January 14, 2015 indicating its approval of the project which replaces the previous letter of approval dated December 5, 2014. The new condition letter notes minor adjustments to the design of E/W Miramar Avenue pursuant to District requirements and specifies conditions applicable to the project. Accordingly, staff recommends that condition of approval no. 2 of the conditions of approval (Attachment-N to staffs January 13, 2015 memorandum) be revised as follows:

2. **Departmental Letters.** Compliance with Departmental letters required as follows:
 - a. Air Pollution Control District dated August 22, 2014
 - b. Environmental Health Services dated January 13, 2015
 - c. Fire Department dated ~~December 5, 2014~~ January 14, 2015
 - d. Flood Control dated August 21, 2014
 - e. Road Division (Public Works) dated November 19, 2014
 - f. P&D Building and Safety dated December 3, 2014
 - g. Project Clean Water (Public Works) dated August 28, 2014
 - h. Montecito Water District dated July 29, 2008 (and confirmed by August 28, 2014 letter)
 - i. Parks Department dated July 11, 2008
 - j. Montecito Sanitary District dated October 2, 2008 (and confirmed by September 8, 2014 letter)

Finally, staff has been in contact with the City of Santa Barbara regarding the El Encanto Hotel and parking issues experienced by the neighborhood following improvements to the Hotel in 2004 and 2009. In 2004, the Hotel met the City Zoning Ordinance requirement for one parking

space per hotel room (97). Following improvements to the hotel in 2009, the City required that the hotel meet the peak parking demand of 100 spaces, for a ratio of just over one parking space per hotel room. In comparison, the proposed revised Miramar Hotel project includes 170 guestrooms, 436 parking spaces and a peak parking demand of 431 spaces, for a ratio of over 2.5 parking spaces per room.

In order to address the issue of employees parking in the surrounding neighborhood, the City of Santa Barbara applied enforcement requirements to the El Encanto Hotel which are in the process of being implemented. County Planning staff recommends that an additional condition be applied to the Miramar Hotel project which includes a number of the enforcement requirements applied to the El Encanto by the City. Accordingly, staff recommends that the following new condition be applied to the proposed revised Miramar hotel project:

93. Employee Parking Program. In order to ensure that all employees of the Miramar Hotel park on-site, the applicant shall comply with the following requirements:

1. Management shall maintain a current list of each employee's typical transportation mode (e.g. bus, bicycle, vehicle)
2. Management shall maintain a list of employees and their vehicles so that the vehicles can be easily identified (e.g. make, model, color, license plate)
3. Consistent with condition 52, all employees who drive to work shall have a numbered Miramar hotel parking decal permanently affixed to their vehicle and shall park in a Miramar Hotel parking lot.
4. Management shall educate all employees regarding the parking and transportation options (e.g. no parking on neighborhood streets, shuttle schedules, ride share/carpool programs, bus schedules).
5. All employees must be told that they will be held accountable for complying with the parking plan. Employees must be provided with a written policy that prohibits employees from parking on neighborhood streets and establishes penalties for failure to comply. The applicant shall provide procedures for non-compliance with the parking program.

Monitoring: Monitoring report shall be submitted to the County annually from the date of final occupancy clearance and thereafter. The applicant shall provide annual reports to P&D demonstrating the effectiveness of the employee parking program. Annual reports shall account for all employees, including part-time and contract employees. Reports shall include enforcement actions taken for non-compliance and details on how issues have been resolved.

P&D shall convey compliance reports to the Montecito Planning Commission 12-18 months from final occupancy and shall return annually until the MPC determines that annual reporting is no longer necessary. **Plan Requirements and Timing:** The applicant shall submit the monitoring plan including the design and intended location of employee parking decals for P&D's review and approval prior to Zoning Clearance approval.

Attachments:

A-Dudek Memorandum, dated January 15, 2015

B-Montecito Fire District Letter, dated January 14, 2015

MEMORANDUM

To: Nicole Lieu, Santa Barbara County, Planning and Development
Cc: Matt Middlebrook and Evan Krenzien, Caruso Affiliated
From: DUDEK
Subject: Employee Count and Parking Adequacy – Miramar Hotel
Date: January 15, 2015

Purpose and Methodology

This Memorandum responds to questions raised at the December 15, 2014 Montecito Planning Commission regarding the number of employees proposed by the applicant, Caruso Affiliated, for the operations of the Miramar Beach Resort and Bungalows (**Miramar**) and the adequacy of the parking for the employees. In order to arrive at its conclusions, Dudek reviewed previous project approvals including 2008 and 2011 plans along with the respective traffic, circulation and parking analyses in addition to the memo prepared by PKF on January 13, 2015 (attached hereto as Attachment 1). Dudek also relied on review and concurrence of the PKF Consulting USA, A CBRE Company (pre-eminent hotel consulting firm in the US) memo by the applicant's traffic engineer of record.

Summary of Conclusions

Based upon review of the aforementioned information and conference with ATE, Dudek concludes the following:

- 1) The number of employees proposed for the Miramar is anticipated to be entirely adequate for the caliber of the hotel and is consistent with industry standards. The difference between the 102 proposed and the 120 in the PFK memo is attributed to a potential 18 administrative and marketing employees, all of whom will be located off-site; and
- 2) The parking on the Miramar property is more than sufficient to serve the proposed employee count, guests, meeting attendees and beach club members. It is also anticipated that the proposed parking will likely not be fully utilized during most of the year.

January 13, 2015

Ms. Nicole Lieu
Senior Planner
Development Review Division
County of Santa Barbara
123 East Anapamu Street
Los Angeles, California 90036

Dear Ms. Lieu:

Relative to the proposed Miramar Luxury Beach Resort & Bungalows in Montecito, Santa Barbara County, California, you have asked us to estimate the number of employees for the subject property based on the planned number of guestrooms and specific facilities program as summarized below. Based on our understanding and analysis of the proposed development and our general knowledge of the industry, we have estimated the number of employees that would be onsite at any one time to operate the proposed 170-room hotel, based on the analysis contained herein.

As the starting point for our analysis, the proposed subject hotel is anticipated to feature the following facilities and amenities upon opening in mid-2017.

- ✓ 170 guestrooms, including 27 oceanfront rooms and suites
- ✓ Two restaurants, containing a total of 258 seats
- ✓ Oceanfront walkup bar
- ✓ 8,000 square feet of meeting space, with a capacity of 400 people
- ✓ 3,000 square foot spa and 2,000 square foot fitness center
- ✓ Sundry shop and salon, totaling 1,000 square feet
- ✓ Private 4,000 square foot membership club
- ✓ Kids club and activity center, measuring 1,000 square feet
- ✓ Two swimming pools
- ✓ 436 surface parking stalls in total

Our following analysis presents the determined range of staffing levels as gathered through our research. Total employees counts for hotels can vary significantly, but given patterns of business and demand for the subject hotel, we anticipate that staffing levels will be fairly consistent throughout the week. Based on the subject's provided parking of 436 spaces, this should be more than sufficient to serve the hotel's 170 guestrooms and takes into account the fact that to some degree employees will utilize public transportation and/or car pool with other employees.

The peak day shift can be broken down into the following departmental categories.

Guestrooms	32
Food and Beverage	45
Front Desk	4
Bell Staff and Concierge	5
Parking and Valet	5
Spa	5
Administrative and Sales & Marketing	20
Property Operations and Maintenance	4
TOTAL	120

For the evening and night/overnight shifts we anticipate that the subject's actual staffing needs will be less than during the peak day shift and approximate 80 and 20 percent, respectively of the 120 employees on site during the day shift. It is also important to note that the peak day period coincides with the period in which hotel guests will likely be offsite enjoying area attractions and amenities. Therefore, with the substantial amount of parking provided by the proposed subject resort, it is unlikely that the resort will ever fully utilize the 436 spaces provided.

We hope that the foregoing analysis answers your questions. Please let us know if we can be of further assistance.

Regards,



Bruce Baltin
Senior Vice President



MONTECITO FIRE PROTECTION DISTRICT

595 San Ysidro Road • Santa Barbara, California 93108 • (805) 969-7762 • FAX (805) 969-3598

January 14, 2015

Nicole Lieu
County of Santa Barbara
Planning and Development
2nd Floor
123 Anapamu St.
Santa Barbara, CA. 93101

Re: Miramar Beach Resort and Bungalows
Site Access Plan

Dear Ms Lieu,

The Montecito Fire Protection District Operations Division and Prevention Bureau staff has had a series of meetings with Caruso Affiliated representatives to discuss the latest Miramar Hotel revision. The purpose of the meetings was to allow the Fire District personnel an opportunity to review revisions to the Site Access Plan for the Hotel project. Fire District concerns at this stage of review are primarily focused on emergency response access. The District offered a perspective for tactical operations during potential fire suppression efforts and for emergency medical response needs. Standards from the access requirements section of the California Fire Code and the adopted Montecito Fire Protection Plan were cited and applied to this project. A series of subsequent discussions ensued with other county departments and working diligently together, we have come to mutually agreed upon solutions which are included in the following list of conditions for the project.

Agreed upon conditions for Fire District approval for site access:

- East/West section of Miramar Avenue fire lane
 - Emergency response access along this road in its entirety shall have an unobstructed width of 20 feet.
 - Provide an unobstructed turnaround in a bulb shape configuration at the end of the lane with a minimum 50 foot diameter. Additionally, provide a 5' buffer around the entire perimeter allowing for full use of the pavement edge and for apparatus bumper and tailboard overhang.
 - Provide additional District approved turnaround at the midway point along the lane.
- Beach Access Route
 - Emergency response access from intersection with S. Jameson lane south to the railroad tracks and along both sections of road serving the beach front cottages shall have a minimum unobstructed width of 20 feet
 - Turnaround capabilities for District fire apparatus must be provided just south of the tracks and a at the lower section of the east fork near the beach access ramp

- Access serving Garden Cottages
 - The access route serving the interior cottages shall have an unobstructed width of not less than 14 feet from the west parking lot to the interior roundabout
 - The interior roundabout shall have a minimum diameter of 60 feet with a minimum 20 foot drivable surface around the proposed planter
 - The section of access route from the roundabout to the intersection with Hedge Row Lane shall have an unobstructed width of 15 feet with softened corners at the intersection
- Pavement Requirements
 - All access roadways must consist minimally of the equivalent of 5 inches of compacted Class II aggregate base with a fog seal prior to structural framing
 - All fire access routes are required to be all weather impermeable surface, however permeable surfaces may be approved at the discretion of the Fire District Official and county of Santa Barbara Planning and Development
 - *Grass-Crete or Turf Block is not an acceptable method of paving on an access route and will not be permitted in the District*
- Vegetation clearance along access routes
 - A minimum 13 ½ foot vertical clearance shall be maintained above the full width of the required roadways
 - Horizontal vegetation shall be maintained, at minimum, to the road right of way or to the edge of the pavement
- Gates
 - Automatic security gate installations across all apparatus access routes shall have a clear width equivalent to that of the required roadway
 - Where automatic security gates are installed, they shall have an approved means of auxiliary backup power and remain operational at all times.
 - Each security gate shall be fitted with Fire District approved override switch or lock box containing access keys.
- Access through 10' sound wall along S. Jameson Lane
 - Provide 8' minimum width opening in the S. Jameson sound wall at the mid-way point allowing emergency access to the north side of Lanai buildings
 - Provide access paths around the full perimeter of the cottages
 - Provide access keys in approved vault if gate is locked
- Access paths
 - Provide access paths along the north side of the Jameson Lanai Cottages and along the Westside Lanai Cottages adjacent to the All Saints Church and Preschool. There shall be enough space provided for fire personnel to access the roof line at any given spot utilizing ground ladders.
- Beach Access Ramp
 - Provide a 10' wide ramp allowing emergency access to the beach
- Hydrant Locations
 - Yet to be determined
 - Water main infrastructure to be improved
- Fire Department Connection (FDC) Locations for the fire sprinkler systems
 - Yet to be determined

- Power lines
 - To be installed underground

Fire District Staff appreciated the opportunities given to meet with the Caruso Group and their representatives to discuss emergency response access needs and how the requirements could be integrated into their project. We are confident the above mentioned conditions will be met and pursuant to the recently reviewed Fire Access Exhibits dated January 9, 2015, the Fire District accepts the plan as submitted and issues approval. Further the District encourages the project to move forward as planned.

Thank you for your consideration. Please let me know if there are any questions or concerns.

Sincerely,



Al Gregson
Fire Marshal
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Santa Barbara, Ca. 93108
805 969-1445
agregson@montecitofire.com

cc: Caruso Affiliated