



**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: Santa Barbara County Board of Supervisors

FROM: Glenn Russell, Ph.D. Director  
(805) 568-2085

DATE: April 6, 2015

RE: Miramar Hotel and Bungalows Appeal

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**Applicant Requested Changes**

On March 30, 2015, Santa Barbara County Planning and Development received a memorandum from Caruso Affiliated requesting that a condition be placed on the project that would require installation of a hedge along Miramar Avenue and requesting relocation of three parking stalls. The request is outlined in detail in the Caruso Affiliated memorandum, included as Attachment-A, and illustrated on the site plan included as Attachment-B. The proposed project would continue to be consistent with applicable policies and regulations with the proposed changes. Staff recommends that your Board approve the project with the relocated parking spaces and that your Board apply the applicant proposed condition (with minor changes so that the condition follows the standard Planning and Development condition format). The final recommended condition is as follows:

**96. Visual Screening on Miramar Avenue.** *A visual screening hedge and low garden wall shall be installed on hotel property between the Miramar Avenue Bungalows and the sidewalk along the length of Miramar Avenue. The screening hedge and wall shall have openings only at sidewalks, pathways, and access points that provide hotel guest and/or public access to/from the hotel. The visual screening hedge shall be at least 5 feet in height and the low garden wall shall be 3 to 4 feet in height. The hedge shall be of a species type sufficient to substantially block light intrusion emanating from the hotel bungalow area when the hedge has grown to maturity. **Plan Requirements and Timing.** Prior to final approval by the Montecito Board of Architectural Review, the final plant palette for the visual screening hedge shall be determined by the applicant's landscape architect and shall be illustrated on the landscape plans. Plans shall also indicate the final location, height, and materials of the garden wall. The hedge and wall shall be installed prior to final occupancy clearance for the Miramar Avenue Bungalows.*

## **Recommended Action**

In order to incorporate the changes listed above staff recommends that your Board take the following actions on April 14, 2015:

1. Deny the appeals, Case Numbers 15APL-00000-00001 and 15APL-00000-00002;
2. Make the required findings for approval of the project specified in Attachment-1 of the March 24, 2015 Board Letter, including CEQA findings;
3. After considering the March 24, 2015 Addendum (Attachment-3 to the March 24, 2015 Board Letter) together with the previously certified Environmental Impact Report [08EIR-00000-00003], the previously adopted Mitigated Negative Declaration [00-ND-003] and the previous Addenda dated December 9, 2008 and March 11, 2011 (Attachment-4 of the March 24, 2015 Board Letter), determine that no subsequent Environmental Impact Report or subsequent Negative Declaration shall be prepared for this project because none of the conditions described in CEQA Guidelines Section 15162 have occurred; and,
4. Approve *de novo* the project, Case Numbers 14RVP-00000-00063, 14AMD-00000-00010, 14AMD-00000-00011, 14CDP-00000-00086, 14CDP-00000-00090, and 14CDP-00000-00091, subject to the conditions of approval included as Attachment-2 to the April 6, 2015 staff memorandum.

## **Attachments:**

A: Caruso Affiliated Memorandum, dated March 30, 2015

B: Revised Site Plan, dated March 26, 2015

C: Revised Conditions of Approval