



C A R U S O
A F F I L I A T E D

M E M O R A N D U M

To: Nicole Lieu, County of Santa Barbara, Planning and Development
From: Evan Krenzien on behalf of Caruso Affiliated and Miramar Acquisition Co LLC.
Date: March 30, 2015
Subject: MIRAMAR PROPOSED PLAN CHANGES MARCH 30, 2015

- **Relocation of Three Parking Stalls**

To address concerns of neighbors, the applicant has taken three spaces on Miramar Avenue out of the hotel's parking count, with the effect of slightly reducing guest trips to this section of the property. The three stalls will remain on the hotel's private property, but will no longer be available for use by hotel guests or staff, and will be reserved for private, non-hotel use. There are now 14 stalls utilized by the hotel in its parking count on Miramar Avenue, instead of 17. To maintain the hotel's total parking count of 436 stalls, three additional stalls have been added to the primary eastern surface lot of the project, resulting in no change to hotel parking supply. The overall project site plan has been modified to accommodate this change, and is attached.

- **Visual Screening on Miramar Avenue**

To address concerns of neighbors on Miramar Avenue, the applicant requests an additional condition of approval be incorporated into the project for the Board's review and approval. The proposed condition would read as follows:

A visual screen will be installed on hotel property between the Miramar Avenue Bungalows and the sidewalk along the length of Miramar Avenue with openings only at sidewalks, pathways and public or guest access points into the hotel. The visual screen will consist of a hedge of at least 5' in height and a low garden wall of 3' to 4' in height. Final plant palette will be confirmed by applicant's landscape architect in its final landscape plans with the selected plant species to be of a type sufficient to substantially block light intrusion emanating from the hotel bungalow area when the hedge has grown to maturity.