



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

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**To:** Nicole Lieu, County of Santa Barbara, Planning and Development  
**From:** Evan Krenzien, Matt Middlebrook  
**Date:** February 19, 2015  
**Subject:** BOS APPEAL HEARING MINOR MIRMAR PLAN CHANGES

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Following the January 21<sup>st</sup> Montecito Planning Commission Hearing, Miramar Acquisition Co. LLC has made several slight revisions to the Miramar Hotel plan prior to its review by the Board of Supervisors. The changes are summarized below:

- **Relocation of the Miramar ('beach') Club back to the oceanfront.**

The revised 2014 development plan for the Miramar as originally submitted included a freestanding club building at the terminus of Miramar Avenue, adjacent to the adult pool. Several neighbors in the Miramar Avenue and Humphrey Road area, including the Pachulski family, expressed concerns about club goers parking in the public spaces on Miramar Avenue. To allay this concern, we relocated the club to the opposite side of the property adjacent to the Family pool, much further away from Miramar Avenue. This move was made quickly in advance of the January 21<sup>st</sup> hearing, and was included in the plan set that the Planning Commissioners approved. Because this move was made quickly to solve neighbor concerns, after additional review, the Caruso Affiliated team felt the structure was too large and too bulky to be located adjacent to the family pool and could potentially block views from the pool, the ballroom, and the ballroom adjacent garden. Because of this, we have relocated the club back to the oceanfront in the location that was the freestanding presidential suite.

This is the exact same location of the club as in the 2011 approved plan. The footprint and elevation of the structure is exactly the same as the presidential suite in the plan the commissioners approved. This location provides a vastly improved facility for club members. The much smaller activity center building remains adjacent to the family pool as originally proposed in the 2014 submittal. All club members will still be required to valet park their vehicles at the main

motor court and can walk to this location or be shuttled in golf carts to this location.

- **Creation of a new two story luxury suite in the Oceanfront West Building**

Because the project no longer has a freestanding presidential suite, we elected to create an additional Luxury Suite at the oceanfront. This suite combines to westernmost two suites in the Oceanfront West building vertically. The previous two 1-bedroom suites will be combined into one two-story two-bedroom luxury suite. This room could be rented with an adjacent additional one to two guestrooms to create a suite of up to four bedrooms. This room is located within the exact same footprint and elevation of the plan the commission approved. This oceanfront west building that previously had 10 keys (2 suites and 8 king/double queen rooms) now has 9 keys (1 two-story suite and 8 king/ double queen rooms).

- **Addition of one new Garden Cottage building**

In order to keep the key count the same, at 170 keys, we added one additional garden cottage structure at the interior of the property. This new cottage includes two keys (1 one –bedroom suite and 1 king room). The layout and elevation of this cottage structure is consistent with the other garden cottage buildings in the plan the commissioners approved.

There are no changes to site grading, grading quantities or total landscaping area. Total building area and FAR have reduced slightly given the complete elimination of the previous Miramar Club structure. The only new structure (two key cottage) is much smaller in gross and net building area than the club structure that has been eliminated. There are no changes to setbacks or other modifications to the plan that was approved by the MPC on January 21<sup>st</sup>.