

Board of Supervisors

Miramar Beach Resort & Bungalows Time Extension

Case No. 10TEX-00000-00039

March 15, 2011



Miramar Time Extensions

Project Description

- Applicant requests a Time Extension to the approved Coastal Development for two years from April 6, 2011 to April 6, 2013

Background

- April 6, 2009 is the date of final action for the project. The CDP had a one-year life to April 6, 2010
- Previous one-year Time Extension granted by the BOS extended the life of the CDP to April 6, 2011
- Requested two-year extension will extend the life of the CDP to 2013

4 Conditional Use Permits

Expires April 6, 2015

Coastal Development
Permit
(2 years)

Expires April 6, 2013

*Another 2-year extension is
available out to April 6, 2015

Development Plan
(5 years)

Expires April 6, 2014

*A 1-year extension is available out
to April 6, 2015

Findings

- Good Cause can be found
- Original Findings can still be made

Environmental Review

- Section 15162 of the State CEQA Guidelines is applicable to the Miramar Beach Resort & Bungalows Time Extension project:
 - No new significant environmental effects would occur,
 - Previously identified environmental effects will not increase in severity, and
 - No new information of substantial importance will require revisions to the previously approved EIR & ND (08EIR-00000-00003 & 00-ND-003 as revised in the Addendum dated December 9, 2008)

MPC Recommendation to BOS

- Make the required findings for approval of the project specified in Attachment A of this staff report, including the California Environmental Quality Act (CEQA) findings
- Accept 08EIR-00000-00003 & 00-ND-003 (as revised in the Addendum dated December 9, 2008) as adequate Environmental Review for Case No. 10TEX-00000-00039, pursuant to Section 15162 of the State Guidelines for Implementation of the California Environmental Quality Act
- Approve the project, Case No. 10TEX-00000-00039



EUCALYPTUS LANE

S. JAMESON LANE

MIRAMAR AVENUE

UNION PACIFIC RAILROAD

PACIFIC OCEAN

Miramar Time Extensions

PUBLIC PARKING
PAVED CART ACCESS TO SPA

SOUND WALL
PEDESTRIAN ACCESS

PEDESTRIAN ACCESS
PUBLIC PARKING

SOUND WALL
WATER FEATURE

PEDESTRIAN ACCESS
ENTIRE BEACH
FIRE ACCESS GATE W/ KNOX BOX
EMERGENCY ACCESS

LANDSCAPE MOUNDS FOR SOUND ATTENUATION
SCREEN PLANTING FOR SOUND ATTENUATION
METAL COURTYARD W/ FOUNTAIN AND PLANTERS

WATER FEATURE
TREES W/ PLANTING
MOTOR COURT W/ DISPLAY PARKING

APPROX. 100 YEAR FLOODWAY LINE
DECK
OUTDOOR DINING AREA
COURTYARD W/ FOUNTAIN

PUBLIC PARKING
MOTOR COURT FOR BALLROOM

APPROX. 100 YEAR FLOODWAY LINE
PROPOSED BEER AND WINE BAR
OUTLET STRUCTURE

CHURCH PARKING
EMERGENCY ACCESS
SPA ACCESS

WATER FEATURE W/ STREAMS AND WATERFALLS FOR SOUND ATTENUATION
PRIVATE PATIOS W/ STEPPING STONE ACCESS TO LAWN AREAS OR WALKWAYS (TYP.)

EMERGENCY ACCESS
PEDESTRIAN PATH
PAVED CART ACCESS

PRIVATE SPA ENCLOSURE W/ LANDSCAPE (TYP.)

FIRE ACCESS / PRIVATE DRIVE
PRIVATE PARKING
CART ACCESS

TEMPORARY REMOVABLE OPEN AIR SHADE STRUCTURE W/ POOL STAIRS (TYP.)
CART PARKING

EMERGENCY ACCESS
FIRE ACCESS GATE W/ KNOX BOX
RAILROAD R.O.W.

CRUISE OFF ZONE
EMERGENCY ACCESS
FIRE ACCESS GATE W/ KNOX BOX
CART ACCESS

RETAINING WALL
CORRAL ACCESS WALKWAY
TENNIS COURTS
PROPOSED CONCRETE SWALLS
EXISTING RAILROAD TRACKS
FIREPLACE
WATER FEATURE
PRIVATE PARKING W/ STALLS

FIREPLACE
OUTDOOR FURNITURE
BAR
SEA WALL

EXISTING BEACH BOARDWALK
PUBLIC RESTROOMS
GUARD HOUSE
HOTEL BEACH USE AREA

Condition 76

If the applicant requests a time extension for this permit/project, the permit/project may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts...