



# **THE MIRAMAR**

## **BEACH RESORT & BUNGALOWS**



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# APPEALS

1. Restore 200 beach club members at initial occupancy (from 100) with the opportunity to seek up to a maximum of 300 at 24 to 36 months after occupancy
2. Increase initial maximum event capacity from 350 guests to 400 guests
3. Allow excursion busses to load/ unload on-site only in other areas besides main entry court (fire lanes prohibited)



2011



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# PLAN DETAILS

	2011 PLAN	2014 (REVISED)	RESULT
Guest Keys	186	170	16 FEWER
Event Capacity	500	400	100 LESS
Restaurant Seats	258	258	SAME
Club Members	200 (300 max)	200 (300 max)	SAME
Outside Spa guests/day	15	12	3 FEWER
Retail	4,000 SF (appx.)	1,000 SF (appx.)	3,000 SF LESS
Employee Housing Units	4	4	SAME
Public Parking (on Eucalyptus and South Jameson)	68	70	With reduced guest keys and event capacity; public parking increased by 2 spaces
Main Building Setbacks	10 to 15 feet	10 to 100 feet	Increased setback of up to 90 Feet
Main Building Height	35' max from Jameson curb grade	35' max from Jameson curb (29' tall structure from finished floor)	SAME
Additional Height Variances	0	0	SAME
Oceanfront Buildings	2 stories	2 stories (with only 1 story in center)	Increased beachfront views

# PARKING – PEAK DEMAND

	PEAK DEMAND	SPACES AVAILABLE	SURPLUS
100% occupancy; 300 members	431	436	5
76% occupancy; 300 members	394	436	42
100% occupancy; 200 members	401	436	35
76% occupancy; 200 members	364	436	72



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# PARKING – BILTMORE COMP

ROOMS	MIRAMAR	BILTMORE	DIFFERENCE
Guest Rooms	170	207	(37)
Restaurant Seats	258	280	(22)
Event Capacity	400	500 to 600	(100 to 200)
Club Members	200 – initial (300 max.)	520 – current (600 max.)	(320) (300 max.)
Spa (outside guests/day)	12	15	(3)
Parking stalls	436	455	(19 less)
Room/ Stall Ratio	2.6/room	2.2/room	+0.4/room

# COMMUNITY SUPPORT

- Immediate Neighbors endorsement
- Montecito Association endorsement
- Parking plan OK'd as adequate by planning & public works at January MPC hearing



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The voice of our community

March 30, 2015

Janet Wolf, Chair  
Santa Barbara County Board of Supervisors  
103 E. Anapamu Street  
Santa Barbara, CA 93101

Re: Miramar Hotel - Appeals of Montecito Planning Commission  
Approval - Revised

Dear Chair Wolf and Supervisors:  
We are sending a revised letter to clarify the MA's position on the Miramar Hotel project.

The Montecito Association has reviewed the appeals of the Montecito Planning Commission's approval of the revised Miramar Hotel project. On February 10, 2015 the Association's Board reaffirmed support for the current Miramar project without the additional conditions imposed by the Montecito Planning Commission. We acknowledge the overwhelming community support for the project and voted to encourage the Board of Supervisors to use your best efforts to move the project forward as soon as possible.

Thank you for considering these comments and ensuring the best outcome for the community.

Sincerely,

*Cindy Feinberg*

Cindy Feinberg, President

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# UPDATED SITE PLAN

PROPOSED ROOM COUNT

ROOMS	FINAL # COUNT	MAIN BLDG	OCEAN FRONT WEST	OCEAN FRONT EAST	JAMESON LANE	WEST LANE	MIRAMAR AVE.	MIRAMAR COTTAGES	GARDEN COTTAGES
DELUXE/STANDARD KING Q/Q	123	0	8	14	46	24	6	6	19
JUNIOR SUITE	8	6	0	0	2	0	0	0	0
ONE BEDROOM SUITE	36	5	0	2	0	8	6	2	13
LUXURY SUITE	3	2	1	0	0	0	0	0	0
TOTAL	170	13	9	16	48	32	12	8	32

MIRAMAR CONCEPTUAL PLAN

FEBRUARY 17th, 2015





2015



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