

Miramar Hotel and Bungalows Appeal

Case No:15APL-00000-00002

Regarding Case No's: 14RVP-00000-00063,
14AMD-00000-00010, 14AMD-00000-00011,
14CDP-00000-00086, 14CDP-00000-00090,
& 14CDP-00000-00091

Board of Supervisors
April 14, 2015

HWY 101

N/S Miramar Ave

C-V

S. Jameson Lane

E/W Miramar Ave

UPRR

Eucalyptus Lane



Proposed Project Overview



Background

- 2008: Montecito Planning Commission (MPC) approved Miramar Hotel project
- 2008: Board of Supervisors (BOS) approved Miramar Hotel project on appeal
- 2009: Appeals to Coastal Commission resolved
- 2010: BOS approved Time Extension for 2008 project
- 2011: BOS approved amended project
- 2012: Demolition of structures completed and coastal low cost accommodations fee paid, resulting in a “non-expired” approved 2011 project
- January 2015: MPC approved revised project

Caruso Appeal Issues

- Beach Club Memberships
 - Reduction in initial number from 200 to 100
 - Timing of increase
- Reduction in initial event attendees from 400 to 350
- Excursion bus condition

95. Excursion Buses. Excursion Bus pick-up, drop-off and temporary parking shall ~~only occur in the main valet entrance to the hotel and shall not idle off-site~~ be prohibited in areas of the site that are required for Fire Department Access and in the on-site driveway area used by residents at the oceanfront to access their homes. Excursion buses shall only utilize parking lots that are not being used to capacity and that can safely accommodate the buses. Excursion buses shall not idle off-site. **Monitoring:** P&D staff shall respond to complaints and reported complaints shall be transmitted to the Montecito Planning Commission during annual compliance reporting.

Recommendation

- Deny the appeal, case no: 15APL-00000-00002
- Make the required findings for approval of the project
- After considering the March 24, 2015 Addendum together with 08EIR-00000-00003, Mitigated Negative Declaration [00-ND-003] and Addenda dated December 9, 2008 and March 11, 2011 determine that no SEIR or Negative Declaration shall be prepared for this project because none of the conditions described in CEQA Section 15162 have occurred
- Approve the project, case no: 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

Offsite Parking

In order to increase the number of event attendees and beach club members, project conditions require review of hotel operations, including the adequacy of parking, at 12-18 months (condition 1, event attendees) and 36-42 months (condition 66, beach club members) from occupancy. Should the Montecito Planning Commission (MPC) find that, at either periodic review, additional parking would be required to accommodate the proposed increase in event attendees and/or beach club members, the applicant shall provide an off-site parking plan or other proposed parking solution to address, in perpetuity, any parking needs identified by the MPC in order to increase use on the site. The proposed solutions must be in a form acceptable to P&D staff and the MPC and shall be subject to review for conformance with applicable ordinances and policies as well as CEQA.

96. In order to increase the number of beach club members from 200 to 300, project conditions require review of hotel operations regarding the adequacy of parking at 24-36 months (condition 66, beach club members) from occupancy. Should the Montecito Planning Commission (MPC) find that, at that periodic review, additional parking would be required to accommodate the proposed increase in beach club members, the applicant shall provide an off-site parking plan for up to 50 offsite parking stalls or other long-term parking solution to address the parking needs identified by the MPC in order to address the increased number of beach club members. The proposed solutions must be in a form acceptable to P&D staff and the MPC and shall be subject to review for conformance with applicable ordinances and policies as well as CEQA.