

# Santa Barbara County Board of Supervisors

## Miramar Beach Resort and Bungalows

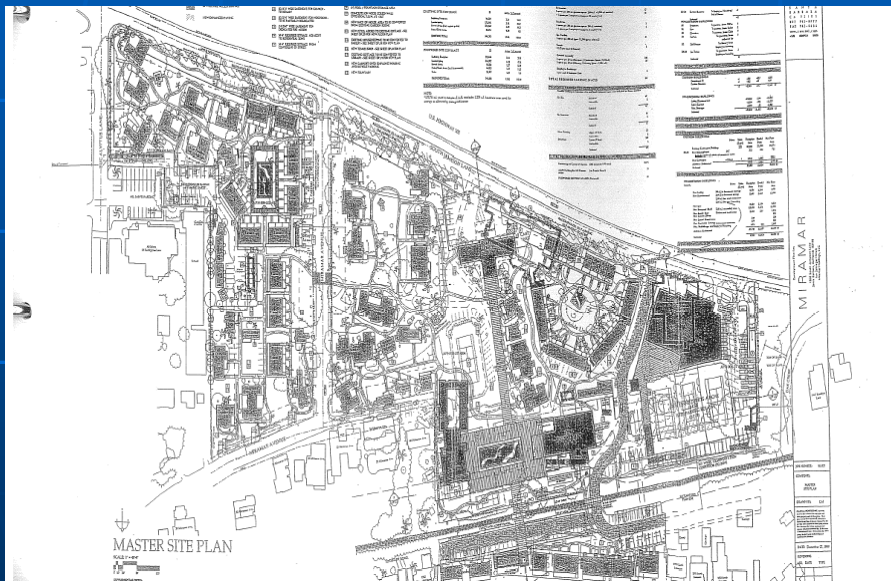
Case Nos. 07RVP-00000-00009, 07CUP-00000-00045,  
07CUP-00000-00046, 07CUP-00000-00047, 08CUP-  
00000-00005, 08GOV-00000-00017 & 08CDP-00000-  
00054

December 9, 2008

# Vicinity Map



# REVISED DEVELOPMENT PLAN







EUCALYPTUS LANE

S. JAMESON LANE

MIRAMAR AVENUE

UNION PACIFIC RAILROAD

PACIFIC OCEAN

FRONTAGE  
OUTDOOR FURNITURE  
BAR  
SEA WALL

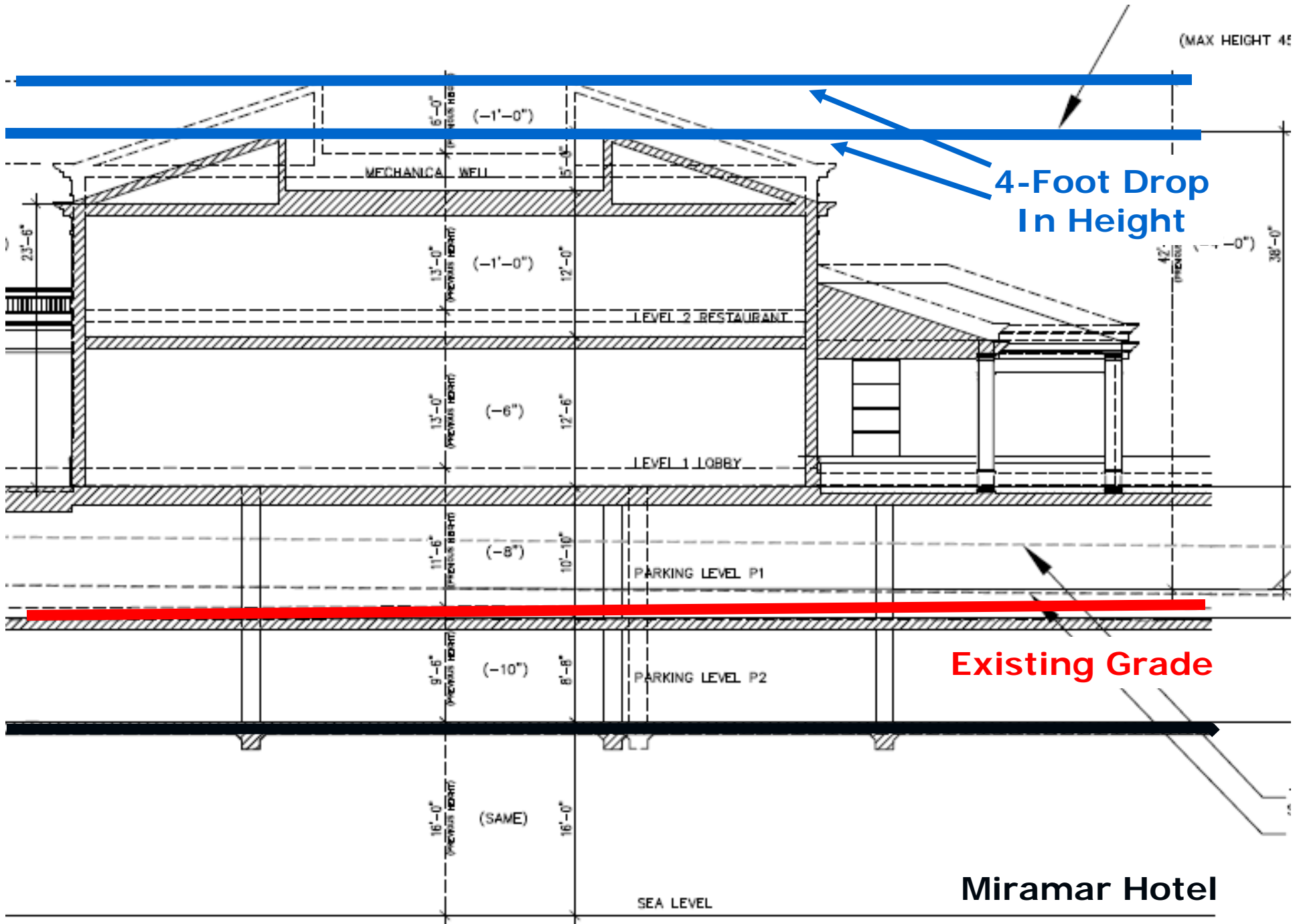
EXISTING BEACH BUILDING  
PUBLIC RESTROOMS  
SHOWER HOUSE  
HOTEL BEACHFRONT AREA

# Montecito Planning Commission

- Project Reviewed at Four Regular Hearings and One Conceptual Hearing
- Extensive Public Comment
- Project Revised per MPC Direction

# Changes Made During MPC Review

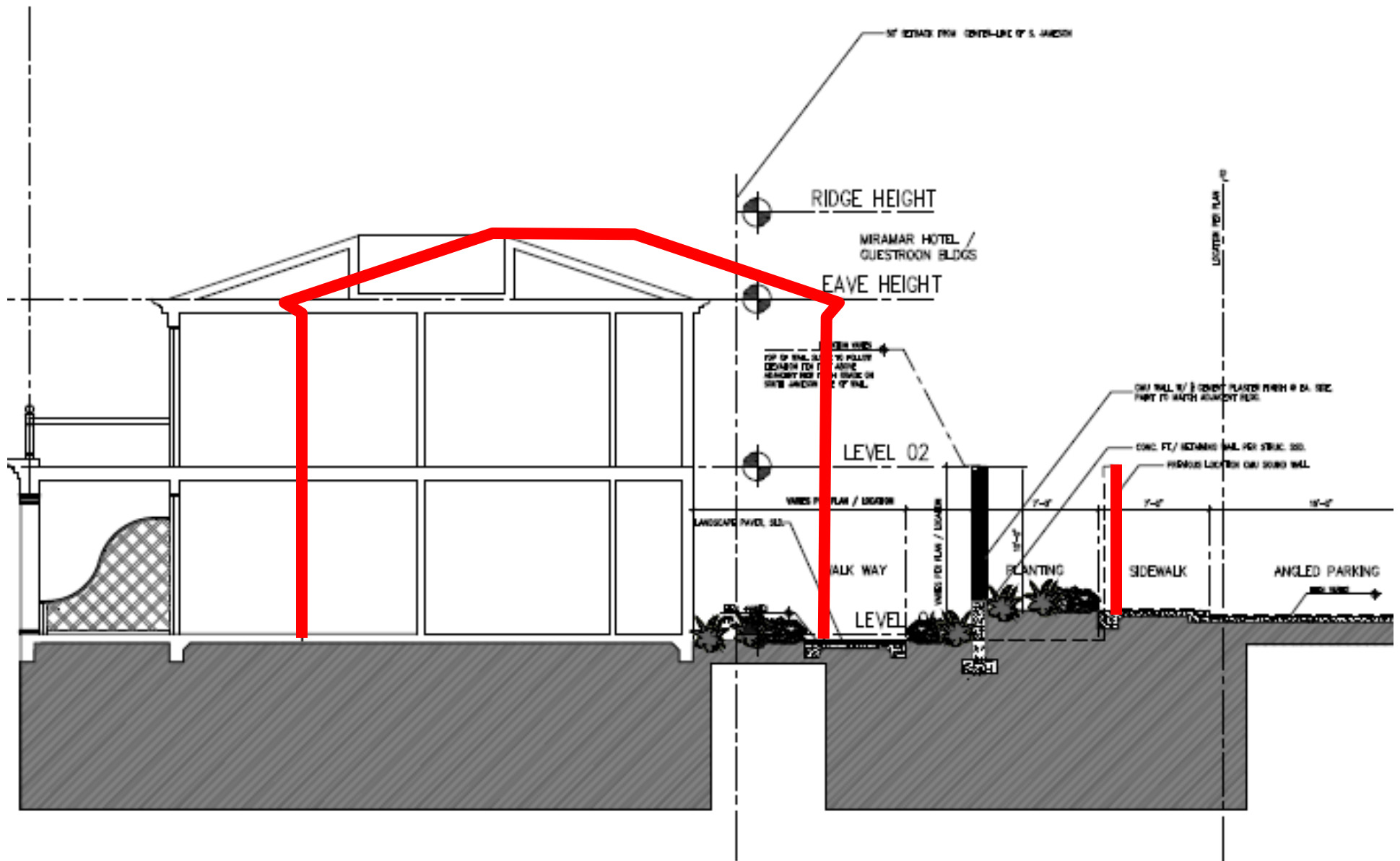
- Reduced Height
  - Main Building reduced by 4 feet
  - Spa Building reduced to one story
- Increased Setbacks
  - Building 44
  - Ballroom Building
  - All Buildings along Western Property Line
- Room Count Reduced to 192 from 204
- Phasing of Beach Club Memberships
  - Starting at 200 with max. of 300
  - No Tennis Court Lighting



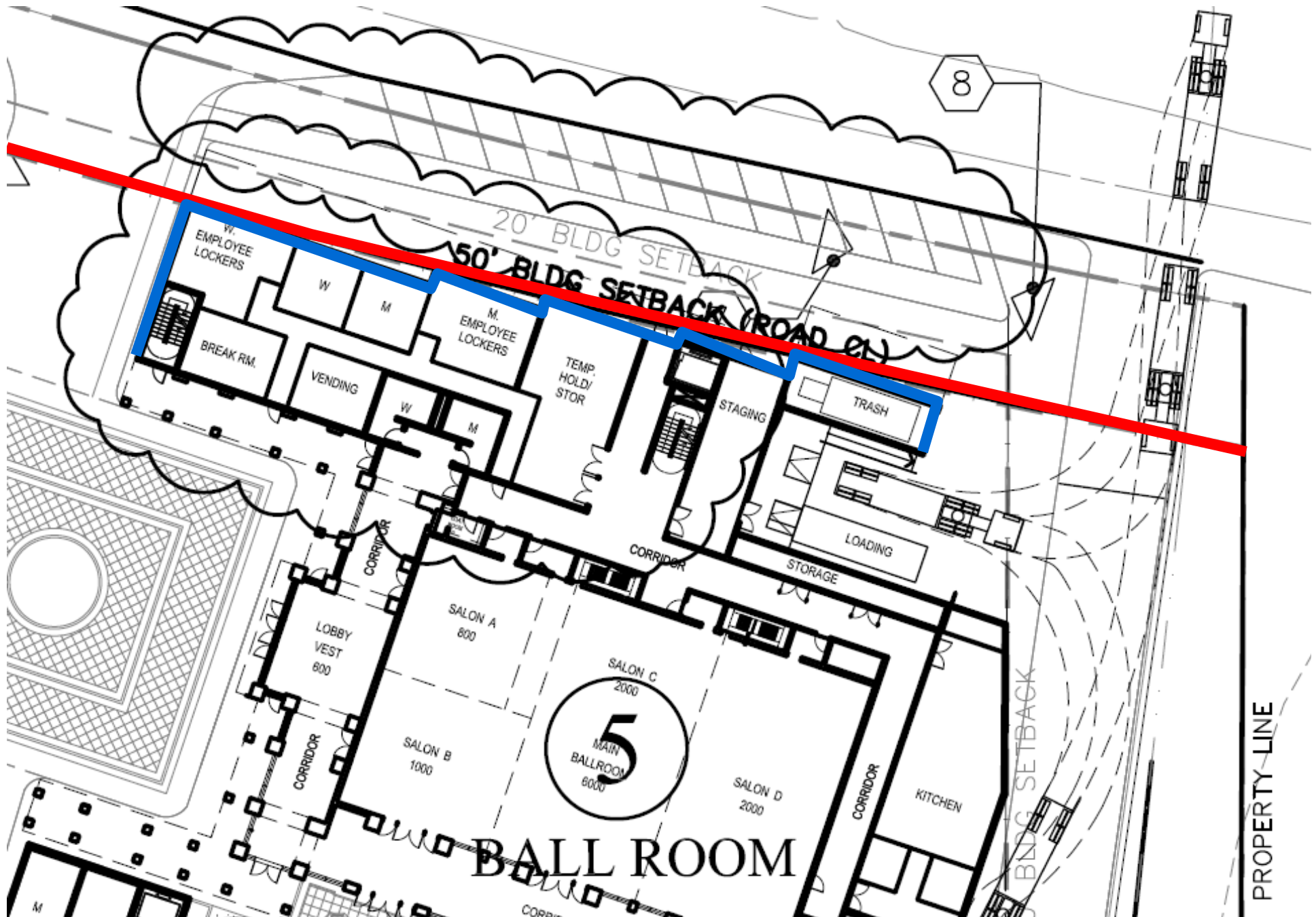




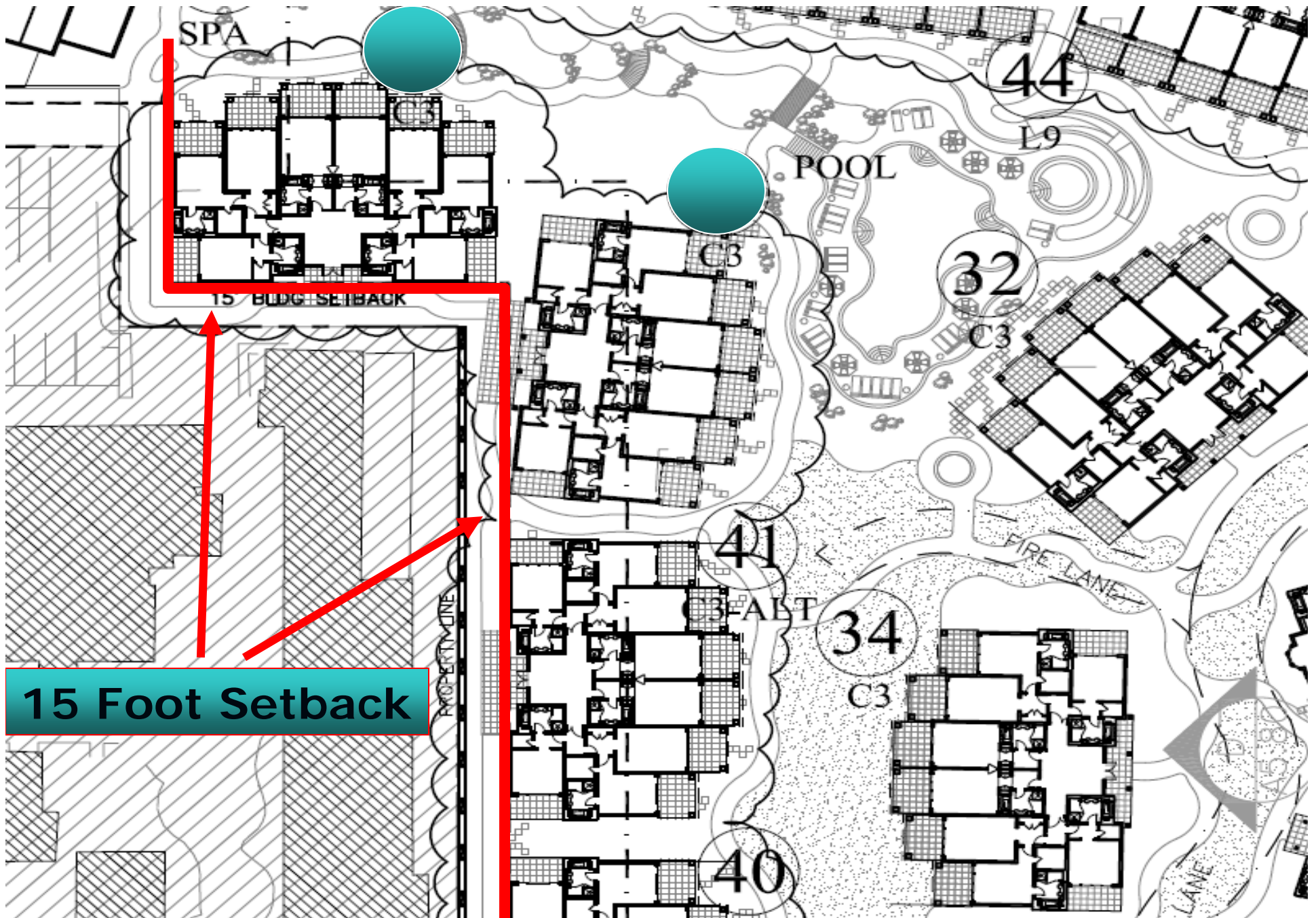
Miramar Hotel



Miramar Hotel



Miramar Hotel



**15 Foot Setback**

# Environmental Review

- Schragger Negative Declaration
- SEIR and Addendum to 00-ND-003 circulated April 1, 2008 – May 15, 2008.
  - SEIR found Class I impacts to historic resources and no satisfactory alternative.
  - Addendum found the incremental changes between the Schragger and Caruso projects do not result in a substantial change in the severity of impacts from those identified in 00-ND-003.

# Montecito Board of Architectural Review

- Project was reviewed on Dec. 17, 2007
- MPC Refined “Cottage Type Hotel” and Directed MBAR to Review Project Consistent with Refined Definition

# Appeal Issues

- Historic Resources
- Drainage & Flooding
- Water Resources
- Noise

# Appeal Issues-Historic

- SEIR Drafted to Analyze Impacts to Historic Structures- Class I Impacts
- Infeasible to Maintain Existing Structures
- Rebuilding Structures with new materials would not reduce Class I Impacts



# Appeal Issues-Flooding

- Project Borders Oak Creek and would fill in Flood Plain
- Extensive Flooding Analysis Prepared by Penfield & Smith
- No Rise in Flood Elevation during a 100-Year Event

# Appeal Issues-Water Resources

- The Miramar is an existing customer
- MWD is committed to serving the project up to 45 acre-feet per year at the commercial block-one rate
- MWD will serve the project above 45 acre-feet per year at the block-two rate
- Caruso Affiliated calculates their project demand at 51.3

# Appeal Issues-Noise

- Noise Impacts would be Less Than Significant- Study
- Pile Driving Removed from Project Description and Replaced with Torque Down Technique
- Several Mitigations Included with Project

# Policy Consistency

- As Conditioned, and with approval of the Requested Modifications, the Project is Consistent the Comprehensive Plan including:
  - The Coastal Land Use Plan
  - The Montecito Community Plan
  - The Article II Zoning Regulations

# Staff Recommendation

1. Deny the appeals;
2. Adopt the required findings for the project contained in the October 8, 2008 Montecito Planning Commission Action Letter, as amended by the Errata dated November 20, 2008 (Attachment A of this Board Letter), including findings for the revised Development Plan and modifications to the ordinance standards for setbacks, height, and parking, including the CEQA findings;
3. Certify the Subsequent Environmental Impact Report 08EIR-00000-00003 and approve the Addendum as amended by the Errata dated November 20, 2008 (Attachment A of this Board Letter), and adopt the mitigation monitoring program contained in the conditions of approval. The Subsequent Environmental Impact Report 08EIR-00000-00003 and Addendum were included as Attachment C of the November 18, 2008 Board Set Hearing Letter; and
4. Grant *de novo* approval of the project, as amended by the Errata dated November 20, 2008 (Attachment A of this Board Letter), subject to the conditions included as Attachment C of the October 8, 2008 Montecito Planning Commission Action Letter. The October 8, 2008 Montecito Planning Commission Action Letter was included as Attachment A of the November 18, 2008 Board Set Hearing Letter.



