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March 14, 2011

Re: Miramar Beach Resort and Bungalows Project  
Public Hearing, March 15, 2011  
Agenda Item D-3

2011 MAR 15 AM 8:02

COUNTY OF SANTA BARBARA  
CLERK OF THE  
BOARD OF SUPERVISORS

Members of the Santa Barbara County Board of Supervisors,

Surfrider Foundation, Santa Barbara Chapter is pleased to see the Board of Supervisors give the amended project description for the Miramar Hotel a full public hearing. The community benefits of a quality destination resort in this location are significant and the Montecito community as well as the rest of Santa Barbara County are eager to see a project that is compatible with the surrounding neighborhood and consistent with the goals of the Local Coastal Plan.

Of particular concern to Surfrider Foundation is the proposed parking plan and the potential impact on already stressed coastal access in and around the project site. As noted by Montecito Planning Commissioner Jack Overall, who voted against the project: "The amended plan is 138 spaces short of ordinance requirements with no overflow capacity because the tennis courts are eliminated. In both the approved and amended plan the peak hour analysis is predicated upon several assumptions that may or may not prove valid". This is a serious concern due to already limited coastal access parking in the immediate area of the proposed development. The Surfrider Trail system, accessed at the South end of Eucalyptus Lane, is serviced by only 9 parking spaces. On high volume beach days, including nearly all summer and during high surf during the winter, cars are parked up and down Eucalyptus Lane, all along Miramar Ave. and Humphry Road. In addition, cars also park along S. Jamison Lane and on Fernald Point Lane in order to access the Coastal Trail at Posilipo Lane.

Even though this area of Montecito is known as a focal point for coastal access due to world class beaches and surfing, the designated coastal parking spots are already woefully inadequate. For example, families wanting to access the Posilipo access trail must now park on S. Jamison Lane and navigate a freeway on-ramp to get to the beach. This situation puts a strain on local residents and also on the public looking for safe and reasonably convenient access to the beach. Inadequate parking at the Miramar Hotel will certainly exaserbate this situation and could lead to hotel employees and guests monopolizing scarce coastal access parking spaces.

Finally, Surfrider is concerned that the Miramar Project is proposing as a component of their plan, "public parking" along South Jamison Lane. South Jamison Lane is a County road within the County Road system and is already available for coastal access parking. It is highly unusual, for a private project applicant in the Coastal Zone to label parking spaces along a publicly owned and maintained roadway as "public parking" and a component of the project. This deserves a clear explanation.

Thank you for the opportunity to comment on the proposed amendments to the Miramar Beach Resort and Bungalows Project.

Keith Zandona  
Surfrider Foundation Santa Barbara Chapter