

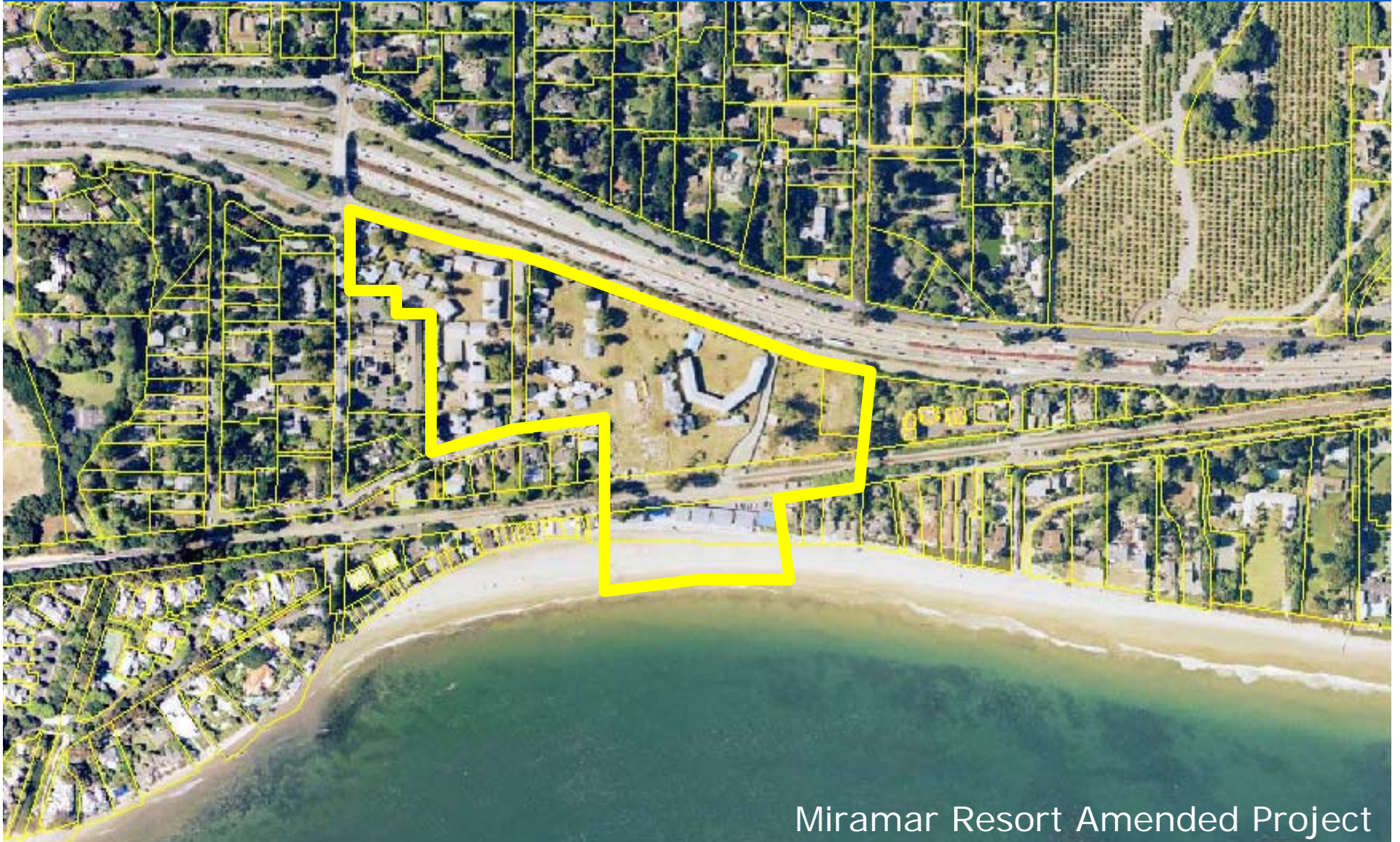
Board of Supervisors

Miramar Beach Resort and Bungalows Amended Project

Case Nos. Case Nos. 10AMD-00000-00010, 11CDH-
00000-00001, 11AMD-00000-00002, 11AMD-
00000-00003, 11AMD-00000-00004, 11AMD-
00000-00005

March 15, 2011

Vicinity Map



Miramar Resort Amended Project



Miramar Resort Approved Project



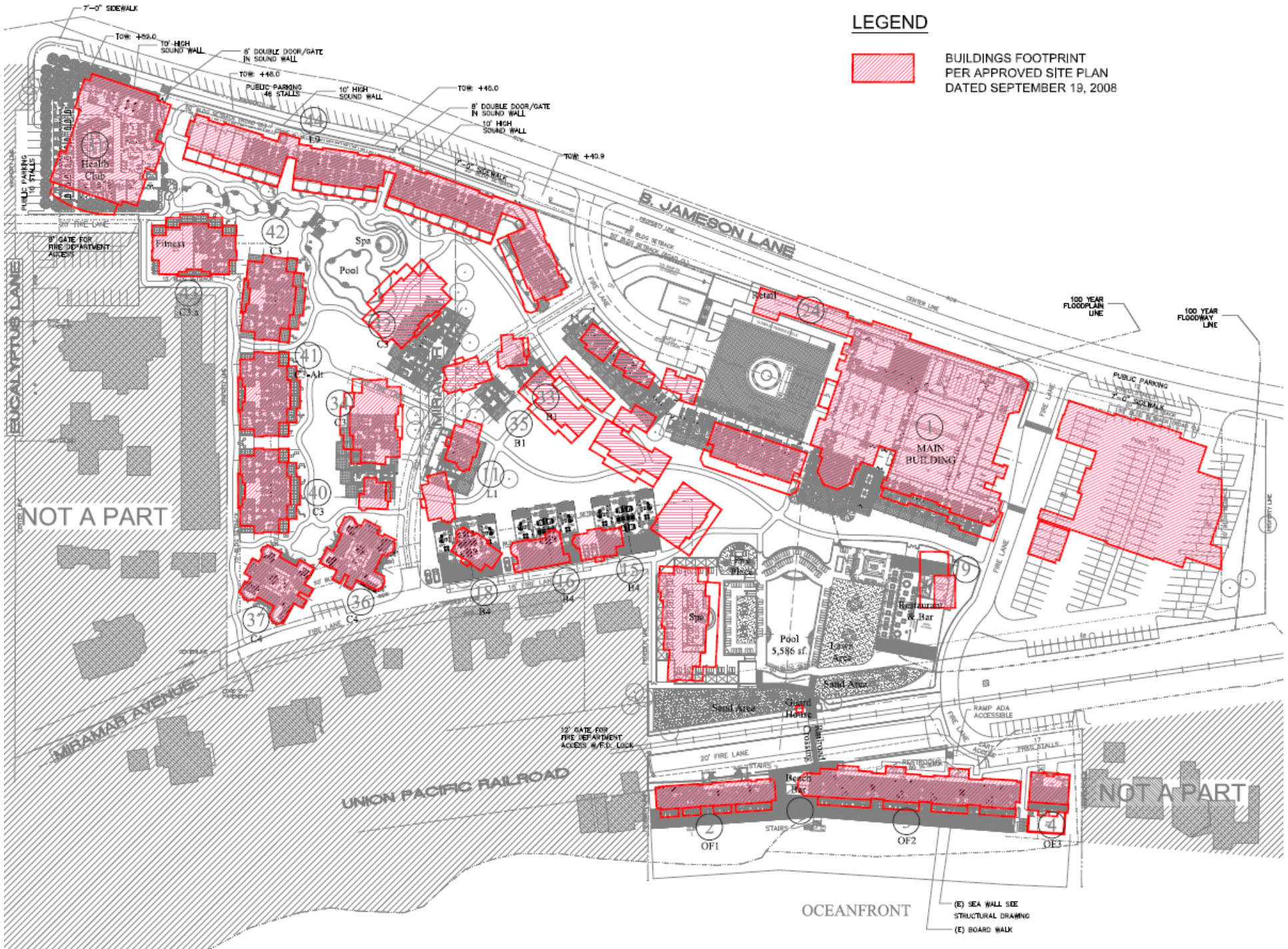
Miramar Resort Amended Project

OCEANFRONT
 (E) SEA WALL SEE STRUCTURAL DRAWING
 (E) BOARD WALK

LEGEND



BUILDINGS FOOTPRINT
PER APPROVED SITE PLAN
DATED SEPTEMBER 19, 2008

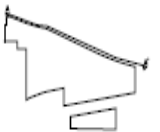


(E) SEA WALL SEE
STRUCTURAL DRAWING
(E) BOARD WALK

Elevation Comparative as Seen From Jameson



01



Project Comparison

	Approved Project	Amended Project
Overall Gross SF	385,286 sf	258,860 sf
Site Coverage	188,133 sf	183,386 sf
Overall Net SF	164,849 sf	165,219 sf
FAR	0.2399	0.2405
Guest Rooms	192	186
Max. Event Capacity	600 persons	500 persons
Beach Club Members	200-300	200-300
Restaurant Capacity	258 (3 kitchens)	258 (2 kitchens)
No. of Employee Units	4	4
Grading Quantities	36,300 cy of cut; 46,100 cy of fill	26,000 cy of cut; 33,500 cy of fill
Staffing Levels	102 persons	102 persons

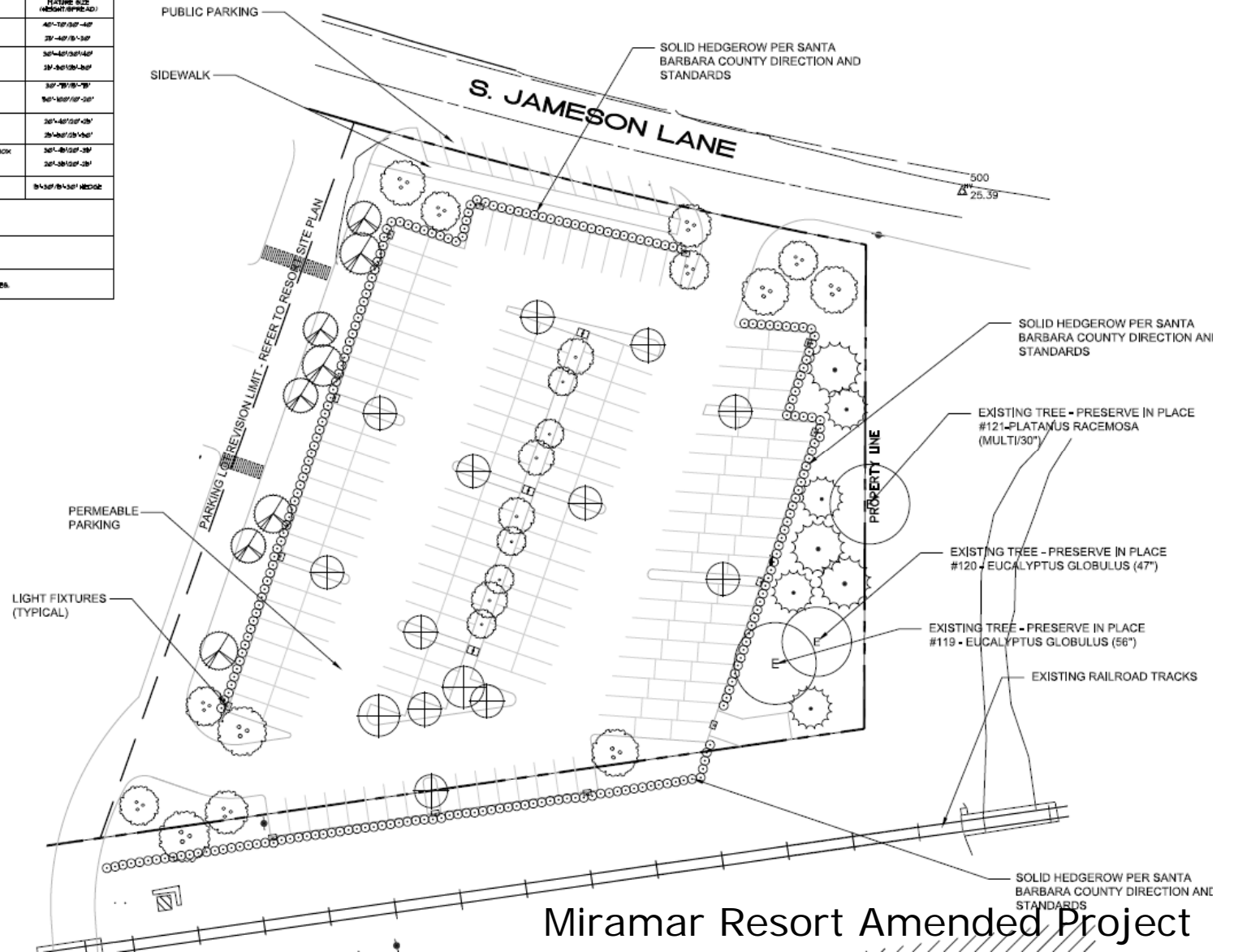
Parking

Project	Article II Requirement	Actual Spaces Provided	Peak Demand per ATE Analysis	Difference in Peak Demand & Spaces Provided	Difference in Article II Requirement & Actual Spaces Provided
Approved Caruso	639	551	523	28	88
Proposed Caruso	632	494	464	30	138

Landscape Plan

PARKING AREA - PROPOSED TREE LEGEND				
SYMBOL	APPROXIMATE QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT & SPREAD (FEET)
	PROPOSED: 13	PLATANUS RACEMOSA JACARANDA	LEUCEN STYCIANE JACARANDA	40'-70' @ 40'-40' 30'-40' @ 30'-30'
	PROPOSED: 8	EUCALYPTUS GLOBULUS TABESIA TRICHOCOMA	AFRICAN TULIP TREE TRUFFET TREE	30'-40' @ 30' @ 40' 30'-40' @ 30'
	PROPOSED: 7	PINUS SPECIES PINUS RADIATA	PINE TREE MONTEREY PINE	30'-70' @ 30'-70' 50'-100' @ 30'
	PROPOSED: 4	ACACIA SPECIES TABESIA TRICHOCOMA (PEL)	ACACIA TRUFFET TREE	30'-40' @ 30' @ 40' 30'-40' @ 30' @ 40'
	PROPOSED: 3	LIQUIDAMBAR STYRACIFLUA PYRUS SPECIES	WATER BUTTERFLY BUSH ORIENTAL PEAR	30'-40' @ 30' @ 40' 30'-30' @ 30'
	PROPOSED: 25	PINUS CAROLINIANA	CAROLINA CEMETRY	30'-50' @ 30' @ 30'
	EXISTING: 3	EXISTING TREE - PRESERVE AND PROTECT IN PLACE		
APPROX. TOTAL	PROPOSED 288 EXISTING 3 TOTAL 291			

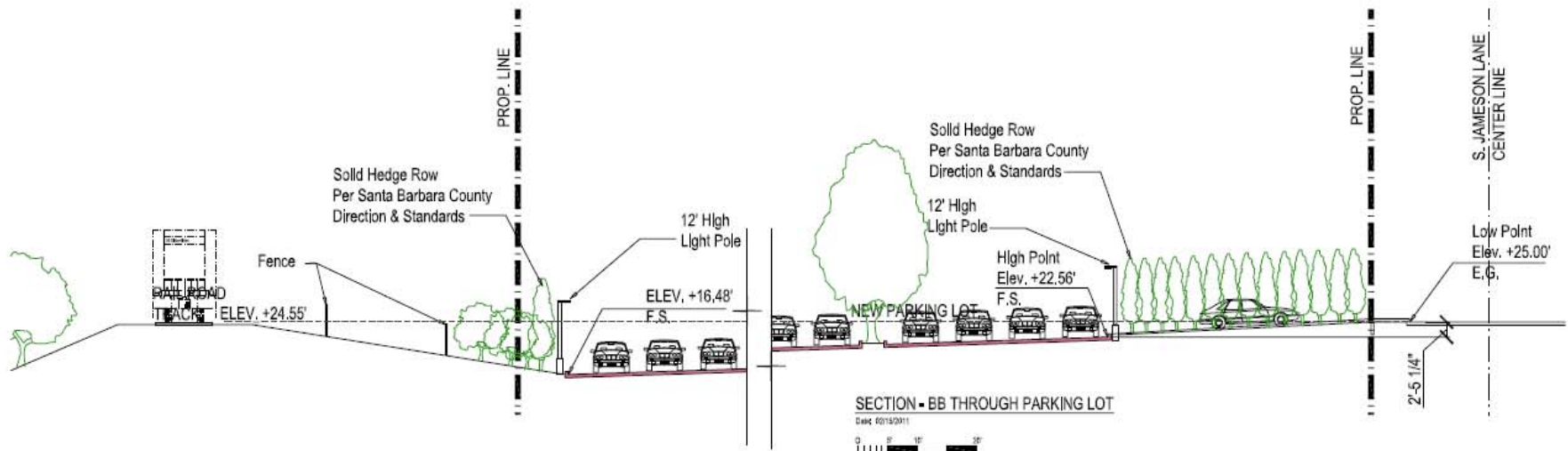
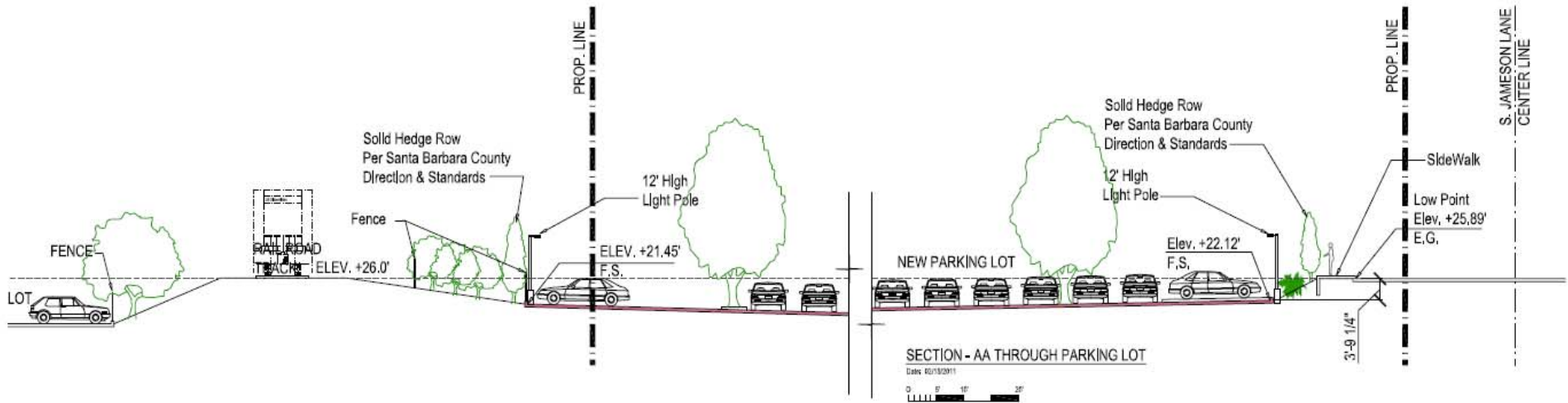
NOTES:
 1. CALIPER SIZE VARIES BY SPECIES. AVERAGE CALIPER SIZE FOR 30' + 2 1/2" - 3 1/2" NOMES.
 2. HEIGHT AND SPREAD SIZE VARIES BY SPECIES.



GENERAL NOTE:
 ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS
 * THE CITY-SIDE LANDSCAPE REGULATIONS AND LANDSCAPE

Miramar Resort Amended Project

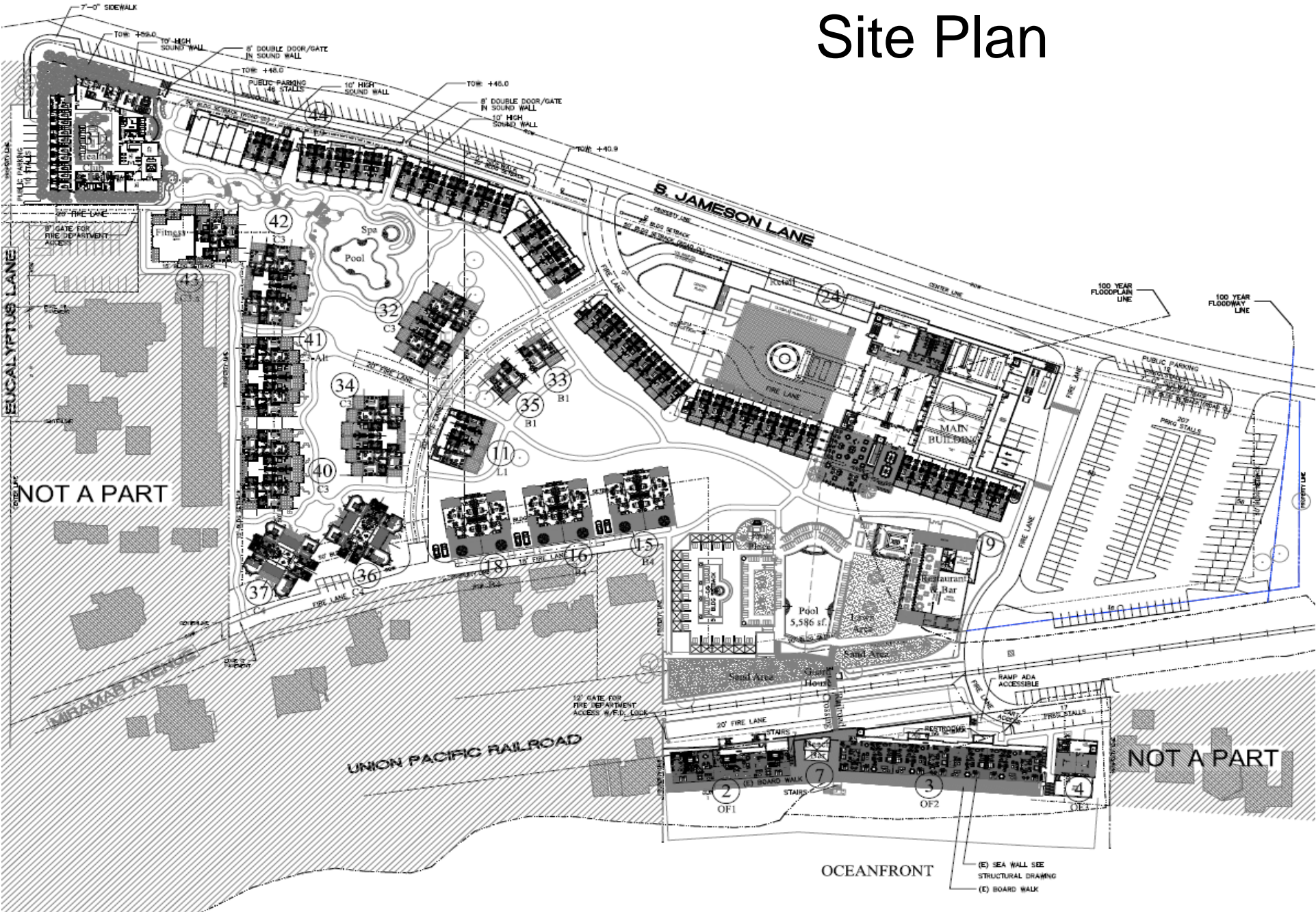
Landscape Section



Montecito Planning Commission Action

- On February 23, 2011, MPC recommended the Board of Supervisors approve the project while considering the following:
 - 1) That the items identified in the Montecito Fire District Letter dated February 18, 2011 were not fully addressed in the site plan reviewed by the MPC and should be resolved prior to project approval by the Board;
 - 2) That on-street public parking in the surrounding neighborhood is limited; and
 - 3) That the onsite parking included with the project may not be adequate to serve the proposed uses, and as such, may impact the surrounding neighborhood. The MPC recommended that an additional 30 onsite parking spaces be provided with the project.

Site Plan



Environmental Review

- Approved project includes an EIR for historic resources (08EIR-003), a Negative Declaration (00-ND-003) and an Addendum.
- Proposed Amended Project includes an Addendum to the previous environmental documentation package.
- Proposed Amended project would not create any new significant effects or a substantial increase in the severity of previously identified significant effects on the environment
- Mitigation Measure related to night lighting was updated to minimize lighting associated with the surface parking lot.

Policy Consistency

- As with the approved project, and with approval of the requested modifications, the Proposed Amended Project is Consistent the Comprehensive Plan including:
 - The Coastal Land Use Plan
 - The Montecito Community Plan
 - The Article II Zoning Regulations

Recommendation

- Make the required findings for approval of the project specified in Attachment 1 of the Board Report, including the CEQA findings;
- Adopt the Addendum dated March 15, 2011 to the previous environmental review package, included as Attachment 3 of the Board Report under CEQA Guidelines Section 15164; and
- Approve the project, Case Nos. 10AMD-00000-00010, 11CDH-00000-00001, 11AMD-00000-00002, 11AMD-00000-00003, 11AMD-00000-00004 & 11AMD-00000-00005, subject to the conditions included as Attachment 2 of the Board Report.