

# Miramar Acquisition Co., LLC – Housing – Mixed Use Development

Case Nos. 24APL-00027 – 00031, 24RVP-00050, 24RVP-  
00051, 24AMD-00008, and 24CDP-00077

Santa Barbara County Board of Supervisors  
December 10, 2024



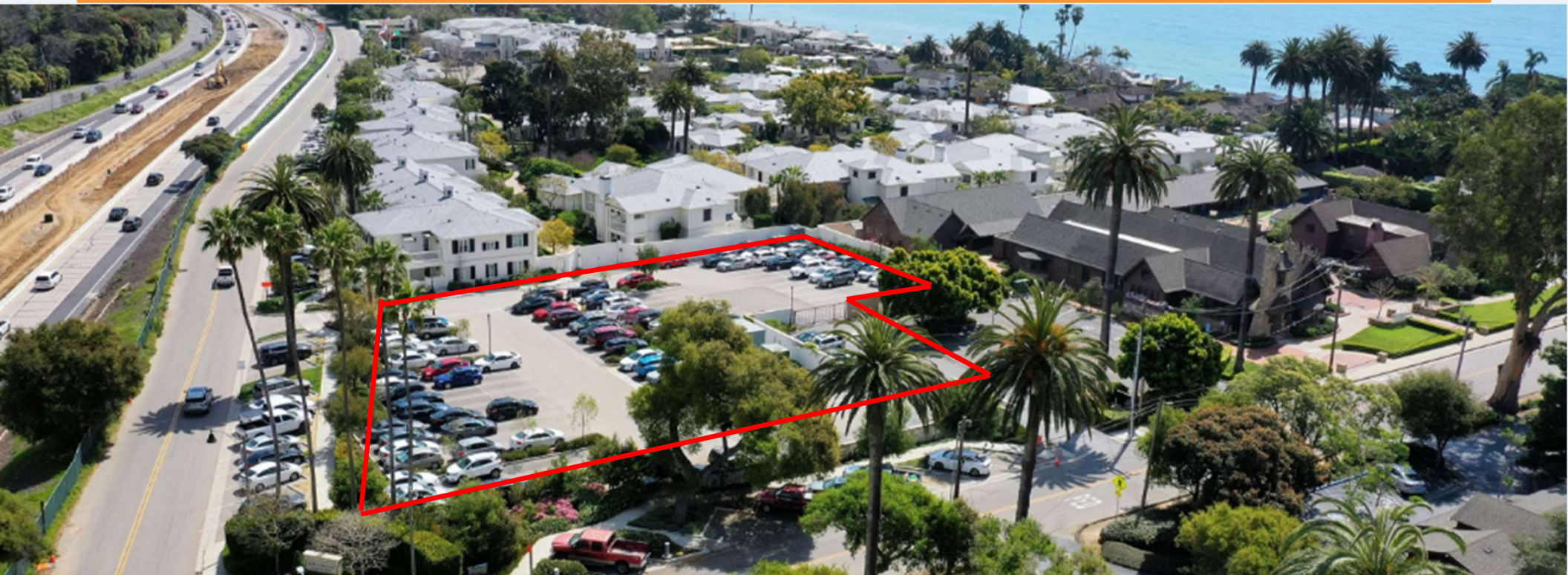
County of Santa Barbara  
Planning and Development  
Willow Brown

# Vicinity Map





# Site Photos





# Site Photos





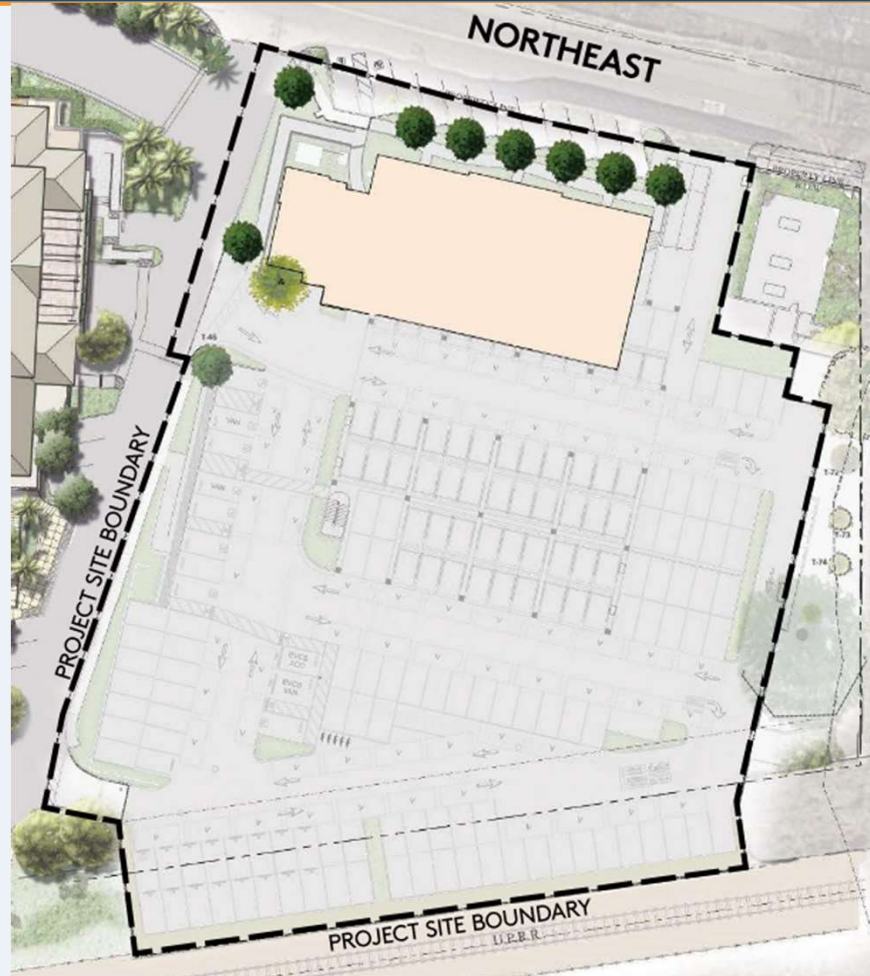
# Site Plan



# Project Description



# Project Description





# Appeal Issue 1 – Construction Impacts

## Appeal Issue:

- Construction-related impacts such as dust/air pollution, noise, etc.
- Cumulative construction impacts due to current Highway 101 construction.

## Staff Response:

- Standard conditions to address construction impacts.
- Highway 101 ramp closures estimated to be complete by spring of 2026 and all improvements other than landscaping estimated to be complete by fall of 2026.



# Appeal Issue 2 – CEQA

## Appeal Issue:

- Project does not qualify for CEQA exemption.
- CEQA review has been “piecemealed”.

## Staff Response:

- Project meets all requirements for exemption under CEQA Section 21159.25.
- No “piecemealing” has occurred.

# Appeal Issue 3 – Traffic and Parking

## Appeal Issue: Traffic and Parking

- Traffic and parking studies are inadequate.
- Existing parking plan and TDM program are ineffective.

## Staff Response:

- Traffic and parking studies submitted by licensed engineer, concluded project will not have significant impacts, reviewed by P&D staff and Public Works.
- Applicant has been responsive and cooperative in dealing with parking complaints.
- Conditions revised to include additional monitoring of public spaces.



# Appeal Issue 4 – GHG Impacts

## Appeal Issue:

- Project may have significant impact from greenhouse gases.

## Staff Response:

- GHG Technical Report determined there will not be a significant GHG impact.
- Report relied on published estimates for proposed land uses developed by technical experts.

# Appeal Issue 5 – Evacuation

## Appeal Issue: Evacuation

- Evacuation plan should be prepared for Miramar and surrounding community.
- Safety concerns regarding delayed evacuations.

## Staff Response:

- Montecito Fire reviewed project and emergency access; meets all safety requirements.
- Evacuation studies completed for Montecito community as a whole.



# Appeal Issue 6 – Lack of a Fair/Impartial Hearing

## Appeal Issue:

- Review of the project was moved from the MPC to the CPC.
- Plans were not reviewed by the Montecito Board of Architectural Review.
- Applicant was given more time than public commenters to present.

## Staff Response:

- Consistent with County Code, CPC was decision maker and MPC was advisory.
- Hearings complied with Brown Act and CPC Procedures Manual.
- Project is only subject to objective standards under HAA; MBAR is inherently subjective.
- Time limits on public testimony may be established at the discretion of the Chair.



# Appeal Issue 7 – Coastal Access

## Appeal Issue:

- Resort is under-parked, resulting in loss of public spaces.
- Concerns with access to public easements.

## Staff Response:

- Studies submitted by licensed engineer, reviewed by staff and Public Works.
- Monitoring of public spaces required by project conditions.
- Project will not impact easement for pedestrian access.



# Appeal Issue 8 – Flood Hazard Concerns

## Appeal Issue:

- Discrepancies in stormwater runoff calculations.
- Uncertainty with Sea Level Rise calculations.
- New FEMA maps placing the affordable housing in a FEMA Flood Zone.

## Staff Response:

- Stormwater Control Plan reviewed by Public Works.
- Sea Level Rise Flood Hazard report determined project is safe distance from shore.
- Flood hazard area in northeast lot reduced on new FEMA maps.

# Appeal Issue 8 – Flood Hazard Concerns



Effective FEMA Map for Northeast Lot



Preliminary FEMA Map for Northeast Lot

## Appeal Issue 9 – Inconsistent with Comp. Plan & Article II

### Appeal Issue:

- Project is inconsistent with Comprehensive Plan, including Montecito Community Plan.
- Project is inconsistent with Article II regulations.

### Staff Response:

- Project is consistent with all policies and development standards.
- With approval of SDBL requests for five waivers/modifications, project complies with all applicable objective standards in Article II.
- Project cannot be disapproved or conditioned to lower density unless decision-maker finds, supported by a preponderance of the evidence in the record, that the project would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the adverse impact.



# Summary

- Housing Accountability Act project
- Consistent with Comprehensive Plan, including Coastal Land Use Plan and Montecito Community Plan, and Article II
- Exempt from environmental review pursuant to CEQA Section 21159.25



# Recommended Actions

1. Deny the appeals, Case Nos. 24APL-00027, 24APL-00028, 24APL-00029, 24APL-00030, and 24APL-00031.
2. Make the required findings for approval of the project as specified in Attachment 1 of the Board Letter, including CEQA findings.
3. Determine the project is exempt from CEQA pursuant to CEQA Section 21159.25, included as Attachment 3 of the Board Letter.
4. Approve the project (Case Nos. 24RVP-00050, 24RVP-00051, 24AMD-00008, & 24CDP-00077) subject to the conditions included as Attachment 2 of the Board Letter.