

# *Miramar*

**Affordable Employee Apartments,  
Market Rate Apartments,  
and Visitor Serving Shops**



*December 10, 2024*



# COMMUNITY

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# MIRAMAR EMPLOYEES

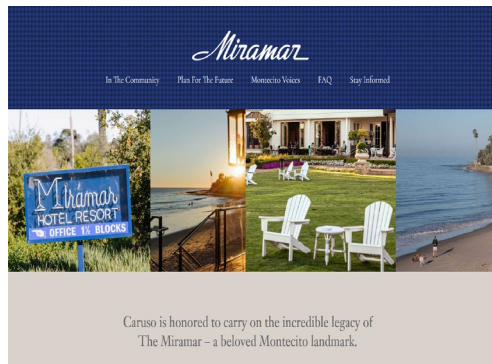
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# NEARLY TWO YEARS OF COMMUNITY OUTREACH

- 3,109 Outreach Invitations  
- Hundreds of Community Meetings



Dear Montecito Neighbor:

It's hard to believe it's been 5 years since The Miramar re-opened, beginning a new chapter for this beloved Montecito landmark. We would like to invite you to The Miramar to learn more about our plan to add new offerings to the hotel — including affordable housing for our employees, a limited number of market-rate apartments, and some new resort shops.

Please join us at the Miramar on one of the following dates:

Wednesday, June 26, 9:30 a.m.	Coffee and Pastries
Wednesday, July 10, 9:30 a.m.	Coffee and Pastries
Wednesday, July 10, 5:30 p.m.	Light Bites
Saturday, July 20, 10:00 a.m.	Coffee and Pastries

Please scan the QR code or visit [themiramarinfo.com/informationessions](http://themiramarinfo.com/informationessions) to reserve your place.

If you have any questions, please email us at [miramarinfo@caruso.com](mailto:miramarinfo@caruso.com). We hope to see you at The Miramar!

Sincerely,  
Bryce, Katie, Justin and the Caruso Team at The Miramar



*Miramar*  
1739 South Jameson Lane, Montecito, CA 93108  
Complimentary water will be provided.



# AFFORDABLE EMPLOYEE APARTMENTS

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*Miramar*



AFFORDABLE EMPLOYEE APARTMENTS: COMMUNITY ROOM





LOOKING SOUTH EAST FROM JAMESON & EUCALYPTUS





## VISITOR SERVING SHOPS

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*Miramar*



## INTERNAL VIEW OF VISITOR SERVING SHOPS



*Miramar*



## LOOKING NORTH ALONG EUCALYPTUS LANE





## THOROUGH REVIEW BY COUNTY PLANNING



- More Affordable Housing than Required
- Only Affordable Housing Proposed in Montecito
- First Affordable Housing Project in Nearly 30 Years
- County Planning Commission Unanimous Approval 11/01
















## MODIFICATIONS BASED ON COMMUNITY FEEDBACK

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-  1. **Reduced Height:** Eliminate the 3rd story from the west lot and reduce building height at corner of Jameson and Eucalyptus
-  2. **Eliminated Eucalyptus Driveway:** No driveway on Eucalyptus
-  3. **Reduced Resort Apartments (Market Rate):** Reduced from 15 to 8 market rate apartments
-  4. **Reduced Space For Shops:** Reduce the space for shops and cafe by 32% to 17,500 square feet
-  5. **Increased Employee Affordable Apartments:** Increased from 14 to 26 apartments, 76% overall
-  6. **Visual Buffer:** We increase the landscaping and mature trees around the perimeter
-  7. **Parking:** Maintain beach parking and add new onsite
-  8. **New Park Space for Children and Families**
-  9. **Increased Step back:** Additional 40' step back from Eucalyptus on the second floor of Building B