

PROJECT DESCRIPTION:

Caruso BSC Miramar LLC is requesting an Amendment to their Development Plan, Case No. 07RVP-00000-00009 to reduce the number of guest room keys and amend the overall site plan of the hotel with minor program modifications.

The approved (186 key/Approved Caruso Plan) project consists of the following components:

- Construction of a Main building and Ballroom over one level of subterranean parking with 247 stalls. Portions of the parking garage would be covered by an event lawn, with a motor court and access ramp to underground parking;
- Construction of a strip of guest serving retail attached to the Main building adjacent to the Entry Court;
- Construction of a lobby and administration building on South Jameson Lane;
- Construction of two new restaurants, two in a one story poolside building, and one in a beach bar/snack house; The maximum number of restaurant seats would be 258
- Creation of a central lawn area in front of the Main Building lobby and Main Building guestrooms;
- Creation of additional open space by vacating the north-south segment of Miramar Avenue, and connecting the site via internal meandering paths resulting in additional new landscape areas throughout the site;
- Construction of a spa and treatment rooms and a separate fitness center for use by guests of the hotel and members of the public and one building for exclusive use by the Beach Club members;
- Beach club membership of 300;
- Removal of all the existing guestroom buildings (completed);
- Construction of a maximum of 186 new guestrooms;
- A restored beach boardwalk;
- Sixty-eight new public parking spaces along Eucalyptus and South Jameson to improve public beach access to existing public access points;
- New public access routes along the fire lane on the Miramar property and along the private road between the proposed Main Building and Ballroom;
- Construction of a 10-foot sound barrier along South Jameson Lane west of the main entrance drive;
- Construction of two new swimming pools to replace the two pools that previously existed on the site;
- Landscaping plan would include the removal and relocation of numerous trees and new planting of both native and non-native species throughout the site;
- Four affordable on-site hotel employee housing units;
- Events including 30 beach events per year, for a maximum of 100 people for 60 minutes; and a maximum number of guests on site for an event (or a combination of events) of 500;
- A request for modifications to the height, parking, and setback requirements of the County's Coastal Zoning Ordinance;
- Parking spaces on site: 494;
- Surface parking lot on the eastern portion of the site containing 207 parking spaces. (constructed with permeable surfaces and broken up into smaller sections by landscaping) The lot would also be built near existing grade and approximately six feet lower than the adjacent public roadway, South Jameson Lane, to minimize visual impacts

Proposed Revised Development Plan (170 Key Plan)

- Reduction in gross building area and net floor area from 258,860 to 206,793 (gross) and from 170,575 SF to 167,982 SF (net floor area);
- Elimination of the level of underground parking below the main building (a smaller portion of the subterranean level continues to exist for loading and back of house functions);
 - All parking is now surface parked primarily in lots with permeable paving (approximately 2.05 acres total for the parking lots),
 - The primary lot at the eastern end of the site has increased in capacity from 207 stalls to 226 stalls;
 - The new secondary surface lot in the northwestern portion of the site has 151 spaces;
 - The remaining parking stalls are located throughout the site adjacent to the entry court, the oceanfront and along Miramar Avenue. All guests and members will valet park with the exception of the Miramar Avenue bungalow guests who will have the option of self-park in the stalls along Miramar Avenue. Guests of the Oceanfront presidential suite will also have the option of parking on one of the adjacent stalls at the oceanfront;
 - Overall parking on site has been reduced from 494 stalls to 438 stalls;
- Reduction in key count from 186 keys to a 170 keys maximum;
- Relocation of the Miramar Beach Club building to a location adjacent to the adult pool;
- Replacement of the previously approved beach club building with a presidential suite;
- Increase of guestrooms/ suites at the beach from 20 keys to 27 keys (including the presidential suite);
- Replacement of beach bar/ snack shack with full service dinner and lunch restaurant at the Oceanfront. A walk up beverage bar would still exist at the previous beach bar location;
- Elimination of a portion of the second story of the Oceanfront East building above the new proposed restaurant;
- Reconfiguration of the main building:
 - All day dining restaurant is now attached to the main building instead of in a separate building adjacent to the pool;
 - The spa has reduced in size from 7,003 SF to 2800 SF and is now a part of the main building;
 - Non-hotel spa guests have been reduced from 15 to 12 outside guests per day;
 - The fitness center is also now part of the main building;
- Lanai Buildings
 - Jameson Lanai buildings have been stepped back further from Jameson Road and are staggered; the previously approved encroachment into the 20' setback from the property line continues to exist for portions of the building;
 - The Eucalyptus Lane Lanai buildings have increased from one to two stories;
- New screening room building/theater is proposed adjacent to the entry court (to be used for guests and member related special functions);
- Sound walls
 - Construction of a 10-14 ft sound wall (increased from a previous 10 ft maximum height) along South Jameson Lane (reduced in length by 177 feet)
 - Construction of a new 8-foot sound wall south of the Union Pacific railroad tracks
 - Construction of a 6 foot sound wall between the northwestern parking lot and All Saints by the Sea Church

- The proposed plan proposes removal of 84 trees versus 40 in the approved plan. The approved plan involved relocation of 41 trees and the current plan would relocate no trees. However, 372 new trees (excluding 112 palms), including approximately 252 specimen size trees are proposed to be planted.
- Events including 30 beach events per year, for a maximum of 100 people for 60 minutes; and a maximum number of guests on site for an event (or a combination of events) of 400 (reduced from 500).

Table 2-1

COMPARISON OF PROPOSED AMENDMENT TO THE APPROVED CARUSO PLAN

The table below provides a comparison of the approved Caruso Plan and the proposed amended Caruso Plan.

| Project Component | Approved Caruso Plan (186 key) | Proposed Amended/Revised Caruso Plan (170 key) |
|---|---|---|
| STRUCTURAL DEVELOPMENT (EXCLUDING PAVING) (NET FLOOR AREAS IN SQUARE FEET [SF]) | | |
| Ballroom (included in Main Building) | included in main building (see below) | included in main building, (see below) |
| Main Building (including ballroom function) | 34,745 (incorporating Ballroom function and hotel administration offices,) | 43,318 (excludes 13 guestrooms on level 2), includes spa, fitness, all day dining, bar, lobby, ballroom, meeting rooms, and back of house/ administrative functions. |
| Pool Bar/Restaurant | 4,394 SF (includes all hotel formal dining) | Casual dining restaurant included in Main Building above. |
| Beach Bar (and Restaurant) | 643 SF | 3,932 SF, includes bar and new proposed Oceanfront restaurant and restaurant BOH. |
| Spa | 7,003 SF | included in main building SF above |
| Beach Club | 3,206 SF (at the oceanfront) | 3,270 SF |
| Retail | 3,952 SF | Included in main building SF above (1060 total in retail & salon) |
| Guestrooms (includes boh/ storage/housekeeping areas associated with guest rooms) | 111,276 SF | 112,634 SF |
| Misc. Buildings (theatre building, children's center, concessions: ice cream and guard station and adult pool restroom) | None | Theatre: 2022 SF Children's Center/Storage: 2306 SF Concessions 1 & 2 (ice cream and guard): 200 SF Adult pool restrooms: 300 SF |

| Project Component | Approved Caruso Plan (186 key) | Proposed Amended/Revised Caruso Plan (170 key) |
|---|--|---|
| Total Net Floor Area ¹ | 170,575 SF | 167,982 SF |
| Total Net Lot Area | 686,977 SF (15.77 acres) | Same as approved Plan |
| Floor Area Ratio (FAR) | 0.248 | .245 |
| Existing Net Floor Area | 97,382 SF (diner, lobby, convention center already demolished) (prior to demolition) Demolition is complete and there are currently no structures remaining on site. | Same as approved Plan, Demolition is complete and there are currently no structures remaining on site. |
| Net Floor Area to be Demolished | Previously 97,382 SF (demolition is complete). | Demolition is complete. |
| New Net Floor Area to be Constructed (not counting renovation of existing structures) | 170,575 | 167,982 |
| Total Gross Interior Floor Area ² | 258,860 SF | 208,354 SF |
| Height modifications requested | 46.0' height of Main Building | Same as approved Plan (46' from existing grade / 38' from Jameson curb line). |
| Setback modifications requested | West: All guestrooms encroach approx. 35' into the 50' setback from the property line; Spa encroaches approx. 10' into the 50' setback from the centerline of Eucalyptus East: All setbacks are met North: Main Bldg. encroaches approx. 10' into 20' setback from the right-of-way & 20' into 50' setback from the centerline of South Jameson; South: Guestrooms along east-west segment of Miramar Avenue encroach up to 20' into the 20' setback from the property line and 30' into the 50' setback from the centerline of Miramar Ave.; Oceanfront guestrooms encroach <10' into the 10' setback from the UPRR property line; Restaurant requires a setback modification for 10' encroachment into the 10' setback from | West: Guestrooms encroach 35' into 50' setback from the property line (same as approved plan); Spa and a portion of Jameson Lanai and other guestrooms have been removed. From northwest corner of site. East: all setbacks are met. North: Main building meets setback requirements; Theatre building and portions of the Jameson Lanai encroach approx. 10' into 20' setback from the right of way and 20' into 50' setback from centerline of South Jameson; South: Guestroom along east-west segment of Miramar Avenue encroach 15' into 50' setback from centerline and 10' into the 20' setback from right of way; parking spaces along east-west segment of Miramar Avenue encroach |

¹ Net Floor Area – Includes interior occupied areas only (no garage parking) minus all circulation areas & mechanical shafts.

² Gross Interior Area – Includes all interior areas only, occupied or unoccupied, measured from the interior face of the exterior walls exclusive of the vent shafts.

| Project Component | Approved Caruso Plan (186 key) | Proposed Amended/Revised Caruso Plan (170 key) |
|--|--|--|
| | UPRR property line. | 20' into the 20' setback from right-of-way and 30' into 50' the setback from centerline; Oceanfront guestrooms encroach 10' into the 10' setback from the UPRR line. The restaurant that required a setback modification on the North side of the train tracks has been eliminated. The ice cream and adult pool restrooms (labeled concessions #1 and Adult Pool restrooms shed encroach less than 10' into the 10' setback from the UPRR property line. |
| PARKING SUPPLY | | |
| Public | | |
| South side of South Jameson | 58 | Same as approved Plan |
| North side of South Jameson | 0 (potential 16) | Same as approved Plan |
| North-south segment of Miramar Avenue | 0 | Same as approved Plan |
| East-west segment of Miramar Ave | TBD | TBD |
| Eucalyptus Lane | 10 | Same as approved Plan |
| Total | 68 (84-16 in "No Parking" zone = 68 legitimate public parking spaces) | TBD |
| | | |
| For Hotel | | |
| Parking structure | 247 | 0 |
| Onsite | 247 | 438 |
| Overflow on tennis courts | 0 | 0 |
| Total | 494 | 438 |
| PARKING DEMAND Spaces Required by Ordinance | | |
| Hotels/Motels | | |
| 1 space per guest room | 186 spaces | 170 spaces |
| 1 space per 5 employees | 11 spaces (55 employees) | 10 spaces (50 employees) |
| Restaurant | | |
| 1 space per 300 SF of patron space (indoor + outdoor) | Poolside restaurant in approved plan: 18 spaces (2,161 SF net indoors + 3,000 SF outdoors) = 5,161 | In main building in proposed amended plan: 11 spaces (2,140 SF net indoors + 1,150SF net outdoors =3,290 SF net) |
| 1 space per 2 employees | 21 (42 employees) | 13 (25 employees) |
| Beach bar/ | | |
| 1 space per 300 SF of patron space (indoor + | 3 (252 SF net indoors + 494 SF outdoors = | included in beach restaurant below |

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|---|--|---|
| outdoor) | 745 SF) | |
| 1 space per 2 employees | 2 (3 employees) | included in beach restaurant below |
| Spa facility | | |
| 1 space per 300 SF of gross area | 24 spaces (7,003 SF gross) | 10 spaces (2,900 SF gross) |
| Tennis Courts (1.5 per court) | eliminated | none. same as approved plan |
| Assembly space (for events + library) | | |
| 1 space per 30 SF of assembly space | 302 spaces (9,087 SF, Ballroom, Pre-function & Boardroom) | 348 spaces (10,425 SF ball room, pre function, and meeting rooms) |
| Employee Dwellings | | |
| 1 per each dwelling unit (for one-bedroom units) | 4 spaces | Same as approved Plan, 4spaces |
| Restaurant (fine dining/ Beach Restaurant) | | |
| 1 space per 300 SF of patron space (indoor + outdoor) | Not in approved plan | 11 spaces (1500 net indoors + 1350 net outdoors + 325 SF net for beach bar area)= 3175SF at oceanfront |
| 1 space per 2 employees | Not in approved plan | 13 spaces (25 employees includes restaurant and beach bar) |
| Beach Club | | |
| 1 space per 30 SF of assembly space | 53 spaces (1,603 SF lounge area) | 22 spaces (665SF) lounge/event room; balance of space used for lockers/ back of house |
| Retail | | |
| 1 space per 500 SF of gross floor area | 8 spaces (3,952 SF) | 2 spaces (1,060 SF) |
| Total no. of required spaces | 632 spaces | 614 spaces |
| No. of spaces short of ordinance requirements | 138 spaces | 176 spaces (at 100% occupancy and 300 beach club members) |
| SITE IMPROVEMENTS | | |
| Utilities replaced | Replace sewer, water, & electrical lines | Same as approved Plan |
| Repairs to seawall proposed | Yes | Same as approved Plan |
| Lighting | Night lighting of the boardwalk & parking lots | Same as approved plan |
| Tree removal or relocation | Removed: 40 non-natives Relocated: 3 sycamores, 9 oaks, & 41 non-natives Total: 12 natives & 81 non-natives | Retained: 30 Removed: 84 6 oaks, 4 sycamores & 74 non-natives Total: 10 natives & 74 non-natives See revised arborist report.) Mitigation trees: 33 (24 inch box) New trees: 431 |
| Landscaping (acres) | 5.52 | 4.9 (approx.) |

| Project Component | Approved Caruso Plan (186 key) | Proposed Amended/Revised Caruso Plan (170 key) |
|---|--|--|
| Paving (acres) | 5.81 (Including 1.2 acres of permeable pavement) | 5.15(including 2.05 acres of permeable parking lot pavement) |
| Grading | 26,000 cy of cut; 33,500 cy of fill; & 7,500 cy of import | 15,300 cy of cut; 48,100 cy of fill & 32,800 cy of import |
| Duration of construction | 18 to 20 months | same as approved project |
| No. of truck trips | 750 (over a haul period of 9 to 16 days) + truck trips for equipment delivery etc. during entire duration of construction | same as approved plan (+additional trucks for delivery of additional fill during grading period only, likely to be a net neutral number of trucks when concrete and structural steel trips for the previous below grade parking are factored in) |
| No. of construction workers | 250 | Same as approved Plan |
| OPERATION | | |
| No. of guestrooms (“keys”) | 186 | 170 |
| No. of employees (full time, part-time, temporary & permanent) | 102 (approximate no. of employees on site at any given time) | Same as approved plan |
| No. of employee dwellings | 4 | Same as approved Plan |
| Assembly area for events (SF) (Ballroom) | 9,087 | 10,425 including 4 meeting rooms and pre-function area |
| No. of assembly seats (indoors and outdoors) | 500 maximum event patrons on site at a given time | 400 maximum event patrons on site at a given time |
| No. of onsite events | Beach events count towards the size limit of 500 for one event | Beach events count towards the size limit of 400 for one event. |
| No. of beach events | 30 weddings on the beach per year of 100 people for 60 minutes (beach events now count towards the size limits events instead of being in addition to these events) | Same as approved plan |
| Event hours | 7 am to 1 am (outdoor activities to conclude by 10:30 pm, events of over 200 people to begin after 9:30 am) | Same as approved Plan |
| Total no. of restaurant seats (indoors) | 258 | Same as approved Plan |
| Hours of operation of restaurant | 6:30 am to 11 pm (bar closes at 2 am) | Same as approved Plan |
| Hours of operation of beach bar/snack house | 9:30 am to 12 am, last serving at 11:30 pm (midnight) | Same as approved Plan |
| Beach Club membership | 300 (200 at occupancy, 100 phased in 12-18 months) | Same as approved Plan |
| Spa use by non-guests | 15 non-guests/day | 12 non-guests/day |
| Hours of operation of spa | 9 am to 9 pm | Same as approved Plan |
| Public access through Miramar to the beach | Dedicated public access easements to east-west segment of Miramar Avenue and ultimately to the beach at the end of Eucalyptus Lane to offset the abandonment of the north-south segment of Miramar | Same as approved Plan |

| Project Component | Approved Caruso Plan (186 key) | Proposed Amended/Revised Caruso Plan (170 key) |
|--------------------------|---|---|
| | Avenue, and on the private road through the property to the beach bar opening to the beach. | |
| Public access signs | “No Trespassing” signs removed; new signs installed on the boundaries of the Miramar property and dedicated public access easements along the fire access lane directing the public to the beach, and along the private road through the property directing the public to the beach through the beach bar area. | Same as approved plan |

PROPOSED STRUCTURAL DEVELOPMENT

The proposed amended project would involve the addition of 237,865 gross square feet (167,982 net square feet) of structural development, excluding paved areas. Table 2-2, below, summarizes the square footages of the proposed new buildings along with their maximum height (as measured from existing grade).

Pursuant to Section 35-203 of Article II of the County Code, Coastal Zoning Ordinance, in the Montecito Community Plan Overlay District, the maximum floor area ratio (FAR) for projects in the C-V, Resort/Visitor Serving Commercial zone is 0.25. The proposed amended project would result in 167,982 square feet of net floor area for an FAR of 0.245 (see Table 2-2 below). While Table 2-1 shows project statistics for the proposed amended project, a more detailed summary showing the statistics for both the approved and proposed amended projects is included in Table 2-2 below.

Table 2-2
Project Statistics – Structural Development for the Proposed Revised Project

| BUILDING AREA TABLE | | | | | | | |
|----------------------------|----------------------|--------------|-------------------|--|------------------------|------------------------------|----------------------------|
| Building Number | Building Name | Level | Stories | Maximum Height Above Existing Grade | Guest Room Keys | Gross Floor Area (*A) | Net Floor Area (*B) |
| 1 | Main Building | B | 2+1 (Basement) | 44.5' | 13 | 89,879 | 54,915 |
| | | 1 | | | | | |
| | | 2 | | | | | |
| 2 | Theater Building | 1 | 1 | 33.6' | | 2,807 | 2,022 |
| 3 | Miramar Club | B | 2+1 (Basement) | 30.6' | | 3,945 | 3,270 |
| | | 1 | | | | | |
| | | 2 | | | | | |
| 4 | Activity Center | B | 1+1 (Basement) | 30' | | 2,366 | 2,306 |
| | | 1 | | | | | |
| 4a | Adult Pool Restroom | 1 | 1 | 15.5' | | 324 | 300 |
| 4b | Concession 1 | 1 | 1 | 14.5' | | 100 | 100 |
| 4c | Concession 2 | 1 | 1 | 15.5' | | 100 | 100 |
| 5 | Oceanfront West | 1 | 2 | 24' | 5 | 11,250 | 7,819 |
| | | 2 | | | 5 | | |
| 6 | Oceanfront East | 1 | 2 | 24' | 8 | 16,264 | 11,706 |

| | | | | | | | |
|-----------------|--------------------|---|---|-------|-----|---------|---------|
| | | 2 | | | 8 | | |
| 7 | Presidential Suite | 1 | 2 | 24' | 1 | 4,483 | 3,870 |
| | | 2 | | | | | |
| 8 | Jameson Lanai | 1 | 2 | 34.2' | 25 | 41,953 | 28,624 |
| | | 2 | | | 23 | | |
| 9 | West Lanai | 1 | 2 | 28' | 8 | 15,068 | 10,235 |
| | | 2 | | | 8 | | |
| 10 | West Lanai | 1 | 2 | 29.1' | 8 | 15,068 | 10,235 |
| | | 2 | | | 8 | | |
| 11 | Family Cottage | 1 | 1 | 17.6' | 4 | 3,497 | 2,983 |
| 12 | Family Cottage | 1 | 1 | 17.9' | 4 | 3,497 | 2,983 |
| 13 | Miramar Bungalow | 1 | 1 | 18.9' | 4 | 3,400 | 3,150 |
| 14 | Miramar Bungalow | 1 | 1 | 18.9' | 4 | 3,400 | 3,150 |
| 15 | Miramar Bungalow | 1 | 1 | 18.6' | 4 | 3,400 | 3,150 |
| 16 | Garden Cottage | 1 | 1 | 13.3' | 3 | 1,664 | 1,664 |
| 17 | Garden Cottage | 1 | 1 | 13.7' | 4 | 2,360 | 2,360 |
| 18 | Garden Cottage | 1 | 1 | 17.6' | 4 | 2,360 | 2,360 |
| 19 | Garden Cottage | 1 | 1 | 11.8' | 3 | 1,664 | 1,664 |
| 20 | Garden Cottage | 1 | 1 | 12.5' | 4 | 2,360 | 2,360 |
| 21 | Garden Cottage | 1 | 1 | 11.4' | 3 | 1,664 | 1,664 |
| 22 | Garden Cottage | 1 | 1 | 11.4' | 3 | 1,664 | 1,664 |
| 23 | Garden Cottage | 1 | 1 | 14' | 3 | 1,664 | 1,664 |
| 24 | Garden Cottage | 1 | 1 | 13.5' | 3 | 1,664 | 1,664 |
| TOTALS | | | | | 170 | 237,865 | 167,982 |
| AREA REDUCTIONS | | | | | | | |

Proposed Architectural Style (Same as Approved Project)

The proposed architectural style for the project shall be described as “Cottage Type Hotel” as defined³:

A "Cottage-Type" hotel is a collection of one and two story- structures that vary in size and orientation. Placement and scale of buildings should be in a garden type setting with large canopy trees. Site should be pedestrian friendly.

"Cottage-Type" hotel buildings refer to a quaint architectural style and can be California Cottage and Bungalow or an architectural style reflecting the historical regional California coast. Architectural vernacular should incorporate low-sloped roofs with gables and/or hips, residentially scaled plate heights, overhangs and eaves; casement, double-hung or fixed windows or French doors with divided lights, porches and/or trellis; exterior walls of masonry, plaster, stone and/or wood siding (or other simulated materials).

The Miramar, as it existed in 1992 when the Montecito Community Plan was adopted, along with the Biltmore and the San Ysidro Ranch are the resort visitor-serving hotels in Montecito upon which the existing “Cottage Type Hotel” tradition was based. Both the Biltmore and the then Miramar include both large structures for congregation (restaurants, conference rooms, etc.) with

³ During the August 28, 2008 hearing, the MPC directed the applicant to return to the MPC for further discussion to ensure the proposed project be consistent with the above “Cottage Style Hotel” definition, including colors, materials and style prior to returning to the MBAR for preliminary approval.

attached guestrooms, and smaller buildings or cottages housing additional guest rooms. Consistent with the historic template of Montecito’s resort visitor serving hotels and similar to the approved project, the proposed amended project includes large structures for congregation (lobby, restaurant, spa), two-story lanai guest room buildings and single story cottage structures with six or fewer keys. Besides architectural style and arrangement (as discussed above) factors listed in the Montecito Community Plan and Montecito Architectural Guidelines as contributing to the “Cottage-style” nature of a project include guest rooms with 6 keys or less, guest rooms of one story in height and guest rooms of less than 16 feet in height. The following table lists each criterion for the previously approved and currently proposed project:

| Standard | Approved | Proposed |
|---|--------------------------------|--------------------------------|
| Single story guestroom | 13 (out of 18 structures); 72% | 14 (out of 21 structures); 66% |
| 6 key or less guestroom | 15 (out of 18 structures); 83% | 15 (out of 21 structures); 71% |
| No. of rooms in cottages | 61 (out of 186 rooms); 32% | 50 (out of 170 rooms); 29% |
| Cottages with 6 keys or less | 61 | 50 |
| Guest rooms buildings 16 ft or less from existing grade | none | 9 (14 are below 19 ft) |

The architectural style of the proposed amended project is in process of refinement from the approved project. As directed by the Montecito Planning Commission, the applicant would return to the Commission where a discussion would be held to ensure the project is consistent with the definition of “Cottage Type Hotel” as it applies to the Miramar project. The MBAR would not grant the project preliminary approval until the MPC is satisfied the project meets the refined definition.

Generous open spaces are located throughout the project site along with a variety of experiences and building types that reinforce the outdoor temperate lifestyle encouraged by the design. As with the approved project, guestrooms would be located in one-story cottages, two-story lanais, and oceanfront buildings with panoramic window lines, expansive patios, porches, courtyards and balconies. Buildings will be constructed in a variety of building materials to add character. Awnings, ornamental fences, shutters and gates, and landscaped trellises would add detail and shade to the outdoor environment.

Ballroom

Under the Approved Project, the Ballroom is incorporated into the Main Building. The Ballroom area within the Main Building is intended to be used for events of various sizes. It would be for use both by resort guests and the public. Vehicles would arrive at the Ballroom via the Main Building motor court where cars would be valet parked. Access to the Ballroom is through the Main Building lobby. The ballroom now has one wall of windows open to an outdoor event garden. The ballroom will primarily be accessed through the main hotel entrance; however, a slip lane and a secondary entrance have been created to ensure ease of traffic flow during special events.

In the proposed amended plan, a large perimeter hallway and pre-function space would provide adequate circulation for either one large event or three concurrent events. The Ballroom and other event spaces would accommodate a maximum of 400 people at one time proposed project, a reduction from 500 under the approved project.

Affordable Employee Housing

As part of the proposed amended project, four affordable employee housing units would be provided on the ground floor in the northeast corner of the Jameson lanai building. As with the approved project, the affordable employee housing units would be rented to moderate income

(120% AMI) full-time employees. Income eligibility for affordable rental units would be determined by the County or its designee.

Main Building

The proposed amended plan reconfigures the main building to be the social and activity hub of the property, consolidating all public and social uses in this one location to free up open space and create a serene guest experience on the Western portion of the site. The spa and fitness centers have been removed from outbuildings, reduced in size, and added to the main building. The all-day dining restaurant is no longer a stand-alone structure and is now included on the ground floor of the main building. The lobby, bar, check in and concierge functions continue to be located in the main building.

The ballroom, meeting rooms and pre-function areas continue to be located in the main building (a ballroom, pre-function, and single meeting room on the ground floor; three meeting rooms on the second floor.) While the primary entrance for guests and event attendees continues to be the main motor court, there is a secondary access point that can be used to manage event traffic when necessary.

The main building now includes only 13 guestrooms on its second level instead of a total of 57 in the previously approved plan. These 13 rooms are designed to be premium guest rooms and suites to maximize views from their elevated position.

Poolside Bar/Restaurant, Fine Dining and Beach Bar/Snack House

The one-story poolside restaurant is eliminated in the proposed amended plan. The casual all-day dining restaurant is now located off of the lobby in the main building, overlooking the family pool. In the approved plan, the poolside restaurant structure would have hosted both casual and fine dining restaurant functions. Now, the lobby-adjacent restaurant will serve the casual dining function, and a second fine dining function has been created at the oceanfront.

Similar to the approved project, a beach bar would be located between the two Oceanfront guestroom buildings in the proposed amended project; it would include minimal bar seating and would include only beverage storage and preparation areas. Those wishing to have a sit down meal at the oceanfront would go to the Oceanfront restaurant. In the proposed amended plan, in addition to this walk up beverage bar, an oceanfront fine dining restaurant has been added. This is intended to be a restaurant for lunch and dinner only and would be located directly at the beach. This function would be located immediately adjacent to the bar at the center of the oceanfront buildings on the lower level (attached to the East oceanfront building). The second level of the restaurant would be an open air patio/ viewing area.

As with the approved project, the total indoor and outdoor seating capacity in the two restaurants (including the beach bar and lobby lounge) would remain at 258. 40 seats will be located in the lobby bar, 120 (approximately 80 indoor, 40 outdoor) seats at the all-day dining restaurant, 98 (approximately 60 indoor, 38 outdoor) seats at the oceanfront restaurant and beach bar.

Spa and Fitness Facilities

A new spa facility would be constructed as a part of the main building instead of in a freestanding structure on the northwestern corner of the site (as proposed under the approved project). In addition to guest use, there would be allowance for 12 non-guest users per day, a reduction from the 15 included in the approved project.

Differing from the approved project, fitness facilities have been moved from a guestroom building next to the spa in the northeast corner of the property and are now located in the main building adjacent to the spa.

Beach Club (now renamed Miramar Club)

The proposed amended project includes a three -story clubhouse (two stories above grade, one story basement) building for the Miramar Club. The clubhouse would be for the use of Club members only and would include lockers, a sauna and steam rooms, and a 665 SF lounge area available for member gatherings. In the approved project the clubhouse was located in a free-standing building on the oceanfront. The proposed amended clubhouse building replaces the former beach club with a Presidential Suite. The proposed amended club location is in the central portion of the site adjacent to the main building and the adult pool. The Club members would still be granted access to all hotel facilities including the beach; however, this location in closer proximity to the hotel entrance, the fitness center, spa, pools, and all day dining restaurant and bar.

As with the approved project, the Club would be limited to a maximum membership of 300 (with 200 memberships available at the initial time of occupancy, and the additional 100 members conditionally added 12 months after opening per the original conditions of approval). Members would be allowed to bring family and guests. Since most families would travel to the Club in one car, it would not be anticipated that Club members would have a significant impact on traffic or parking during normal days. As with the approved project, on days that the surrounding beach area is anticipated to be busy (i.e. Mother's Day, Memorial Day, July 4th, Labor Day), the hotel would issue parking passes in advance to Club members for parking in the private Miramar surface parking lot. The passes would need to be displayed and each membership would be limited to one pass each on the busiest days, thus limiting each membership to one car. This policy would be enforced by Condition No. 52 requiring the applicant to monitor parking and provide P&D with annual reports. The Club building would be exclusively for beach club members, their families and guests (consistent with above). These provisions were included with the approved project and would continue to apply to the proposed amended project.

Hotel Retail

The Main Building would include a single guest serving/sundries style small retail boutique plus a small guest serving salon within the Main Building. The total retail space has been reduced from 3,952 square feet to 1,060 square feet (retail plus salon).

As with the approved project, this incidental retail and salon would be geared to satisfy the needs of the hotel guests but could also be a resource to the public for browsing, services and gift item purchases. Examples of possible retail uses include apparel, beach recreation (i.e., beach towels, hats, beach chairs, boogie boards, etc.), magazines and newspapers, spa related items, candy, sunglasses, and limited specialty food sales.

New Guestrooms

The approved project includes 186 guestrooms while the amended project has been reduced to 170 guestrooms. As with the approved project, a variety of guestroom buildings are proposed under the amended project: Lanai buildings, Cottages, Bungalows, Oceanfront buildings, and guestrooms in the Main Building (as summarized in Table 2-1, above). The Jameson and West Lanai buildings, Oceanfront buildings, and guestrooms on the second level the Main Building, and the two story presidential suite at the oceanfront would be two-story buildings. All others would be one-story buildings.

Sound Barrier

As with the approved project, a sound barrier is proposed along South Jameson Lane west of the main entrance drive to reduce noise from the freeway in exterior spaces under the proposed amended project. Along South Jameson Lane, this sound barrier would consist of a 10 to 14-foot high (as measured from the South Jameson Lane grade) sound wall. The sound wall would include landscaping as well as architectural features and required exit/ fire access gates that would enhance the visual appearance of the wall. Under the proposed amended plan, the applicant is proposing an additional 8 foot tall sound wall along portions of the south side of the UPRR right of way and a 6 foot tall sound wall between the northwestern parking lot and All Saints by the Sea Church. This sound wall will help shield noise from the oceanfront, but due to grade changes on the Northern portion of the property, will not obstruct views of the ocean. The wall will not exist in the area between the West and East Oceanfront buildings.

Boardwalk and Seawall Repairs (Same as Approved Project)

An existing timber and concrete seawall retains the soil supporting most of the existing oceanfront units (the existing oceanfront units are not supported by deep foundations). Under both the approved and proposed project, the new oceanfront units would be supported on deep foundations (approximately 128 driven piles) to comply with requirements in the Coastal High Hazard Zone. Compacted soil would be placed beneath the foundations between the piles to further protect structures from collapsing in the event of lateral earth movement during an earthquake. The existing seawall would be retained to support the soil beneath the piles. Many of the timber piles supporting the existing seawall are damaged and may need to be replaced under the approved and proposed amended project (with new driven piles); construction of this element of the project is anticipated to last 13 days. In addition, new shotcrete (concrete mixture used to strengthen existing vertical surfaces) would be installed on the face of the seawall to further strengthen it from wave forces. No changes have been made to the structural components of the Boardwalk and seawall under the proposed amended project.

The existing easternmost oceanfront unit (proposed Presidential Suite) is not protected by the seawall, but rather by a timber bulkhead located further seaward than the seawall. No repairs are proposed for the bulkhead.

A 2 x10 foot plank timber boardwalk is framed off the face of the seawall, approximately 9.8 feet above existing grade (sand). The boardwalk is supported by timber piles, 10 x12 foot beams, and 2 x14 foot joists. In addition, a stairway leads to the beach off the boardwalk. Due to extensive wood rot, the deck of the boardwalk would be replaced under the proposed project (as was contemplated under the approved project). The existing piles and the existing beach stairway would be retained. There is no anticipated need for construction equipment to be parked on the beach, though hoses, cables, etc. may go down onto the beach (i.e., shotcrete application to the seawall) during construction activities.

Additional Fences and Walls

Table 2-3 Project Statistics-Site Walls

Table 2-3 summarizes the proposed site walls and their heights under the proposed amended project. Note: the 10 to 14 foot sound wall along Jameson Lane, 8 foot sound wall along the UPRR tracks and the 6 foot sound wall between the northwestern parking lot and All Saints by the Sea Church are discussed separately above.

| <u>Wall Location</u> | <u>Maximum Height of wall (above existing grade) (ft)</u> |
|----------------------|---|
|----------------------|---|

| | |
|---|-------|
| Between South Jameson and the north end eastern parking lot. | 6.33' |
| On eastern side of the eastern parking lot, (Section F on Sheet C1.02, conceptual grading and drainage plan) | 3.5' |
| Between the beach access road and the eastern parking lot (Section E on Sheet C1.02, conceptual grading and drainage plan) | 2.9' |
| Along the eastern and southern edges of the family pool area | 7.75' |
| Between the adult pool area and the residential parcel owned by Miramar to the west and along the southern edge of the adult pool area (Section C on Sheet C1.02, conceptual grading and drainage plan) | 4.0' |
| Between the parking stalls on the northern side of Miramar Ave. and the proposed cottages along that road. | 4.0' |

Modifications

Section 35-174.8 of Article II, Coastal Zoning Ordinance, stipulates that the decision-maker for a Development Plan (e.g., Montecito Planning Commission) “*may modify the building height limit, distance between buildings, setback, yard, parking, building coverage, or screening requirements specified in the applicable zone district when the decision-maker finds that the project justifies such modifications.*” The applicant proposes modifications to height limits, setbacks, and parking requirements.

Height Modifications

The height limit in the C-V zone is 35 feet above existing grade, or 38 feet with roof pitches that are 4 in 12 or greater. As under the approved project, all proposed new buildings would meet this height restriction except for the Main Building, where the maximum height is proposed at 46 feet from grade (or 38’ feet from the top of Jameson curb line at an average of 27’ adjacent to the main building). The height of the Main Building is unchanged from the approved project.

Similar to the approved project, a modification to the height limit required in Section 35-208.2(1) of the Montecito Community Plan Overlay District would be necessary for the proposed amended project because 9 of the 21 buildings which would contain guest rooms would exceed 16 feet in height above existing grade (under the approved project, all guestroom buildings exceeded 16 feet in height).

Setback Modifications

Within the subject property, there is a required 20-foot setback from the right-of-way line and a 50-foot setback from the centerline of South Jameson Lane, Eucalyptus Lane, and Miramar Avenue. In addition, there is a 50-foot setback from both the western and eastern property lines due to adjacent residentially zoned properties. Finally, there is a 20-foot setback from the northern edge of the Union Pacific Railroad easement (a rear yard setback) and a 10-foot setback from the southern edge of the Union Pacific Railroad easement (a front yard setback for an interior lot).

The proposed project includes the same setback modifications as the approved project. Specifically, all the guestroom buildings along the western (Adjacent to All Saints church) property line would encroach 35 feet into the required 50-foot setback from the adjacent residentially zoned properties (for a setback of approximately 15 feet from the western property line). In addition, the Garden cottages and Miramar Avenue Bungalows would be located well within the 50-foot setback from

the centerline of the north-south portion of Miramar Avenue (to be abandoned). The Main Building, and oceanfront guestrooms all would slightly encroach into setbacks and continue to require the same setback modifications as the approved plan. Therefore, modifications to the setback requirements would be required for most of the buildings (see Table 2-4 below for specific details on encroachment into setbacks). Note: the main building in the proposed amended plan has shifted back further from Jameson road from 11' to 94,' depending on the location. The theatre/screening room building is located in roughly the same location as the previous retail strip adjacent to Jameson Lane and requires a setback modification. The spa building previously located in the northwestern portion of the site has been eliminated and therefore no longer requires a setback modification. The proposed project also includes setback modifications for parking, as did the approved project (summarized in Table 2-4, below).

Table 2-4
Setback Modifications Required for the Proposed Project

| <u>Location of Encroachment</u> | <u>Encroachment</u> | <u>Encroachment into Setback Area</u> |
|---|--|--|
| Northern property line adjacent to S. Jameson | Theatre Building , small portion of Jameson Lanai Guestrooms, Parking | <u>Buildings:</u> 10-15' into the setback area (same as approved project) <u>Parking:</u> Public spaces are located entirely within the setback, up to 15' into the right-of-way; 4 private spaces located entirely within setback, other private spaces are located up to 14' into the setback |
| Western property line adjacent to Eucalyptus Lane and the Church property | Guestrooms along the church, Parking | <u>Buildings:</u> Between 32' & 35' into the 50' setback (approx. same as approved project) <u>Parking:</u> Public spaces are located entirely within the setback; 49 private spaces are located entirely within the setback, other private spaces up to 5' within the setback |
| Western Property line adjacent to the east-west portion of Miramar Ave. and home at 60 Miramar Ave. | Miramar Club | Encroaches entirely within setback (in the approved project the restaurant and bar encroached entirely within the setback) |
| Southern property line adjacent to the east-west portion on Miramar Ave. | Guestrooms, Parking | <u>Buildings:</u> 15' into 50' setback from centerline and 10' into the 20' setback from right of way (less than approved project) <u>Parking:</u> 23 private spaces located entirely within the setback |
| Southern portion of the hotel, which is north of the railroad track, between the Main Building and the Oceanfront Units | Poolside auxiliary functions (ice cream shack, pool restrooms, and security shack) | <u>Buildings:</u> Approx. 10' into the setback area (less than approved project) |
| Property line north of the Oceanfront Guestrooms and south of the UPRR. | Oceanfront Guestrooms, Parking | <u>Buildings:</u> Approx. 10' into the 10' setback from the UPRR property line (same as approved project) <u>Parking:</u> Approx. 12 spaces entirely within UPRR property (same as approved project) |

| | | |
|-----------------------|---------|--|
| Eastern Property Line | Parking | Approx. 20 private spaces entirely within setback; other private spaces up to approx. 15' into setback |
|-----------------------|---------|--|

Parking Modifications

The approved plan included a modification to the required number of parking spaces to be provided (632 required and 494 to be provided). The proposed amended project would also need a modification to the number of required parking spaces (614 required and 441 provided). The applicant has provided an updated "Shared Parking Analysis" prepared by Associated Transportation Engineers, dated July 31, 2014, which provides support for this modification request. Because the proposed amended project includes a reduction in guest rooms from 186 to 170 and a reduction in the maximum number of event attendees from 500 to 400, the analysis concludes the peak demand for parking spaces during a 400-person event would be reduced to 430 spaces under the proposed plan. Therefore, 441 spaces would be adequate to serve peak demands at the site.

| Project | Article II Requirement | Actual Spaces Provided | Difference in Article II Requirement & Actual Spaces Provided | Peak Demand per ATE Analysis | Difference in Spaces Provided vs. Peak Demand |
|-------------------------|------------------------|------------------------|---|------------------------------|---|
| Approved Caruso | 632 | 494 | 138 | 464 | 30 |
| Proposed Amended Caruso | 614 | 438 | 176 | 430 | 8 |

SITE IMPROVEMENTS

Grading, Drainage, and Utilities

Grading for the project entails excavation of the underground back or house area to be located beneath the Main Building, and re-contouring of the entire site. The eastern portion of the site will be filled in order to level the site for preparation of the surface parking lot. The amount of fill has increased from the approved project. Fill within the Oak Creek floodplain would constitute a total loss of a up to approximately 4 acre-feet as in the approved plan of storm water ponding. A total of approximately 15,300 cubic yards (cy) of cut and 48,100 cy of fill would be required (including over excavation and compaction). As a result, a total of 32,800 cy of import would be required. The approved project included 26,000 cy of cut, 33,500 cy of fill and 7,500 cy of import.

The proposed haul period for the import of 32,800 cy of fill is proposed as follows:

| Activity | Approved Project | Proposed Amended Project |
|----------------------|------------------|-----------------------------|
| Import volume | 7,500 cy | 32,800 cy |
| Truck capacity | 10 cy | 10 to 20 cy |
| Truck trips per hour | 6 to 10 | 6 to 10 |
| Duration of import | 9 to 16 days | Approximately 30 to 60 days |

Note: It is assumed that import of fill would occur sporadically during early stages of the project

The proposed amended project involves approximately 5.00 acres of paving (including approx. 2.00 acres of permeable pavement) compared to 4.61 acres in the approved project (approximately

1.26 acres of which was permeable). Drainage for the property would be designed following recommendations contained within the Penfield & Smith Preliminary Stormwater Control Plan, dated September 12, 2014.

All existing on-site storm, sanitary and water systems would be removed or properly abandoned and new systems installed per current codes. As with the approved project, the proposed project would rely exclusively on Montecito Water District service. The private well on site is not proposed to be used at this time. Existing water facilities in the to-be-vacated northern portion of Miramar Avenue, which serves a portion of the adjacent community, would be maintained in place until a new system is activated as part of the project.

Sanitary service would be provided by Montecito Sanitary District. The project would include, but not be limited to, funding, construction and dedication to the District of a sewer lift station with an emergency backup generator and new sewer force mains. The sewer lift station and backup generator would be located in the northeastern portion of the property, and the wells for the pump station would be located consistent with MSD engineering directives. Sewer force main improvements, as deemed necessary by the District would be constructed in South Jameson Lane heading westerly to connect with existing MSD infrastructure in or near Danielson Road.

All existing overhead electrical lines would be relocated underground.

As with the approved project, the applicant proposes the use of two 100 brake horse power (bhp) boilers, two 3,000 million British thermal units (MMBTu) boilers, and a 500 kilowatt (kW) emergency generator under the proposed amended project.

Vehicular Access to the Hotel

Access to the site would remain primarily the same under the proposed project as it was under the approved project. The site would be accessed primarily at two points along South Jameson Lane: 1) the main entrance road to the lobby; and 2) the private road that would provide access to the eastern parking lot, oceanfront rooms, and for the three private homes to the immediate east of the resort. A third access point along South Jameson lane would allow access to the secondary Western surface parking lot. This entry way would be used by valets and hotel employees only during regular use. In the case of large events or peak summer beach days this lot could also be set up to accommodate a secondary valet to intercept traffic going to the main building to prevent traffic backup. There is also an auxiliary access point adjacent to the main building/ ballroom to be utilized for special event valet parking.

The private beach access road would be improved from its current condition. Specifically, the private road's elevation would be raised to make it consistent with the new surrounding topography, raise it above the new surface parking lot and to elevate it out of the flood plain. The road would be built in compliance with all required engineering standards and requirements of the Montecito Fire Protection District. The roadway edge would be attractively landscaped, consistent with the approved plan.

Pools and Pool Cabanas

As with the approved project, there would be two pools on the property under the proposed amended project, a smaller pool in the western portion of the lawn south of the main building and the main pool to the east of the lawn south of the lobby building. The smaller pool is envisioned as a less populated and quiet adult oriented lounge pool while the main pool would be the focus of the resort's outdoor and family activities. Lawn area, large seating areas, the all-day dining restaurant terrace, and pool cabanas would surround the main pool. Both pools will be lined with cabanas

which would be temporary open-air shade structures for rental use by the hotel guests and club members.

Landscaping, Gardens, and Pathways

Approximately 4.96 acres of the Miramar Beach Resort and Bungalows site would be devoted to landscaping under the proposed plan, a decrease from the 5.52 acres in the approved project. A portion of the existing, mature landscape materials, including many varieties of specimen trees such as sycamores, eucalyptus, Camphor trees, and Canary Island Palms, would remain on the property. It is a goal of the project to save as many trees as possible and replenish the property with new trees as well. The remainder of the plant palette would consist of a combination of drought tolerant and non-drought tolerant shrub and ground cover species.

The entrance into the property would be landscaped with a variety of mature trees and hedging consistent with area landscaping, providing a planting buffer along the entire frontage of South Jameson Lane. This would set the tone for the Miramar, bringing it once again, back to its destination resort setting established nearly 100 years ago. The entrance drive off of South Jameson Lane would be planted with a combination of non-drought tolerant and drought tolerant plant materials. The motor court would be appropriately landscaped with decorative paving materials, potted plants, and colorful flowering shrubs and hedges.

The experience at Miramar Beach Resort and Bungalows would primarily be a walking and strolling experience. Therefore, pathways would be added and carefully placed to appropriately accommodate hotel guests as well as take into consideration cart access to the Main Building, the oceanfront buildings as well as the lanai buildings, cottages and bungalows throughout. Decomposed granite pathways and other decorative and permeable walkways are envisioned for pedestrian use. Turf block for fire access has been prohibited by the Montecito fire district and as such a portion of the fire lane that was once a narrower impervious surface flanked by turf blocking will be replaced by an all hard surface. Pathways have been laid out to avoid disturbing trees, but to also accommodate fire and maintenance access.

Significant landscaping would be placed within and around the newly proposed surface parking lots. The Eastern surface lot (in the same location as the approved plan) would be surrounded by a combination of landscaped berms, trees, bushes, and hedges to essentially hide the lot from view from hotel guests to the west, from Jameson Avenue to the north and from the residential properties to the east. The new proposed Western surface parking lot would be similarly landscaped. Internally, the parking lots would be broken up by hedges placed on islands, breaking the lot up into smaller sections. The eastern surface parking lot includes the preservation of a specimen sycamore tree that was proposed to be removed in the previous plan. The preservation of this large mature tree will enhance views, provide shade for many cars, and mask the appearance of a parking lot.

Signs (Same as Approved Project)

A new sign would be installed on South Jameson Avenue at the entrance of the Main Building. The new fire access lane through the property (see “Public Access to the Beach and Public Use of the Site” below), would be marked with directional signs to Miramar Avenue which can be used to access the beach at the end of Eucalyptus Lane, and clearly marking the path as public access. Public beach access signs would also be located along the private road east of the Main Building directing people to the beach through the beach bar area. Finally, signs would also be installed on the exterior of the property directing people to public beach access points at the end of Eucalyptus Lane and the end of Posilipo Lane. No changes from the approved project would be made with respect to signage.

Lighting

As in the approved project, lighting is proposed on the boardwalk and the beach bar, but no lighting is proposed for the beach or sandy area. Lighting along the boardwalk would not be directed onto the sand in front of the resort or on the water. Likewise, lighting at the beach bar would be kept to a minimum and would be extinguished at 10 p.m. each evening.

The proposed amended project adds a surface parking lot in the western portion of the site. To prevent light spillage and to eliminate impacts to night sky lighting, lighting of the additional surface parking lot would be low level and shielded, as in the approved plan. The proposed amended project would include lighting throughout the remainder of the property consistent with the approved plan's *Concept Lighting Approach*.

Fire Access Plan

A Fire Access plan has been reviewed in conjunction with the Montecito Fire Department. Miramar Avenue will include two 50' turnarounds per the fire department requirements, and a fire lane of 14' in width of hard surface (no turf block) has been approved by the Montecito Fire Department (as referenced in letter dated 7.31.14).

Solid Waste Management Plan (Same as Approved Project)

No changes would be made to the approved Solid Waste Management Plan as part of the proposed amended project. The applicant proposes to reduce the solid waste volume generated by operation of the proposed project by 50 percent. In order to achieve this diversion rate, the following measures would be implemented:

General Solid Waste

1. A County-designated hauler would provide individual bins within centralized enclosure/s on the property for trash and commingled recycling. Commingled recycling containers would be utilized for depositing materials such as aluminum, plastic, glass, newspapers, junk mail, bimetal cans, magazines, cereal boxes, and cardboard. Trash and recyclables would be picked up at appropriate time intervals determined by the designated waste hauler.
2. Interior spaces of each project area would be provided with storage for smaller recyclable materials such as office paper, cardboard, newspaper, glass and plastic bottles, aluminum and bimetal cans.
3. The designated waste hauler would provide the designated trash/recycling enclosures with commingled recycling containers for materials such as aluminum, plastic, glass, newspapers, junk mail, metal cans, magazines, cereal boxes, and cardboard. Recyclables would be picked up at appropriate time intervals determined by the designated waste hauler.

Gardening Waste

1. The overall project landscape design would consider the following yard waste minimization methods:
 - Trees would be selected for the appropriate size and scale to reduce pruning waste over the long-term.
 - Slow growing, drought tolerant plants would be included in the landscape plan. Drought tolerant plants require less pruning and generate less long-term pruning waste, require

less water, and require less fertilizer than plants with higher water and fertilizer needs.

2. The initial landscape contractor and the subsequent landscaping maintenance crew hired by the Property Manager would be responsible for all garden waste management duties for the project area. Both contractor and maintenance crew would be informed through written and verbal information sources regarding this waste plan.
3. Woody waste would be chipped and used as mulch and/or composted on-site, to the maximum extent feasible.
4. All gardening wastes not composted/utilized as mulch on-site shall be hauled offsite by the maintenance crew.

Hazardous Waste

1. The Community Environmental Council (CEC) is a resource for information on non-toxic alternatives. Guests/visitors would be made aware that they may contact the CEC at (805) 963-0583 for additional information on non-toxic or less toxic products.
2. The CEC and University of California, Santa Barbara (UCSB) maintain a permanent facility for the collection of hazardous waste generated by residents and small businesses in the area. The owner would be made aware of this service, which includes the recycling/disposal of solvents, oils, and other chemicals, located at the UCSB Household Hazardous Waste Facility.

During construction, the applicant would employ a combination of local recycling services to reduce demolition and construction waste by 98.5 percent. Recycling of construction materials is provided locally by a number of waste collection companies, such as MarBorg Industries and BFI; Granite Construction, Lash Construction, and Santa Barbara Sand and Topsoil also offer construction waste recycling. For construction, a Solid Waste Management Plan shall be developed and implemented for each phase of construction. The Plan shall identify:

1. Estimated weight, by material type, to be discarded during construction.
2. Estimated weight, by material type, to be recycled or reused during construction.
3. Estimated number of separate bins required for recycling construction materials and cleared brush during grading and construction activities. All demolition and/or excess construction materials shall be separated on-site, as feasible, for reuse/recycling or proper disposal (e.g., separate bins for concrete and asphalt, wood, metal, drywall, and brush) and to take advantage of decreased prices for recycling these materials.
4. Prior to demolition/construction, the contractor would arrange for construction recycling service with a waste collection provider/s. Roll-off bins for the collection of recoverable construction materials would be located onsite. Materials earmarked for recycling include: wood, concrete, drywall, metal, cardboard, asphalt, soil, and land clearing debris (greenwaste). Sorting of general construction debris and materials would be done on-and off-site in coordination with recycling/waste collection provider.
5. The contractor would be referred to the following sources for recycled content, or reusable construction products:
 1. Calmax – California Materials Exchange (916) 255-2369 – a program that facilitates the reuse and recycling of business' excess products, materials, and discards through a bi-monthly publication listing such materials free of charge;

2. California Integrated Waste Management Board (800) 553-2962 – a State agency that provides information about recycling and waste reduction.
3. Hayward Lumber (805) 692-2113 – a local construction materials vendor that provides a wide range of recycled-content products and sustainably harvested lumber.
6. Contractor shall monitor recycling efforts and collect receipts for roll-off bins and/or construction waste recycling. All subcontractors would be informed of the recycling plan, including which materials are to be source-separated and placed in proper bins (see materials earmarked above).
7. These construction waste-recycling measures would be incorporated into the construction specifications for the contractor.
8. Development of a Source Reduction Element (SRE) describing the recommended program(s) and the estimated reduction of the solid waste before it is created. For example, the SRE may include a description of value-engineering building techniques employed to keep excess cutoffs to a minimum (including increased spacing of joists and studs, in-line framing, reduced header sizes, and modular roof designs).

Construction Details (Same as Approved Project)

Grading, construction and landscaping are estimated to require approximately 18 to 20 months for completion with several activities likely to be occurring onsite simultaneously. It is estimated there would be up to 250 construction workers on site at any one time. Construction vehicles and equipment would be parked within the hotel site during the renovation effort; no construction-related parking would be allowed along Eucalyptus Lane, or on the east-west portion of Miramar Avenue. Given that demolition has already been completed, any additional time required for increased grading import would be offset. Furthermore, while the import period is increased, the total amount of grading work on site is similar and as such the construction timeframe will not be impacted.

As with the approved project, Torque Down 1275 pile installation would occur only in the area of the oceanfront units under the proposed amended project. Torque Down 1275 pile installation activities associated with the oceanfront units is anticipated to be performed in one phase lasting 7 days, eight hours per day (total of approximately 120-170 piles with an installation capability of approximately 25 piles per day).

No changes would be made with respect to construction details or haul routes as part of the proposed amended project. The proposed haul routes are as follows:

To Miramar from US 101

Proposed Northbound Truck Route

1. Travel northbound on US 101.
2. Exit San Ysidro off-ramp.
3. Turn left (south) at top of the off-ramp onto San Ysidro Road.
4. Turn left (east) onto South Jameson Lane.
5. Entrances to Miramar site are located on left (south side of South Jameson Lane) as follows:
 - a. Entrance onto site via vacated Miramar Avenue.
 - b. Entrance onto site via private road (between Main Building and Ballroom).

Proposed Southbound Truck Route

1. Travel southbound on US 101
2. Exit San Ysidro off-ramp.
3. Advance straight at top of off-ramp onto Jameson Lane.
4. Entrances to Miramar site are located on left (south side of South Jameson Lane) as follows:
 - a. Entrance onto site via vacated Miramar Avenue.
 - b. Entrance onto site via private road (between Main Building and Ballroom).

From Miramar to US 101

Proposed Northbound Truck Route

1. Exit the site via vacated Miramar Avenue or private road by turning left (west) onto South Jameson Lane.
2. Turn right (north) onto San Ysidro Road.
3. Cross the US 101 bridge.
4. At the stop sign, turn left (west) onto the northbound on-ramp.

Proposed Southbound Truck Route

1. Exit the site via vacated Miramar Avenue or private road.
2. Turn right (east) onto South Jameson Lane.
3. Head straight to southbound on-ramp to US 101.

PROPOSED OPERATION OF THE HOTEL

Number of Guestrooms (or “Keys”) (Reduced from Approved Project)

The proposed amended project includes a reduction in the number of guest rooms from 186 to 170 keys but would continue to include 4 affordable employee residences. There would be a total of 21 buildings containing guestrooms (including the presidential suite and the main building). Of the 21 buildings containing guestrooms, 15 would have six guest room keys or less, and six would have more than six room keys (the Jameson Lanai, the Main Building, the (2) West Lanai Buildings, the Oceanfront West, and the Oceanfront East buildings).

Events (Reduced attendees from Approved Project)

Under the proposed project, the total maximum attendees at one event or several events occurring simultaneously shall be reduced from 500 (approved project) to 400 people. It is anticipated that 4.7 events per day on average would occur (no change from approved project).

The Miramar Beach Resort and Bungalows may accommodate events in the Ballroom facility, the outdoor lawns, the meeting rooms in the Main Building, the beach directly in front of the hotel, or any combination thereof. Strict limits were placed on event capacity for the approved project, and those limits have been reduced in the proposed amended plan as described below:

- As in the approved project, event capacity is limited to 400 people on-site at any given time. This can be one event of 400 people in the Ballroom, or an aggregate number of people at smaller events in the Ballroom, meeting rooms, and/or the beach.
 - **Example:** 400 person event in Ballroom (outdoor/indoor) **OR** 200 person event in Ballroom + 100 people gathered in meeting rooms + 100 person beach event = 400 person event.

- As with the approved project, there would be no limit on the number of events with 400 people. However, there will be no attendee overlap between events resulting in excess of the general limit of 400 attendees. After each event, there will be a cleanup and set up period before the following event so that attendees of an event will effectively be “cleared out” before attendees to the subsequent event show up. Events will be scheduled so as to avoid overlap and ensure adherence to attendance cap.

Beach Events (Same as Approved Project)

Beach events would include, but would not be limited to, wedding ceremonies, commitment ceremonies, cocktail parties, or other small gatherings in the hotel beach use area and would be limited to no more than 30 per year, no more than 60 minutes per event (excluding setup and breakdown times), and no more than 100 people (“beach events”). All beach events would be subject to the 4.7 events per day on average limitation. Beach events would be planned and scheduled in coordination with the use of the Ballroom facilities and would be managed in a fashion whereby the combined use of the Ballroom and beach use area would not exceed the maximum attendance of 400 people. No changes to “beach events” would be made under the proposed amended project.

Restaurant Use (Same Seats as Approved Project)

Capacity for the restaurants would remain the same as permitted under the approved project. A total of 258 seats would be spread out between the two restaurants (all day dining, fine dining beachfront which now includes the former beach bar/snack house, and the lobby bar).

Spa Use (Smaller size and reduced use from Approved Project)

As a reduction from the approved project, a total of 12 non-guests per day are proposed to be able to use the spa facilities.

Retail Use (Reduced from Approved Project)

The proposed hours of the retail stores would be from 7:30 a.m. to 10:30 p.m. (No change). The approved plan includes 3,800 SF of retail (primarily guest/ resort serving). The proposed plan includes a 1,060 SF sundry store and salon that will serve as a sundry/ gift store and salon oriented for guests, and may include spa related items for sale. This use is not anticipated to draw special trips to the hotel, but rather serve as an amenity for the guests or public already on site.

Number of Employees (Same as Approved Project)

There would be approximately 102 full time, part-time, seasonal, and permanent employees on-site at any given time. The total number of people employed by the hotel would be 204. (No change)

Parking

68 public spaces will be located along South Jameson Lane and Eucalyptus Lane. All public spaces would be labeled for “Public Use” to ensure exclusive public use and deter hotel guest use.

Parking on the hotel grounds would be shared, with a single space serving several different uses at different times during the day, also referred to as conjunctive uses. In the proposed amended project, the lower level of underground parking would be eliminated and a new surface parking lot would be created on the eastern portion of the property. The overall number of parking spaces in the approved plan is 494.

Under the proposed amended project, there would be a total of 438 stalls on site. Updated parking calculations by ATE in a letter dated July 31, 2014 show that with the reduction in program and in maximum event capacity, the 430 spaces would accommodate peak summertime demand, with an excess of 8 spaces at peak demand. A modification to the parking requirement is being requested for the proposed amended project as the proposed number of spaces is short of the ordinance requirement of 614 spaces (see Table 2-1, above).

The number of public parking spaces would remain the same and in the same locations and general alignment in the proposed amended project as under the approved project.

As with the approved project, hotel parking would be provided by valet service. Overnight guests would use the hotel's full valet service, dropping off and picking up their vehicles at the valet stand located at the hotel lobby and would be taken to their rooms by a golf cart or on foot. All guests would be informed that the street parking spaces along South Jameson Lane and Eucalyptus Lane are public and not available for hotel guest use. Public spaces would be labeled as such to ensure public use only. Guests staying in rooms adjacent to the Miramar Avenue would have designated surface parking areas and would have the option of parking near their rooms if these spots are available.

Parking associated with Ballroom functions would occur in the surface parking lots. Tandem parking is included in the approved project and would be retained in the proposed amended project to maximize the efficiency of the surface parking lots. The surface parking lots would be accessed by valet parkers driving through the drive aisle located within the Miramar property connecting to the private road and then driving into the surface parking lot. In the new plan, under certain peak parking demand conditions, valet will take a portion of cars back onto Jameson Avenue. Valet will not take cars out onto Jameson Avenue to reach the new western surface parking lot. Valet operations will ensure that the primary Eastern parking lot is full before utilizing the secondary western lot to reduce the number of trips on Jameson. Employee parking will occur in the western parking lot to ensure a maximum of spaces is available in the eastern lot at a given time.

Under the proposed amended project, X (an increase from X in the approved plan) new parking spaces have been created along Miramar Avenue so all guests of the bungalows nearest Miramar Avenue may self park their cars.

Public Access to the Beach and Public Use of the Hotel Site (Same as Approved Project)

Under previous ownerships, the Miramar Hotel did not welcome members of the public entering the grounds or using the beach in front of the boardwalk. The proposed project demonstrates a commitment to enhancing the public's interest in visiting the Miramar property. No changes related to public access in the approved project would be made as part of the proposed project.

Public access to beaches within the vicinity of the Miramar Hotel is provided through several vertical and lateral access points. The hotel owner provides a 20-foot recorded lateral easement to the public over the hotel's full beach frontage. The southern boundary of the public lateral easement is the water's edge; as a result, the 20 foot lateral easement varies in location with the change in tide line. However, as a matter of State law, the public always maintains the right to access the beach below the mean high-tide line regardless of where the water's edge is located at any moment in time. Existing public vertical access is located at Eucalyptus Lane about 500 feet west of the Miramar stairs to the beach, as well as from Posilipo Lane, located approximately 1,500 feet to the east of the site.

The approved project provides 68 public parking spaces on Eucalyptus Lane and South Jameson Lane which would remain under the proposed amended project. The approved project includes a

commitment for the dedication of two public access easements through the site, and this remains the same in the proposed project. These easements would provide access across the hotel property along a curving pathway (which would also serve as the fire access lane) replacing the vacated portion of Miramar Avenue and connecting to the remaining portion of Miramar Avenue for easy access to Eucalyptus Lane. Along this fire access lane, coastal access signs would be posted clearly directing people to Miramar Avenue and ultimately to the beach area (see “Signs and Lighting” above). In addition, public access to the beach would be provided down the private road between the Main Building and Ballroom through the property and toward the beach bar area where a stairway to the beach would be located as an additional way to access the beach. Legal descriptions for the proposed easements will be provided to the County.

Maintaining the privacy of hotel guests is a priority and the hotel would reserve areas and amenities for use only by its guests and members of the Beach Club (i.e., swimming pools, and the Beach Club building). However, the public would have access to much more of the property than when it was previously operated. As a commercial, visitor-serving operation, use by the public and the associated business that it generates is viewed as an integral part of the hotel operation. All of the restaurants would be available for use by the public as well as guests. There would be up to 12 non-guest reservations per day available at the spa.

Under the approved and proposed projects, the public would be able to access the boardwalk and the beach bar/ fine dining restaurant directly from the beach. There would also be restrooms near the beach that would be available to the public, as well as showers available to the public adjacent to the oceanfront buildings.

Hotel Beach Use (Same as Approved Project)

No changes to hotel beach use would be made as part of the proposed amended project. On a portion of the sandy beach section of the property (“hotel beach use area”), running along the entire width of the Miramar Hotel beach frontage and to a line approximately 60 feet seaward of the existing boardwalk, subject to adjustment in accordance with the public access agreement⁴, the hotel owner would provide a number of services to its hotel guests and visitors. In the hotel beach use area, the hotel may serve limited food and beverages to hotel guests during the hours of operation of the beach bar. Food and beverage service would be available to non-guests by going to the beach bar or fine dining restaurant on the boardwalk.

The hotel may place non-permanent items such as chairs, umbrellas, and other non-motorized beach-related recreation items (inflatable rafts, boogie boards, etc.) out for hotel guests within the hotel beach use area, outside of the public’s lateral access area. The non-permanent items would be removed nightly and would only be placed out in response to guest requests.

Hotel events in the hotel beach use area would include, but would not limited to, wedding ceremonies, commitment ceremonies, cocktail parties, or other small gatherings and would be limited to no more than 30 per year, for no more than 60 minutes per event, and with no more than 100 people. During hotel events on the beach, non-permanent items such as chairs, small tents, rope barriers, and small signs may be put up immediately before the event and removed promptly afterwards. Non-amplified music would be allowed on the beach during these events, (i.e., guitars, small string trios or quartets, etc.).

⁴ Described in a dedication by William P. Gawzner and June Outhwaite dated July 21st 1975 (Recorded October 28, 1975, Book 2591, Page 617).

During a hotel event on the beach, part of the hotel beach use area would be limited to use by the hotel. However, hotel operations would at no time infringe on the lateral public easement as described in the dedication referenced above.

The beach in front of the resort would be kept clean by hotel staff for the enjoyment of hotel guests and the public. The resort and bungalow's beach area would be kept clean throughout the day by hotel staff, and would be cleaned thoroughly each evening. No changes in beach use would occur under the proposed amended project.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above, the referenced exhibits, and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) shall be implemented as approved by the County.