

Campbell, Hilary

From: Wolf, Janet
Sent: Wednesday, April 01, 2015 11:19 AM
To: Campbell, Hilary
Cc: O'Gorman, Mary
Subject: FW: from NDLC re: Miramar appeal
Attachments: Miramar Appeal e mail version.docx

From: drish@aol.com [mailto:drish@aol.com]
Sent: Wednesday, April 01, 2015 9:23 AM
To: Wolf, Janet
Subject: from NDLC re: Miramar appeal

Hello, Janet,

Here is our letter from NDLC re: the Miramar Hotel Appeal due to be heard on April 12. (hard copy on the way)

Sincerely, Judy Ishkanian for the Board of Directors, NDLC

NEIGHBORHOOD DEFENSE LEAGUE
1482 EAST VALLEY ROAD, SUITE 252
SANTA BARBARA CA 93108

April 1, 2015

re: Miramar Project Appeal

Dear Supervisor Adam,

At the March 13 meeting of the Neighborhood Defense League Board of Directors, a unanimous vote was taken to send a Letter of Concern to the Board of Supervisors regarding the Caruso Appeal of the Montecito Planning Commission's "Approval with conditions" of the Miramar Hotel project.

First, we wish to express our long-standing public support of the Miramar Project. We want it built! Unfortunately, after the January 21 hearing of the MPC, two critical issues remain that make it impossible for the MPC to yield, because they go against the Community Plan, which the MPC is pledged to support.

1. Parking. Mr. Caruso offered to supply off-site parking for hotel employees. (A good idea) However, Staff and County Counsel argued that such an offer was "unenforceable." Was an EIR on parking ever done? Parking was one of the two biggest worries of residents who expressed their concerns.

How is a contract between a hotel and the County whereby the hotel provides employees off-site parking "unenforceable?" Would that not be part of a condition of approval? Off-site parking for employees is a very sound compromise to a long-standing problem and would hasten the projects ultimate approval.

2. The South Jameson Lane setback. Last week, before the City of Santa Barbara Planning Commission, SBCAG Deputy Director Stephen VanDenburgh stated-in no uncertain terms-that allowing the Hotel to be sited in the setback from South Jameson Lane, will likely preclude options for the eventual re-engineering and improvement of the San Ysidro intersection.

In other words, once the large, imposing Project is built, it can't be moved, thus limiting CalTrans' and County Public Works' ability to design the safest and most effective intersection and freeway on-ramp, consistent with the 101 widening design.

Prior to the January 21st MPC meeting, Caruso Affiliated developed and submitted to P & D a plan to site all structures out of the required front yard setback, thus allowing more options for traffic engineers and Public works to produce the best and safest plan for future traffic circulation. However, Mr. Caruso withdrew this plan because Mr. Caruso was informed it could not be reviewed by P & D staff prior to the January 21st Meeting.

The 101 Improvement Project has been winding its own tortuous way through our County system. Now it interfaces the Miramar plan. It introduces Caltrans and new safety concerns into the complicated mix of issues facing the Miramar appeal before the Board of

Supervisors. An adherence to the County's setback requirements along South Jameson Lane would resolve the second of the two lingering issues and put the Miramar project on a path to completion.

The Neighborhood Defense League voted unanimously for a sensible compromise on parking and the setback issue that should be agreeable to all parties and allow the Miramar Project to advance.

Thank you,

Sincerely,

Judith Ishkanian, President
For the Board of Directors
Neighborhood Defense League

Judith Ishkanian, President
Sally Jordan, Vice President
Kendra O'Connor, Secretary
James Westby, Treasurer
Michael F. Brown
Robert Collector
Doug Herthel
Morris Jurkowitz

Campbell, Hilary

From: Evan Krenzien <EKrenzien@CarusoAffiliated.com>
Sent: Thursday, March 19, 2015 1:43 PM
To: Campbell, Hilary
Subject: RE: Miramar- Follow Up

Thank You Hilary.

I wanted to follow up on one more item. This morning some of the Humphrey Road neighbors of the Miramar (one block away from the project to the West) sent a letter endorsing the 2014 plan (without the additional conditions that the Montecito Planning Commission imposed) to Supervisor Carbajal. They represented the last group of residents we were aware with concerns over the project, so we are happy to learn they are now supportive of the revised 2014 plan that will be before the Supervisors shortly.

I do not have a copy of their message; but if you would like to see it I would ask Supervisor Carbajal's office.

Thank you very much.

Best,

Evan Krenzien
Vice President, Development
Caruso Affiliated
101 The Grove Drive
Los Angeles, CA 90036

(323) 900 8100 office
(323) 900 8196 direct
ekrenzien@carusoaffiliated.com

-----Original Message-----

From: Campbell, Hilary [mailto:hcampbell@countyofsb.org]
Sent: Wednesday, March 18, 2015 10:09 AM
To: Evan Krenzien
Subject: RE: Miramar- Follow Up

Thanks Evan, I'll share this information with Supervisor Wolf.

Hilary

From: Evan Krenzien [EKrenzien@CarusoAffiliated.com]
Sent: Tuesday, March 17, 2015 6:13 PM
To: Campbell, Hilary
Subject: Miramar- Follow Up

Hilary,

Thank you and Supervisor Wolf for taking the time to meet with us last week. It was nice to meet you and the Supervisor and to discuss the project.

I wanted to follow up on two items, but please let me know if you have any additional questions or comments for us or anyone on our team.

(1) GRADING MORATORIUM- Our Condition of Approval # 28 stipulates that "grading shall be limited to the dry season of the year (April 15 to November 1) unless a Building and Safety approved Grading and Erosion Control plan is in place and all measures therein are in effect". While we are confident we can prepare a plan to building and safety's requirement, if there is significant delay on approval of these measures, limiting grading to these summer months would be incredibly impactful to our schedule if everything goes well on the 14th. We hope that planning and development, building and safety, and other County staff and departments are reasonable (and expedient in their review of grading and erosion control plans) in this requirement as we are eager to get under construction and open for business as quickly as possible, again, provided a favorable outcome on the 14th.

(2) PACE FINANCING (CALIFORNIA FIRST)- I touched on this matter at the end of last week's meeting. Jeremy Hutman from California First is in process of reaching out to your office. I hope that you and Supervisor Wolf will take the time to meet with Jeremy on this matter. While it is not directly linked to our hotel, it is a program we could certainly benefit from as it provides low cost financing for green elements of our project's construction, incentivizing us to install as many green sustainable features as feasible. I know the County has the Empower program as Supervisor Wolf mentioned; however, it is my understanding the program Jeremy and his team hope to roll out would be only for commercial projects, and thus it could work hand in hand with Empower. I do not know many other details, so they would be best conveyed by the California First team. Again, this is not something we absolutely need to move forward with the project in a timely manner, but we feel strongly that it would be beneficial to us, and other future projects in the County's pipeline.

Thanks again, and please let me know if you or Supervisor Wolf have any additional questions for us in advance of the 14th.

Best,

Evan Krenzien
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ekrenzien@carusoaffiliated.com<mailto:ekrenzien@carusoaffiliated.com>

From: Evan Krenzien
Sent: Monday, March 02, 2015 3:20 PM
To: 'Campbell, Hilary'
Subject: RE: MIRAMAR - Meeting

Hilary,

That timing is perfect. Thank you so much. It will definitely be myself and Rick Caruso. Matt Middlebrook may join as well. Matt is the former project manager (I'm the current project manager), who heads up development for the entire company.

Thanks for getting back to me so quickly!

Best,

Evan Krenzien
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From: Campbell, Hilary [mailto:hcampbell@countyofsb.org]
Sent: Monday, March 02, 2015 3:18 PM
To: Evan Krenzien
Subject: RE: MIRAMAR - Meeting

Hi Evan,

Would you and Rick be available to meet with Janet and Mary on March 12 from 2-2:30PM?

Thanks!
Hilary

Hilary Campbell

Office of Supervisor Janet Wolf
105 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2191
hcampbell@countyofsb.org<mailto:hcampbell@countyofsb.org>

From: Evan Krenzien [mailto:EKrenzien@CarusoAffiliated.com]
Sent: Monday, March 02, 2015 2:21 PM
To: O'Gorman, Mary
Cc: Campbell, Hilary
Subject: RE: MIRAMAR - Meeting

Mary,

Great thank you, and no worries just wanted to make sure you received everything. It might help to have our availability that day too as it's always a little bit of a whirlwind . Right now we have the following windows available

* 12:30 to 1:00 pm.

* 1:30 pm to 3:15 pm.

The above time windows absolutely work for us. If those do not work for your team, I could look into something either after 4:30 pm, or before 11:30 am, but would need to circle back with Rick and his assistant to confirm.

Best,

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From: O'Gorman, Mary [mailto:mogorman@countyofsb.org]
Sent: Monday, March 02, 2015 2:15 PM
To: Evan Krenzien
Cc: Campbell, Hilary
Subject: RE: MIRAMAR - Meeting

Hi Evan

So sorry I didn't respond earlier, thank you for the reminder.

Yes, Supervisor Wolf would like to meet with Mr. Caruso and you and I'm cc'ing Hilary Campbell in our office, as she manages Supervisor Wolf's schedule.

She will get back to you re availability for that date Thank you Evan Mary

From: Evan Krenzien [mailto:EKrenzien@CarusoAffiliated.com]
Sent: Monday, March 02, 2015 2:00 PM
To: O'Gorman, Mary
Subject: MIRAMAR - Meeting

Mary,

I hope you had a nice weekend. I am writing to first make sure you received our letters regarding the Miramar that I sent out last week. I am also writing because, Rick Caruso will be up in Montecito and Santa Barbara most of the day on Thursday, March 12th. We are wondering if you and Supervisor Wolf would like to meet with Mr. Caruso and myself that day to talk about our project, and the upcoming appeal hearing for our project. If Supervisor Wolf would like to meet that day, please let me know and we will try to find the best time that works for everyone. If that day does not work, and you and Supervisor Wolf would like to meet, we will try to find another time soon. Thanks a lot, and please let me know if you have any questions.

Best,

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Campbell, Hilary

From: Wolf, Janet
Sent: Saturday, March 14, 2015 2:14 PM
To: Campbell, Hilary
Cc: O'Gorman, Mary
Subject: Fwd: Miramar approval

For submission

Sent from my iPhone

Begin forwarded message:

From: <deponce@cox.net>
Date: March 14, 2015 at 1:07:52 PM PDT
To: <jwolf@countyofSB.org>
Subject: **Fwd: Miramar approval**

Date: Sat, 14 Mar 2015 12:57:35 -0700

From: <deponce@cox.net>
To: supervisorcarbajal@sbcbos1.org
Subject: Miramar approval

As a 65 year resident of Montecito, I write in support of Caruso Affiliates and their appeal to the Santa Barbara County Board of Supervisors and of their revised 2014 plan for the Miramar development. Please vote in favor of this proposed, long overdue, development.

Thank you,

Mrs. Louis de Ponce, Jr.

Campbell, Hilary

From: Wolf, Janet
Sent: Tuesday, March 10, 2015 4:56 PM
To: Campbell, Hilary
Cc: O'Gorman, Mary
Subject: FW: Miramar

Hilary,

Please make a file for the Miramar appeal. I will send you emails as I get them and as we approach the hearing you can send to the clerk.

Thanks!

From: rcmeltzer@cox.net [rcmeltzer@cox.net]
Sent: Tuesday, March 10, 2015 4:50 PM
To: Adam, Peter; Wolf, Janet; Farr, Doreen; Lavagnino, Steve; SupervisorCarbajal
Subject: Miramar

The MPC's recent "approval" of the latest Miramar proposal was a sham device. The attached conditions were effectively a rejection.

The Miramar folks are appealing the MPC's decision and asking for full approval. It is overdue, as is the "retirement" of certain MPC members.

Please vote to approve the Miramar as proposed. Let's get some jobs and revenue in this County.

Robert C. Meltzer
Santa Barbara