



Katherine Douglas *General Public Comment - Dracht*

From: pdracht@drachtlaw.com
Sent: Monday, September 30, 2024 3:41 PM
To: sbcob
Subject: Miramar Project -- Jurisdiction of MPC/CPC

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I am a neighbor of the Miramar Resort. I live at 75 Eucalyptus Lane. I understand the proposed Miramar expansion has been moved from the Montecito Planning Commission to the Santa Barbara Planning Commission. Understandably, I and the neighbors are quite upset with this development. I understand, however, that this is a jurisdictional issue, and the CPC is where it should be absent the Board of Supervisors sending it to the MPC.

The Miramar's project is being done under SB330, which is a truncated review process with only five hearings. By sending it to the CPC, who will hear the matter on 10/09, and then request that the Montecito Planning Commission provide its review before sending it back to the CPC, the Board of Supervisors is denying the public the opportunity to meaningfully review the project. The 10/9 meeting will not be a substantive one but it will count against the five hearings.

This is a massive project with multiple issues that the applicant has not fleshed out. While I have not heard anyone that is in opposition to the employee housing component, I have not heard of anyone (not employed by the Caruso organization) that is in favor of the massive retail and luxury housing development. Burning a hearing makes no sense under the circumstances. While I would prefer the BOS direct MPC to have jurisdiction to hear the application, if the BOS wants to keep the matter before the CPC, I request that the BOS direct MPC to provide its recommendation to the CPC prior to the CPC having any public hearing.

The CPC can table the 10/9 hearing on the Miramar pending the MPC having its own hearing. Once done, with a recommendation by the MPC, the CPC can move forward with its own administrative review.

The state has hamstrung local review of these types of projects. It is inconceivable that our local officials would seek to further limit local review.

Sincerely,

Phil Dracht

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