

SANTA BARBARA COUNTY TAXPAYERS ASSOCIATION

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Tuesday, February 21, 2012

Doreen Farr, Chair
Board of Supervisors
4 East Carrillo
Santa Barbara, CA 93101

Dear Chairwoman Farr,

We, the Santa Barbara County Taxpayers Association, support Caruso Affiliated's efforts to extend ALL Miramar Hotel entitlements. The subject entitlement in need of extension most immediately is the Coastal Development permit (11-CDH-00000-00001), which expires March 15, 2012, and would be extended until March 15, 2013.

The developer has remained committed to this project through challenging economic times. The developer has not been able to secure a land use permit as soon as planned due to the virtually non-existent lending market for ground up luxury hotel development. Therefore, in order to continue moving forward with the eventual construction of a new Miramar hotel, we find this extension both appropriate and necessary, and we urge the county to approve it without condition.

We also recommend that the County of Santa Barbara Board of Supervisors and staff work with the developer to devise programs and timelines that encourage and facilitate the removal of all on site structures, as well as the construction of a new hotel, as soon as possible.

Caruso Affiliated has committed to tearing down all buildings on-site upon the passage of a proposed Transient Occupancy Tax (TOT) rebate ordinance that the developer has been discussing with the County.

At our recent meeting, the Board of Directors of the Santa Barbara County Taxpayers Association voted unanimously to support the developer's and county's efforts in devising such a program that would in the short term get the site cleared, and in the slightly longer term facilitate financing, create jobs for our area, provide much needed new sales and property's tax revenue and secure economic viability for a new hotel.

Sincerely,

Hugh Rafferty
President