

#6

February 27, 2015

Supervisor Salud Carbajal
County of Santa Barbara, First District
105 East Anapamu Street
Santa Barbara, CA 93101
Cc: Supervisor Wolf, Supervisor Farr, Supervisor Lavagnino, and Supervisor Adam

RE: MIRAMAR CONDITIONS APPEAL

Respected Supervisor Carbajal:

In regards to the Miramar appeals that will be before you for decision in the near future, we, as a group of some of the most immediate neighbors of the project are writing to express our support of the proposed Caruso Affiliated revised development plan, and our opposition to some of the conditions imposed by the Montecito Planning Commission.

The overwhelming sentiment of the property's immediate neighbors is to move forward with the revised project immediately, as proposed by the applicant. Please consider the construction and permanent jobs that would be created, and the bed tax, sales tax, and vastly increased property tax that this project will generate for the entire County of Santa Barbara. This revised project of 170 rooms is the most beautiful and least impactful Miramar project proposed to date. While we support any efforts to redevelop the Miramar site by Rick Caruso and his company Caruso Affiliated, the revised 170 room plan is our strong preference as it directly responds to the needs and concerns of the community and achieves the cottage style architecture that Montecito requires.

We urge the Board of Supervisors to approve the Caruso Affiliated appeal of specific conditions. In order for the revised 170 room plan, that we all so strongly support, to become a reality the newly imposed restrictions by the Montecito Planning Commission must be removed. The hotel needs to be a viable operating business in order to obtain financing, and operate successfully generating the community and fiscal benefits we all deserve. Cutting the number of beach club memberships to 100 not only denies these much desired memberships to members of the community, but also puts the financing of the hotel at risk, meaning the entire project is in jeopardy. If we want a first class hotel that the Montecito community craves and deserves, the hotel must be able to have 200 beach club memberships at initial occupancy. We stand behind the County Planning and Development Department and County Public Works department in their assessment that parking for the hotel is adequate for all of its uses at both 200 beach club memberships, and 300 beach club memberships. An arbitrary reduction to 100 memberships does not have our support.

Furthermore, the hotel must be allowed to have 400 event attendees on site at a given time. This hotel needs to remain competitive with the Biltmore, and other projects in the area to be a vibrant part of our community. We, immediate neighbors of the project, are comfortable with the

parking plan. We are confident this plan will work without spillover into our neighborhood. In the unlikely event the parking plan does not work, we are confident there are adequate safe guards in place in the conditions of approval, and county compliance measures to give us the comfort we need should any minor issues arise in the future.

Our message is simple. We are the neighbors of the Miramar and we support the 170 room revised plan with 200 beach club members at initial occupancy, and event attendance of up to 400 patrons on site at a given time.

Thank you.

Sincerely,

Phillip J. Hogan 30 MIRAMAR AVE. SBCA 93108 *Phillip J. Hogan*

Name

Address

Signature

Liz Hogan 30 Miramar Ave. SB 93108 *Liz Hogan*

Name

Address

Signature

DORIS Binion 40 Miramar Ave ⁹³¹⁰⁸ *Doris Binion*

Name

Address

Signature

Bonnie Winberg 40 Miramar Ave ⁹³¹⁰⁸ *Bonnie Winberg*

Name

Address

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We urge the Board of Supervisors to approve the Caruso Affiliated appeal of specific conditions. In order for the revised 170 room plan, that we all so strongly support, to become a reality the newly imposed restrictions by the Montecito Planning Commission must be removed. The hotel needs to be a viable operating business in order to obtain financing, and operate successfully generating the community and fiscal benefits we all deserve. Cutting the number of beach club memberships to 100 not only denies these much desired memberships to members of the community, but also puts the financing of the hotel at risk, meaning the entire project is in jeopardy. If we want a first class hotel that the Montecito community craves and deserves, the hotel must be able to have 200 beach club memberships at initial occupancy. We stand behind the County Planning and Development Department and County Public Works department in their assessment that parking for the hotel is adequate for all of its uses at both 200 beach club memberships, and 300 beach club memberships. An arbitrary reduction to 100 memberships does not have our support.


Furthermore, the hotel must be allowed to have 400 event attendees on site at a given time. This hotel needs to remain competitive with the Biltmore, and other projects in the area to be a vibrant part of our community. We, immediate neighbors of the project, are comfortable with the

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Our message is simple. We are the neighbors of the Miramar and we support the 170 room revised plan with 200 beach club members at initial occupancy, and event attendance of up to 400 patrons on site at a given time.

Thank you.

Sincerely,

<i>Jason Jaeger</i>	<i>Humphrey Rd</i>	
Name	Address	Signature

Name	Address	Signature

Name	Address	Signature

Name	Address	Signature

Name	Address	Signature

Name	Address	Signature

Name	Address	Signature

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We urge the Board of Supervisors to approve the Caruso Affiliated appeal of specific conditions. In order for the revised 170 room plan, that we all so strongly support, to become a reality the newly imposed restrictions by the Montecito Planning Commission must be removed. The hotel needs to be a viable operating business in order to obtain financing, and operate successfully generating the community and fiscal benefits we all deserve. Cutting the number of beach club memberships to 100 not only denies these much desired memberships to members of the community, but also puts the financing of the hotel at risk, meaning the entire project is in jeopardy. If we want a first class hotel that the Montecito community craves and deserves, the hotel must be able to have 200 beach club memberships at initial occupancy. We stand behind the County Planning and Development Department and County Public Works department in their assessment that parking for the hotel is adequate for all of its uses at both 200 beach club memberships, and 300 beach club memberships. An arbitrary reduction to 100 memberships does not have our support.

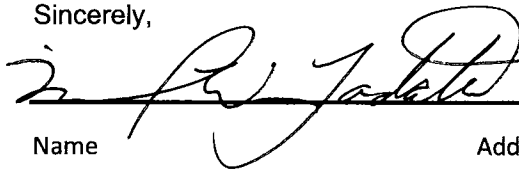
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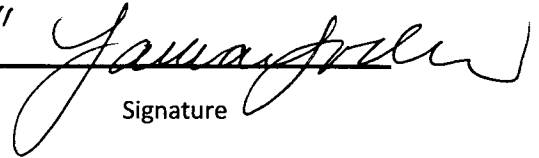
Our message is simple. We are the neighbors of the Miramar and we support the 170 room revised plan with 200 beach club members at initial occupancy, and event attendance of up to 400 patrons on site at a given time.

Thank you.

Sincerely,

 1 MIRAMAR AVE MICHAEL LODATO

Name Address Signature

Laura Lodato " " 

Name Address Signature

Name Address Signature

Name Address Signature

Name Address Signature

Name Address Signature

Name Address Signature

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Our message is simple. We are the neighbors of the Miramar and we revised plan with 200 beach club members at initial occupancy, and even 400 patrons on site at a given time.

Thank you.

Sincerely,

Cam Gittler CAM GITTLER 104 San Ysidro

Name Address

Paula Jacobson 1647 POSILIPPO LN #C

Name Address

D. Valentino Perman 1647 POSILIPPO LN, 93108

Name Address

Polly Coleman 1647 Posilippo 93108

Name Address

Mat Martin 1647 POSILIPPO LN #A, 93108

Name Address

Karen S. Martin 1647 POSILIPPO LANE #A 93108

Name Address

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Our message is simple. We are the neighbors of the Miramar and we support the 170 room revised plan with 200 beach club members at initial occupancy, and event attendance of up to 400 patrons on site at a given time.

Thank you.

Sincerely,

Floyd E. WICKS / 1647 POSILIPO LN / Floyd E. Wicks ^{DLW}

Name

Address

Signature

DIANA L. WICKS / 1647 POSILIPO LN / Diana L. Wicks

Name

Address

Signature

VINA KENZIAN 1560 MIRAMAR BEACH VINA KENZIAN

Name

Address

Signature

CATHERY GROVES 1550 MIRAMAR LANE Catherly Groves

Name

Address

Signature

MARILYN GROVES 1550 MIRAMAR LN. Marilyn Groves

Name

Address

Signature

Name

Address

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Name

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