



ALL SAINTS-BY-THE-SEA EPISCOPAL CHURCH

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Montecito Planning Commission
123 East Anapamu Street
Santa Barbara, CA 93101

January 14, 2015

Re: Miramar Project

Dear Chairman Brown and Commissioners:

I am the Senior Warden of All Saints-by-the-Sea Church and empowered under its Bylaws to represent it.

All Saints-by-the-Sea Church owns and operates property immediately adjacent to the Miramar property being developed by Caruso Affiliated.

In my testimony before the Planning Commission on December 15, 2014, I raised on behalf of the Church concerns about potential lines of sight from the proposed two-story "west lanai" buildings to the playground of the All Saints-by-the-Sea School and to the Church patio. However, we subsequently were advised that it is a condition of approval that the west lanai buildings will have no windows or landings allowing a line of sight to the Church property, and based upon the applicant's plans on file, we further have determined that the roof line of the Parish Hall and Parish School would block any view of the School playground or Church patio from the west lanai buildings. Accordingly, we withdraw our objections to the potential lines of sight from the west lanai buildings.

In my testimony before the Planning Commission on December 15, 2014, and in my letter to the Commission dated December 17, 2014, I also raised on behalf of the Church a number of safety concerns related to the proposed northwest valet parking area, which would have combined that area with the Church's north parking lot, on property underlying a perpetual easement granted to the Church for "road use", with a common ingress/egress on Eucalyptus Lane. However, on January 6, I and other representatives of the Church met with Rick Lemmo and, by phone, Matt Middlebrook, of Caruso Affiliated, who presented to the Church the revised plan attached to this letter, which in all respects adequately addresses the Church's safety concerns raised on behalf of Church-goers, Parish School parents and Friendship Center clients using the Church's north parking lot. As indicated, the revised plan would eliminate any access from the Miramar northwest valet parking area to Eucalyptus Lane or to the Church's north parking lot, except from a six parking slot area to be reserved for senior executives of the Miramar, accessible from the northwest valet parking area only by means of two code-protected solid sliding gates. The revised plan also would entirely surround the Church's north parking lot with a series of six-foot sound walls, broken only by the two solid sliding gates, and would feature extensive landscaping of the valet parking lot perimeter, the lot's parking slot dividers and the sound walls.

Assuming that the revised plan is incorporated as a condition of approval, All Saints-by-the-Sea has no objection to approval of the Miramar application and looks forward to a long and mutually beneficial future with this new neighbor. We commend the Caruso Affiliated team for addressing the Church's concerns in this imaginative and pragmatic manner.

Very truly yours,

Wade Nichols
Senior Warden

Cc: Mr. Evan Krenzien
Manager, Development
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101 The Grove Drive
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The Reverend Aimée Eyer-Delevett
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Victoria Kirk Mouradian
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The Reverend
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