



ALL SAINTS-BY-THE-SEA EPISCOPAL CHURCH

83 EUCALYPTUS LANE
SANTA BARBARA, CA 93108
805.969.4771
FAX 805.565.1281

INFO@ALLSAINTSBYTHESEA.ORG
WWW.ALLSAINTSBYTHESEA.ORG

The Rev. Channing Smith
Rector

The Reverend
Victoria Kirk Mouradian
Associate Rector

Beth Mohon
Director of
Administration

Steven Thomson
Music Director & Organist

Jennifer Tucker
School Director

Cynthia Breen
Staff Accountant

Robert Brown
Office Assistant

Kathleen Bright
Director of
Communications

Anne Hopkinson
Wedding & Funeral Coordinator

Miguel Ruiz
Facilities & Maintenance Manager

Oct. 7, 2024

Chair and Members, County Planning Commission
Chair and Members, Montecito Planning Commission
c/o Santa Barbara County Planning and Development Department
123 E. Anapamu St., 4th Floor
Santa Barbara, CA 93101

Attn: David Villalobos, Hearing Support Supervisor
Sent via email: dvillalo@countyofsb.org

RE: All Saints-by-the-Sea Episcopal Church Comment
Miramar Resort Expansion Project,
County Planning Commission October 9, 2024, Item # 1
Montecito Planning Commission October 18, 2024

Honorable Chairs and Members:

I am the newly installed Rector of All Saints-by-the-Sea Episcopal Church and Parish School at 83 Eucalyptus Lane, which abuts the Rosewood Miramar Beach Resort property. I am writing regarding the proposed expansion of the Miramar to add affordable housing, shops, and luxury apartments. In addition to the honor of serving as Rector, I and my family are residents of the Church/hotel neighborhood.

Since my arrival in January, I have spent considerable time meeting with representatives of the parish, the neighborhood, community members, our elected leaders, and, importantly, Mr. Caruso and members of his management team on numerous occasions. Needless to say, this has been a concerning topic within our church community.

Following an early meeting by the All Saints Vestry, our Board of Directors, with the Caruso management team, and before the filing of any plans, one of our members circulated an email indicating that All Saints supported the project as proposed. I write to alert you that, as we've conveyed to the Miramar management beginning this past spring, All Saints objects to the project as proposed due to its adverse impact upon both All Saints' historical site and our community of faith.

Our specific objection to the proposed project configuration concerns the addition of tall buildings immediately adjacent to All Saints' historic Sanctuary and grounds. As proposed, this tall building (Building B) will enclose the Sanctuary's north side and wrap around its northeast side, obstructing parishioners' views of the mountains and ridge to the north from several important portions of the Church's grounds and buildings, which are so central to our experience of faith that they are an element of the Church banner. These views, with the Church serving as a nexus between the mountains and the ocean, have been cherished by parishioners and community members since the construction of All Saints-by-the-Sea Episcopal Church in 1900 on land donated by the Doulton family, the original owners of the Miramar Hotel. We cannot support a project that has such substantial impacts on our grounds and congregation. Note that we are fully supportive of the addition of affordable housing.

Before the applicant submitted a formal project application, All Saints representatives were repeatedly told by the applicant that our interests would be taken into consideration and that the plans would be revised to reflect our numerous concerns. We were also told that story poles would be erected and a model showing the proposed project alongside the All Saints Sanctuary would be prepared so we could more clearly understand the effect of the proposed project on the Church. None of these actions have been taken, but the final project application has made clear the devastating effect that this construction would have on All Saints. Specifically, All Saints needs to preserve an open view of the Santa Ynez mountains from our Sanctuary and the front steps area, which have been a foundational element of our Church's doctrine and our congregation's sacred experience for 125 years. The simplest way to accomplish that is for Building B to be one story in height. Even with the proposed narrowed setbacks, this solution will preserve All Saints' historically significant and spiritually imbued views while the Miramar grows to meet both the needs of its employees and the aspirations of its ownership.

I do want to emphasize that we have worked in good faith with the Caruso management team over the past year as we try to be good neighbors in all matters. In fact, we have gone to the expense and effort of preparing and presenting to Mr. Caruso various development alternatives designed by noted Montecito architect Bob Easton to mitigate the scope, scale and visual impact of the present project while meeting the goals of the proposed development. An extremely viable option that we respectively refer to as the "swap" concept, would place the affordable housing – in a two-building configuration along South Jamieson and a one-story configuration along the Church's north boundary - - in order to fully integrate the Miramar's employees into our existing neighborhood and parish family, and place the luxury stores/apartments on the northeast portion of the property. This not only meets the full amount of square footage currently proposed

by the Caruso team but would negate the need to construct underground parking and actually add badly-needed parking. The proposal was rejected by Mr. Caruso.

Therefore, and unfortunately, we have made the difficult decision to retain various experts to guide us through your planning process and assist in preparing for your hearings on this matter. We look forward to presenting our numerous concerns in your respective reviews of the Miramar project.

Sincerely,

A handwritten signature in cursive script that reads "Channing" followed by a small cross symbol.

The Rev. Channing Smith
Rector
All Saints-by-the-Sea Episcopal Church and School