

CALIFORNIA COASTAL COMMISSION

South Coast District Office
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W15c

A-5-LGB-21-0060 (Highgate Hotels)

October 13, 2021

EX PARTE FORMS

EXPARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner Donne Brownsey

1) Name or description of project: Highgate Hotel (Pacific Edge) W 15 c: Appeal No. A-5-LGB-21-0060

2) Date and time of receipt of communication:
October 11, 2021, 3:00-3:35pm

3) Location of communication
By Google Meet

4) Identity of person(s) initiating communication:
Jonah Breslau with Unite Here Local 11

5) Identity of person(s) on whose behalf communication was made:
Breslau, Danielle Wilson, Lee Strieb, Greg Whitman (Attorney), Antonio Alzati and Jose Preciado members of UNITE HERE Local 11

6) Identity of persons(s) receiving communication:
Commissioner Donne Brownsey

7) Identity of all person(s) present during the communication:
Brownsey, Breslau, Wilson, Strieb, Whitman, Alzati and Preciado

Complete, comprehensive description of communication content:

UNITE HERE Local 11 is the appellant on this project. This CDP concerns substantial remodel, renovation and addition of 25 luxury rooms of the Pacific Edge Hotel in Laguna Beach CA. Appellants appealed this project on 2 grounds: no affordable rooms on site and inadequate parking, especially for employee parking.

Appellants contend that there is insufficient factual data surrounding the "algorithms" relating to the justification to not provide affordable rooms on site but instead pay an in lieu mitigation fee of \$625,000.00 to the Crystal Cove cabins down coast. This lack of data would establish a dangerous precedent according to the appellants.

They provided data that indicated that the Hotel as recently as 2012 provided low cost and affordable rates for customers as a result of a survey that year for a LCP amendment. They argue that through a series of renovations over the intervening decade, the hotel has upscaled its rooms and increased its rates to luxury levels.

Therefore they argue, the Commission should find substantial issue and require more data from the hotel on rates and renovations that should be correlated. They argue that

the Commission has required onsite affordable rooms in the recent past and to not do so in this case would be a bad precedent.

Appellants also asserted that the parking conditions are insufficient and will likely result in the employees being transferred to an offsite parking lot. They are requesting that the conditions be rewritten to be more specific and limited to onsite parking only.

Date October 12, 2021



Signature of Commissioner Donhe Brownsey