

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



W12a

A-5-LGB-21-0060 (HIGHGATE HOTELS, LAGUNA BEACH)
MARCH 7, 2022

EX PARTE

EX PARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner: Roberto Uranga

- 1) Name or description of project: A-5-LGB-21-0060 (Highgate Hotels, Laguna Beach)
 me of receipt of communication: Feb. 28, 2022 at 3:00pm
- 3) Location of communication: Zoom (Virtual Meeting)
 (If not in person, include the means of communication, e.g., telephone, e-mail, etc.)
- 4) Identity of person(s) initiating communication:
Danielle Wilson
- 5) Identity of person(s) on whose behalf communication was made:
Unite HERE Local 11
- 6) Identity of persons(s) receiving communication:
Roberto Uranga
- 7) Identity of all person(s) present during the communication:
Danielle Wilson, Celina Luna

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

I had a virtual meeting with representatives from Unite HERE Local 11, during which we discussed the proposed hotel project. Since the SI hearing, the applicant has coordinated with the appellant (Unite Here) and CCC staff to address concerns related to adequacy of mitigation for creation of new higher-cost rooms. They revised the project description to propose six lower-cost rooms on site and to provide an additional in-lieu fee of \$31,750.

03/02/2022
Date


Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

EX PARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner: _____

1) Name or description of project: _____

2) Date and time of receipt of communication: _____

3) Location of communication: _____
(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)

4) Identity of person(s) initiating communication: _____

5) Identity of person(s) on whose behalf communication was made: _____

6) Identity of persons(s) receiving communication: _____

7) Identity of all person(s) present during the communication: _____

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented): _____

Date



Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

Continue

Lupe Stevenson- works at Fairmont Miramar as a waitress, she lives and works in Santa Monica, but most other workers have to commute from long distances. Very supportive of low income apartments. Hopeful to bring community cooperation and jobs, good revenue for the city and good for the workers and everybody. Has lived there 15 years, with only minor increases in rent.

Community Corporation of Santa Monica. Unite Here works very hard with its members to help them get these apartments once they become available to help insure eligible workers have the best chance to find housing where they work.

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Pacific Edge, W12a. They also support their project because while they are adding luxury rooms they are also adding six affordable rooms, transit for workers, parking. Good project now after returned to developer on substantial issue.

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Th14a. Winkoop Properties LLC. They strongly support a finding of substantial issue. They agree with all staff objections and in addition Jordan Sisson described that the project misuses the mixed use exemption as there is very little housing proposed- only 2500 sq ft of the 70,000 plus sq foot project. Therefore the project should not be entitled to lot consolidation benefits.

Sisson also expressed concerns with the low cost accommodation “pod” approach, and indicated that it was unclear how this would be built or integrated into the overall project.

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EX PARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner: Meagan Harmon


- 1) Name or description of project: A-5-LGB-21-0060 (Highgate Hotels, Laguna Beach)
 me of receipt of communication: March 2, 2022 at 9:00am
- 3) Location of communication: Zoom (Virtual Meeting)
 (If not in person, include the means of communication, e.g., telephone, e-mail, etc.)
- 4) Identity of person(s) initiating communication:
Anne Blemker
- 5) Identity of person(s) on whose behalf communication was made:
Highgate Hotels (Marc Hoffman)
- 6) Identity of persons(s) receiving communication:
Meagan Harmon
- 7) Identity of all person(s) present during the communication:
Susan McCabe, Anne Blemker

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

I had a virtual meeting with representatives of the Pacific Edge Hotel, during which we discussed the proposed hotel project and reviewed briefing materials that had previously been provided to staff. Since the SI hearing, the applicant has coordinated with the appellant (Unite Here) and CCC staff to address concerns related to adequacy of mitigation for creation of new higher-cost rooms. They revised the project description to propose six lower-cost rooms on site and to provide an additional in-lieu fee of \$31,750. As described by the representatives, the applicant is also proposing to dedicate a lateral access easement across the beach-fronting hotel and to implement enhanced TDM measures. The applicant is in agreement with the staff report and requests approval by the Commission.

March 7, 2022

Date



Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

EX PARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner: Meagan Harmon

- 1) Name or description of project: A-5-LGB-21-0060 (Highgate Hotels, Laguna Beach)
 me of receipt of communication: March 4, 2022 at 2:00pm
- 3) Location of communication: Zoom (Virtual Meeting)
 (If not in person, include the means of communication, e.g., telephone, e-mail, etc.)
- 4) Identity of person(s) initiating communication:
Danielle Wilson
- 5) Identity of person(s) on whose behalf communication was made:
UNITE HERE Local 11
- 6) Identity of persons(s) receiving communication:
Meagan Harmon
- 7) Identity of all person(s) present during the communication:
Danielle Wilson

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

I had a virtual meeting with representative of UNITE HERE Local 11, during which we discussed the proposed hotel project and UNITE HERE's support of the project. UNITE HERE has worked with the project to get to a place where they support the project and they are pleased with the mitigation measures put in place. UNITE HERE Local 11 is in agreement with project as it is now and requests approval by the Commission.

March 7, 2022

Date



Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.