

# Allied Neighborhoods Association

Thursday, October 27, 2005

American Red Cross, 2707 State St.

## MINUTES

1. Meeting called to order at 7:02 pm
2. Adjustments to Agenda  
ACTION: None
3. Attendees: Loyd Applegate (Riviera), Lisa Burns (Upper East), Gary Earle (Citizens for Sensible Planning), Joe Guzzardi (Samarkand), Paul Hernadi (Hitchcock Ranch), Jim Kahan (Grove Lane), Claudia Madsen (Grove Lane), Joe Rution (Bungalow Haven), Eric Schott (Marine Terrace), Bob Stevens (Cars Are Basic), Sue Trescher (La Mesa Improvement Association)
4. Introduction of attendees and Neighborhood representatives  
ACTION: Completed
5. Minutes
  - A. Approval of Minutes: August 24, 2005, September 22, 2004, and October 27, 2004  
ACTION: continued
6. Treasurer=s Report - Paul Hernadi
  - A. Report on current state of Allied=s Finances  
ACTION: Report given that balance is \$1,765.11 as of October 27, 2005
7. President=s Report and Questions
  - A. Future meetings: November and December
    - 1)- Notice
    - 2) Suggestions for speakers at future meetings  
ACTION: Decided to cancel the November and December because of the holidays with the understanding a special meeting could be called if there were a necessity to meet.
  - B. Allied website ( <http://www.allied-sb.org/> ) - report and suggestions for improvements  
ACTION: None
  - C. Homeowners Defense Fund workshop - [to be discussed in more detail under Para.9]  
REPORT:
  - D. Membership  
ACTION:
  - E. Homeowners Defense Fund Offer  
ACTION: Continued
8. Recent Developments
  - A. Las Positas Valley  
ACTION: Nothing to report

B. Upper East (Lisa Burns)

ACTION: Nothing to report

C. Upper State - State Street Lofts Sandman & Whole Foods - Paul Hernadi & Jim Kahan gave a report on the massive 3 and 4 story State Street Lofts project that is located at 3885 State Street (between the Galleria & Lutheran Church). The Community Development Department gave this project a categorical exemption from CEQA (NO EIR) for 55 units and 9,000 sq. feet of commercial space on 1.43 acres with modifications of the Municipal Zoning Law to (1) reduce the required number of parking spaces, (2) give a bonus density for 21 units because 17 affordable units are being provided and (3) reduce the required setback from State Street. The Planning Commission conducted its initial hearing on October 20, 2005. All of the Planning Commissioners had negative comments about the project, despite the strong recommendation of the Planning staff. The Planning Commission scheduled a meeting for November 3, 2005 to give concept review of the project. As a precaution, Paul Hernadi requested that Allied's Board (1) authorize Allied Neighborhoods Association to file an appeal of the State Street Lofts' project if it is approved before Allied's next meeting and (2) authorize payment of the entire appeal fee of \$300 if others do not contribute to the appeal. Paul left the meeting before this matter came to a vote.

ACTION: A motion was made to (1) authorize Allied Neighborhoods Association to file an appeal of the State Street Lofts' project if it is approved before Allied's next meeting and (2) authorize payment of the entire appeal fee of \$300 if others do not contribute to the appeal. The motion was adopted unanimously.

D. General Plan Update & Outreach Committee

REPORT: Paul Hernadi and Joe Guzzardi described the General Plan Outreach Committee.

9. Homeowners Defense Fund workshops

REPORT: Terry Watt gave a superb workshop about planning on August 18, 2005 and next workshop is scheduled for Wednesday, November 9 (4-6 pm) at Montecito County Club. No report was given on the status of DVD or when Allied would be given a copy.

10. NPO/Single Family Design Guidelines Update Steering Committee

REPORT: Joe Guzzardi gave a brief status report.

11. COMMITTEE REPORTS

A. Modifications and zoning (Kahan, Rution, Trescher)

REPORT: In progress Susan Trescher reported that the City Planning Staff has requested the La Mesa Improvement Association to review modifications and the Association approves them in limited circumstances.

B. Transparency in government (Kahan, Rution, McCammon, Trescher)

REPORT: In progress

12. General Discussion - Issues of concern

REPORTS: Roundtable discussion by all present

13. Allied has a library of DVDs and videocassettes for City hearings concerning on Upper State, some workshops and appeals for the last two years. If you are interested in viewing any of these, contact Jim Kahan about the specific contents of the library and how to obtain the media for viewing.

14. Meeting adjourned at approximately 8:30 p.m.

Prepared by James Kahan