

POSITION REGARDING CONCEPT REVIEW STATEMENT
Allied Neighborhoods Association
November 19, 2007

The Allied Neighborhoods Association joins in the concern of the Citizens Planning Association's South County Land Use Committee regarding misunderstandings and expectations that have been known to occur as a result of "concept reviews" at ABR, HLC and Planning Commission. In order to help the City, project applicants, the public and decision makers avoid such potential problems, Allied Neighborhoods Association urges the City of Santa Barbara to adopt the following suggested language regarding "concept review" for any proposed or potential development project:

"A concept review of a potential or proposed project is simply an informal, voluntary conversation about the project.

Nothing emerging from such an informal discussion should be interpreted by any potential applicant, City staff, or member of the public, to imply any level of official interest, support, or endorsement, by the review body for the potential or proposed project."

We furthermore request that these statements be:

1. printed in all public notices and meeting agendas for ABR, HLC and Planning Commission "concept review" hearings; and
2. made as a verbal announcement by the chair or senior staff before the start of all future "concept review" hearings; and,
3. printed in the minutes of such meetings; and
4. periodically scrolled underneath the video of such hearings when they are broadcast on City TV.