

To: The Planning Commission
From: Allied Neighborhoods Association
Subject: Concept Review of the Project at 800 Santa Barbara Street
Date: 19 May 2015

Dear Members of the Planning Commission,

Allied Neighborhoods Association, an alliance of neighborhood associations, has been working for four decades to preserve and protect the City and its neighborhoods through conservation and good planning. Allied's board of directors has recently considered the project proposed for 800 Santa Barbara Street as presented at the meeting on May 6 of the Historic Landmarks Commission. We agree with the judgements of the HLC members and urge you to give due weight to their concerns, which are similar to ours.

The proposed project is in the heart of the El Pueblo Viejo historic design district and as such requires that the greatest weight be given to design issues. The proposed building design is better suited to Newport Beach than to the centuries old heart of an historic pueblo. The project is proposed to have 4 stories, which is twice that of the taller buildings already in the area. The mass, bulk, and scale are out of character with the area. Public views would be diminished. Daylight would be lessened at the historic buildings currently housing the Anacapa School to the north.

The design relies on mixed use and Average Unit Density bonuses to achieve a density out of scale with the area. Mixed use is achieved through inclusion of a small commercial unit that appears to have questionable utility, and the AUD provision, although technically allowed in the area, is totally inappropriate. Residents would find themselves in an otherwise non-residential area. They would also have minimal parking spaces available for their use.

If you have not seen the concept review at the HLC meeting and heard the judgements of the HLC members, we recommend that you look at the recording of the meeting.

Thank you for your consideration,

Cathie McCammon, Vice President
Allied Neighborhoods Association