

ALLIED NEIGHBORHOODS ASSOCIATION

MINUTES

Monday September 19, 2016

Holmes home, 3749 Brenner Drive

Attending: Joe Rution (Bungalow Haven), Anna Marie Gott (Bungalow Haven), John DeVore (Samarkand), Sally Sphar (Upper East guest), Tony Fischer (Upper East), Cathy McCammon (La Mesa), Judy Orias (Hidden Valley), Jo-Ann Shelton (Veronica Springs), Jean Holmes (Grove Lane)

Guest: Natasha Todorovic

CALL TO ORDER – 7:03

QUORUM – yes

MINUTES –Minutes of the August meeting were accepted.

TREASURER’S REPORT -- checking account balance on August 31 was \$1,8830.70

No activity to report

CHAIR COMMENTS

Gott made comments at a Planning Commission meeting about the Average Unit Density program. She has learned that there is a way for a developer to take a project out of AUD status after it is built. For projects that require a covenant, the language in sections A.1 and A.2 appear to be written such that the rental units may not have to remain rentals for the life of the project, thus their AUD status could change. She will seek information via a public records request. There will be an AUD briefing at the council meeting on October 25 in preparation for the joint planning meeting (Council and Planning Commission) two days later.

NEIGHBORHOOD ISSUES

The Bungalow Haven association is interested in Allied’s work on AUD.

McCammon reported several instances of city staff having trouble figuring out the right size of setbacks for large homes to be built on the Mesa.

OLD BUSINESS

Gott and Rution attended a meeting of the NZO (New Zoning Ordinance) subcommittee. Gott described the parking discussion there. She will draft comments on Module 3 and submit them to members via e-mail. Parking in the Funk Zone is a serious problem, further complicated by a disagreement between city staff and Coastal Commission staff.

NEW BUSINESS

Natasha Todorovic, representing a new upper Milpas group, Citizens for a Livable Neighborhood, described concerns about the character of the area being changed by the building of large AUD projects. The city long ago approved design guidelines for the area – it appears they are being ignored. Todorovic's group would like to coordinate with Allied on the AUD problem.

The City Council will have a drought update at the September 20 meeting. Allied has submitted a request for a pause in accepting applications for large projects because of their water demand. Gott will read the letter at the meeting.

Orias reported on the draft cell phone ordinance. Although the content was mostly dictated by the federal government, Santa Barbara got a notable concession; if residents of a neighborhood don't like a proposed cell phone installation they can request an independent consultant look for an alternative location. The comment period on this ordinance is still open.

A vacation rentals update will be heard by the Council on October 4. Sphar will read the staff report and circulate draft comments to board members.

The Riviera Association did not decide to join Allied. An effort has been made to enlist the Bella Riviera Association (housing on the old St. Francis Hospital site). As yet no answer has come from them.

Adjournment -- 9:00

Respectfully submitted,
Jean Holmes, Secretary