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Neighborhoods Association

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February 1, 2022

To: Ms. Brooke and Mr. Isaacson

Re: Project Notices with New QR Code

Allied Neighborhoods Association is writing regarding the new 10-day Project Notices with QR Codes. Sometime between January 10th Notices for ABR and January 18th Notices for ABR, the Notices changed; **Notices, prior to January 18th, without QR Codes, had good project descriptions.**

1) Inadequate project description on Notices with QR Codes (see Attachment 1). The goal of a notice should be to provide information, right up front, to the reader. For a new project coming to ABR (418 N. Milpas), the entire description is: *"Preapplication for new four-story 90 unit apartment building" .*

From Accela on the City website (if one knows their way around Accela), this 90-unit rental project is a Bonus Density project, SB 330 application, includes a 6-room bed and breakfast hotel and commercial space, parking, etc., etc.

"SB 330 APPLICATION FOR NEW AUD [PRIORITY OVERLAY] AND BONUS DENSITY PROJECT ON A .952 ACRE SITE IN THE CG ZONE. TOTAL OF 90 RESIDENTIAL RENTAL UNITS, INCLUDING 6 INCLUSIONARY AT MODERATE RATES AND 9 VERY LOW INCOME UNITS [15%] FOR A 50% BONUS DENSITY INCREASE. THE PROJECT IS PROPOSED AS A FOUR STORY BUILDING WITH 69 PARKING SPACES. THE PROJECT IS PROPOSED WITH 34 STUDIOS, 44 ONE BEDROOM UNITS, AND 12 TWO BEDROOM UNITS. UNITS AVERAGE AT APROXIMATELY 700 SF EACH. GROUND FLOOR COMMERCIAL [~1600 SF] IS LOCATED ON THE MILPAS STREET FRONTAGE AND A 6 ROOM BED AND BREAKFAST HOTEL [~4561 SF]IS LOCATED ON THE GUITERREZ FRONTAGE"

Notices prior to using the QR Code would have included the above information.

For example, from the ABR webpage, Notice for January 10th hearing (non-QR Code) for a 9-unit AUD project (see Attachment 2) has a very informative project description. This project description is 6 lines of text on the actual Notice, with lots of space to spare on pg. 1. It reads:

"PROJECT DESCRIPTION: The project consists of demolition of an existing single family residence and garage, and construction of a new multi-family residential development. The new development would include nine (9) rental housing units pursuant to the City's Average Unit-Size Density Incentive (AUD) Program and the State's Density Bonus Program, and one of the units would be designated as very-low-income. The average unit size would be approximately 612 square feet (net). Five (5) on-site vehicle parking spaces, including one (1) handicapped space, and nine (9) long-term bicycle storage spaces are proposed. The parcel is zoned R-M and its General Plan designation is Medium Density Residential (15-27 dwelling units/acre allowable density). The proposed density would be 36 dwelling units/acre, which is allowable with the State's Density Bonus Program."

2) The text for the link (pg. 2, 2nd sentence) on the Notice with the QR Code, says, "…*including appeal procedures…"*; yet the link takes you to a page which does not have any appeal procedures. We would suggest removing "…including appeal procedures…" from that 1st paragraph.

In the **Did You Know** section (pg. 2 of Notice with QR Code), some <u>important</u> basic information is provided, but appears incomplete. As Council last year adopted some <u>new rules/perimeters regarding information allowed for consideration at an appeal</u>, a hyperlink to a section on appeals should be considered, so folks don't think they just need to speak or submit written comment (as stated in the Notice).

3) Notices with QR Code. <u>Folks are having difficulty accessing information</u>. One person said they used a scanning app, which took them to the ABR webpage (where only the Notice was available). One person said that the QR Code took them to Minutes of a project on Cota Street. If you are using a computer at ABR Notices, you cannot use the QR Code to access information. Important to remember there's possibly up to 5 days between the Notice being hand delivered, emailed or posted online and any information being available online except the Notice (thus the importance of a good project description).

We request Notices with QR Codes to include (on pg. 1 of 2) **the more informative type of Project Description** (as previous used)**.** See attachments for examples.

Thank you for consideration of our comments.

Sincerely,
Allied Neighborhoods Association

Attachments: Attachment 1 - Notice with QR code (418 N. Milpas)
Attachment 2 - Previous Notice format without QR Code (ABR example for 1/10/22)
Attachment 3 - Previous format without QR Code (Notice for Pre-Application review)

CC: Mayor and Council, Ariel Calonne, Rebecca Bjork

Attachment 1 - Notice with QR code (418 N. Milpas), Pre-Application Review

City of Santa Barbara
Community Development Department
PO Box 1990
Santa Barbara, CA 93102-1990

NOTICE TO NEIGHBOR

The City of Santa Barbara **Architectural Board of Review** will hold a public meeting on a design review application that may affect your property or neighborhood. Scan the QR code below for more information on this application:

418 N Milpas St.

Assessor's Parcel Number:	031-311-033
Zoning Designation:	C-G (Commercial General)
Application Number:	PRE2021-00298
Applicant / Owner:	Jan Hochhauser / Robert Ludwick
Project Description:	Preapplication for new four-story 90 unit apartment building
Staff Contact:	William Russell, WRussell@SantaBarbaraCA.gov, (805) 564-5470
Hearing Date:	Monday, February 7, 2022 at 3:00 PM Full Board
Hearing Location:	This meeting will be conducted electronically via Zoom

WE WANT TO HEAR FROM YOU

The City's decision-makers want to hear from you when changes to your neighborhood are proposed. To learn more about this project, including appeal procedures, go to **SantaBarbaraCA.gov/ABR**. Plans available Thursday before the hearing. All reasonable accomodations will be made for persons with disabilities. Call (805) 564-5470, ext. 3308 one week in advance.

1 **SPEAK** Join the meeting electronically to speak during public comment by clicking on the Zoom Webinar link, which is found on the top of each **meeting agenda**.

2 **EMAIL** Send written comments prior to the meeting: **ABRSecretary@SantaBarbaraCA.gov**
Request to be placed on the "Interested Party" list to receive updates when this project is scheduled.

3 **USPS** Mail written correspondence addressed to ABR Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. Mail must be received at least one week in advance for consideration.

DID YOU KNOW: **You can appeal a design review decision.** Appeals must be submitted within 10 calendar days. To preserve your right to appeal, you must provide written or oral comments prior to the decision.

Attachment 2 - Previous Notice format without QR Code (ABR example for 1/10/22)

City of Santa Barbara
Community Development Department
PO Box 1990
Santa Barbara, CA 93102-1990

NOTICE OF A PUBLIC HEARING: Architectural Board of Review (ABR)
DATE: Monday, January 10, 2022 **MEETING BEGINS AT:** 3:00 PM
LOCATION: This Meeting Will Be Conducted Electronically As Described Below

PROJECT LOCATION: 210 S Voluntario Street, **ZONE:** R-M, **APN:** 017-252-009, **PLN** 2021-00261
APPLICANT/ OWNER: Heidi Jones, Suzanne Elledge Planning and Permitting Services/ DCP Voluntario, LLC C/O Dan Kennedy

PROJECT DESCRIPTION: The project consists of demolition of an existing single family residence and garage, and construction of a new multi-family residential development. The new development would include nine (9) rental housing units pursuant to the City's Average Unit-Size Density Incentive (AUD) Program and the State's Density Bonus Program, and one of the units would be designated as very-low-income. The average unit size would be approximately 612 square feet (net). Five (5) on-site vehicle parking spaces, including one (1) handicapped space, and nine (9) long-term bicycle storage spaces are proposed. The parcel is zoned R-M and its General Plan designation is Medium Density Residential (15-27 dwelling units/acre allowable density). The proposed density would be 36 dwelling units/acre, which is allowable with the State's Density Bonus Program.

PUBLIC HEARING NOTICE

THIS MEETING WILL BE HELD BY TELECONFERENCE AS AUTHORIZED BY GOVERNMENT CODE § 54953(e)(1)(A) TO PROMOTE SOCIAL DISTANCING AND PRIORITIZE THE PUBLIC'S HEALTH AND WELL-BEING UNDER SANTA BARBARA COUNTY HEALTH OFFICER ORDERS. AS A PUBLIC HEALTH AND SAFETY PRECAUTION, DAVID GEBHARD PUBLIC MEETING ROOM WILL NOT BE OPEN TO THE GENERAL PUBLIC. BOARD MEMBERS MAY PARTICIPATE ELECTRONICALLY. THE CITY OF SANTA BARBARA STRONGLY ENCOURAGES AND WELCOMES PUBLIC PARTICIPATION DURING THIS TIME. PUBLIC PARTICIPATION IS AVAILABLE THROUGH THE FOLLOWING OPTIONS:

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/ABRVideos

ELECTRONIC PARTICIPATION: All information needed to join the Zoom Meeting will be found on the posted agenda. Once the agenda is posted, join the meeting by clicking on the meeting link listed. If participating by phone, dial the provided phone number and enter the Webinar ID. Oral comments may be made by electronic participation only.

WRITTEN PUBLIC COMMENT: Public comments may also be submitted via email to ABRSecretary@SantaBarbaraCA.gov prior to the beginning of the Meeting. All public comments submitted via email will be provided to the Board and will become part of the public record. You may also submit written correspondence via US Postal Service (USPS); addressed to PC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged.

ADDITIONAL INFORMATION: The scope of this project may be modified under further review. To be informed of future hearings, you may (1) Submit a request electronically to become an "Interested Party" for notification by email when the project is scheduled on an agenda. Agendas are posted and emailed to interested parties 72 hours before the meeting. (2) Join the City's SantaBarbaraCA.gov/MySB to subscribe to email notification whenever ABR agendas posted. This is a general subscription to all ABR agendas.You may also contact City Planning staff at (805) 564-5578 for questions on a case. Meeting agendas, minutes, and videos are posted online at SantaBarbaraCA.gov/ABR.

AMERICANS WITH DISABILITIES ACT: If you need services or staff assistance to attend or participate in this meeting, contact the ABR Secretary at (805) 564-5470, ext. 3308. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

NOTE: On Thursday, January 6, 2022, an Agenda with all items to be heard on Monday, January 10, 2022 will be posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/ABR.

FOR MORE INFORMATION ON THE PROJECT CONTACT: Stephanie Swanson, Associate Planner, (805) 564-5470, ext. 4562, SSwanson@SantaBarbaraCA.gov

Attachment 3 – Previous format without QR Code (Notice for Pre-Application Review)

City of Santa Barbara
Community Development Department
PO Box 1990
Santa Barbara, CA 93102-1990

NOTICE OF A PUBLIC HEARING: Architectural Board of Review (ABR)
DATE: Monday, November 15, 2021 **MEETING BEGINS AT:** 3:00 PM
LOCATION: This Meeting Will Be Conducted Electronically As Described Below

PROJECT LOCATION: 425 Garden St, **ZONE:** M-C, **APN:** 031-272-006, **PRE** 2021-00246
APPLICANT/OWNER: Greg Reitz / Michael Boone Morgan and Connie L. Morgan, Trustee

PROJECT DESCRIPTION: The project consists of demolition of all on-site structures and construction of a 33-unit multi-unit family apartment complex with rooftop amenities. Consistent with the City's Average Unit-Size Density (AUD) Program, the City's Inclusionary Housing Ordinance and the State's Density Bonus Law, there will be: two (2) Moderate-Income units, five (5) Low-Income Units, and twenty six (26) market rate units. No parking is proposed on-site, consistent with the AUD Ordinance. The project is proposed at a density of 86.84 units/acre, which is allowable with the State Density Bonus Law.

PUBLIC HEARING NOTICE

THIS MEETING WILL BE HELD BY TELECONFERENCE AS AUTHORIZED BY GOVERNMENT CODE § 54953(e)(1)(A) TO PROMOTE SOCIAL DISTANCING AND PRIORITIZE THE PUBLIC'S HEALTH AND WELL-BEING UNDER SANTA BARBARA COUNTY HEALTH OFFICER ORDERS. AS A PUBLIC HEALTH AND SAFETY PRECAUTION, DAVID GEBHARD PUBLIC MEETING ROOM WILL NOT BE OPEN TO THE GENERAL PUBLIC. BOARD MEMBERS MAY PARTICIPATE ELECTRONICALLY. THE CITY OF SANTA BARBARA STRONGLY ENCOURAGES AND WELCOMES PUBLIC PARTICIPATION DURING THIS TIME. PUBLIC PARTICIPATION IS AVAILABLE THROUGH THE FOLLOWING OPTIONS:

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/ABRVideos
ELECTRONIC PARTICIPATION: Join the Meeting Electronically by clicking on the meeting link, which will be found on the meeting agenda. You will be connected to audio using your computer's microphone and speakers (VoIP). A headset is recommended. You can also select the option to use your telephone, but you must use the GoToWebinar software to interact with the meeting. Select "Use Telephone" after joining the webinar and call in using the numbers listed on the agenda that will be posted online.
Oral comments during a meeting may be made by electronic participation only.
WRITTEN PUBLIC COMMENT: Public comments may also be submitted via email to ABRSecretary@SantaBarbaraCA.gov prior to the beginning of the Meeting. All public comments submitted via email will be provided to the Board and will become part of the public record. You may also submit written correspondence via US Postal Service (USPS); addressed to PC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged.
ADDITIONAL INFORMATION: The scope of this project may be modified under further review. To be informed of future hearings, you may (1) Submit a request electronically to become an "Interested Party" for notification by email when the project is scheduled on an agenda. Agendas are posted and emailed to interested parties 72 hours before the meeting.(2) Join the City's SantaBarbaraCA.gov/MySB to subscribe to email notification whenever ABR agendas posted. This is a general subscription to all ABR agendas.You may also contact City Planning staff at (805) 564-5578 for questions on a case. Meeting agendas, minutes, and videos are posted online at SantaBarbaraCA.gov/ABR.
AMERICANS WITH DISABILITIES ACT: If you need services or staff assistance to attend or participate in this meeting, contact the ABR Secretary at (805) 564-5470, ext. 3308. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.
NOTE: On Thursday, November 11, 2021, an Agenda with all items to be heard on Monday, November 15, 2021 will be posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/ABR.
FOR MORE INFORMATION ON THE PROJECT CONTACT: Stephanie Swanson, (805) 564-5470, ext. 4562, SSwanson@santabarbaraca.gov