ALLIED
Neighborhoods Association

BOARD OF OFFICERS

Mary Turley
President

Jean Holmes
1st Vice President

Cathie McCammon
2nd Vice President

Bonnie Donovan
Secretary

Christel Barros
Treasurer

John DeVore
Webmaster

MEMBER ASSOCIATIONS .

Citizens for Livable Neighborhoods

Citizens Planning Association

Flamingo Neighborhood Association

Grove Lane Area Neighborhood Assoc.

Hidden Valley Residents Assoc.

La Mesa Neighborhood Association

Mesa Protection Alliance

Samarkand Neighborhood Assoc.

West Beach Neighborhood

Date: July 25, 2021

To: Council Legislative Committee

Re: Senate Bill 9

Dear Chair Friedman and Committee Members Harmon and Sneddon,

Allied Neighborhoods Association has been working for almost five decades to preserve and protect the City and its neighborhoods through conservation and good planning. Representatives from our neighborhoods speak for many residents and we are opposed to State Senate Bill 9 (SB9).

Time is of the essence!! The California Assembly will be returning from summer recess on August 16 and the bill's sponsor will be requesting a vote on this bill shortly thereafter. Allied requests that you execute Recommendation #4 from the Council Committee on Legislation Agenda Report: *Direct staff to prepare advocacy letters that are consistent with the City's Legislative Platform.* We request a letter in OPPOSITION to SB 9.

The City of Santa Barbara Legislative Platform (June 18, 2019) includes:

> **Page 2: Local Authority and Discretion**
>
> Oppose legislation or regulation that restricts local authority and discretion
>
> **Page 24: Planning and Zoning**
>
> Oppose legislation or constitutional amendments that weaken or interfere with the powers of charter cities and support the preservation of local autonomy or home rule authority.
>
> Oppose legislation that would preempt local land use and design authority and restrict the ability to impose development and design regulations/standards over development projects.

Certainly, there is a need for more housing in our City — especially moderate income affordable housing (the "missing middle"). There is nothing in SB 9 that requires these new units to be affordable. Nor is there any data to prove that simply increasing density lowers housing costs, especially in high demand coastal cities such as Santa Barbara.

Based on the Legislative Platform alone, the City should be sending a letter in opposition to SB 9. This is a very obvious preemption of local control.

With SB 9, there are still questions and possible amendments related to the maximum number of units allowed. It could be at least 6 units per lot (e.g. a 7500 sf lot); currently single family zones allow 1 house, plus a Jr ADU and an ADU. SB9 is ministerial approval only, no public input or hearings, lot split by right, no CEQA review, and no affordable housing component. The current bill text version also appears to have no exclusions for our high fire hazard severity zones.

SB 9 will create very attractive opportunities for real estate developers (who tend to be motivated by profit). Gentrification will accelerate, and low and moderate income renters will lose their housing and be unable to afford the newer units. Down the road, we will see our neighborhood character disappear, possible infrastructure impacts such as heavier sewer flows, and concern for our limited water resources.

Santa Barbara was among the first in the nation to establish exemplary city planning which has drawn international admiration. This bill takes away local control from capable hands who serve our community and robs us of our ability to handle our housing issues in ways specifically suited to our town and its needs.

At a recent meeting on RHNA, Santa Barbara city staff said we have sufficient zoning capacity for the upcoming requirements (Cycle 6, 2023-2031) — this is due to the new ADU laws and recent AUD local zoning changes. And in addition, we are in the process of updating our multi-family housing program, to provide more housing.

The solutions set forth in SB 9 may be applicable in some cities of our State, yet not in Santa Barbara. One size does not fit all! We respectfully ask you that you send a letter to the California State Legislature OPPOSING SB 9.

Sincerely,

Allied Neighborhoods Association

P.S. SB 10. There are also concerns with SB10. We assume that the City's professional staff, planners and attorneys, will advise you on that.

Cc: Mayor Cathy Murillo
Mayor Pro Tem Oscar Gutierrez
Council Member Alejandra Gutierrez
Council Member Jordan
Matt Fore
Ariel Calonne
Paul Casey
Dan Gullett
Renee Brooke
Elias Isaacson
Rebecca Bjork