ALLIED
Neighborhoods Association

BOARD OF OFFICERS

Mary Turley
*President*

Cathie McCammon
*1st Vice President*

Jean Holmes
*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*

February 2, 2022

To: Ellen Kokinda, Acting Design Review Supervisor

Re: **418 N. Milpas, Noticed for Pre-Application hearing February 7, 2022**

Dear Ms. Kokinda,

Allied Neighborhoods Association is concerned that adequate information on the project be provided to neighbors, the public, and the ABR prior to the scheduled hearing.

We think there should be a Staff Memo provided to ABR and posted on the ABR webpage for the public to review, as this is a large project and more complicated than most as the applicant is applying under some sort of Bonus Density program. More information up front would be most helpful and appreciated.

Suggestions for a Staff Memo, include:

Bonus Density. Is the bonus density program, a State bonus density program or local bonus density program? Please explain how the bonus density program affects the project, such as number of units/density and parking for the project.

SB 330. Please explain how SB 330 affects the project and its review. It's our understanding that there is a 5-meeting review limit after a complete Preliminary Application has been submitted, but the neighbors and others may not be familiar with this; we understand that the February 7th hearing is a pre-application review. Also, when the 5-meeting limit meetings begin, will that be noted in the agenda description?

Are there limitations or restrictions on the ABR's ability to reduce the size of the project, number of units, or size of units, to make the project more compatible with the neighborhood or to improve the architectural design and look of the building? (under SB 330, bonus density, or whatever – please explain)

We think a Staff Memo is warranted for this project.

Thank you for consideration of our comments. If a Memo is already being prepared, we thank you. Hopefully it covers the points in our letter.

Sincerely,
Allied Neighborhoods Association

Cc: William Russell, Renee Brooke, Elias Isaacson, Ariel Calonne, Tava Ostrenger, Rebecca Bjork, ABR