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

November 1, 2021

To: Planning Commission

Re: Proposed Zoning Ordinance Amendments for Multi-Unit Housing (November 4, 2021 Agenda, III Discussion Item)

Dear Chair Schwartz and Planning Commissioners,

Allied Neighborhoods Association appreciates the opportunity to comment on the above agenda item.

1) Precise Plan Findings (Staff Report, pg. 2)

To clarify, are the proposed Precise Plan Findings ***in addition to, or instead of***, Staff Report footnote reference §30.140.100 (Exceptions to Height Limitations, Findings in B.1,a.–d.)?

§30.140.100.B.1. Required Findings categories are:
a. Demonstrated Need
b. Architecture and Design ("*The project will be exemplary in its design*;")
c. Livability
d. Sensitivity to Context *("The project design will complement the setting and the character of the neighboring properties with sensitivity to any adjacent federal, state, and City Landmarks or any nearby designated Historic Resources, including City-designated Structures of Merit.")*

We request explanation of our query above. Thank you.

Note. Inclusion of the M-I zone in the allowed zones (§30.140.100.B), in error, since adoption of the NZO in 2017, still has not been corrected. M-I zoning was specifically excluded to protect and retain the only zoning we have for M-I uses. This was and is important to help retain those business uses and so customers needing those services don't need to travel outside the City. This has been part of the NZO "clean-up" amendments, but due to workload issues they have not been completed. Maybe now is the time to make this M-I correction and eliminate any previous resulting confusion.

2) Historic Resources.

In the City of Santa Barbara, as of October 2021, ***there are 125 designated Landmarks and 460 designated Structures of Merit.***

In our October 5, 2021 letter to the Commission, section "*4) Historic Resources – MORE*", we asked in advance about the number of designated historic resources (specifically Landmarks and Structures of Merit) in the Multi-Unit Housing Area. As the information was not provided, we did some research ourselves.

In our October letter we also asked that the historic resources map be provided showing the boundary of the Multi-Unit Housing (MUH) Area. Many, many of these designated historic resources appear to be in the MUH Area, and the vast majority of these historic resources have not been talked about during the Multi-Unit Housing process. This is in spite of the General Plan Program EIR, EIR Mitigation Vis 2 Community Character – Floor Area Ratios, and Staff Reports and presentations discussing protection of historic resources ***along with*** new housing.

We don't have a map with the MUH Area boundary delineated, but below is the link to the Historic Resources WebMap (from the Historic Preservation webpage). We encourage everyone to please click the link and spend a few minutes on the WebMap. The Map shows the extent of our wealth of historic resources across the City!
https://santabarbara.maps.arcgis.com/apps/webappviewer/index.html?id=93119f9f307b4b11885ecc5279001984

The WebMap is an incredible resource! Enlarge the Map, click on a property, and up comes a window of information for each historic property – photo, designation, architect, architectural style, date of building, etc., and links to additional information. One observation from the Map is there are very few historic resources in the general area from the State/De La Vina intersection on out to the city limit near Highway 154.

We again request that a version of the Historic Resources WebMap be provided with the MUH Area boundary included, to fully understand location of historic resources.

Thank you for consideration of our comments.

Sincerely,
Allied Neighborhoods Association

PS – Many thanks to Nicole Hernandez and other staff who worked on the Historic Resources WebMap!

Cc: Daniel Gullett
Jessica Metzger
Renee Brooke
Nicole Hernandez
Tava Ostrenger
Ariel Calonne
Elias Isaacson
Rebecca Bjork
Mayor and City Council