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June 29, 2020

To: Santa Barbara City Council

Re: Request From Councilmembers Friedman and A. Gutierrez to Discuss Amendment To The Approved Project Located At 711 N. Milpas (6/30/20 agenda item #16)

Dear Mayor Murillo and City Council Members:

Allied Neighborhoods Association asks, is City Council going to have any more details than what is provided in the Memorandum? The lack of information upon which to make a decision is stunning.

You should expect the applicant to provide some sort of presentation. Let's hear from the applicant their vision for the project, at least one elevation drawing of the new architectural style, and more about the need for the additional height apparently being requested.

The new Spanish style could be a welcome change for the neighborhood, and could be a much more compatible style to the adjacent Santa Barbara Junior High School, a City Landmark, in the Spanish Colonial Revival style; the current style of 711 N. Milpas, especially the elevation facing the Junior High School, is very incompatible. Also in the Spanish Colonial Revival style is the D'Alfonso building at 836 E. Ortega Street, a designated City Structure of Merit (on the corner of Ortega and Milpas, same side of Milpas and across from the project).

More parking could be a plus, along with affordable housing – if, by that, is meant true affordable, price-restricted housing. Moderate income level (80 – 120% AMI) would be appropriate as it's the income level used in our Inclusionary requirement for AUD rentals.

We have no idea what "Amendment" means in the context of this agenda item (in title of agenda item and Memorandum). Amendment is usually used in the context of a zoning amendment – is that what is being proposed? Project revisions or changes are usually described as just that, not as an amendment.

Towards the bottom of the Memorandum it says "…Planning Commission review as a zoning ordinance …" What is being contemplated? Special zoning for this project?

We look forward to the applicant providing more information for you and the public at tomorrow's meeting, and any other additional information that can be provided.

Sincerely,
Allied Neighborhoods Association

PS – We wonder who oversees Affordable units on private projects, like this? Does the Housing Authority, our experts, verify income qualifications, rent rates, etc.?

Cc: Paul Casey
Ariel Calonne
Renee Brooke