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June 28, 2020

To: Ordinance Committee

Re: Amendments To Santa Barbara Municipal Code Chapter 30.150 For Average Unit-Size Density Incentive Program Amendments Focused On The Central Business District

Allied Neighborhoods Association is pleased to provide comments regarding Community Benefit Housing and Preliminary Applications. We expect Community Benefit Housing to be discussed, as information was requested by a Committee member for your June 30 meeting, although not included in your Committee Agenda Report.

Community Benefit Housing (building height)

Reviewing the applicable ordinances, it's a shame and missed opportunity that additional true affordable, price-restricted housing is NOT a requirement for obtaining an approval for additional height for market rate rental housing under Community Benefit Housing; the only price-restricted housing required is our standard 10% Inclusionary. For market-rate rentals, neither development standards nor PC Findings require a public benefit of additional Affordable housing.

Preliminary Applications

Preliminary Application, established by recent State housing law, is a new very abbreviated list of submittal requirements. Maybe planning staff could describe the major differences between our old "application completeness" and the new Preliminary Application, and describe how that removes uncertainty, as it essentially "locks in" the rules applicable to a project. Please consider this during your deliberations about retaining a trial period end date, at least until the adopted subsequent AUD amendments go into effect, and not end the existing AUD program trial period citywide in the next month or so.

For easy reference during your deliberations, we've also attached our June 21, 2020 letter to your Committee. Thank you for your careful consideration of these important decisions in your recommendations to Council for the AUD Amendments Downtown-Focused Package.

Sincerely,
Allied Neighborhoods Association

cc: Renee Brooke, Daniel Gullett, Jessica Metzger, Ariel Calonne, Tava Ostrenger, Greg Lusitana, George Buell, Paul Casey