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April 8, 2025

Re: 418 N. Milpas St. & 915-923 E. Gutierrez St. April 14, 2025

Dear Chair Anderson and Board Members,

Further to our letter from March 31, 2025 we are writing to formally request that the Architectural Board of Review **require a full Environmental Impact Report (EIR)** for the proposed project located at 418 N Milpas/915-923 E Gutierrez St.

While the project may be proceeding under state housing provisions and AUD incentives, it does not absolve it from review under the **California Environmental Quality Act (CEQA)**. Given the **size, density, and potential impacts** of this proposal, a full EIR is not only warranted—it is necessary.

This project raises serious environmental and community concerns, including but not limited to:

- **Traffic and parking impacts** on already constrained narrow local streets
- **Shadowing and privacy loss** affecting adjacent single-family homes
- **Stormwater runoff and drainage concerns**, particularly if permeable surface is reduced
- **Increased demand on local infrastructure**—including sewer, power, schools, and emergency services
- **Cumulative impacts** when combined with other nearby developments and the Milpas overlay

CEQA requires that projects with the potential for significant environmental impact undergo thorough review. The **scale and density** of this project clearly cross that threshold. A Mitigated Negative Declaration (MND) or exemption would be inadequate and potentially in violation of state environmental law.

Environmental Impact Report is prepared and circulated for public comment.

The community deserves a transparent, lawful process that weighs both the urgent need for housing and the long-term environmental consequences of unchecked density. We are not opposed to housing—we are opposed to doing it without care, analysis, transparency, and accountability.

The potentially significant adverse environmental impacts this project will create, dictate that an EIR is required.

Thank you for your attention and service.

Sincerely,

Allied Neighborhoods Association