

Allied Neighborhoods Association

Wednesday, March 24, 2004

SHIFCO (Senior Housing Interfaith Corporation)

418 Santa Fe Place, Recreation Room

Minutes

Voting Members Present: Lowell Boardman (Bel Air Knolls), Wes Brown (East San Roque / La Cumbre Park), Dianne Channing (Riviera), Joe Guzzardi (Samarkand), Paul Hernadi (Hitchcock), Vijaya Jammalamadaka (Eastside Study Group), Jim Kahan (Grove Lane), Naomi Kovacs (Citizens Planning Association), Cheri Rae McKinney (Bungalow Haven), David Schott (Braemar)

Others Present: Bill Bruner; Heather Bryden. Rob Mager, Cathie McCammon

Speakers: Council member Helene Schneider, Santa Barbara Beautiful President Desmond O'Neill

1. NPO UPDATE AND NEIGHBORHOOD VISUAL SURVEY WORKSHOPS: There was a discussion on NPO Update and the Neighborhood Visual Survey **workshop** held at the Faulkner Gallery on March 23, 2004..

2. FUTURE ALLIED MEETINGS: There was a discussion about locations of future Allied meetings.

3. ELECTION OF TREASURER: Paul Hernadi was unanimously voted in as Treasurer.

4. NEW MEMBERSHIP: Heather Bryden and Bill Bruner from Calle Crespis Association were informed of the qualifications for an Association to join Allied which they did not think they could meet. Jim Kahan said that the by-laws were being modified and the organization may apply again when the new by-laws have been adopted.

4. CALLE CRESPIS/CALLE LAURELES - APRIL 20 APPEAL HEARING: Heather Bryden described the problems the neighborhood was anticipating having with a proposed mixed use development in their neighborhood. She distributed a memorandum showing the proposed DesignArc Building behind Longs Drugstore at a former Ballet Studio and a 5-unit residential project in the existing parking lot. The project was piece-mealed by getting the commercial building remodel approved first and then being amended to add condos. Parking was reduced by 30% for the commercial

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portion and by 50% for the condos(total of 15 spaces) plus 3 spaces on Calle Crespis. They feel failure to provide adequate parking compounds neighborhood traffic and parking problems. Discussion ensued. **Motion was made for Allied to support the Calle Crespis Association in their appeal to the City Council. Motion passed 8-1 (1 abstention).**

5. ST. FRANCIS RESIDENTIAL DEVELOPMENT – PROPOSED ZONING TO R3 OR R2 IN APRIL:

Cheri Rae McKinney from Bungalow Haven described the problem. The City is proposing to rezone the St. Francis property to R-3. The Planning Dept. is studying the issue and their recommendation is unknown at this time. The hearing is scheduled for April 6 or April 13. There are 116 units proposed, 70% will be for Cottage Hospital employees and 30% will be market rate. The neighborhood would like to see 100% of the units be allocated to Cottage employees. CPA will be proposing to remove some parking spaces (each space costs \$20,000 to build). The money saved could be used to provide shuttles. Several neighborhoods will be directly or indirectly affected by this project: Bungalow Haven, Riviera, Oak Park and Westside. Dianne said the Riviera Association will probably support Bungalow Haven's recommendation to change the zoning to R-2 because the intensity of development can be the same. **Motion was made for Allied to support the Bungalow Haven's recommendation to change the zoning to R-2 (Boardman /Hernadi). Motion passed 8-0 (2 abstentions).**

6. SANTA BARBARA BEAUTIFUL PRESIDENT DESMOND O'NEILL: Santa Barbara Beautiful President Desmond O'Neill was introduced. Mr. O'Neill distributed brochures and described Santa Barbara Beautiful, a 40-year old organization whose goal is to preserve the unique quality and make Santa Barbara even more scenic. They focus on funding new and replacement trees. SBB cooperates with other local organizations like Looking Good SB, Men's Gardening Club, City Parks and Recreation Dept.. It gives awards to deserving projects. The next awards banquet will held on September 24, 2004 at Montecito Country Club. They have a modest amount of funds and are eager to work with neighborhood groups to fund beautification projects. They are looking for neighborhood projects that can provide either matching grants and/or volunteer labor. For example they just finished one such project on the Westside. He urged all neighborhood groups to identify beautification projects and apply to SBB for funds.

A question was asked about the article in the News Press on the removal of healthy Ficus street trees that are destroying side walk pavement. Mr. O'Neill said that the News Press article did not state that the trees will be replaced progressively, a few at a time and not in one fell swoop.

7. COUNCILMEMBER HELENE SCHNEIDER: Councilmember Helene Schneider was introduced. She is a Council representative to the NPO Update Steering

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Committee. She lives on the Westside in a modest house and has expressed a special concern for neighborhoods. After everyone at the table introduced themselves, Ms. Schneider gave a brief synopsis of the major issues she has been working on since she took office in January. She said we could browse the City's website for status of the issues. City Council agendas are updated by late Thursday or Friday. She listed some of the issues currently facing the City:

- **Douglas Family Reserve** and whether dogs should be off-leash
- **NPO Neighborhood Visual Survey workshop** at the Faulkner was useful for the ABR members and Planning Commissioners to see how the projects they approved actually turned out. The Single Family Residential Guidelines will set the tone for the upcoming General Plan Update. She said it was great to have two Allied reps on the NPO steering committee.
- **Human Services Commission** which doles out funds to urban development to nonprofits and City capital projects. They had 40 applications totaling \$24,000,000, but only \$2,000,000 for grants. The County's budget cuts related to Federal cuts will affect the City significantly so she felt gratified funding these projects.
- The **De la Guerra Plaza** project for which the decision has been postponed.
- **Inclusionary Housing Ordinance** adoption which provides only 15% workforce housing (120%-200% of Area Median Income) but is a small step towards progress.
- The **Casa Esperanza Homeless Shelter** which was granted their request for additional beds. But the Council directed a coalition of the Milpas Business Association, Police Dept, and the Casa Board to talk about the existing problems with transients in the neighborhood.
- **Target** proposal which is still under discussion.
- **Integrated Pest Management Program** which makes 15 City parks pesticide free.
- **Budget** is coming up where each department has to justify their expenditures.
- **City Neighborhood Improvement Program** which focuses on the lower eastside and all of Westside. The Council will be taken on a site visit next Wednesday.
- **Housing Element Implementation** where over 100 recommendations will be prioritized.
- **Funk Zone** zoning change where the City withdrew its application to the Coastal Commission to rezone from Hotel to waterfront-serving uses and the exemption for 100% affordable housing projects.
- **Cottage Hospital** expansion and **St. Francis** Residential proposal.
- **Riviera Business Park** remodel where the Riviera Association wants a Historic District designation so that replacement buildings will be subject to Historic District Regulations.

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Q: Are the St. Francis condos are really affordable?

H.S.: The Area Median Income (AMI) is currently \$64,700. Under the Inclusionary Ordinance 15% of the condos must be for workforce who make 120%-160% of AMI. If single family residences are being built (160%-200% AMI) then in-lieu fees can be paid instead of building affordable housing but the formula for calculating the fees appears to be flawed. \$300K per unit is low since a one-bedroom unit is currently price at \$160K - \$300K.

Q. The Regional Housing Number Allocation (RHNA) is set by SBCAG. Why is the City not fighting it?

H.S.: The Housing Element Update was in response to RHNA and the City's General Plan already accommodates the allocated housing so there is no need to fight it.

Q.: The Council's philosophy is to provide more and more housing without regard to negative impacts of population growth such as increased traffic, power and water shortages, increased crime, impacts to schools. The elevator is full. The ferry boat will capsize. Where do we stop?

H.S.: We will never ever solve the affordable housing crisis. Measure E which limits commercial growth in the City will be sun setting and renewal will be discussed. Population growth is a global issue. Now there are more jobs than housing. People are commuting and clogging up the roads. So density will actually help reduce traffic.

Q. The City is approving shared parking which is a disaster. The effect is that neighborhoods pay the price for lack of adequate parking. There should be a fee for developers. City and County parking lots should be leased to provide income and employees should be made to practice what they preach by leaving their cars behind.

Q. Some neighborhoods are facing the danger of fires and a there has been a delay in the adoption of procedures for evacuation. Also there should not be an increase in density in the Riviera and Mission Canyon because of the fire danger. Alamar and San Roque areas used to be protected by backfires being set in an area where there are houses now being built. We need to think about all the ramifications. Why isn't the control of vegetation overgrowth being enforced in fire-prone areas? Residents should be charged for the work if they don't do it themselves.

H.S. The Fire Department has not had the staff. The budget has been boosted and there is a Wild land Fire Management Plan coming before the Council soon.

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Q. The name NPO is misleading and should be changed. Why were condos and multi-family projects not included?

H.S.: Agrees that NPO is misnomer. As Claudia Madsen says it is just a big house ordinance. Most of the appeals of ABR and PC decisions that come before the Council have to do with single family residences. If condos and other types of development were included it would have muddied the waters because those need different guidelines. But as the NPO process proceeds, those problems will be noted and the next round will build on information received about condos and other developments.

Q. There are ordinances and rules already in place. The problem is that there are too many modifications and overlooking of the intent regularly. There is no representation and no accountability.

H.S. Agree that a lot of the rules are just guidelines with no teeth. The NPO should have non-negotiables which don't allow the ABR and PC to guess the intent or be inconsistent.

Q. In the ordinance there are the words "Shall" and "May" which are different. But no one is enforcing the "Shalls"—at the expense of the neighborhoods.

H.S.: The pressure is coming from people moving here from out of town and demanding larger houses. NPO will address that. "Shall" cannot work in every neighborhood city wide so some discretion is being used for now. But in spite of it all it sure is a nice place to live.

Q. Why is the burden of proof on the community instead of on the developer? A project should be deemed inappropriate unless it meets a specific need. Carrying capacity needs to be established and no one is addressing the issue. Constraints and needs must be balanced.

Q. In many other areas zoning is enforced and there are stringent conditions under which variances are granted. In SB modifications are granted easily and the burden of proof is switched to the citizens.

H.S. The City has many Boards and Commissions on which citizens are appointed to serve in order to recommend changes they would like to see. Encourage everyone to apply.

8. MINUTES: The minutes were approved unanimously with no changes. (Brown/Kahan).

9. MEMBER ROSTERS: Vijaya distributed member rosters.

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Meeting was adjourned at 5:10 pm.

Next meeting tentatively set for April 28. Date and Agenda TBA.

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