

Allied Neighborhoods Association

Wednesday, July 27, 2005 - American Red Cross

MINUTES

1. Meeting called to order at 7:06 pm

2. Adjustments to Agenda

ACTION: none

3. Attendees: Loyd Applegate (Riviera), Rosanne Boardman (Bel Air Knolls), Lisa Burns (Upper East), Sylvia Glass (Grove Lane), Paul Hernadi (Hitchcock Ranch), Jim Kahan (Grove Lane), Laurie Moon (Veronica Springs), Laura Rasmussen (La Mesa Improvement Association), Joe Rution (Bungalow Haven)

Guests: Carolyn Griffith (East San Roque), Dick Moss (Upper East), Sandy Moss (Upper East)

4. Introduction of attendees and Neighborhood representatives

ACTION: Done

5. Minutes

A. Approval of Minutes: June 22, 2005

ACTION: Approved with corrections

6. Treasurer's Report - Paul Hernadi

A. Report on current state of Allied's Finances

ACTION: Report given that balance is \$1,785.11 as of July 27, 2005

7. President's Report and Questions

A. Future meetings: on 4th Wednesday of each month at 7 pm

1) August 24 - Notice

2) Suggestions for speakers at future meetings

ACTION: None

3) Other

B. Allied website (<http://www.allied-sb.org/>) - report and suggestions for improvements

ACTION: None

C. Upper State - Brief report on Planning Commission actions on Upper State Street [to be discussed in more detail under 8.C]

ACTION:

D. Op/Ed response to the survey by the Santa Barbara Region Economic Community Project ("SBECP") which it asserted supporting its argument that "most residents are pro-growth when it comes to affordable housing"

Report: Jim Kahan said that the survey's supporters allege that the survey supports affordable housing, it contains numerous errors and inconsistencies. Jim said the he frequently quote its

July 27, 2005 minutes18 (approved August 24, 2005)

Question 30 which asked ‘How important is it to you to have the remaining open space protected from development? The data supporting the survey reported that ninety four percent (94%) of the respondents responded either very important or important, but only six percent (6%) did not consider it to be important. This finding was not mentioned in the text of the report because it is inconsistent with more density. Jim concluded that the Survey specifically supports lower density.

E. Transparency in government and public participation in County

REPORT: In progress

ACTION: None

F. Homeowners Defense Fund Offer

ACTION: No action

8. Recent Developments

A. Las Positas Valley

ACTION: Laurie Moon said that there had been no recent developments

B. Junipero Street

ACTION: Lisa Burns reported that the Planning Commission reversed the grant of the modifications and upheld the appeal

C. Upper State & Whole Foods

ACTION: Paul Hernadi reported that on July 7, the Planning Commission addressed general issues about four major development proposals targeting the 3700 and 3800 blocks of State Street. On July 14, the Planning Commission conducted its first concept review of the proposal for 3757-3771 State Street (demolition of Circuit City, Citibank, Taco Bell, and several smaller buildings to make room for new buildings for Circuit City, Citibank, a 40,000 square-foot Whole Foods supermarket, and several smaller businesses. At both meetings, representatives of Allied joined representatives of the Citizens Planning Association, the League of Women Voters, and other speakers in urging that environmental impact reports be prepared about each project and especially about their cumulative impact on traffic, air pollution, and the like. The need for open public space, particularly along the two creeks, was also stressed.

The Planning Commissioners showed refreshing awareness of the relevant issues, especially the dubious predictive value of the traffic and parking studies prepared by the developers' consultants on the highly theoretical basis of the Association of Traffic Engineers' TRIP GENERATION and PARKING GENERATION manuals. Each commissioner demanded major improvements of the Whole Foods project before the next review. It is hoped that the tone was set for the forthcoming weeks and months when the Planning Commission will review the demolition/new construction projects at 3714-3748 State Street (Sandman Inn), 15 South Hope Avenue (Consumers Furniture), and 3885-3887 State Street (Plaza Motel and adjacent office building), each involving the addition of large number of residential condominiums to the reconfigured commercial space.

9. Amend By-laws on membership

ACTION: None

10. Candidate questions for candidates and forums

A. Discussion of focused questions developed by Committee

REPORT: Jim Kahan reported that the Committee will develop a detailed questionnaire

July 27, 2005 minutes18 (approved August 24, 2005)

for all of the candidates.

ACTION: The attendees unanimously supported the questionnaire approach

B. Scheduling

REPORT: The questions will be written before the next meeting

ACTION: No objection

11. Membership - encourage participation by more neighborhood organizations

A. Applicants

ACTION: continued

B. Suggestions for inside City

ACTION: continued

C. Special membership

1) Cars Are Basic (CAB)

ACTION: deferred

12. NPO/Single Family Design Guidelines Update Steering Committee

Action: No report

13. Neighborhood Concerns and General Discussion

A. Joe Rution (Bungalow Haven) submitted a written report which summarized the concerns of Bungalow Haven as follows:

1. Protecting and preserving the fabric of the neighborhood in terms of its scale and architectural integrity.

2. Preserving the historic architecture, and assuring that any new construction or modification of buildings is architecturally compatible, in style and scale.

3. Preventing new development that is incompatible in terms of existing density patterns of the neighborhood.

4. Getting local land use regulations updated to help protect the fabric of the neighborhood: updating obsolete General Plan and Zoning Ordinance to recognize the existing development patterns.

5. Measures to assure that vehicular traffic flow is compatible with a residential neighborhood's safety concerns.

6. Preservation of "middle class" housing stock by precluding alterations/additions/reconstruction that substantially alters existing scale of houses ("mansionization").

B. Paul Hernadi and Jim Kahan expressed concerns about traffic and congestion concerns on Outer State.

C. Lisa Burns reported that the Upper East is concerned about potential impacts from the development of St. Anthony's Seminary which was recently sold.

D. Attendees gave reported on their neighborhoods

14. COMMITTEE REPORTS

A. Modifications and zoning (Kahan, Rution, Trescher)

July 27, 2005 minutes18 (approved August 24, 2005)

REPORT: In progress

ACTION: No discussion

B. Transparency in government (Kahan, Rution, McCammon, Trescher)

REPORT: In progress

ACTION: No discussion

Meeting adjourned at 8:15 pm

Submitted by James Kahan