

Allied Neighborhoods Association

P. O. Box 31064
Santa Barbara, California 93130

Web <http://www.allied-sb.org>
e-mail info@allied-sb.org

July 7, 2005

Planning Commission
City of Santa Barbara

Re: Agenda, July 7, 2005, Item No VI., Outer State Street

Allied Neighborhoods Association (Allied) is an umbrella organization of neighborhood associations. Allied is composed of volunteers with the goals of neighborhood preservation, the protection of the people who live in those neighborhoods, the conservation of the environment with a focus on quality of life in our neighborhoods and the defense of Santa Barbara's zoning laws that have helped to create and preserve the beautiful neighborhoods and environment we now enjoy. For more information, we urge you to review <http://www.allied-sb.org/Download.html4.html>. Among Allied's major concerns has been the increasing level of traffic congestion in the Upper State Street area, especially at peak times on the lifeline arterials of State Street and Foothill Road and at major intersections. This traffic congestion has become more unacceptable because the lengths of the most severe traffic congestion have increased and expanded so that there are days when the traffic congestion appears to be continuous and non-ending. Allied is very concerned about adverse impacts of proposed projects that are now pending or being discussed which will further increase traffic congestion in the area.

Negative impacts that affect one neighborhood impact all neighborhoods. Four of our member Associations (GLANA, Samarkand, Hitchcock Ranch and East San Roque) are most directly impacted, but we believe that the increasing traffic congestion in the Upper State Street Area will adversely impact people in the entire City and in adjacent communities. Therefore, Allied adopted five principles for the Upper State Street Area which are set forth below and urges the City to protect our quality of life from further degradation and adhere to these reasonable principles. The City adopted the major portion of these principles in 1979 when traffic congestion was much less. The increasing level of traffic congestion is all the more reason to support these policies and not abandon us when we need your help. These five policies are:

1. There should be strict compliance with all zoning provisions in the S-D-2 zone (the "Upper State Street Area" which is bounded by Alamar Avenue, U.S. Highway 101, Foothill Road and State Highway 154). This zoning was adopted in 1979 (Santa Barbara Municipal Code Section 28.45.008) to mitigate the adverse impacts resulting from traffic congestion in the Upper State Street Area which was significantly less congested in 1979 than it is now.
2. No zoning modifications should be granted in the Upper State Street Area, but Allied Neighborhoods Association will not object to variances.
3. In the Upper State Street Area, there should be no reduction of the minimal parking requirements and no reduction of the parking requirements for mixed use projects.
4. Allied has no objection to inclusionary housing requirements in the Upper State Street Area, but there should be no bonus density granted for affordable housing in the Upper State Street Area because granting bonus density will increase the maximum density established by the basic zoning.
5. The zoning has protected the single family zones in the Upper State Street Area. It is important to protect this zoning and exceptions to the zoning requirements should only be granted in special circumstances where there is compliance with strict conditions for variances.

Thank you for your help to protect our neighborhoods and quality of life.

Board of Directors

Allied Neighborhoods Association