

## **Allied Neighborhoods Association**

March 4, 2009

City of Santa Barbara  
Historic Landmarks Commission

### **RE: 1330 Chapala Street, Arlington Mixed Use Project**

The Allied Neighborhoods Association is concerned that once again the Arlington Theater, one of our most treasured historic buildings, is threatened by an adjacent project that is too tall and too dense. The size, bulk and scale of this project is excessive and not at all compatible with the neighborhood which is one and two stories. This site is transitional to this low residential.

Instead of the 40 feet which we believe is appropriate for buildings next to historic buildings in the El Pueblo Viejo, this project looks to be about 46 feet high above the existing grade. It appears to be a monolithic, three story structure with almost nonexistent narrow breaks between the buildings. These breaks should be larger to allow significant views of the Arlington from Sola Street. Along State Street the existing buildings do not damage the views of the Arlington because they are one and two stories.

Last time around the open space in this project was not located so as to be an inviting benefit to the community, and this time there is no improvement. This project just does not appear to contain the elements that we have all come to appreciate and expect that make Santa Barbara's architecture so beloved and distinct. We should not be allowing buildings that could just as well be located in Orange County. We urge you to require a reduction in the height and ask the designer of this project to go back to the drawing boards and come back with a project that is suitable and worthy of being in this important location. This project needs to be more than just another ordinary mixed use project. It needs to contain more of the elements and characteristics that make Santa Barbara unique and special.

Cathie McCammon, First Vice President