

Allied Neighborhoods Association

November 16, 2010

Santa Barbara City Council

RE: Plan Santa Barbara

Allied has reviewed the ad hoc Committee's proposed compromise and we appreciate the efforts to get the Plan moving forward. Believe it or not we too are sick of it. We appreciate the efforts that Dale Francisco, Das Williams and Frank Hotchkiss have made to try to reach a compromise.

Unfortunately Allied cannot support approving Plan Santa Barbara at this time. We are still opposed to the High Density Designation. The compromise does not eliminate the High Density designation. While we are interested in knowing more about the proposed change, we see this as just moving the deck chairs around and failing to address the real issue of the High Density Designation.

While we are pleased to see that the high density designation has been removed from the historic downtown area, we have serious questions and concerns about the area that you have moved it to.

It is premature to embrace the Haley Corridor. This is a major change and the public has not had the opportunity to review it. That designated area is now home to small businesses and small affordable residential units. We are concerned that those who live there and have small businesses have not been consulted. We would like to see an inventory of what exists and what are perceived as the opportunity sites. What about services? The idea that Smart and Final was mentioned as a place for groceries is ludicrous. How many of you have shopped there? This is not exactly a place for singles or couples to buy food unless they really like large quantities.

We cannot support proposals to combine legal lots without some limitation on the total amount of square footage. We all know that combining too many parcels can lead to bigger bulky buildings. One has only to look at Chapala Street for examples. We want to see design guidelines that would require the same amount of open space that would be required if the parcels were redeveloped separately. Larger building should require larger front set-backs than are now required. This is both an aesthetic and noise concern.

We oppose the change from 60 db to 65 db and we would like to see the way that noise levels are calculated changed. We believe that the 24 hour average is a poor way to measure. We believe that it is fundamentally unfair to say that it is okay for new dwellers and renters to put up with

less healthy and unpleasant conditions than the rest of us, who demand peace and quiet in our neighborhoods.

Parking is a problem. We oppose the concept of unbundled parking. Even if people walk more, most will have some form of personal transport. Electric cars or whatever all require space to store them. The impacts of not enough parking will hurt the small businesses. Units will need to have visitor parking. Please remember there is no parking structure in this area and the city doesn't have the funds to provide one at this time.

We would also require finding replacement housing for those who live in existing inexpensive housing. Without a future RDA, what will happen to these people? Will we force them to move out of the area and commute?

As I have tried to convey, we are not opposed to looking at the proposed change, but we want more information and an opportunity to have this discussed at open televised meetings.

Cathie McCammon, President, Allied Neighborhoods Association

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