**CITY OF SANTA BARBARA**
**COMMUNITY DEVELOPMENT DEPARTMENT**
**DRAFT NEGATIVE DECLARATION – MST2007-00331**
**FEBRUARY 18, 2010**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970," as amended to date, this Draft Negative Declaration has been prepared for the following project:

**PROJECT LOCATION: 915 E. Anapamu**

**PROJECT PROPONENT: Suzanne Elledge Planning & Permitting Services, Inc.**

**PROJECT DESCRIPTION:** The applicant proposes the demolition of the existing 2,192 square foot, two-story, single-family residence, and the construction of a residential development containing 13 units totaling 14,934 net square feet, on a 40,055 square foot lot. Nine of the units are proposed above a subterranean parking structure. The main structure includes eight (8) two bedroom apartments and one (1) three bedroom apartment (units 1-9). A separate duplex structure with two (2) one bedroom units is accessed off the driveway that leads into the subterranean parking structure (units 12 and 13). A third structure is a duplex with one three-bedroom unit and one two-bedroom unit accessed separately from Lowena Drive (Units 10 and 11) and includes covered parking spaces. The subterranean parking structure contains eight (8) private two-car garages and one (1) one-car garage to serve Units 1-9 for a total of 17 parking spaces. Four (4) covered parking spaces are proposed for units 10 and 11. Three covered spaces for units 12 and 13, three (3) guest parking spaces and one (1) shared space are located on the driveway leading to the subterranean garage. An existing sandstone wall that runs along the Milpas Street frontage and terminates where the road curves and turns into Anapamu Street is proposed to remain.

The project includes the removal of twenty (20) existing trees including two (2) Eugenias, one (1) loquat, one (1) pittosporum and one (1) unknown tree. Five (5) native coast live oaks are proposed to be removed, and the root zones of two (2) native coast live oaks will be encroached upon by 40%-50%. Three (3) palms will be relocated on site, and thirty-five (35) mitigation trees and thirty-six (36) ornamental trees will be installed with eighteen (18) trees to remain.

Approximately 11,023 square feet (27%) of the site is located in an area of 30% slope or greater. Approximately 1,236 square feet of building footprint is proposed within the area of 30% slope or greater, which represents approximately 11.2% of the total area of 30% or greater slope. The extent of grading in the area of 30% or greater slope consists of approximately 115 cubic yards of cut. Grading on site will

consist of 3,350 cubic yards of cut and 550 cubic yard of fill. Project construction is anticipated to take approximately 16 months to complete from the commencement of demolition, and grading activities through building construction and installation of landscaping.

**Required Permits:** In order for the project to proceed, the discretionary action required by the City is Design Review Approval by the Architectural Board of Review (ABR), of multiple-family residential development, consistent with SBMC §22.68.

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**MITIGATED NEGATIVE DECLARATION FINDING:**

Based on the attached Initial Study prepared for the proposed project, it has been determined that the proposed project will not have a significant effect on the environment.

Cory Kato

~~Environmental Analyst~~ Senior Planner

2/17/10

Date

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Revised 11/20/2008