



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: August 22, 2005
AGENDA DATE: August 25, 2005
PROJECT/ ADDRESS: 210 Meigs Road (MST2002-00710)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Trish Allen, Associate Planner

I. SUBJECT

This is an environmental hearing to receive public comment on the Draft Mitigated Negative Declaration for the proposed development project at 210 Meigs Road.

II. EXECUTIVE SUMMARY

The project consists of a one lot subdivision with ten condominium units, 8 of which are proposed at market rate and 2 affordable at middle income. The units are composed of two and three bedrooms and range in size from 1,080 to 2,409 square feet. Each unit would have a two-car garage and three guest parking spaces would be provided on site.

A Draft Mitigated Negative Declaration (MND) was prepared to analyze the potential environmental effects of the project, including effects associated with aesthetics, biological resources, geophysical, noise, traffic/circulation, and water resources. The draft MND concludes that, with implementation of identified mitigation measures, all environmental impacts of the project would be reduced to less than significant levels.

The Draft MND was released on August 8, 2005 for a 30-day public review process ending September 7, 2005.

The purpose of the environmental hearing is to provide an opportunity to receive verbal comments from the public addressing the adequacy of the draft environmental analysis.

III. EXISTING CONDITIONS AND PROJECT DESCRIPTION

The subject property is a 53,484 (gross) square foot vacant lot (38,553 square feet net) located in the East Mesa Area adjacent to Washington School, at the terminus of Lighthouse Road, across from La Mesa Park, and fronts along Meigs Road.

The project site is currently vacant. Vegetation within this site consists primarily of common ornamental shrubs (Pyranantha, Myoporum) and trees (Acacia, California Pepper, Eucalyptus). Ground cover consists of non-native grasses (Bromus, Avena) and common weeds (mustard, radish, and thistle). There is one mature Coast Live Oak tree on the property that will remain.

The project consists of a one lot subdivision with ten condominium units, 8 of which are proposed at market rate and 2 affordable at middle income. The units are composed of two and three bedrooms and range in size from 1,080 to 2,409 square feet. Each unit would have a two-car garage and three guest parking spaces would be provided on-site. The project proposes to take access from Meigs Road, south of the northerly property boundary. The project proposes 3,830 cubic yards of cut and 10 cubic yards of fill outside the main building footprint. Grading under the main building footprints would be balanced on-site involving 1,082 cubic yards.

The project includes the removal of approximately 57 existing 4 to 42 inch trees, composed primarily of Eucalyptus and other non-natives and the installation of 63 new trees, 43 of which would be 24" box trees, approximately 15 feet in height at the time of planting, in five years the height would be from 25-30 feet and at maturity in 10 years, 30 to 45 feet in height. The proposal includes retention of an existing mature oak tree and protection measures.

A zone change from E-3/S-D-3 to R-2/S-D-3 is required. A change in the existing General Plan designation from Major Public and Institutional to Residential, 12 units per acre, and removal of a Proposed Park designation would also be necessary, as well as a Local Coastal Plan (LCP) Amendment.

IV. DRAFT MITIGATED NEGATIVE DECLARATION

Environmental review of the proposed development is being conducted pursuant to the California Environmental Quality Act (CEQA). An Initial Study and Draft Mitigated Negative Declaration were prepared to evaluate the project's potential impacts on the physical environment. Identified impacts and mitigation measures are summarized as follows.

A. POTENTIALLY SIGNIFICANT BUT MITIGABLE IMPACTS:

Aesthetics: The potential for significant impacts associated with on-site project design aesthetics and lighting would be reduced to less than significant levels with design review by the Architectural Board of Review and compliance with the City lighting ordinance.

Biological Resources: Potential impacts to raptor species and their habitats would be mitigated with construction timing seasonal restrictions. Potential impacts to the oak tree would be mitigated with protective fencing, construction restrictions, and replacement planting if the tree is harmed during or after construction activities.

Geophysical: Potentially significant impacts related to seismic ground shaking and liquefaction and subsidence of the land would be reduced to a less than significant impact with implementation of recommendations for the site development, grading, and foundation design for the proposed development provided in the Preliminary Foundation Investigation prepared by Pacific Materials Laboratory, April 2005.

Noise: The proposed project is not anticipated to have significant long-term noise impacts because the proposed residential use is not in an area where residents would be exposed to high noise levels; however, construction techniques are recommended to mitigate intermittent periods of noise expected to occur from the adjacent school. Temporary construction noise

impacts would be minimized with limitations on construction hours and use of equipment mufflers and shields.

Traffic/Circulation: Potential impacts related to sight visibility of vehicular access have been addressed with the inclusion of appropriate public improvements. Short-term effects of construction-related traffic would be minimized with recommended application of measures to specify truck routes; minimize peak-hour trips, provide for construction worker parking and materials/equipment storage; and implement any necessary traffic controls.

Water Environment: Potential short-term construction-related effects to water quality would be minimized with application of grading, drainage, and erosion-control measures.

B. LESS THAN SIGNIFICANT IMPACTS:

Air Quality: Incremental short-term construction equipment emissions would be minimized with recommended application of standard measures involving equipment type, use and maintenance. Long-term vehicle and stationary-source emissions would be less than significant. Energy efficiency measures incorporated into the project proposal would minimize project effects. Recommended transportation control measures would also lessen air quality effects.

Cultural Resources: The project site is not located within any of the cultural sensitivity zones; therefore, no impacts are anticipated. Standard unanticipated discovery procedures and mitigations would be implemented.

Hazards: There are no hazardous materials known on the project site; the project impact relative to hazardous materials exposure would be less than significant.

Solid Waste: Short-term construction waste generation would be minimized with recommended measures for source reduction, reuse, and recycling.

C. CONCLUSION:

The Draft Mitigated Negative Declaration demonstrates that, with application of identified mitigation measures, environmental effects of the project would be less than significant.

V. PUBLIC REVIEW PROCESS

Comments on the draft Mitigated Negative Declaration (MND) for the 210 Meigs Road development project must be received no later than Wednesday, September 7, at 4:30 p.m. to:

City of Santa Barbara Planning Division
Attn: Trish Allen
P.O. Box 1990/ 630 Garden Street, Santa Barbara, CA 93102-1990

Copies of the Draft MND are available for the public at the City Planning Division, 630 Garden Street from 8:30-noon and from 1:00-4:30 Monday –Friday. The document can be reviewed at the Public Library (Main Branch) at 40 E. Anapamu Street during hours of operation.

Following the end of the public comment period on the Draft MND, staff will consider all

written and public hearing comments, and will revise the document analysis as needed.

The proposed Final Mitigated Negative Declaration will then be forwarded to the Planning Commission. At a subsequent noticed hearing, the Commission will consider actions to adopt the Final MND and approve the requested planning permits for the project.

VI. PUBLIC COMMENTS

No public comment letters on the Draft Mitigated Negative Declaration have been received as of the date of this report.

VII. RECOMMENDATION/FINDINGS

Staff recommends that the Planning Commission receive a Staff presentation and hold a public hearing to receive public, agency, and Planning Commissioner comments on the Draft Mitigated Negative Declaration.

Exhibit A: Draft Mitigated Negative Declaration for 210 Meigs Road 8-8-05 (distributed under separate cover). Document is also available on the City website at http://www.secure.ci.santa-barbara.ca.us/departments/administrative_services/city_clerk/advisory_groups/agendas/planning_commission.asp