



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** September 15, 2005  
**AGENDA DATE:** September 22, 2005  
**PROJECT ADDRESS:** 1837 ½ El Camino de la Luz (MST2002-00214)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
Jan Hubbell, AICP, Senior Planner  
Renee Brooke, AICP, Project Planner

### **I. SUBJECT: ENVIRONMENTAL SCOPING HEARING**

Public environmental scoping hearing to receive comments from the public, agencies, and Planning Commissioners on the proposed scope of analysis for the 1837 ½ El Camino de la Luz Environmental Impact Report (EIR).

### **II. PROJECT DESCRIPTION**

The project consists of the construction of a 1,499 square foot, two-story single family residence with an attached 443 square foot garage, on a 23,885 square foot vacant bluff-top lot. Access to the site would be provided by private easements extending south from the terminus of the paved public road (El Camino de la Luz). The project application letter is attached to this report. See the Initial Study (previously provided under separate cover, and available upon request) for a vicinity map and project site plan. The proposed development would require the following discretionary applications:

1. A Coastal Development Permit to allow construction of a new residence in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009); and
2. A Modification to allow construction of a new residence on a lot without the required 60-foot frontage on a public street (SBMC §28.15.080 and §28.92.026).

### **III. ENVIRONMENTAL REVIEW PROCESS**

An Initial Study was prepared for the project and a Notice of Preparation of the EIR was issued on August 31, 2005 for a 30-day public review and comment period that extends through October 3, 2005. Written comments should be sent to the attention of Renee Brooke, Project Planner, at the City Planning Division, P.O. Box 1990, Santa Barbara, CA 93102-1990. Following the end of the public comment period, Staff will refine the EIR scope of analysis as necessary, and proceed with preparation of the Draft EIR. A subsequent public review period will be held to receive comments on the Draft EIR, followed by preparation of a Final EIR and public hearings before the Planning Commission to certify the EIR and consider action to approve the project.

#### **IV. PROPOSED EIR SCOPE OF ANALYSIS**

The Initial Study evaluates the potential environmental effects resulting from the proposed project. Potentially significant environmental effects associated with **visual aesthetic resources** will be further evaluated in the EIR. The EIR would evaluate short-term construction-related effects, long-term (operational) effects, and cumulative effects with other projects in the area. Mitigation measures that can feasibly avoid or reduce significant impacts and alternatives to the project proposal that might reduce significant impacts will also be considered as part of the EIR analysis.

#### **V. RECOMMENDATION**

Staff recommends that the Planning Commission hold an environmental hearing to receive public, agency, and Commissioner comments on the proposed EIR scope of analysis.

No action will be taken at this hearing on the environmental document or the project. Subsequent Planning Commission hearings will be scheduled to consider actions to adopt the final environmental document and approve the project.

Attachment: Letter from the Applicant, dated August 9, 2004