



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: September 13, 2007
AGENDA DATE: September 20, 2007
PROJECT ADDRESS: 930 Miramonte Drive (MST2004-00743)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner *JMH*
 Kathleen Kennedy, Associate Planner *KK*

I. SUBJECT

The purpose of the environmental hearing is to receive comments from the Planning Commission, interested agencies and the public on the adequacy and completeness of the Draft Mitigated Negative Declaration for the 930 Miramonte Drive project.

II. PROJECT DESCRIPTION

The project consists of the development of a new 18-bed hospice facility for the Visiting Nurse and Hospice Care of Santa Barbara on a 5.5 acre site which was formerly owned by the Community Environmental Council. The existing 3,990 square foot two-story building would be retained, and the garden center and garage buildings (1,093 square feet total) would be demolished. A new 11,890 square foot hospice facility building would be developed along the north and east sides of the existing building that is to be retained. The new building would provide 18 beds/rooms for clients, along with other accessory facilities. The existing building would be used for offices and other staff-related purposes. A total of 26 parking spaces would be provided including four surface parking spaces and 22 parking spaces in an underground parking garage. The proposed project would widen the existing driveway to a uniform 20-foot width and a new fire truck turn-around area would be provided at the top of the driveway. To facilitate the widening of the driveway, retaining walls would be provided along the western and eastern sides of the driveway.

III. REQUIRED APPLICATIONS

The proposed development would require the following discretionary applications:

1. A Conditional Use Permit to allow a State-licensed residential care facility for the elderly, community care facilities and hospices serving more than 12 individuals in the A-1 zone (SBMC§28.94.030.Q) and to allow a public or quasi-public facility in any zone (SBMC§28.94.030.V).

2. Design review and final approval of the project by the Architectural Board of Review (SBMC§22.68).

IV. ENVIRONMENTAL REVIEW

A Draft Initial Study and a Draft Mitigated Negative Declaration have been prepared for this project and are available for review and comment. The Draft Initial Study examines environmental impacts which may be associated with this project. Potentially significant environmental effects identified in the Draft Initial Study which are anticipated as a result of the project include impacts related to **air quality (short-term), biological resources, geophysical conditions, hazards, noise, transportation/circulation, and water environment**. The Draft Initial Study includes proposed mitigation measures to mitigate potentially significant impacts to a less than significant level.

The public review period began on Monday, September 10, 2007. Comments on the Draft Initial Study must be submitted by October 1, 2007 at 4:30 p.m. Please send your comments to: City of Santa Barbara, Planning Division, Attn: Kathleen Kennedy, Associate Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to kkennedy@SantaBarbaraCa.gov.

V. RECOMMENDATION

Staff recommends that the Planning Commission hold an environmental hearing to receive public comments on the adequacy and completeness of the Draft Mitigated Negative Declaration. No action will be taken at this hearing on the environmental document or the project. A subsequent Planning Commission hearing will be scheduled to consider actions to adopt the final environmental document and approve the project.

Exhibit: Draft Initial Study and Draft Mitigated Negative Declaration available upon request or on the City's website at www.santabarbaraca.gov/eir.