



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** February 25, 2016  
**AGENDA DATE:** March 3, 2016  
**PROJECT ADDRESS:** 1925 El Camino de la Luz Residence (MST2013-00240)  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470, extension 4560  
 Beatriz Gularte, Senior Planner *BEG*  
 Kathleen Kennedy, Associate Planner *KKK*

### I. SUBJECT

The purpose of the environmental hearing is to receive comments from the public, interested agencies, and Planning Commission on the adequacy and completeness of the Draft Mitigated Negative Declaration (MND) that evaluates environmental effects of the proposed project to construct a new residence at 1925 El Camino de la Luz.

The Draft MND concludes that potentially significant project impacts in the areas of biology, geology, and noise would be reduced to less than significant levels with identified mitigation measures agreed to by the project applicant.

This hearing is only for comment on the draft environmental document. No action will be taken at this hearing on either the environmental document or the requested project permit. Public comments received at the hearing, along with written comments received through the end of the draft document public review period (March 10, 2016) will be considered in the preparation of a proposed Final MND. The proposed Final MND along with the requested Coastal Development Permit will be brought to the Planning Commission for action at a subsequent hearing.

### II. PROJECT DESCRIPTION

*Project Location.* The project site address is 1925 El Camino de la Luz, a 20,046 square foot coastal flag lot located on the south side of El Camino de la Luz and north of the Pacific Ocean mean high tide line, in the western Mesa residential neighborhood of Santa Barbara, and within the appealable jurisdiction of the California Coastal Zone.

*Project Components.* The project consists of the development of a 3,101 square foot (net) stepped three-story single-family residence (2,260 square-foot lot coverage, 30 foot maximum height). The project would be located approximately 168 feet landward of the lower coastal bluff edge on the previously developed 20,045 square-foot parcel.

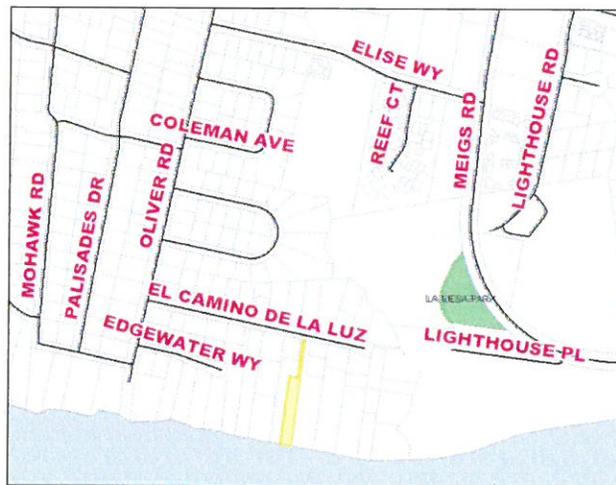
Associated project components would include a two-car garage (444 net square feet), private open space (3,152 square feet), driveway widening and restoration, hardscape and infrastructure improvements, three water storage tanks/ lap pool; drainage and storm water/water quality management system, semi-screened rooftop solar energy system, utility connections, and native vegetation restoration and landscaping.

The project includes offers to dedicate to the City a lateral public recreational access easement across the beach area of the parcel; an open space easement on the coastal bluff face and adjacent native lemonade berry vegetation; an air space public view corridor easement from El Camino de la Luz over the residence toward the Santa Barbara Channel; and access to retained storm/ground water for municipal (non-potable) use.

*Site Preparation and Construction Process:* The development would entail initial demolition and removal of some existing infrastructure and debris (e.g., concrete paving and fencing to be replaced, landslide debris removal). Grading for site preparation would involve an estimated 1,175 cubic yards cut and fill, balanced on site within an estimated 9,345 square foot previously graded area.

Geophysical stabilization of the site is proposed using a deep caisson and grade beam foundation with shear-pins, tie-backs, drainage improvements, and vegetation plantings. Structural development would occur within a 7,892 square foot footprint; driveway augmentation would involve an additional 540 square feet.

Equipment, materials, and vehicle staging and parking for the project construction process would be on the site (for work on the driveway, easterly side yard, and erosion control/runoff filtration), and by temporary easement on the adjacent site at 1921 El Camino de la Luz. Estimated duration of the demolition, grading, site preparation, and construction process is 1.4 – 1.8 years.



### III. REQUIRED APPLICATIONS

The discretionary permit application required for this project is a Coastal Development Permit (CDP2013-00014) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC§28.44.060).

<b>Application Deemed Complete:</b>	December 8, 2015
<b>Date Action Required on Final MND:</b>	June 5, 2016
<b>Date Action Required on CDP Permit:</b>	60 days from the completion of environmental review.

#### **IV. ENVIRONMENTAL REVIEW**

The proposed project at 1925 El Camino de la Luz was evaluated by City staff for potential effects on the environment in an environmental Initial Study and Draft Mitigated Negative Declaration (MND) under provisions of the California Environmental Quality Act (CEQA) statute and State guidelines. The Draft MND concludes that all environmental impacts of the project are less than significant or mitigated to less than significant levels. (Copies of the draft MND were provided to Planning Commission members under separate cover at the start of the public review period.)

*Summary of Environmental Analysis.* Class 2 impacts (potentially significant but mitigable) were identified in the areas of biological resources, geology, and noise. Mitigation measures were identified in each case that could feasibly reduce these potential effects to less than significant levels. Potential construction effects to nesting birds would be mitigated with a standard measure for prior nesting bird survey and protections. Potential slope stability, landslide, and erosion impacts would be mitigated with slope stability and erosion control measures identified by qualified geologists and approved by the City. Temporary construction noise impacts to neighboring residents would be mitigated with measures limiting construction hours, providing equipment noise controls, and providing neighbor notification of schedule and contacts. The project applicant has agreed to incorporate identified mitigation measures as part of the project.

Class 3 impacts (less than significant) were identified for all other environmental effects of the project, based on consideration of existing environmental conditions, project components, and existing regulations and standard measures that apply. These include project effects associated with visual resources, air quality, cultural resources, hazards, population and housing, public services and utilities, recreation, transportation, water resources and hydrology, and land use and planning.

*Notification.* A notice of draft MND document availability, 30-day comment period (February 10 - March 10, 2016), and public hearing date was mailed to surrounding property owners, interested parties, organizations, and agencies, and was also provided via newspaper notice. The draft MND was also submitted to the State Clearinghouse for review by State agencies (e.g., Coastal Commission).

*Draft Document Availability.* The draft MND is available for public review at the City Planning Division offices (630 Garden Street), the Downtown Branch of the public library (40 East Anapamu Street), and on the City web site at [www.SantaBarbaraCa.gov/EIRDrafts](http://www.SantaBarbaraCa.gov/EIRDrafts). A copy of the document is available upon request.

*Public Comment Period.* Written comments on the Draft MND for the 1925 El Camino de la Luz project will be accepted through the end of the public review period on Thursday, March 10, 2016, 5:00 p.m. Please submit mailed comments to the attention of Kathleen Kennedy, City of Santa Barbara Planning Division, P. O. Box 1990, Santa Barbara, CA 93102. Comments may also be submitted electronically to [kkennedy@santabarbaraca.gov](mailto:kkennedy@santabarbaraca.gov), or dropped off at the Planning Division office at 630 Garden Street.

*Public Comments Received.* The City has to date received letters and emails from neighbors and other members of the public, some commenting on the draft environmental document, some supporting or opposing the project. Comments from immediate neighbors raised concerns about geologic stability of the project site and vicinity; potential for safety effects of project grading and construction, such as triggering another landslide; slope destabilization due to weight and leakage from water storage tanks and lap pool; location of the building site on the coastal slope; size of the structure and visual effects of the project as viewed from neighboring residences; and consistency or conflict with Coastal Act policies.