



**CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT
DRAFT MITIGATED NEGATIVE DECLARATION – MST2005-00455**

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 Final Mitigated Negative Declaration has been prepared for the following project:

PROJECT LOCATION: 1722 State Street

PROJECT PROPONENT: Jan R. Hochhauser, Hochhauser Blatter Architecture and Planning

PROJECT DESCRIPTION: The project involves the construction of a 69,799 square foot (gross) three-story building that would provide both residential and commercial uses. The project would provide 12 residential condominium units (29,837 total square feet), and 15,576 square feet of area to be used for commercial condominiums. Parking for the residential units and commercial uses would be provided in a 24,386 square foot below-grade parking area. The project proposes to provide 22 parking spaces for the residential uses, and 33 spaces for the commercial uses, for a total of 55 shared spaces. Access to the underground parking garage would be provided by a single driveway located along State Street.

Ten (10) of the proposed residential units would be market rate units, and two would be inclusionary affordable units. Eight (8) of the market rate units would have two-bedrooms and would range between 1,771 and 2,349 net square feet in size. Two (2) of the market rate units would have three bedrooms and would range between 1,988 and 2,680 net square feet in area. Of the two affordable units, one would have two bedrooms (976 net square feet) and the other would have three bedrooms (1,179 net square feet).

A variety of commercial uses could be located in the proposed project, including a mix of specialty retail, general office and medical-dental office space. The project would provide a net total of 9,100 square feet of commercial floor space.

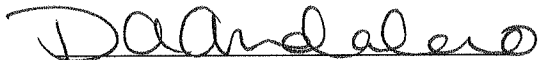
Required Permits: In order for the project to proceed, the following discretionary approvals are required by the Planning Commission:

1. A Zoning Map Amendment to change the zoning from R-1, One Family Residential, to R-3, Limited Multi-Family Residence Zone (SBMC §28.92.080.B);
2. A Modification to allow 55 parking spaces instead of the Santa Barbara Municipal Code required 63 spaces (SBMC §28.90.100.G & I and §28.92.110.A.1);

3. A Modification of the minimum lot area required to allow for 9 two-bedroom units and 3 three-bedroom units on a 28,875 square foot lot instead of the required 29,280 square feet of lot area (SBMC §28.21.080.G and §28.92.110.A.2);
4. A Development Plan to allow the construction of a 1,600 square foot increase of nonresidential development (SBMC §28.87.300);
5. A Tentative Subdivision Map for a one-lot subdivision to create twelve (12) residential condominium units and 15,576 square feet of area to be used for commercial condominium units (SBMC §27.07 and 27.13); and
6. A Conditional Use Permit to allow nonresidential parking in a residential zone. (SBMC §28.94).

MITIGATED NEGATIVE DECLARATION FINDING:

Based on the attached Initial Study prepared for the proposed project, it has been determined that, with implementation of identified required mitigation measures, the proposed project will not have a significant effect on the environment.


Environmental Analyst

1-18-07
Date