



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** April 12, 2007  
**AGENDA DATE:** April 19, 2007  
**PROJECT ADDRESS:** 210 W. Carrillo Street (MST2005-00772)  
 Radio Square Project  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Jan Hubbell, AICP, Senior Planner *JH*  
 Kathleen Kennedy, Associate Planner *KK*

### I. SUBJECT: ENVIRONMENTAL SCOPING HEARING

Public scoping hearing to accept comments from the public, agencies and Planning Commissioners on the proposed scope of analysis for an Environmental Impact Report (EIR) to be prepared for the Radio Square Project at 210 W. Carrillo Street.

### II. PROJECT DESCRIPTION

The project consists of the demolition of the existing Carrillo Plaza/Radio Square commercial site, comprised of 18,547 square feet of various retail and service commercial uses, and the construction of a new three and four-story mixed-use project with 55 residential units and 17,930 square feet (net) of commercial space. Twenty five of the residential units would be bonus density units with twenty-one residential units proposed to be affordable. Five of the residential units would be live/work units. The proposed commercial area consists of one 14,281 square foot (net) commercial condominium separated into nine units. The commercial square footage associated with the five live/work condominiums would total 3,649 square feet (net). Two levels of subterranean parking are proposed with a total of 175 parking spaces. Vehicular access to and from the parking area is proposed with entrance and exit ramps along Carrillo Street and an exit only ramp along De la Vina Street.

The applicant estimates that project construction, including demolition activities, would require 30.5 months to complete from the commencement of grading through building construction and landscaping.

Please see the Initial Study (previously provided under separate cover, and available upon request or on the City website at the link provided at the end of this report) for a vicinity map and project site plan.

**Required Permits:** The proposed development would require the following discretionary applications:

1. Modification of the lot area requirements to allow 25 bonus density residential units on a lot in the C-2 Zone (SBMC§28.21.080); and

2. Tentative Subdivision Map for a one-lot subdivision to create fifty-five (55) residential condominium units (including 5 live/work units) and one 14,281 square foot commercial condominium with 439 square feet of common commercial area (SBMC§27.07 and 27.13).

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

An Initial Study was prepared for the project and a Notice of Preparation for an EIR was issued on March 31, 2007, for a 30-day public review and comment period that extends through May 2, 2007. Written comments should be sent to the attention of Kathleen Kennedy, Associate Planner, at the City Planning Division, P.O. Box 1990, Santa Barbara, CA 93102-1990, or via e-mail at [kkennedy@SantaBarbaraCA.gov](mailto:kkennedy@SantaBarbaraCA.gov). 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 proposed Final EIR and public hearings before the Planning Commission to certify the proposed Final 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 traffic will be further evaluated in the EIR. The EIR will include a discussion of existing and cumulative traffic levels of service for both surrounding signalized and non-signalized impacted intersections and freeway ramps and analysis of the effect of project trips and the cumulative effects of the project together with pending projects. 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.

The Initial Study determined that for all other issue areas, the project would result in potentially significant but mitigable impacts, less than significant impacts or no impacts.

### **V. RECOMMENDATION**

Staff recommends that the Planning Commission hold an environmental hearing to receive comments from the public, agencies and Commissioners 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.

#### Exhibits:

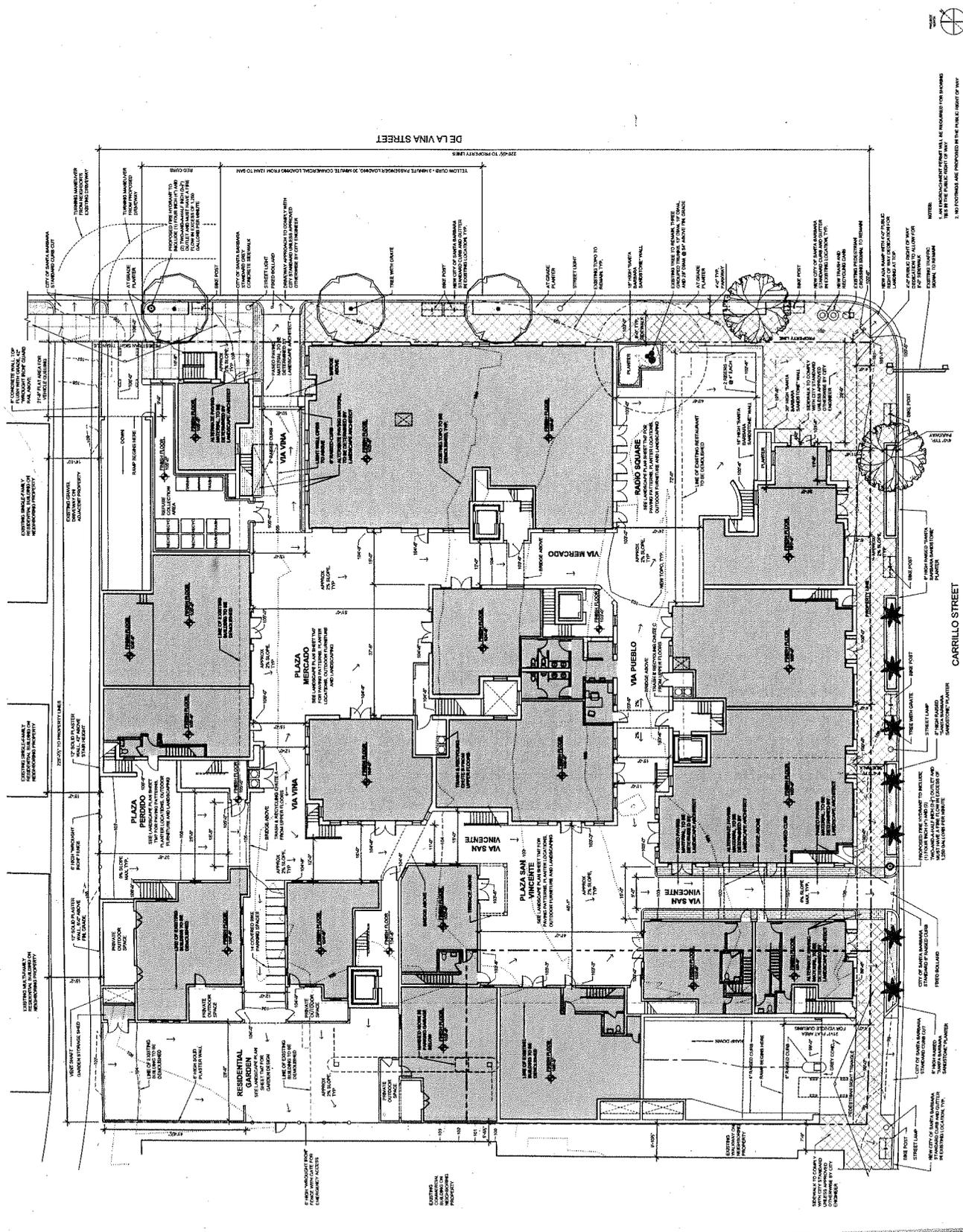
- A. Site Plan
- B. Draft Initial Study (previously provided under separate cover; available upon request or on the City's website: [http://www.santabarbaraca.gov/Government/Boards and Commissions N-Z/Planning Commission/Agendas.htm](http://www.santabarbaraca.gov/Government/Boards%20and%20Commissions%20N-Z/Planning%20Commission/Agendas.htm) )



**RADIO SQUARE**  
 210 WEST CARRILLO STREET  
 SANTA BARBARA, CA 93101  
 PROJECT # 0906-CRP

NO.	DESCRIPTION	DATE
1	PRELIMINARY	11.14.09
2	REVISED	02.27.10
3	REVISED	03.27.10
4	REVISED	05.27.10
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96	REVISED	01.27.18
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99	REVISED	04.27.18
100	REVISED	05.27.18

**AS101**  
 SITE PLAN  
 1"=20'  
 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'



**EXHIBIT A**

