



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: July 5, 2007
AGENDA DATE: July 12, 2007
PROJECT ADDRESS: 535 E. Montecito Street (MST2004-00235)
 Los Portales Project
TO: Planning Commission
FROM: Planning Division (805) 564-5470
 Debra Andaloro, Project Planner
 Kathleen Kennedy, Associate Planner *KAK*

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 Los Portales Project at 535 E. Montecito Street.

II. PROJECT DESCRIPTION

The proposed project consists of 48 residential condominium units (24 two-bedroom and 24 three-bedroom units) in six, three-story buildings. The total development is 90,966 square feet (net). Each building is 15,161 square feet (net) and includes eight units (4 two-bedroom units and 4 three-bedroom units) and eight two-car garages in a tandem configuration. Two additional parking spaces would be provided onsite for guests, for a total of 98 parking spaces. Vehicular access to and from the site is provided by two driveways along Calle Caesar Chavez and one driveway on E. Montecito Street. All units are to be sold at below-market prices, with prices to be determined by the total costs to develop the units.

III. REQUIRED APPLICATIONS

The proposed development would require the following discretionary applications:

1. Specific Plan with a zoning overlay to permit a below market rate residential development in the M-1 zone district (SBMC§28.92).
2. Vesting Tentative Subdivision Map (TSM) for a one lot subdivision for the construction of 48 residential condominiums (SBMC§27.20).
3. Modification to allow less than the required number of guest parking spaces (SBMC§28.92.110).
4. Design Review approval by the Architectural Board of Review (SBMC§22.68).

IV. ENVIRONMENTAL REVIEW PROCESS

An Initial Study was prepared for the project and a Notice of Preparation for an EIR was issued on June 30, 2007, for a 30-day public review and comment period that extends through August 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. 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.

V. 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 and parking will be further evaluated in the EIR. Further information and discussion of traffic and parking impacts in the EIR would 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; cumulative effects of the project together with pending projects; identification of mitigation measures to reduce operational and short-term construction impacts; and an analysis of parking demand and supply onsite and on area streets, including identification of mitigation measures to address impacts.

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.

VI. 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.

Exhibit: Initial Study (available upon request or on the City's website)