



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: August 2, 2007
AGENDA DATE: August 9 2007
PROJECT ADDRESS: 316-324 State Street & 323 Anacapa Street (MST2005-00286)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Debra Andaloro, Environmental Analyst ~~DA~~
 Irma Unzueta, Project Planner *IU*

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 proposed mixed use project at 316-324 State Street & 323 Anacapa Street

II. PROJECT DESCRIPTION

The project involves the redevelopment of a parcel located at 316-324 State Street (Andalucia Building) and an adjacent parcel at 323 Anacapa Street. The project would preserve and restore the existing Historic Moorish brick façade and store front commercial building (316-324 State Street) of approximately 4,523 square feet. Three warehouse structures totaling 35,841 square feet would be demolished at the rear of the existing commercial building along with two existing residential units located at 323 Anacapa Street. The construction of a mixed use project, including 20,565 (net) square feet of new commercial space, 33 residential units (29 market and 4 affordable units) and an underground garage with 89 parking spaces are proposed. The new buildings and uses would connect through a series of arcades, courts, and pedestrian paseos proposed through the property between State and Anacapa Streets. The two parcels are being kept separate for ownership reasons, but are combined for purposes of this application in order to facilitate shared ingress/egress, underground parking and fire access from Anacapa Street.

III. REQUIRED APPLICATIONS

The proposed development would require the following discretionary applications:

1. A Tentative Subdivision Map for residential and commercial condominium purposes (SBMC § 27.07 and 27.13);
2. A Modification of the lot area requirements to allow over-density units on a lot in the C-M Zone (SBMC § 28.21.080); and

3. A Modification to allow a portion of the residential structure at 323 Anacapa Street to be located within the required 10-foot setback (SBMC § 28.21.060).

IV. ENVIRONMENTAL REVIEW PROCESS

An Initial Study was prepared for the project and a Notice of Preparation for an EIR was issued on July 13, 2007, for a 30-day public review and comment period that extends through August 13, 2007. Written comments should be sent to the attention of Irma Unzueta, Project Planner, at the City Planning Division, P.O. Box 1990, Santa Barbara, CA 93102-1990, or via e-mail at iunzueta@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 evaluated the potential environmental effects resulting from the proposed project and determined that the project could result in potentially significant aesthetic impacts associated with public views. The proposed scope of analysis for the Focused EIR would include additional evaluation of the project's environmental effects on important public views. 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)