



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** May 29, 2008  
**AGENDA DATE:** June 5, 2008  
**PROJECT ADDRESS:** 535 E. Montecito Street (MST2006-00530)  
 Los Portales Project  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Jan Hubbell, AICP, Senior Planner *JNH*  
 Kathleen Kennedy, Associate Planner *KK*

### I. SUBJECT

Environmental hearing to receive public comment on the Draft Environmental Impact Report (EIR) for the proposed Los Portales Project.

No action on the Draft EIR or project permit requests will be taken at this hearing. Written comments on the Draft EIR will be accepted through June 16, 2008.

### II. PROJECT DESCRIPTION

The proposed project consists of 48 residential condominium units in six three-story buildings. In total, 24 two-bedroom and 24 three-bedroom units would be provided, and 90,966 net square feet of building area (including garages) would be constructed. The size of the residential units would vary, ranging between 1,621 and 2,242 square feet (net area including the garage). Each of the six buildings would contain eight residential units, would be approximately 15,161 square feet (net) in area, and would provide eight two-car garages arranged in a tandem configuration. Two additional parking spaces would be provided on-site for guest parking, resulting in a total of 98 on-site parking spaces. Vehicle access to and from the site would be provided by two driveways on Calle Cesar Chavez and one driveway on East 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.

The proposed development would require the following discretionary applications:

1. Specific Plan (SP-10 Zone) with a zoning overlay to permit a below market rate residential development in the M-1 zone district (SBMC§28.08.010 and 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§28.90.100.G and 28.92.110.A).
4. Design Review approval by the Architectural Board of Review (SBMC§22.68).



Vicinity Map for 535 E. Montecito Street

### III. RECOMMENDATION

- A. Receive a Staff presentation outlining the environmental and public review process, and summarizing the Draft EIR analysis; and
- B. Hold a public hearing to receive public, agency, and Planning Commission comments on the Draft EIR.

### IV. ENVIRONMENTAL REVIEW

Environmental review of the proposed project is being conducted pursuant to the California Environmental Quality Act (CEQA). An Initial Study was prepared to analyze the potential environmental impacts of the project. Potentially significant, mitigable environmental effects of the project identified in the Initial Study included impacts related to air quality, biological resources, cultural resources, geological conditions, noise, and water resources. The Initial Study included proposed mitigation measures to mitigate these potentially significant impacts to a less than significant level. The Initial Study also determined that the project could have the potential to result in significant adverse traffic-generation and parking impacts that could not be mitigated to less than significant levels. On July 12, 2007, the Planning Commission held an environmental scoping hearing to review the Initial Study and identify any additional issues that may need to be analyzed in a draft environmental impact report. Based on the Initial Study and the comments received at the scoping hearing, it was determined that the project could have the potential to result in significant adverse environmental impacts and that an EIR would be required for the project.

A Draft EIR has been prepared for this project and is available for review and comment. The Draft EIR examines the impacts that may be associated with the project in the areas of traffic and parking. The Draft EIR identifies numerous mitigation measures to reduce significant impacts related to parking and traffic. For some issues, however, the feasible mitigation measures available to the project do not mitigate the impacts of the project to a less than significant level. The Draft EIR identifies two significant and unavoidable environmental impacts (Class I impacts) associated with the project associated with **cumulative traffic generation** and **parking**.

The Draft EIR evaluates various alternatives to the proposed project to determine whether the project's significant impacts can be reduced or avoided, while substantially meeting the project objectives. The following alternatives are discussed in the Draft EIR:

- No Project Alternative
- Reduced Project Size Alternative
- Purchase Parking Alternative
- Project Redesign Alternative

These alternatives, which vary in terms of feasibility and their ability to meet project objectives, are discussed in Chapter 8.0 of the Draft EIR.

## **V. PUBLIC REVIEW PROCESS**

The public review period began on Monday, May 1, 2008. **Comments on the Draft Environmental Impact Report must be submitted by June 16, 2008 at 4:30 p.m.** Please send your comments to: City of Santa Barbara, Planning Division, Attn: Kathleen Kennedy, Associate Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to [kkennedy@santabarbaraca.gov](mailto:kkennedy@santabarbaraca.gov). The purpose of the environmental hearing is to provide an opportunity to receive verbal comments from the public and Commissioners on the environmental analysis.

Following the end of the public comment period on the Draft EIR, staff will consider all written and public hearing comments, and will prepare a Final EIR, including written responses to comments, and any clarifications or revisions to the document analysis as needed. The proposed Final EIR will then be forwarded to the Planning Commission along with a Staff Report providing planning analysis of the project and the Commission will consider actions to certify the Final EIR and approve the requested discretionary applications for the project. The approval of the requested Specific Plan would then be considered by the City Council.

Exhibit: Draft EIR Volumes I and II (previously distributed to the Planning Commission) are available at the Community Development Department at 630 Garden Street, the Main Library at the corner of Anapamu and Anacapa Streets, and online at:

[http://www.santabarbaraca.gov/Resident/Environmental\\_Documents/535\\_East\\_Montecito/](http://www.santabarbaraca.gov/Resident/Environmental_Documents/535_East_Montecito/)