



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: December 23, 2008
AGENDA DATE: January 8, 2009
PROJECT ADDRESS: 1900 Lasuen Road (MST2007-00140)
 El Encanto Hotel
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Kathleen Kennedy, Associate Planner *KK*

I. SUBJECT

The purpose of the environmental hearing is to receive comments from the Planning Commission, interested agencies and the public on the adequacy and completeness of the Draft Initial Study for the 1900 Lasuen Road, El Encanto Hotel project.

II. PROJECT DESCRIPTION

The proposed project is a Revised Master Plan consisting of the following components: 1) a predominantly underground utility distribution facility and a surface valet parking lot with an operations facility below in the northwest corner; 2) Mission Village, consisting of 5 cottages with a valet parking garage below in the northeast corner; 3) Cottages 27 and 28, which were previously approved and eliminated; and 4) a swimming pool with a fitness center below.

The proposal also includes a realignment of a small portion of the sandstone wall at the main driveway entrance on Alvarado Place to provide better circulation. Also, a new trash enclosure, screening gate, retaining walls and landscaping are proposed for the service area adjacent to the Main Building. The four parking spaces that were previously approved in the service area would be relocated to the Mission Village parking structure.

III. REQUIRED APPLICATIONS

The proposed development would require the following discretionary applications:

1. Modification to allow the utility distribution facility to encroach into the front yard setback along both Mission Ridge Road and Alvarado Place (SBMC§28.27.050);
2. Modification to allow the surface parking lot to encroach into the front yard setback along Alvarado Place (SBMC§28.27.050);
3. Modification to allow Mission Village to encroach into the front yard setback along Mission Ridge Road and into the interior yard setback (SBMC§28.27.050);

4. Modification to allow Cottages 27 and 28 to encroach into the interior yard setback (SBMC§28.27.050);
5. Modifications to provide less than the required distance between buildings (SBMC§28.27.050.2);
6. Development Plan Approval, as defined within R-H Zone standards (SBMC§28.27.100);
7. Development Plan Approval to allocate 7,021 square feet of non-residential square footage from the Minor Addition and Small Addition categories (SBMC§28.87.300); and
8. Transfer of Existing Development Rights of 10,000 square feet of non-residential floor area to the project site (SBMC§28.95).

IV. ENVIRONMENTAL REVIEW

A Draft Initial Study/Mitigated Negative Declaration has been prepared for this project and is available for review and comment. The Draft Initial Study examines environmental impacts which may be associated with this project. Potentially significant environmental effects identified in the Draft Initial Study which are anticipated as a result of the project include impacts related to biological resources, cultural resources, noise, and public services. The Draft Initial Study includes proposed mitigation measures to mitigate potentially significant impacts to a less than significant level.

The public review period begins on Wednesday, December 17, 2008. Comments on the Draft Initial Study must be submitted by Thursday, January 15, 2009 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.

V. RECOMMENDATION

Staff recommends that the Planning Commission hold an environmental hearing to receive public comments on the adequacy and completeness of the Draft Initial Study. No action will be taken at this hearing on the environmental document or the project. A subsequent Planning Commission hearing will be scheduled to consider actions to adopt the final environmental document and approve the project.

Exhibit: Draft Initial Study and Draft Mitigated Negative Declaration available upon request or on the City's website at www.SantaBarbaraCa.gov.