



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: February 12, 2009
AGENDA DATE: February 19, 2009
PROJECT ADDRESS: 124 Los Aguajes Avenue (MST2004-00725)

TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Danny Kato, Senior Planner
Suzanne Johnston, Assistant Planner

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 124 Los Aguajes Avenue.

II. PROJECT DESCRIPTION

The project consists of the demolition of an existing 884 square foot, single-family residence and 440 square foot detached garage, and the construction of three new residential condominium units in the Appealable Jurisdiction of the Coastal Zone. The proposed structure would be three stories with a maximum building height of 30' 2", consisting of 4,049 square feet of residential floor area above 1,172 square feet of garage floor area. The project includes two two-car garages and a one-car garage on the first floor, and a 1,525 square foot two-bedroom unit (Unit 1), a 1,432 square foot one-bedroom unit (Unit 2), and a 1,092 square foot one-bedroom unit (Unit 3) on the second and third floors. The proposed project proposes 25 cubic yards of cut and 135 cubic yards of fill outside the main building footprint. Grading under the main building footprint would involve 110 cubic yards of cut. A Coast Live Oak, measuring 2 inches in diameter at breast height (dbh), is proposed to be removed. The project also includes decks for each unit on the second and third stories and bioswales and a retention basin adjacent to the proposed residences. A 25-foot native riparian landscape area, with the exception of three king palm trees and trumpet vine, is proposed between Mission Creek and any proposed structures.

III. REQUIRED APPLICATIONS

The proposed development would require the following discretionary applications:

1. A Coastal Development Permit (CDP2005-00021) to develop a three unit residential condominium project located in the Appealable Jurisdiction of the Coastal Zone. (SBMC §28.44.060)

2. A Modification to allow a three-story building to encroach into the front setback (SBMC §28.21.060 and §28.92.110.A.2);
3. A Modification to allow a three-story building to encroach into the interior setback to the east (SBMC §28.21.060 and §28.92.110.A.2);
4. A Modification to allow a three-story building to encroach into the other interior setback to the west. (SBMC §28.21.060 and §28.92.110.A.2);
5. A Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC 27.07 and 27.13).

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 began on February 2, 2009. Comments on the Draft Initial Study must be submitted by March 3, 2009 at 4:30 p.m. Please send your comments to: City of Santa Barbara, Planning Division, Attn: Suzanne Johnston, Assistant Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to sjohnston@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/eir