



City of Santa Barbara California

NOTICE OF INTENT TO ADOPT DRAFT MITIGATED NEGATIVE DECLARATION – MST2009-00536

A Draft Mitigated Negative Declaration has been prepared for the following project, pursuant to the State of California Public Resources Code and the “Guidelines for Implementation of the California Environmental Quality Act of 1970,” as amended to date.

PROJECT LOCATION: 1820, 1822, 1826 De la Vina Street, Santa Barbara, CA

PROJECT DESCRIPTION: The applicant proposes the demolition of the six existing structures on site, including three houses (two of which are duplexes), two garages and one shed. Including attics, the floor area of the six existing structures totals 8,251 net square feet. There is an existing oak tree that is proposed to be preserved and included as part of the new site plan.

The proposed project is a 40-unit Residential Care Facility for the Elderly (RCFE) designed to serve seniors suffering from Alzheimer’s or various forms of dementia. Proposed construction includes a two-story, 24,128 net square foot building (25,400 gross sq. ft.). There is a sub-level cellar for food storage, laundry and mechanical equipment measuring 2,210 net square feet, and the first and second floors would be 8,581 and 13,337 net square feet, respectively. The project also includes 20 on grade parking spaces, of which 16 are covered and 4 are uncovered.

A total of 11,228 net square feet of floor area on the first and second floors would be dedicated to residential units, which range from 294 to 376 square feet in size. Each residential unit would have a private sink, a studio living/bedroom area, and in most cases would share a bathroom with the adjacent unit. Common amenities total 10,690 square feet, and include a commercial kitchen, dining area, wellness center, activity spaces, sunrooms, bathrooms and service areas. Individual units do not have kitchens or kitchenettes, and would not qualify as traditional “dwelling units.”

Project Operations:

The facility would be licensed to provide non-medical residential care by the State of California, Department of Community Care Licensing as a RCFE. The project will offer residents three meals a day, personal care services, medications oversight, activities and transportation to medical services and outdoor activities as part of the regular daily program. The community would be staffed twenty four hours a day. Shift changes occur off-peak three times daily: 7am, 3pm and 11pm. The daytime shift is staffed most heavily and would include a maximum of twelve employees at any one time. Residents do not drive and would be transported to activities and appointments by a dedicated facility van.

Required Permits:

1. A Conditional Use Permit to allow a Residential Care Facility for the Elderly (RCFE) in a residential zone (SBMC §28.94.030.R).
2. A Voluntary Lot Merger of three existing parcels (SBMC §27.30).
3. Design Review of a Residential Care Facility for the Elderly (RCFE) by the Architectural Board of Review (SBMC §22.68).

DRAFT ENVIRONMENTAL DOCUMENT: An Initial Study and a Draft Mitigated Negative Declaration (DMND) have been prepared for this project and are available for review and comment. The DMND examines environmental impacts that may be associated with this project. Potentially significant environmental effects identified in the DMND that are anticipated as a result of the project include impacts related to biological and cultural resources, and existing noise conditions. The DMND includes proposed mitigation measures to mitigate these potentially significant impacts to a less than significant level.

DOCUMENT AVAILABILITY: The DMND is available for review at the Planning Division at 630 Garden Street; and the Public Library at 40 E. Anapamu Street, during hours of operation. Also online at www.SantaBarbaraCa.gov/eir

PUBLIC COMMENT PERIOD: The City of Santa Barbara encourages the public to provide written comment on this and other projects. The public review period begins on **Tuesday July 19, 2011**. Comments on the DMND must be submitted by **Friday August 12, 2011, at 4:30 p.m.** Please send your comments to: City of Santa Barbara, Planning Division, Attn: **Kelly Brodison, Assistant Planner**, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to KBrodison@SantaBarbaraCA.gov.

ENVIRONMENTAL HEARING: Any interested person may request a hearing before the Planning Commission to comment on this document by filing a hearing request with the Planning Division on or before **Friday, July 29, 2011**, at 4:30 p.m. If a hearing is requested, a tentative hearing has been scheduled for the Planning Commission on **Thursday, August 11, 2011** at 1:00 p.m. in the Council Chambers at City Hall. Please contact **Ms. Brodison** to confirm whether a hearing will be held as no further notice regarding a hearing will be provided.

If a hearing is requested, an Agenda with all items to be heard on Thursday, August 11, 2011, will be available at 630 Garden Street on Thursday, August 4, 2011. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St., in the City Clerk's Office, at the Central Library, and www.SantaBarbaraCA.gov/pc. Please note that on-line Staff Reports may not include some exhibits. Agenda items are subject to change. It is recommended that applicants and interested persons plan to arrive at 1:00 P.M. However, for longer agendas, all parties are encouraged to monitor Channel 18 and when the item prior to the application of interest begins, come to the Commission hearing. Continuances will not be granted unless there are exceptional circumstances. If you have any questions, wish to know more about this application, or wish to review the plans, please contact **Kelly Brodison, Assistant Planner**, at (805) 564-5470, ext. 4531 between 8:30 a.m. to 4:30 p.m. Monday through Thursday and every other Friday. Please confirm office closure dates on our City website.

FINAL ENVIRONMENTAL DOCUMENT: Following the end of the DMND public comment period, a Final Mitigated Negative Declaration including responses to comments received will be prepared, and subsequent noticed public hearing will be held at the Planning Commission to consider actions to approve the project. If you challenge the permit approval or environmental document in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Commission, or in a public hearing on the project.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division Office at (805) 564-5470, extension 4535. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.



**CITY OF SANTA BARBARA
PLANNING DIVISION
630 GARDEN STREET
SANTA BARBARA, CA 93101**

**AN IMPORTANT NOTICE
CONCERNING YOUR NEIGHBORHOOD**