



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 017-16
1925 EL CAMINO DE LA LUZ
FINAL MITIGATED NEGATIVE DECLARATION
JULY 7, 2016

FINAL ENVIRONMENTAL DOCUMENT FOR APPLICATION OF CLAY AURELL, AB DESIGN STUDIO, ARCHITECT FOR EMPRISE TRUST, 1925 EL CAMINO DE LA LUZ, APN 045-100-024, E-3/SD-3 (ONE-FAMILY RESIDENCE/ COASTAL OVERLAY) ZONES, LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL (5 DU/ACRE) (MST2013-00240)

This was a hearing only on the proposed Final Mitigated Negative Declaration (FMND) that analyzes environmental effects of the proposed 1925 El Camino de la Luz residence project. The Planning Commission will consider adoption of the Final Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15074.

The proposal consists of a new 2,789 square foot (net) three-story single-family residence with an attached 571 square foot (net) two-car garage on a 20,046 square foot coastal flag lot. The maximum height is 30 feet. Demolition and removal of existing infrastructure and debris (e.g., concrete paving, fencing, landslide debris) would occur prior to construction. Grading is estimated to be 1,180 cubic yards with cut and fill balanced onsite. Construction activities include the installation of deep caissons, shear-pins, and tie backs for site stabilization, using drilling and poured in place construction. A portion of the adjacent parcel, 1921 El Camino de la Luz, would be used as a temporary material and equipment storage area during construction. The duration of the demolition, grading, slope stabilization, and construction process is estimated to be 70 weeks (1.3 years).

The public review period for the Draft Mitigated Negative Declaration was February 10 to March 10, 2016. An environmental hearing on the Draft Mitigated Negative Declaration was held by the Planning Commission on March 3, 2016. The proposed Final Mitigated Negative Declaration, which includes topical responses to comments, analyzed the effects of the project on the environment, including those pertaining to coastal views and geologic conditions, and concludes that, with implementation of identified mitigation measures to avoid or reduce potential effects, the project would not result in significant unmitigated environmental impacts.

The discretionary permit application required for this project is a Coastal Development Permit (CDP2013-00014) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC§28.44.060). **No action on the Coastal Development Permit was taken at the July 7, 2016 hearing.** Planning Commission action on the permit request will be considered at a subsequent hearing.

WHEREAS, the Planning Commission has held the required public hearing on the above environmental document, and the Applicant was present.

WHEREAS, no one appeared to speak in favor of the FMND, and 4 people appeared to speak in opposition thereto, or with concerns, and the following exhibits were presented for the record:

1. Staff Report with Attachments, June 23, 2016.
2. Site Plans
3. Correspondence received in support of the FMND:
 - a. Richard C. Monk, Attorney for Emprise Trust, via USPS

- b. Norbert H. Dall, Dall & Associates, Consultant to Emprise Trust, via email (2)
4. Correspondence received in opposition to the FMND, or with concerns:
 - a. Robert Stenson, via email
 - b. Lesley Wiscomb, via email
 - c. Thomas Morrison, at hearing

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

- I. Adopted the Final Mitigated Negative Declaration, making the following findings and determinations, as found in the Staff Report dated June 23, 2016:

A. FINAL MITIGATED NEGATIVE DECLARATION ADOPTION

1. The Planning Commission has considered the proposed Final Mitigated Negative Declaration together with comments received during the public review period process.
2. The Planning Commission finds on the basis of the whole record before it (including the initial study and comments received) that there is no substantial evidence that the project will have a significant effect on the environment.
3. The Planning Commission finds that the Final Mitigated Negative Declaration reflects the Planning Commission's independent judgment and analysis.
4. The Planning Commission finds that the Final Mitigated Negative Declaration has been prepared in compliance with CEQA, and constitutes adequate environmental evaluation for the proposed project.
5. A mitigation monitoring and reporting program for measures required in the project or made a condition of approval to mitigate or avoid significant environmental effects has been prepared.
6. The location and custodian of the documents or other materials which constitute the record of proceedings upon which this decision is based is the City of Santa Barbara Community Development Department, 630 Garden Street, Santa Barbara, California.

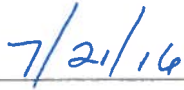
This motion was passed and adopted on the 7th day of July, 2016 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 4 NOES: 2 (Pujo, Schwartz) ABSTAIN: 0 ABSENT: 1 (Jordan)

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.



Julie Rodriguez, Planning Commission Secretary



Date

PLEASE BE ADVISED:

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.

