



City of Santa Barbara California

NOTICE OF AVAILABILITY AND INTENT TO ADOPT DRAFT MITIGATED NEGATIVE DECLARATION – MST2006-00758 AND NOTICE OF PUBLIC ENVIRONMENTAL HEARING

A Draft Initial Study and Draft Mitigated Negative Declaration have 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: 101 E. Victoria Street

PROJECT DESCRIPTION: The project consists of a proposal to demolish an existing two-story 11,900 square foot commercial office building and construct 17,607 square feet of commercial space comprised of 50 commercial condominiums on a parcel of approximately 19,725 square feet. The proposal consists of one-, two- and three-story elements and would have a maximum height of 35 feet. The commercial condominium units would range in size from approximately 294 to 333 square feet each. The first floor would consist of 22 units and a common locker room, shower and restroom facility, the second floor would consist of 17 units and a common conference room and the third floor would consist of 11 units. A total of forty-five parking spaces would be provided in an underground garage, with eight reserved for the adjacent parcel located at 109 E. Victoria Street.

The proposed project was approved by the Planning Commission on July 10, 2008 and subsequently appealed to the City Council. At the time of the Planning Commission approval, Staff determined that the project was exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15332 (In-fill Development Project). Staff has since discovered that a categorical exemption is not appropriate for this site. As a result, the preparation of an Initial Study is required.

DRAFT ENVIRONMENTAL DOCUMENT: A Draft Initial Study and a Draft Mitigated Negative Declaration have been prepared for this project and are available for review and comment. The Draft Initial Study examines environmental impacts which may be associated with this project. The Draft Initial Study also includes proposed mitigation measures to mitigate potentially significant impacts to a less than significant level.

DOCUMENT AVAILABILITY: The Draft Initial Study and Draft Mitigated Negative Declaration are available for review at the Planning Division, 630 Garden Street between the hours of 8:00 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday and at the Public Library at 40 E. Anapamu Street during hours of operation, and online at www.SantaBarbaraCa.gov/pc.

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 **Monday, November 10, 2008**. Comments on the Draft Initial Study must be submitted by **Monday, December 1, 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.

ENVIRONMENTAL HEARING: A hearing to take public comments on the Draft Initial Study will be held before the Planning Commission on **November 20, 2008** at 1:00 p.m.* in the Council Chambers at City Hall. You are invited to attend this hearing and address your verbal comments to the Planning Commission. If you have any questions, wish to know more about this application, or wish to review the plans, please contact Kathleen Kennedy, Associate Planner at (805) 564-5470 between the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in these meetings, please contact the City Administrator's Office at (805) 564-5305. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

FINAL ENVIRONMENTAL DOCUMENT: Following the end of the public review period for the Draft Initial Study and Draft Mitigated Negative Declaration, a Final Mitigated Negative Declaration including responses to comments will be prepared. Because the project has been appealed, the City Council will consider actions to adopt the final environmental document and approve the project at the appeal hearing scheduled for December 23, 2008.

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.

NOTES REGARDING PUBLIC HEARING:

* The regular Planning Commission meeting begins at 1:00 p.m. Thursday afternoon. On Monday, November 17, 2008, an Agenda with all items to be heard on Thursday November 20, 2008, will be available at 630 Garden Street. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCa.gov/pc. Please note that online 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.

This regular meeting of the Planning Commission is available for live viewing on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. This meeting will also be broadcast live and rebroadcast in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. on Channel 18.