



# City of Santa Barbara California

## NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT – MST2003-00793 AND NOTICE OF PUBLIC ENVIRONMENTAL HEARING ON NOVEMBER 3, 2011 FOR THE HILLSIDE HOUSE PROJECT

**PROJECT LOCATION:** The project site is located at 1235 Veronica Springs Road.

**PROJECT DESCRIPTION:** The proposed project consists of annexing the 23.7-acre project site to the City of Santa Barbara, the removal of all existing structures on the site, except the structure known as Harmony House (a single family residence), and the phased development of 120 new residential units in 33 buildings. With the conversion of the Harmony House to a triplex, there would be a total of 121 residential units. The buildings would be two to three stories tall and include one- and two-car garages. Two non-residential buildings are included: a three-car garage and a 6,700-square foot administration building for Hillside House clients. The proposed residential units include 70 market-rate condominiums, 12 very-low income rental units (Hillside House units), 11 inclusionary ownership units, and 28 low-income rental units. Hillside House would continue to operate its intermediate care assisted living in the 12 units. The project includes restoration of the portion of Arroyo Burro Creek within the boundaries of the project site, located along the south-west property line. A total of 222 covered and uncovered parking spaces would be provided on site.

As part of the annexation to the City of Santa Barbara the entire lot would receive a General Plan designation of Residential (5 units/acre) and a Zoning Map Amendment to SP-9 (Specific Plan). Two development restricted areas are proposed on the project site, which would be recorded as part of the final tract map. The first restricted area would encompass the entire segment of Arroyo Burro Creek, located within the project site boundaries, and include an area of approximately 100 feet on either side of the creek for its entire length on the project site. The second restricted area would encompass the hillside on the north-east side of the project site.

The project would include a 36-foot wide public road that would be located along the south-western side of the lot. On the project site, near the intersection of the proposed public road and Veronica Springs Road, there would be a turnout for a Metropolitan Transit District (MTD) bus stop. Offsite, a 20-foot wide emergency access road that is within the City's 60-foot wide public right-of-way easement would be improved. The emergency access road crosses four privately owned parcels and would serve as a pedestrian and bike path through to Palermo Road. A new 42-inch storm water pipe line would be trenched under the Veronica Springs Road right-of-way and terminate at an existing headwall in Arroyo Burro Creek, located approximately 420 feet south of the project site on the west side of Veronica Springs Road..

**DOCUMENT:** A Draft Environmental Impact Report (EIR) has been prepared for this project and is available for review and comment. The Draft EIR focuses on project impacts to circulation. The EIR has identified significant unavoidable environmental effects related to traffic as a result of the project. The project site is not on any of the lists of hazardous waste or contamination sites enumerated under Section 65962.5 of the Government Code (known as the Cortese list) The City of Santa Barbara, Planning Division, is the lead agency for this Draft EIR.

**PUBLIC COMMENT PERIOD:** The City of Santa Barbara encourages the public to provide written comments on this and other projects. The public review period begins on **Tuesday, September 27, 2011**. Comments on the Draft EIR must be received by **Monday, November 14, 2011 at 4:30**. Please send your comments to: City of Santa Barbara, Planning Division, Attn: Peter Lawson, Associate Planner,

P.O. Box 1990, Santa Barbara, CA 93102-1990 or by email to: **PLawson@SantaBarbaraCA.gov**. The Draft EIR is available for review at the Planning Division, 630 Garden Street, between the hours of 8:30 a.m. to 4:30 p.m. Monday through Thursday and every other Friday, on-line at [www.SantaBarbaraCA.gov/eir](http://www.SantaBarbaraCA.gov/eir), and at the Public Library at 40 E. Anapamu Street during the library's hours of operation. Please check our website under City Calendar to verify closure dates.

**ENVIRONMENTAL HEARING:** A hearing to take public comments on the Draft EIR will be held before the Planning Commission on Thursday, **November 3, 2011** 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 **Peter Lawson, Associate Planner**, at (805)-564-5470, extension 4565 between 8:30 a.m. to noon and 1:00 p.m. to 4:30 p.m. (Monday through Friday).

Following the end of the Draft EIR public review period, a Final EIR including responses to comments will be prepared, and subsequent noticed public hearing will be held at the Planning Commission and City Council 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 at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

**AMERICAN 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.

\* **NOTE:** The regular Planning Commission meeting begins at 1:00 p.m. Thursday afternoon. On Thursday, October 27, 2011, an agenda with all items to be heard on Thursday, November 3, 2011, will be available at 630 Garden Street. Agendas and Staff Reports are also accessible online at [www.SantaBarbaraCa.gov/pc](http://www.SantaBarbaraCa.gov/pc) Environmental documents can be viewed online at [www.SantaBarbaraCa.gov/eir](http://www.SantaBarbaraCa.gov/eir) 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.

*Meetings can be viewed live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> Meeting rebroadcast schedule can be found at <http://www.citytv18.com/schedule.htm>.*