



City of Santa Barbara California

NOTICE OF INTENT TO ADOPT DRAFT MITIGATED NEGATIVE DECLARATION – MST2004-00725 AND NOTICE OF PUBLIC HEARING

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: 124 Los Aguajes Avenue

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 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.

DRAFT ENVIRONMENTAL DOCUMENT: A Draft Initial Study and 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 and includes proposed mitigation measures to mitigate potentially significant impacts to a less than significant level.

DOCUMENT AVAILABILITY: The Draft Initial Study/Mitigated Negative Declaration is 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.

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, February 2, 2009**. Comments on the Draft Mitigated Negative Declaration must be submitted by **Tuesday, 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

ENVIRONMENTAL HEARING: A hearing to take public comments on the Draft Mitigated Negative Declaration will be held before the Planning Commission on **Thursday, February 19, 2009**, 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 Suzanne Johnston, Assistant 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, and a 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.

NOTES REGARDING PUBLIC HEARING:

* The regular Planning Commission meeting begins at 1:00 p.m. Thursday afternoon. On Monday, February 16, 2009, an Agenda with all items to be heard on Thursday, February 19, 2009, 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.