



City of Santa Barbara California

NOTICE OF AVAILABILITY AND INTENT TO ADOPT DRAFT MITIGATED NEGATIVE DECLARATION – MST2007-00140 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: 1900 Lasuen Road, El Encanto Hotel

PROJECT DESCRIPTION: The proposed project is a Revised Master Plan consisting of the following components: 1) a predominantly underground utility distribution facility and a surface valet parking lot with an operations facility below in the northwest corner; 2) Mission Village, consisting of 5 cottages with a valet parking garage below in the northeast corner; 3) Cottages 27 and 28 which were previously approved and eliminated; and 4) a swimming pool with a fitness center below. The proposal also includes revisions to the driveway entry on Alvarado Place and the service area adjacent to the Main Building.

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 **Wednesday, December 17, 2008**. Comments on the Draft Initial Study must be submitted by **Thursday, January 15, 2009 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 **January 8, 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 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, 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, January 5, 2009, an Agenda with all items to be heard on Thursday, January 8, 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.