



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: June 3, 2005
AGENDA DATE: June 9, 2005
PROJECT/ ADDRESS: 1568-1576 La Vista del Oceano Dr. (MST1999-00714; MST99-00513; MST98-00706; MST2003-00652; MST1999-01043)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Marisela G. Salinas, Associate Planner

I. SUBJECT

Environmental hearing to receive public comment on the Draft Mitigated Negative Declaration for 1568-1576 La Vista del Oceano Dr. (Exhibit A).

II. PROJECT DESCRIPTION

The project consists of five inter-related applications located at the end of the lower portion of La Vista del Oceano Drive (LVDO) which is currently unimproved, and centrally located in that neighborhood. The affected project site totals approximately an acre and a half. Four of the vacant lots are proposed for development with new residences and associated improvements: 1568 La Vista del Oceano Dr. (035-180-085); 1570 La Vista del Oceano Dr. (035-180-084); 1575 La Vista del Oceano Dr. (035-170-023 & -022); and 1576 La Vista del Oceano Dr. (035-180-058). The upper three lots (1568, 1570 and 1576 La Vista del Oceano Dr.) would be accessed from a private driveway that comes off of La Vista del Oceano Drive. Each site is proposed to have a residential home with two covered parking spaces and one uncovered guest space.

Overall construction time for the proposed projects would be approximately 14 months. There are three phases to the construction process. Phase 1, which consists of site clearing and rough grading of the lots and road, should take approximately 6 weeks. Phase 2, which involves the retaining walls, building foundations, utilities, and road improvements, should last approximately 10 weeks. The last phase, which involves the construction of the residences, concrete driveway and project landscaping, should be completed in approximately 10 months.

This project was previously reviewed on March 8, 2001 by the Planning Commission (Exhibits B through D) at a Conceptual Review level. At the time, that discussion was primarily focused on the access to the upper three lots.

III. DRAFT MITIGATED NEGATIVE DECLARATION

Environmental review of the proposed project is conducted pursuant to the California Environmental Quality Act (CEQA). An Initial Study and Draft Mitigated Negative Declaration was prepared to evaluate the project's potential impacts on the physical environment. The analysis identifies potentially significant but mitigable environmental effects in the following issue areas: geophysical conditions, hazards, noise (short term), and water environment. Also evaluated in the document as less than significant impacts are aesthetics, air quality, biological resources, cultural resources, hazards, noise, population and housing, public services, recreation, transportation/circulation, and water environment issues.

A. AESTHETICS

This project has been reviewed by the Architectural Board of Review and has been revised from initial reviews that would reduce potential impacts to less than significant levels. Findings concerning neighborhood and site compatibility and visual effects are required by the Planning Commission and ABR in order to approve the project. Subsequent Planning Commission project review and ABR Preliminary and Final Design Review approvals may further refine project site design, architecture, and landscaping etc. With this review, the project effects on public scenic views, visual aesthetics and compatibility, would be less than significant.

B. AIR QUALITY

The proposed project is not anticipated to have significant long-term air quality impacts. Short-term impacts due to project construction of approximately 14 months, including grading, paving and landscaping, are potentially significant but avoidable with incorporation of standard dust control mitigation measures to less than significant levels.

C. BIOLOGICAL RESOURCES

The site has limited habitat value, but as an open, undeveloped area, the site is used by urban-adopted wildlife such as birds, rodents, and small mammals for movement and foraging. Development with low-density residential uses would not preclude this use. The landscape plans would add numerous trees (currently there are none), and would therefore result in a long-term net benefit for some species. The loss in non-native grassland would be less than significant.

D. GEOPHYSICAL

Separate foundation exploration reports and geology reports were submitted for the individual sites that comprise this project, with the most recent updates prepared in 2004. The site-specific geologic and soils reports conclude that the sites are suitably stable for development with application of recommended grading and engineering methods. Additionally, by collecting and transmitting on-site drainage in a non-erosive manner to the drainage course and precluding concentrated run-off and erosion, the potentially significant impact of the small-scale surficial earthen failures

would be minimized. Also, short-term erosion and sedimentation during project grading, site preparation and construction would be reduced to less than significant impacts with required grading, erosion and drainage control measures.

The proposed grading design implements the City's Hillside Housing Techniques and the grading plans for the project would be compatible with the site's natural contours as much as feasible given the need to raise the road bed and create a shared driveway in order to provide adequate access to the upper lots. Impacts from topographic modification and gradient changes would be less than significant.

E. HAZARDS

The project site has no known contamination and is not listed on the County Fire Department Hazardous Materials parcel listings. The project site is not located close to sources of public safety or health hazards, such as pipelines. However, there is an abandoned oil well located at least 100 feet from the closest building. It is a dry hole that was abandoned in 1936 and does not meet current standards for abandonment. All buildings exceed the minimum distance standards enacted by the California Department of Conservation, Division of Oil, Gas, & Geothermal Resources. The well is required to be plugged and abandoned to current Division specifications prior to construction in the area.

The project site is located in the High Fire Hazard area. Future residential construction would be landscaped and built to comply with City high fire hazard requirements for access, construction, water availability, and vegetation brush clearance with application of vegetation landscape and management zones around developable areas. Given this, the potential significant effect would be reduced from the significant, avoidable levels to less than significant levels.

F. NOISE

The proposed project is not anticipated to have significant long-term noise impacts. Noise during construction is generally intermittent and sporadic and after completion of initial grading and site clearing activities, tends to be quieter. Noise generated during project grading activities would result in a short-term adverse construction impact to residential receptors in the area. Potentially significant temporary construction-related impacts would be reduced to less than significant levels through standard application of noise mitigations measures.

G. TRANSPORTATION/CIRCULATION

The Transportation Division identifies all the nearby intersections as operating at acceptable levels (LOS A or B). The project is expected to generate approximately 4 additional a.m. peak hour trips, 4 p.m. peak hour trips and 40 average daily trips. When these trips are added to the existing street network they would not result in significant traffic impacts. No Congestion Management Plan impacts would occur. Therefore long-term traffic impacts would be less than significant.

The project would generate construction-related traffic that would occur over the approximate 14-month construction period, which would vary depending on the stage of construction. Temporary construction traffic would be an adverse but *not significant* impact. Standard mitigation measures are recommended, consistent with City Circulation Element Policy, including restrictions on the hours permitted for construction trips and approval of routes for construction traffic to minimize short-term traffic effects.

In terms of parking, Transportation Planning Staff calculated the parking demand generated by the project as 8 spaces. Transportation Planning Staff has determined that parking demand for project residents and guests would be met on-site, and no parking impact would result.

H. WATER QUALITY

The precipitation runoff for a 25-year and 100-year event for the proposed project was estimated to be increased by an additional 0.2 cubic feet per second (cfs). In order to mitigate the 0.20 cfs increase, an underground detention basin is proposed on the "Hairpin" lot (APN 035-170-022). Storm water runoff from 1576 LVDO Dr. and the western portion of 1579 LVDO Dr. would be collected into a storm drain system that will discharge into the detention basin. The basin would reduce the peak runoff for a 25-year event by 0.35 cfs and 0.22 cfs for a 100-year event. The current project for the four residences and roadway construction would not increase the storm runoff to existing drainage facilities due to the incorporation of an underground detention basin and would therefore involve a *less than significant* drainage impact. All drainage improvements would be subject to design in accordance with hydrology calculations, City Ordinance provisions, and review by the City Building and/or Public Works Engineering Divisions.

Estimated grading for the homes and roadway would consist of 3,427 cubic yards of cut and 3,076 cu. yds. of fill outside the main building footprints and 1,543 cu. yds. of cut and 5 cu. yds. of fill within the building footprints. This earthwork creates the potential for erosion and sedimentation affecting water quality, a *potentially significant* impact. However, the potential for short-term water quality impacts due to erosion and sedimentation during grading would be minimized with implementation of required mitigation measures including avoidance of grading during the rainy season, and best management erosion control measures.

Conclusion: The Draft Mitigated Negative Declaration demonstrates that, with implementation of identified mitigation measures, all project environmental effects would be less than significant.

IV. PUBLIC REVIEW PROCESS

The Draft Mitigated Negative Declaration (MND) for 1568-1576 La Vista del Oceano Drive was released for public review on May 18, 2005. Comments on the Draft Negative Declaration must be submitted by June 16, 2005, at 4:30 p.m.

City of Santa Barbara
Planning Division
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Copies of the Draft MND are available for the public at the City Planning Division, 630 Garden Street from 8:30-noon and from 1:00-4:30 Monday-Friday. The document can be reviewed at the Public Library (Main Branch) at 40 E. Anapamu Street during hours of operation. The initial study is also available online without the attachments.

Following the end of the public comment period on the Draft MND, staff will consider all written and public hearing comments, and will revise the document analysis as needed.

The proposed Final Mitigated Negative Declaration will then be forwarded to the Planning Commission along with a staff report on the project. At the subsequent Planning Commission hearing, the Commission will consider actions to adopt the Final MND and approve the requested planning permits for the project.

V. PUBLIC COMMENTS

No public comment letters have been received as of the date of this report.

VI. RECOMMENDATION

Staff recommends that the Planning Commission:

- A. Receive a Staff presentation outlining the environmental and public review process, summarizing the project description, and summarizing the Draft Mitigated Negative Declaration analysis for 1568-1576 La Vista del Oceano Drive; and
- B. Hold a public hearing to receive public, agency, and Planning Commission comments on the Draft Mitigated Negative Declaration.

Exhibits:

- A. Draft Mitigated Negative Declaration (**Already distributed to the Planning Commission under separate cover**)**
- B. Planning Commission Minutes, March 8, 2001
- C. Planning Commission Staff Report, March 8, 2001
- D. Public Comment received, March 8, 2001

**The Draft Mitigated Negative Declaration (including technical reports and plans) is available for review at the Community Development Department, Planning Division, 630 Garden Street, between 8:30 a.m. to noon and 1:00 p.m. to 4:30 p.m., Monday through Friday, and at the Santa Barbara Public Library at 40 E. Anapamu Street during hours of operation. The Draft Mitigated Negative Declaration is also available on the City's website at the following website address:

http://www.secure.ci.santa-barbara.ca.us/departments/administrative_services/city_clerk/advisory_groups/agendas/planning_commission.asp