

**CITY OF SANTA BARBARA****ADDENDUM MST2003-00652
TO MITIGATED NEGATIVE DECLARATION
(SCH#2005051106)****FOR 1575 LA VISTA DEL OCEANO DRIVE
RESIDENTIAL PROJECT**

December 12, 2006

This Addendum is prepared in accordance with State CEQA Guidelines Section 15164, which provides that an addendum to an adopted negative declaration may be prepared if only minor changes or additions are necessary to make the prior document adequate for the current project.

PRIOR ENVIRONMENTAL DOCUMENT

A Mitigated Negative Declaration (MND) [SCH#2005051106] was prepared for the completion of the La Vista del Oceano Drive roadway and for four new residences and associated improvements at 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 MND concluded that, with application of identified mitigation measures, no significant effects on the environment would result from the project. The Draft MND was circulated for public review and comment, and the Final MND was adopted by the Planning Commission on October 6, 2005. Mitigation measures to reduce potentially significant impacts associated with geophysical conditions, hazards, noise (short term), and water environment were incorporated into the project as conditions of approval. Recommended standard mitigation measures were also applied as conditions to minimize adverse but not significant impacts associated with aesthetics, air quality, biological resources, cultural resources, hazards, noise, population and housing, public services, recreation, transportation/circulation, and water environment issues.

The completion of the roadway and three out of the four residences were approved by the Planning Commission on October 6, 2005. The development on 1575 La Vista del Oceano Drive was continued indefinitely for further restudy.

CURRENT PROJECT DESCRIPTION

The applicant submitted an application for a revised project for the development at 1575 La Vista del Oceano Drive. The current project consists of the construction of a new residence (approximately 2,782 sq. ft. net and 3,205 sq. ft. gross) at 1575 La Vista del Oceano Drive. The lot would be accessed from the northern portion of the lot off of La Vista del Oceano Drive. Due to topographical site constraints, numerous retaining walls (which vary in height) will be required for this project. The tallest retaining wall would reach approximately 13 feet in height including a 3½-foot guard rail on top of it at its highest point. However, most of the retaining walls would be approximately four feet in height. Additionally, guard rails/fences will be required in certain areas for safety purposes. The proposal involves the merger of two vacant parcels (035-170 and 035-170-022). In terms of grading, approximately 255 cu. yds. of cut and 93 cu. yds. of fill are proposed under the main building footprint. Outside of the main building footprint, approximately 157 cu. yds. of combined cut and fill are expected.

CHANGES IN ENVIRONMENTAL CIRCUMSTANCES

There have been no substantial changes in existing environmental conditions since preparation of the Mitigated Negative Declaration SCH#2005051106.

PROJECT IMPACTS AND MITIGATIONS

The revised project continues to provide for a minor scale of residential development within an existing urbanized neighborhood. The project was redesigned to reduce the verticality of the building mass. The overall building square footage and necessary grading do not significantly change from the prior design as shown in the tables below. Mitigation measures identified in the Mitigated Negative Declaration would continue to apply to the revised project as conditions of approval, such that no significant impacts would result.

	PRIOR PROJECT	CURRENT REDESIGNED PROJECT
Parcel Number	035-170-023 & -022*	035-170-023 & -022*
Slope:	50%	50%
Lot Area:	14,032 sq. ft.*	14,032 sq. ft.*
F.A.R.	0.20*	0.20*
Unit Size (Net)	2,828 sq. ft.	2,783 sq. ft.
Living Area	2,392 sq. ft.	2,341 sq. ft.
Garage	436 sq. ft.	442 sq. ft.

*This takes into account the merging of parcels 035-170-023 and 035-170-022

PROPOSAL	GRADING OUTSIDE FOOTPRINT		GRADING UNDER FOOTPRINT		TOTAL GRADING (CU. YD.)
	CUT (CU. YD.)	FILL (CU. YD.)	CUT (CU. YD.)	FILL (CU. YD.)	
PRIOR PROJECT	303	149	128	0	580
CURRENT REDESIGNED PROJECT	63	94	255	93	505

CEQA FINDING

Based on the above review of the project, in accordance with State CEQA Guidelines Section 15612, no Subsequent Negative Declaration or Environmental Impact Report is required for the current project, because new information and changes in project description, circumstances, impacts and mitigations are not substantial and do not involve new significant impacts or a substantial increase in the severity of previously identified impacts.

This Addendum identifies the current project changes and minor changes to project impacts. With application of identified mitigation measures, all project impacts will be less than significant. This addendum, together with Mitigated Negative Declaration SCH# 2005051106, constitute adequate environmental documentation in compliance with CEQA for the current project.

Prepared by: Marisela G. Salinas Date: 12-12-06
(Marisela G. Salinas, Associate Planner)

Reviewed by: D Andaloro Date: 12-13-06
Debra Andaloro, Environmental Analyst

Attachments

Site Plan and Elevations

SCAN
HOME
EXPERIENCE

1575 LA VISTA DEL OCEANO

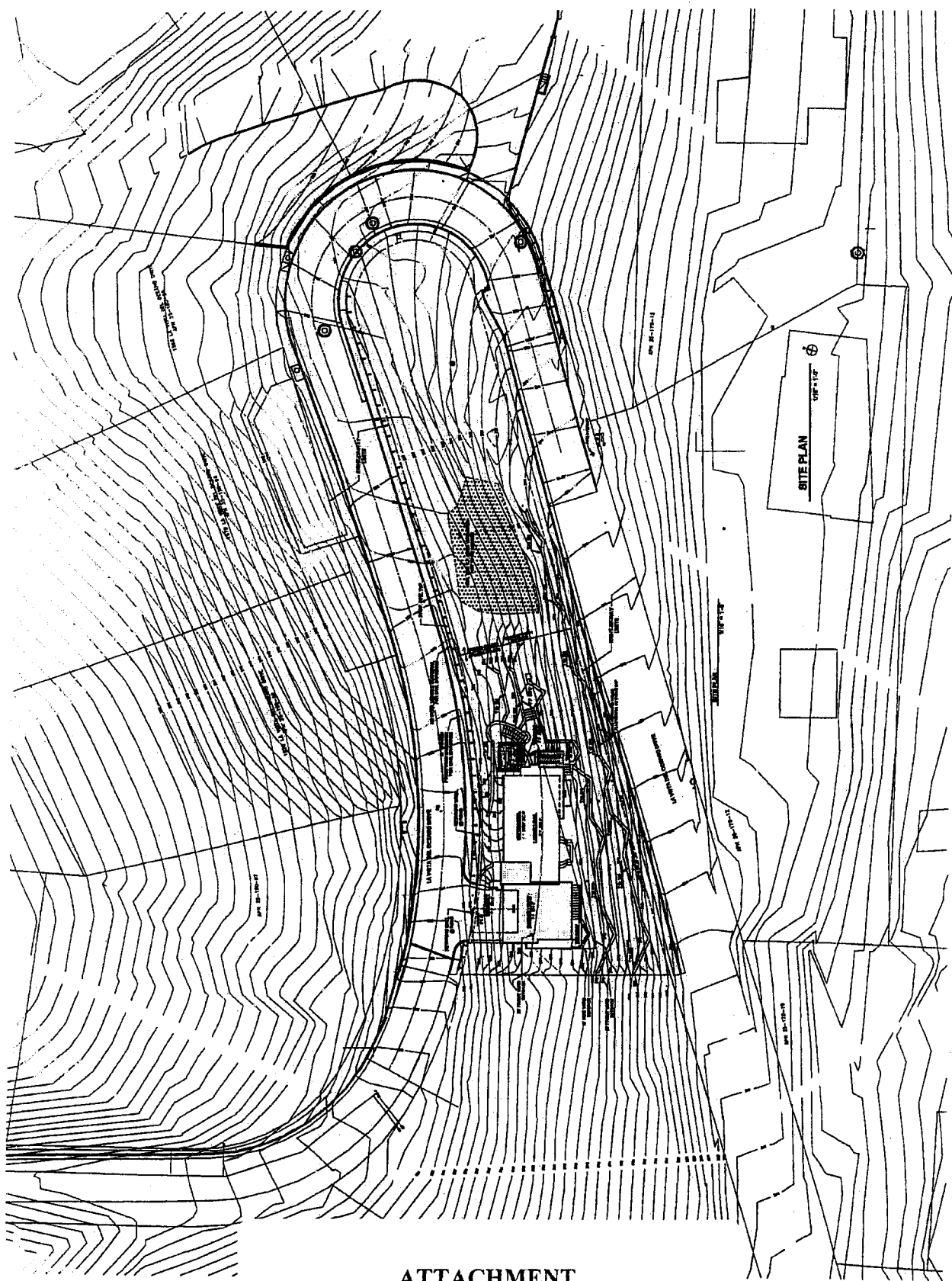
SITE PLAN

DATE: 11/20/08
P.L.C. 08/0001/08

SCALE: 1/8" = 1'-0"
BY: [Signature]

PROJECT NO. 1575
SHEET:

A2



ATTACHMENT