



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** May 26, 2022  
**AGENDA DATE:** June 2, 2022  
**PROJECT ADDRESS:** 601 Santa Barbara Street (formerly 119 E. Cota St.)(PLN2020-00627)  
 Police Station Project  
**TO:** Planning Commission  
**FROM:** Planning Division  
 Allison De Busk, Senior Planner *ALD*  
 Kathleen Kennedy, Project Planner *KAK*  
 Email: [KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@SantaBarbaraCA.gov)

### **I. SUBJECT**

An environmental hearing to receive comments from the Planning Commission, interested agencies, and the public on the adequacy and completeness of the Draft Initial Study and Mitigated Negative Declaration for the proposed Police Station project.

### **II. PROJECT DESCRIPTION**

The project consists of the demolition of an existing parking lot (Cota Commuter Lot) and the construction of a new three-story, approximately 53-foot-high, approximately 64,000-square-foot Police Station building, and associated 37.5-foot-high, approximately 84,000-square-foot parking structure to accommodate 236 parking spaces (128 for Police Department fleet vehicles and 108 for employee vehicles). Each structure would also have a subterranean level. Emergency service antennas would be installed on the roof of the parking structure. Eight additional vehicle surface parking spaces and four bicycle parking spaces would be provided for visitors. Grading includes 22,000 cubic yards of export. A total of 23 Tipuana tipu trees and 12 oak trees would be removed; 9 Tipuana tipu trees would be protected. The existing Metropolitan Transit District bus stop shelter on Cota Street would be relocated along Cota Street. The existing plaques commemorating the old Lincoln School would also be relocated and incorporated into the project.

The subject parcel is 1.61 acres and is located at the northwest corner of Santa Barbara and E. Cota Streets. The parcel has a zoning designation of M-C (Manufacturing Commercial) and a General Plan Designation: of Commercial Industrial/ Medium High Density Residential/ Priority Housing Overlay (37-63 du/ac).

### **III. REQUIRED APPLICATIONS**

The discretionary applications that will be required for this project are:

1. Development Plan Approval by the Planning Commission to allow the construction of approximately 64,000 square feet of nonresidential floor area (SBMC Chapter 30.230); and

2. Project Design and Final Approvals by the Architectural Board of Review (SBMC Chapter 22.68).

#### **IV. ENVIRONMENTAL REVIEW**

A Draft Mitigated Negative Declaration (MND) has been prepared for this project under provisions of the California Environmental Quality Act (CEQA) statute and State guidelines and is available for review and comment. The Draft MND examines environmental impacts which may be associated with this project. The Draft MND concludes that all environmental impacts of the Project are less than significant or can be mitigated to less than significant levels.

Mitigation measures to reduce potentially significant impacts to less than significant levels related to air quality, biological resources, cultural resources, geology and soils, hazards, noise, public services, and water quality are identified in the Draft MND.

**Notification.** A notice of draft MND document availability, 30-day comment period, and public hearing date was mailed to surrounding property owners, interested parties, organizations, and agencies, and was also provided via newspaper notice. The draft MND was also submitted to the State Clearinghouse for review by State agencies.

**Draft Document Availability.** The draft MND is available for public review on the City web site at [SantaBarbaraCA.gov/Services/Planning/ERDs/Draft](http://SantaBarbaraCA.gov/Services/Planning/ERDs/Draft). If you are unable to review the document online, please contact Kathleen Kennedy (contact information below).

**Public Comment Period.** The public review period began on Friday, May 13, 2022. Comments on the Draft MND must be submitted by Sunday, June 12, 2022. Please send your comments to: City of Santa Barbara, Planning Division, Attn: Kathleen Kennedy, Project Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990, or (preferred) send them electronically to [KKennedy@SantaBarbaraCa.gov](mailto:KKennedy@SantaBarbaraCa.gov).

#### **V. RECOMMENDATION**

Staff recommends that the Planning Commission hold an environmental hearing to receive public comments on the adequacy and completeness of the Draft Initial Study and Mitigated Negative Declaration. No action will be taken at this hearing on the environmental document or the project. A subsequent hearing will be held by the City Council to consider actions to adopt the Final MND. The project would subsequently return to the Planning Commission for consideration of the required discretionary applications.

Exhibit: Draft MND (previously distributed to the Planning Commission) is available at online at: [SantaBarbaraCA.gov/Services/Planning/ERDs/Draft](http://SantaBarbaraCA.gov/Services/Planning/ERDs/Draft) .