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County Clerk of the Board Signature _____

NOTICE OF EXEMPTION

TO: COUNTY CLERK OF THE BOARD
COUNTY OF SANTA BARBARA
105 E. ANAPAMU STREET
SANTA BARBARA, CA 93101

FROM: CITY OF SANTA BARBARA
PLANNING DIVISION
P.O. BOX 1990
SANTA BARBARA, CA 93102-1990

Project Title: 101 Garden Street

Project Applicant: The Wright Family H. Limited Partnership

Application Number: PLN2019-00052

Assessor's Parcel Numbers: 017-630-008; -009; -018; -021; -024; and -027

Land Use Zone: HRC-2 Hotel and Related Commerce/ SP-2 Cabrillo Plaza Specific Plan/ S-D-3 Coastal Overlay

Project Address: 101 Garden Street

City: City of Santa Barbara

Zip Code: 93101

Cross Streets: Garden Street and E. Yanonali Street

Coordinates: 34.416°N, 119.688°W

Township: 4N **Range:** 27W

Total Acres: 4.53 acres

Within Two Miles:

State Highways: U.S. 101

Airport: None

Railroad: Union Pacific Railroad

Waterways: Laguna Creek Channel, Mission Creek, Sycamore Creek

Schools: Adelante Charter School, Anacapa School, Antioch University, Cleveland Elementary, Franklin Elementary, La Cuesta Continuation High School, McKinley Elementary, Providence School, Santa Barbara City College, Santa Barbara High School

Project Description: The project consists of the merger of six lots, removal of all existing structures, and construction of a new 178,919-square-foot (net) hotel containing 250 rooms (130 “extended stay” rooms; 120 “select service” rooms) and six affordable housing units (5 low-income studios and 1 moderate -income two-bedroom unit) under State Density Bonus Law, and an 85,298-square-foot subterranean parking garage on a 4.53-acre site at the southwest corner of Garden and E. Yanonali Streets. The “select service” rooms would not have kitchens. Most (119 of 130) of the “extended stay” rooms would have kitchens and would be suitable for families and larger groups. Hotel guest amenities include library, bar, lounge, 208-square-foot market, media salon, meeting rooms, living room, breakfast area, outdoor seating areas with spa, courtyard with pool and spa, fitness room, and a 7,500-square-foot roof deck. The main entrance to the hotel would be from Garden Street, with secondary entrances from E. Yanonali and Santa Barbara Streets. The project includes 267 vehicle parking spaces (238 subterranean and 29 at-grade) and 52 bicycle parking spaces (32 subterranean and 20 at-grade). Eight bicycle rental parking spaces are also provided for guests.

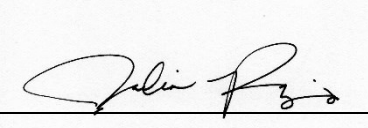
Three onsite trees would be removed (California Pepper, Date Palm, Mexican Fan Palm) and 17 onsite trees would be protected. Landscape plans include installation of approximately 185 new ornamental trees onsite. Five street trees (4 Mexican Fan Palms, 1 Cork Oak) would be removed, and 24 street trees would be protected. There would be 13 new street trees installed along E. Yanonali Street and Santa Barbara Street. Grading is estimated to consist of 25,900 cubic yards cut/export and 4,600 cubic yards fill. The project also includes restoration of the wetland/drainage area and 15-foot-wide buffer area located along the Garden Street frontage.

Name of Public Agency Approving Project: CITY OF SANTA BARBARA
Name of Person or Agency Carrying Out Project: Carolyn Groves, Dudek, Applicant Agent

Lead Agency Contact: Julia Pujo, Environmental Analyst **Telephone:** (805) 564-5470

Exempt Status: Exempt from further review under CEQA Section § 15183

Reason Why Project is Exempt: The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis provided in the Supplemental Statement of Reasons for Exemption from Additional Environmental Review and 15183 Supplemental Checklist Pursuant to CEQA Guidelines Section 15183 and the attached CEQA Section 15183 Findings.

Environmental Analyst Signature:  Date: 12/13/2024

California Environmental Quality Act (CEQA) Section 15183 Findings

Application: 101 Garden Street Hotel Project

Location: 101 Garden Street

Assessor's Parcel Number: 017-630-008, -009, -018, -021, -024, -027

General Plan Designation: Hotel and Related Commerce II, 12 units per acre; Waterfront: East Beach

Zoning: HRC-2 (Hotel and Related Commerce), SP-2 (Specific Plan No.2, Cabrillo Plaza Specific Plan), SD-3 (Coastal Overlay)

State CEQA Guidelines Section 15183 (Public Resources Code Section 21083.3) provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site."

The Plan Santa Barbara General Plan Update was adopted and its associated Program EIR (SCH# 2009011031) was certified in September 2010 by the Planning Commission and by the City Council in December 2011. The Program EIR examined the potential environmental impacts that may occur as a result of additional growth within the city over the next 20 years to add an additional 2,795 residential units and 1.85 million square feet of non-residential development. For those significant environmental impacts (traffic and climate change) for which no mitigation measures were available, the City adopted a Statement of Overriding Considerations (City Council Resolution #11-079).

The following findings are made in compliance with CEQA Section 15183 – Projects consistent with a General Plan and Community Plan or Zoning.

In approving a project meeting the requirements of CEQA Section 15183, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

1. *Is the project consistent with the General Plan or Community Plan policies and zoning designations for the site including density?*

Yes: X No:

If yes, please explain below. If no, the project does not qualify for this exemption.

Comment/Finding:

As indicated above, the General Plan designation for this site is Hotel and Related Commerce II/ Residential, 12 units per acre which allows hotels, motels and tourist courts, including related recreational, conference center and other auxiliary uses primarily for use by hotel guests. In addition, restaurants, including those with entertainment facilities used in conjunction with the restaurant, are allowed. Residential use is prohibited in the HRC-2 Zone except in the area bounded by Cabrillo Boulevard on the southeast, Los Patos Way on the southwest and the existing railroad right-of-way on the north. Any use permitted in the R-3 Zone is allowed in these areas subject to the restrictions and limitations of this zone. The project would provide a hotel containing 250 rooms and six affordable housing units under the State Density Bonus Law, and a parking garage which is consistent with the General Plan.

The site is zoned HRC-2 (Hotel and Related Commerce), SP-2 (Specific Plan No.2, Cabrillo Plaza Specific Plan), SD-3 (Coastal Overlay). The project is consistent with the zoning and is not requesting a rezone.

2. Are there any impacts that were not evaluated in the General Plan PEIR that are peculiar to the project or the parcel on which the project would be located? Yes:___ No: X

If yes, an initial study or detailed analysis is necessary to determine if specific impacts will need to be mitigated. If no, continue with CEQA Section 15183 Exemption.

Comment/Finding:

A Supplemental Statement of Reasons for Exemption from Additional Environmental Review and 15183 Supplemental Checklist Pursuant to CEQA Guidelines Section 15183 was prepared that confirms that there are no project specific effects or impacts peculiar to the project or the project site that were not evaluated as significant effects in the General Plan PEIR. While there may be effects of the project that are specific to the project or to the project site, all project impacts were adequately analyzed by the 2011 General Plan Update PEIR and will be addressed by mitigation measures specified therein and/or uniformly applied development policies and standards that have been imposed as conditions of approval for this project that will substantially mitigate such effects. Therefore, any such project specific effects are not “peculiar” for purposes of Section 15183 of the CEQA Guidelines.

3. Are there potentially significant off-site and/or cumulative impacts which were not analyzed in the General Plan PEIR? Yes:___ No: X

If yes, an initial study or other detailed analysis is necessary to determine if the impacts are considered to be significant and if mitigation is required. If no, continue with CEQA Section 15183 Exemption.

Comment/Finding:

A Supplemental Statement of Reasons for Exemption from Additional Environmental Review and 15183 Supplemental Checklist Pursuant to CEQA Guidelines Section 15183 was prepared that confirms that no new off-site or cumulative impacts were identified that were not adequately evaluated in the General Plan PEIR.

4. Is there substantial new information which would result in more severe impacts than anticipated by the General Plan PEIR? Yes:___ No: X

If yes, an initial study or other detailed analysis is necessary to determine if the impacts are considered to be significant and if mitigation is required. If no, continue with CEQA Section 15183 Exemption.

Comment/Finding:

A Supplemental Statement of Reasons for Exemption from Additional Environmental Review and 15183 Supplemental Checklist Pursuant to CEQA Guidelines Section 15183 was prepared for the project and confirms that no new information has been identified which was not available at the time the General Plan PEIR was certified that would result in a more severe impact than what had been evaluated in the General Plan PEIR.

On the basis of this evaluation, in accordance with the requirements of Section 15183 of the CEQA Guidelines:

- It is found that subsequent negative declaration will need to be prepared.
- It is found that an addendum Negative Declaration will need to be prepared.
- It is found that a subsequent EIR will need to be prepared.
- ✓ No further documentation is required beyond that which was prepared to substantiate the above findings.

Date: 12/13/2024