Posting Start Date (Above) *Posting End Date (Above)*

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: 418 N Milpas St and 915-923 E Gutierrez St.

Project Applicant: Riviera Vista I, LLC

Application Number: PLN2024-00156

Assessor's Parcel Number: 031-311-033, 031-311-034

Land Use and Zone District: C-G (Commercial General), Priority Housing Overlay

Project Address: 418 N Milpas Street and 915-923 E Gutierrez St.

City: City of Santa Barbara **Zip Code:** 93103

Cross Streets: N Milpas St, E Gutierrez St, N Alisos St, E Haley St

Coordinates: 34.426° N; 119.684° W

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

Total Acres: 0.95

Within Two Miles:

State Highways: U.S. 101 **Airport:** N/A

Railroad: Union Pacific Railroad **Waterways:**

Schools: Santa Barbara Jr High School, Providence School, Franklin Elementary, Adelante Charter School, Santa Barbara High School

Project Description: The project consists of a lot merger of 418 N. Milpas St. (APN 031-311-033) and 915-923 E. Gutierrez St. (APN 031-311-034) to create a 41,477-square-foot (0.95-acre) lot, demolition of all onsite improvements (5,850 square feet of nonresidential floor area, 8 residential units restricted to seniors, and 13 trees), and construction of a new four-story, 108,698-square-foot mixed-use building with 90 residential rental units and 850 square feet (net) of commercial space. The project includes 29 studio units, 46 one-bedroom units, and 15 two-bedroom units, ranging in size from 350 square feet to 974 square feet, with an average unit size of 632

square feet. Nine units would be occupied by very-low income households, six units would be occupied by moderate-income households, and one by a workforce housing household (earning 120-200% of the Area Median Income (AMI). The project includes 65 residential parking stalls, 3 commercial parking stalls, and one loading stall for smaller size delivery/service vehicles. Two existing driveways would be removed from E. Gutierez St. Vehicular access to the site would continue to be from E. Gutierrez Street through a shared driveway with the adjacent property. The project utilizes the City's AUD Program, State Density Bonus Law, and is a Builder's Remedy project.

Name of Public Agency Approving Project: CITY OF SANTA BARBARA

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

Exempt Status: Exempt under CEQA Guidelines Section § 15332

Reason Why Project is Exempt: The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. Additionally, none of the exceptions under CEQA Guidelines Section 15300.2 apply. There would be no significant site- or project-specific or cumulative impact on the environment due to unusual circumstances, the project does not have the potential to damage scenic highways,scenic resources, or historic resources, and the project site is not identified as a hazardous waste site. Section 15332 allows an exemption for projects meeting the following:

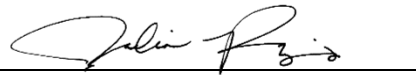
1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed project is consistent with the General Plan and Zoning Ordinance as described in this staff report.

2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project is located in an urban setting on a 0.95-acre lot.

3. The project site has no value as habitat for endangered, rare or threatened species. The project site is located in an urban setting and developed with structures and paved surfaces and has no value as habitat for endangered, rare or threatened species.

4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project would not result in impacts related to traffic, noise, air quality, or water quality.

5. The site can be adequately served by all required utilities and public services. All required utilities and public services are available.

Environmental Analyst Signature:  Date: 9/9/2025