



**Chair Addison Thompson**  
**Commissioner Jay D. Higgins - Absent**  
**Commissioner Sheila Lodge**  
**Commissioner Deborah L. Schwartz**

**Vice Chair John Campanella**  
**Commissioner Mike Jordan**  
**Commissioner June Pujo**

**PLANNING COMMISSION  
FINISHED AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, AUGUST 13, 2015  
1:00 P.M.**

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**NOTICES:**

- A. TUESDAY, AUGUST 11, 2015 **7:45 A.M.**  
**SITE VISIT** 630 GARDEN STREET  
Community Development Parking Lot  
540 W. Pueblo Street/  
529 W. Junipero Street

The Planning Commission visited the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony was taken, and the public was invited to attend. Call 564-5470 for additional information.

**\*\* Site visit held. \*\***

- B. THURSDAY, AUGUST 13, 2015 **12:00 NOON**  
**SPECIAL MEETING LUNCH** DE LA GUERRA PLAZA  
City Hall, Room 15, Upstairs

The Planning Commission met informally with City Staff to discuss an update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

**\*\* Update given. \*\***

- C. Regular meetings of the Planning Commission can be viewed live on City TV-18, or on your computer at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV). A rebroadcast schedule can be found at [www.SantaBarbaraCA.gov/ProgramGuide](http://www.SantaBarbaraCA.gov/ProgramGuide). An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at [www.SantaBarbaraCA.gov/PCVideos](http://www.SantaBarbaraCA.gov/PCVideos).

- D. The scope of a project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact the Case Planer as listed in the project description. Our office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates.
- E. AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and reports are posted online at [www.SantaBarbaraCA.gov/PC](http://www.SantaBarbaraCA.gov/PC). Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

Before starting the meeting, Chair Thompson called for a moment of silence at 1:04 P.M. in memory of past Planning Commissioner Bruce Bartlett who passed away last week.

**I. ROLL CALL**

**\*\* Roll Call taken. Commissioner Higgins was absent.\*\***

**II. PRELIMINARY MATTERS:**

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

**\*\* No requests were made. \*\***

- B. Announcements and appeals.

**\*\* No announcements were made. \*\***

- C. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:

1. July 16, 2015

**\*\* Approved with correction.**

**Schwartz/Jordan Vote: 5/0**

**Abstain: 1 (Lodge)**

**Absent: 1 (Higgins)\*\***

2. July 23, 2015

3. Resolution No. 013-15  
2015 Allocation of Unused Small Addition Floor Area

**\*\* Approved Minutes and Resolution.  
Lodge/Schwartz Vote: 4/0  
Abstain: 2 (Campanella, Jordan)  
Absent: 1 (Higgins)\*\*\*\***

- D. Comments from members of the public pertaining to items not on this agenda.  
[Due to time constraints, each person is limited to two (2) minutes.]

**\*\* No one wished to speak. \*\***

### **III. SUBSTANTIAL CONFORMANCE DISCUSSION:**

**ACTUAL TIME: 1:07 P.M.**

**APPLICATION OF CEARNAL ANDRULAITIS LLP, AGENT FOR THE  
CANCER CENTER OF SANTA BARBARA, 540 W. PUEBLO STREET, 025-090-  
005, -008, -022, -023, -024, -031, -039, -040, -046, -047, C-O, MEDICAL OFFICE  
ZONE, GENERAL PLAN DESIGNATION: OFFICE/ MEDIUM DENSITY  
RESIDENTIAL (MST2007-00092)**

The purpose of this discussion item was to inform the Planning Commission of proposed changes to the Cancer Center of Santa Barbara Project, approved by the Planning Commission on June 10, 2010, within the context of a request to the City for a Substantial Conformance Determination (SCD). The Cancer Center of Santa Barbara Project consists of a new comprehensive outpatient cancer treatment facility, four-tier parking structure, two commercial structures and six rental housing units. The discretionary applications included a Development Plan to allocate 30,000 square feet of non-residential square footage from the Minor Addition and Small Addition categories and a Recommendation to City Council for Final Community Priority Designation for 5,845 square feet of floor area.

The approval included a change of use from residential to commercial for the building at 525 W. Junipero Street, which at the time was occupied by the Breast Cancer Resource Center. The adjacent vacant lot at 529 W. Junipero Street was approved for a new residential duplex.

Proposed changes include:

- Change the use of the building at 525 W. Junipero Street from commercial back to residential in order to create a residential duplex.
- Change the approved residential duplex at 529 W. Junipero Street to a commercial use consisting of a Learning Center for staff from the Cancer Center of Santa Barbara and Sansum Clinic. The Learning Center would be a 2,343 square foot, one-story building with a 110 seat auditorium, a 237 square foot conference room, restrooms, audio-visual room and lobby.

Environmental review was conducted for the project in compliance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration was adopted for the original project, finding that project environmental impacts would be less than significant with application of identified mitigation measures as conditions of project approval to reduce short-term construction effects (air quality, biological resources, hazardous materials, noise, and waste disposal) and long-term effects (biological resources, historic resources, and noise). The current revised project remains within the scope of the adopted Mitigated Negative Declaration; all previously identified mitigation measures would continue to be applied to the project; and the current project would not result in significant impacts. Pursuant to CEQA Guidelines §15162, no further environmental review document is required.

The purpose of the discussion was to allow the Planning Commission an opportunity to review the proposed changes to the Project and provide input to the Community Development Department with regard to the SCD request. The Community Development Director will ultimately make a determination as to whether the proposed changes are in substantial conformance with the approved Project.

If the permit approval or environmental document is challenged in court, the challenger may be limited to raising only those issues raised in written correspondence delivered to the City, or in a public hearing on the project

Contact: Kathleen Kennedy, Associate Planner

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Phone: (805) 564-5470, ext. 4560

**\*\* Discussion held. Substantial Conformance comments made  
to Community Development Director \*\***

#### **IV. ADMINISTRATIVE AGENDA:**

##### **ACTUAL TIME: 2:22 P.M.**

##### A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**\*\* Report given \*\***

2. Other Committee and Liaison Reports

**\*\* Reports given. \*\***

#### **V. ADJOURNMENT**

**\*\* Meeting adjourned at 2:31 P.M. \*\***