



# City of Santa Barbara California

## CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 012-06  
2402 BATH STREET  
INTERIOR YARD MODIFICATION  
MARCH 2, 2006

**APPLICATION OF SUZANNE ELLEDGE, AGENT FOR SANTA BARBARA COTTAGE HOSPITAL, 2402 BATH STREET, APN: 025-061-015, SP-8, HOSPITAL ZONE, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL/MEDICAL CENTER(MST2003-00152)**

The proposal is a request for a modification to allow portions of the approved Knapp Parking Structure to be located within the required 10 foot interior yard setback of the property. The Knapp Parking Structure will be located at 2402 Bath Street, directly behind the Knapp College of Nursing building. The Knapp Parking Structure was approved on March 24, 2005 by the Planning Commission and on April 26, 2005 by the City Council as part of the Santa Barbara Cottage Hospital Seismic Compliance and Modernization Project.

The encroaching portions of the building are architectural projections and contain no useable parking areas. The first encroachment occurs at the southeast corner of the parking structure and encroaches approximately 1'-2". The second encroachment occurs approximately 28 feet to the north of the first encroachment and encroaches approximately 2'-7". The area of both encroaching segments total 45 feet of the eastern elevation which is approximately 275 feet in length. This design is the same design that was reviewed and approved by the Planning Commission on March 24, 2005, however the modification was not part of the approval.

The discretionary application required for this project is approval of a Modification to permit portions of the structure to be located within the required 10 foot interior yard setback (SBMC §28.49.030)

The Environmental Analyst has determined that the previously Certified Santa Barbara Cottage Hospital Seismic Compliance and Modernization Plan EIR (MST2003-00152) has addressed the potential environmental impacts of the project, pursuant to California Environmental Quality Act Guidelines §15162. Prior to action on the project, the Planning Commission must make findings pursuant to the California Environmental Quality Act Guidelines Section 15091.

**WHEREAS**, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, no one appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, February 23, 2006
2. Site Plans

**NOW, THEREFORE BE IT RESOLVED** that the City Planning Commission:

I. Approved the subject application making the following findings and determinations:

**A. Interior Yard Setback Modification (SBMC §28.49.030)**

The Planning Commission must find that the requested interior yard setback modification is consistent with the purposes and intent of the Zoning Ordinance and that it is necessary to secure an appropriate improvement on the lot, prevent unreasonable hardship, or promote uniformity of improvement.

The requested interior yard setback modification for the Knapp parking structure is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot and prevent unreasonable hardship. In order to meet the interior yard setback requirement, the parking structure must be structurally redesigned. This would result in the loss of parking spaces already approved for the SBCH Seismic Compliance and Modernization project, and compromise the circulation pattern of the parking garage. The building encroachments are minor in nature and would not result in additional environmental impacts. Additionally, the encroaching portions of the parking structure are architectural projections and do not constitute useable parking area.

**B. EIR Findings (CEQA §15612 & 15163)**

In accordance with State CEQA Guidelines Sections 15612 and 15163, no Subsequent or Supplemental Environmental Impact Report is required for the current project, because new information and changes in circumstances, project description, impacts and mitigations are not substantial and do not involve new significant impacts or a substantial increase in the severity of previously identified impacts.

The EIR Addendum for this project identifies the current project changes and no changes to project impacts. The addendum, together with the Santa Barbara Cottage Hospital Seismic Compliance and Modernization Plan Certified EIR (MST2003-00152), constitute adequate environmental documentation in compliance with CEQA for the current project.

II. Said approval is subject to the following conditions:


As previously approved by the Planning Commission and amended by City Council under Resolution # 020-05.

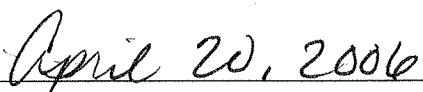
This motion was passed and adopted on the 2nd day of March, 2006 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NOES: 0 ABSTAIN: 1 (Larson) ABSENT: 0

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I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.

  
\_\_\_\_\_  
Julie Rodriguez, Planning Commission Secretary

  
\_\_\_\_\_  
Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.