



City of Santa Barbara California

NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION TO THE PROPERTY OWNERS WITHIN 450 FEET

THURSDAY, AUGUST 17, 2006
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL – DE LA GUERRA PLAZA
CITY COUNCIL CHAMBERS

APPLICATION OF KEN MARSHALL FOR SANTA BARBARA COTTAGE HOSPITAL FOUNDATION, 601 E. MICHELTORENA STREET, 027-270-016, -17, -18, -19 AND -30, C-0, MEDICAL OFFICE AND R-2, TWO FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL/MEDICAL CENTER AND RESIDENTIAL 12 UNITS/ACRE (MST2003-00827)

The proposed Santa Barbara Cottage Hospital Foundation Workforce Housing Project would remove the existing St. Francis Hospital complex, including the main hospital, convent, central plant, and other ancillary structures, totaling approximately 189,000 square feet, and replace them with 115 residential condominiums that would cover 5.94 acres of the 7.39 acre site. The proposed mix of residential unit types is as follows: 10 one-bedroom units (approximately 655-810 square feet), 67 two-bedroom units (approximately 990 square feet), and 38 three bedroom units (approximately 1,150 – 1,340 square feet each). 81 of the units (70%) would be sold to Cottage Hospital employees at prices within the City's structure for affordable units and 34 units (30%) would be sold at market rates. Within the remaining 1.45 acres, the existing elderly care facility, Villa Riviera, would remain, but the parcel containing it would be adjusted to a size of approximately 31,500 square feet. The remaining lands zoned R-2, Two Family Residential, would be re-configured into three (3) lots of approximately 10,500 square feet each and the two existing residences on these R-2 parcels would remain. Although these R-2 lots have the potential for two residences on each lot, for a total of six residences, no development is proposed as part of this application.

Parking for the proposed Workforce Housing Project would be provided in accordance with Zoning Ordinance parking requirements. A total of 11 spaces would continue to be provided for the Villa Riviera facility and 254 parking spaces would be provided for the 115 proposed condominium units. As part of an existing shared-parking agreement six spaces would be provide for the adjacent office building located at 532 and 536 Arrellaga. Vehicular access to the three reconfigured R-2 parcels would be provided directly from Grand Avenue. Primary vehicular access to the Villa Riviera and to guest parking for this facility would continue to be provided from an existing private driveway connecting to the terminus of Arrellaga Street; existing secondary access to the facility from Grand Avenue would also be maintained. Internal vehicular circulation for the new residential development would be provided by a system of private drives and improvements to Salsipuedes Street connecting to Micheltorena and Arrellaga.

The discretionary applications required for this project are:

1. A Tentative Subdivision Map to allow the creation of five lots (SBMC Chapters 27.07 and 27.13);
2. A Tentative Subdivision Map for a one-lot subdivision to create 115 residential condominium units (SBMC Chapters 27.07 and 27.13);
3. A Modification of lot area requirements to allow forty-two (42) bonus density residential condominium units (SBMC§28.21.080.E.);
4. A Modification to allow less than the required separation between buildings for twenty-one (21) of the forty-eight (48) buildings proposed (SBMC §28.18.070);
5. A Modification to allow less than the required front yard setback for buildings 01, 07, 11, 13, 31, 39, and 42 (SBMC §28.51.060.1 and §28.92.026.A);
6. A Modification to allow less than the required interior yard setback for buildings 43, 44, and 45 (SBMC §28.51.060.2 and §28.92.026.A);

7. Certification of the Final Environmental Impact Report for the Santa Barbara Cottage Hospital Workforce Housing project (CEQA § 15091); and
8. Recommendation to City Council to approve a rezone to adjust the C-O/R-2 zone line to follow the proposed property lines for the R-2 parcels.

A Final Environmental Impact Report (EIR) has been prepared and prior to an action on the project, the Planning Commission will consider certification of the EIR, and must make findings pursuant to the California Environmental Quality Act Guidelines Section 15091.

You are invited to attend this hearing and address your verbal comments to the Planning Commission. Written comments are also welcome up to the time of the hearing, and should be addressed to the Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990. This is the only notification you will receive for this development application. The scope of this 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 this item, please contact Irma Unzueta, Project Planner at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:30 p.m., Monday through Friday. Or by email at iunzueta@santabarbaraca.gov.

If you, as an aggrieved party or applicant, disagree with the decision of the Planning Commission regarding the outcome of this application, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed in the City Clerk's Office within ten calendar days of the Planning Commission decision.

If you challenge the permit approval or environmental document in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

*** NOTE:** The regular Planning Commission meeting begins at 1:00 p.m. Thursday afternoon. On Monday, August 14, 2006, an Agenda with all items to be heard on Thursday, August 17, 2006, will be available at 630 Garden Street. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCa.gov. **Copies of the proposed Final EIR and of the Staff Report will be available on August 3, 2006, after 1:00 p.m., both online and in hard copy.** Please note that online Staff Reports may not include some exhibits. Continuances will not be granted unless there are exceptional circumstances. *This regular meeting of the Planning Commission will be broadcast live and rebroadcast in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. on Channel 18.*