



# City of Santa Barbara California

## NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION TO THE PROPERTY OWNERS WITHIN 300 FEET

THURSDAY, JUNE 10, 2010, 1:00 P.M.\* (SEE NOTE BELOW)  
CITY HALL – 735 ANACAPA STREET, CITY COUNCIL CHAMBERS

**APPLICATION OF DUDEK, 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: MAJOR PUBLIC AND INSTITUTIONAL (MST2007-00092)**

The proposal consists of a new comprehensive outpatient cancer treatment facility and rental housing for the Cancer Center of Santa Barbara. The project site consists of ten lots, located between West Junipero and West Pueblo Streets that would be merged into one 3.38-acre lot.

The existing development on the project site consists of a 17,444 square foot main medical building, five additional medical office buildings totaling 9,248 square feet, a residential duplex, a residential tri-plex and an uninhabitable single-family dwelling.

The project includes the demolition of all structures onsite except for three buildings along West Junipero Street. The existing main medical building which is located within the 25-foot setback of Mission Creek would be replaced with a new 53,407 square foot, three-story medical facility, located approximately 130 feet from the top of bank. The new facility would have a maximum height of 45 feet except for an architectural feature that would extend to 50 feet. The proposal includes a new three-story (four tier), 66,170 square foot parking structure with 169 parking spaces. The parking structure would have a maximum height of 39 feet. Three additional uncovered parking spaces would be located onsite, for a total of 172 proposed parking spaces. Vehicular access to the site would be provided by one driveway on West Pueblo Street and one driveway on West Junipero Street.

Two of the buildings to be retained would continue to be used as medical offices. One of the buildings to be retained would be converted to a residential duplex and two new residential duplexes would be constructed. The proposed project would result in a total of 57,239 square feet of medical office space and six residential units.

Grading would consist of 2,700 cubic yards of cut and 5,500 cubic yards of fill. The project includes revegetation of the creek bank and creek setback area.

The discretionary applications required for this project are:

1. A Development Plan to allocate 30,000 square feet of non-residential square footage from the Minor Addition and Small Addition categories (SBMC §28.87.300) (SBMC §28.87.300); and
2. Recommendation to City Council for Final Community Priority Designation for 5,845 square feet of floor area (SBMC §28.87.300).

The Planning Commission will consider approval of the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

You are invited to attend this hearing. Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at

PCSecretary@SantaBarbaraCa.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

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 Kathleen Kennedy, Associate Planner, at (805) 564-5470 ext. 4560, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday, or by email at [KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@SantaBarbaraCA.gov). Please check our website to verify office closure dates.

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 gain access to, comment at, or participate in this meeting, please contact the Planning Division Office at (805) 564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

\* **NOTE:** The regular Planning Commission meeting begins at 1:00 p.m. Thursday afternoon. On Monday, June 7, 2010, an Agenda with all items to be heard on Thursday, June 10, 2010, 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/pc](http://www.SantaBarbaraCa.gov/pc). Please note that online Staff Reports may not include some exhibits. **Agenda items are subject to change.** It is recommended that applicants and interested parties plan to arrive at 1:00 p.m. However, for longer agendas, all parties are encouraged to monitor Channel 18 and when the item prior to the application of interest begins come to the Commission hearing. Continuances will not be granted unless there are exceptional circumstances.



**CITY OF SANTA BARBARA  
PLANNING DIVISION  
630 GARDEN STREET  
SANTA BARBARA, CA 93101**

**AN IMPORTANT NOTICE  
CONCERNING YOUR NEIGHBORHOOD**