



Chair Bruce Bartlett
Commissioner Charmaine Jacobs
Commissioner Stella Larson
Commissioner Deborah L. Schwartz

Vice Chair John Jostes - Absent
Commissioner Mike Jordan
Commissioner Sheila Lodge

**PLANNING COMMISSION
FINISHED AGENDA**

**CITY COUNCIL CHAMBERS
CITY HALL – 735 ANACAPA STREET
THURSDAY, MAY 13, 2010
1:00 P.M.**

NOTICES:

- A. TUESDAY, MAY 11, 2010 **7:45 A.M.**
SITE VISIT 630 GARDEN STREET
Community Development Parking Lot
540 W. Pueblo Street (Cancer Center of Santa Barbara)

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, MAY 13, 2010 **12:00 NOON**
LUNCH DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss the following:

1. California Environmental Quality Act Update: Review of California Supreme Court case, *Communities for a Better Environment v. South Coast Air Quality Management District*, and its implications for determining baseline conditions under CEQA - *Discussion*
Case Planner: Debra Andaloro, Senior Planner
Email: DAndaloro@SantaBarbaraCA.gov

**** Discussion held. ****

2. 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. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer via www.SantaBarbaraCA.gov/Government/Video/ and then clicking City TV-18 Live Broadcast. Meeting rebroadcast schedule can be found at <http://www.citytv18.com/schedule.htm> An archived video copy of this meeting will be viewable, on computers with high speed internet access, the following Tuesday at www.santabarbaraca.gov and then clicking *Online Meetings*.
- D. 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.
- E. The Planning Commission agenda schedule is subject to change. It is recommended that applicants and interested persons 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.
- F. 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 City Planning staff at (805) 564-5470 between the hours of 8:00 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.
- G. 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. 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.

I. ROLL CALL

**** Roll Call taken. Commissioner Jostes absent.****

PRELIMINARY MATTERS:

- A. Action on the review and consideration of the following Draft Minutes and Resolutions listed in this Agenda.

1. Draft Minutes of April 22, 2010
2. Resolution 003-10
1150 San Roque Road
3. Draft Minutes of April 28-29 and May 6, 2010 (Special Meeting)

**** Continued the Draft Minutes of April 28-29 and May 6, 2010.**

Larson/Schwartz Vote: 6/0

Abstain: 0

Absent: 1 (Jostes)

Approved the Draft Minutes and Resolution of April 22, 2010.

Jacobs/Lodge Vote: 6/0

Abstain: 0

Absent: 1 (Jostes)**

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

**** No Requests were made. ****

- C. Announcements and appeals.

**** Announcements were made. ****

- 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.]

**** John Campanella provided public comment on
the General Plan Update. ****

II. ENVIRONMENTAL HEARING:

ACTUAL TIME: 1:23 P.M.

I. ENVIRONMENTAL HEARING:

**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 project would result in the construction of a new comprehensive outpatient cancer treatment facility and rental housing for the Cancer Center on a site that includes existing development. The proposed facility on the project site would be for outpatients only.

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 proposed project includes the demolition of the main medical building that is located less than 25 feet from the top of Mission Creek bank and two other medical office buildings (for a total of 21,767 square feet of medical office space), the residential duplex, the residential tri-plex and the uninhabitable single-family dwelling. The proposed project also includes the merger of the ten existing lots into one 3.38-acre lot.

The proposal includes the construction of a new 53,407 square foot, three-story medical facility, located approximately 130 feet from the top of Mission Creek bank. The new facility would have a maximum height of 45 feet except for an architectural feature that would extend to 50 feet. 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, an increase of 30,547 square feet of medical space and one residential unit, over what currently exists onsite.

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. Seven residential parking spaces would be located in the parking structure. 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.

The proposed project would involve grading in the amount of 2,700 cubic yards of cut and 5,500 cubic yards of fill. There would be 2,800 cubic yards of fill imported to the project site. The proposed project includes restoration/revegetation of the area within 25 feet from the top of Mission Creek bank and the creek bank/channel area. Seven coast live oak trees would be removed and twenty-two replacement coast live oak trees would be planted.

The Draft Initial Study/ Mitigated Negative Declaration examines environmental impacts which may be associated with this project and includes proposed mitigation measures to mitigate potentially significant impacts to a less than significant level.

The purpose of the hearing was to receive comments on the Draft Mitigated Negative Declaration prepared for the project. Written comments should be sent at the earliest possible date, but **received no later than Monday, May 17, 2010 at 4:30 p.m.** Please send your comments to: City of Santa Barbara, Planning Division, Attn: Kathleen Kennedy, Associate Planner, P.O. Box 1990, Santa Barbara, CA 93102-1990, or send them electronically to KKennedy@SantaBarbaraCa.gov.

No formal action on the development proposal was taken at the environmental hearing.

Case Planner: Kathleen Kennedy, Associate Planner
Email: KKennedy@SantaBarbaraCA.gov

**** Hearing held. ****

II. RECOMMENDATION TO COUNCIL:

ACTUAL TIME: 3:03 P.M.

REVISIONS TO THE MEDICAL CANNABIS DISPENSARY ORDINANCE

The Planning Commission held a public hearing to discuss revisions to Chapter 28.80 (Medical Cannabis Dispensaries) of Title 28, The Zoning Ordinance, of the Santa Barbara Municipal Code. The purpose of the meeting is to review a proposed ordinance that was drafted pursuant to direction given by the Council Ordinance Committee, and to make recommendations on the revisions to City Council.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15305, Minor Alterations in Land Use Limitations.

Case Planner: Danny Kato, Senior Planner
Email: DKato@SantaBarbaraCA.gov

**** Recommendations made. ****

III. ADMINISTRATIVE AGENDA:

ACTUAL TIME: 5:33 P.M.

Continued the Administrative Agenda to June 3, 2010.

Jordon/Jacobs Vote: 6/0

Abstain: 0

Absent: 1 (Jostes)**

IV. ADJOURNMENT:

**** Meeting adjourned at 5:37 P.M. ****