



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

Vice Chair **John Jostes**  
Commissioner **Mike Jordan**  
Commissioner **Sheila Lodge**

**PLANNING COMMISSION  
FINISHED AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL – 735 ANACAPA STREET  
THURSDAY, JUNE 10, 2010  
1:00 P.M.**

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NOTICES:

- A. TUESDAY, JUNE 8, 2010  
**SITE VISIT**

**7:45 A.M.**  
630 GARDEN STREET  
Community Development Parking Lot  
540 W. Pueblo Street \*  
401 ½ Old Coast Highway

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

**\*\* Site visits held. \*\***

- B. Regular meetings of the Planning Commission can be viewed live on City TV-18, or on your computer via [www.SantaBarbaraCA.gov/Government/Video/](http://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](http://www.santabarbaraca.gov) and then clicking *Online Meetings*.
- C. 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.

- D. 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.

**I. ROLL CALL**

**\*\* Roll Call taken. Commissioners Jacobs and Schwartz were absent. \*\***

**II. PRELIMINARY MATTERS:**

- A. Action on the review and consideration of the following Draft Minutes and Resolutions:

1. Draft Minutes of June 3, 2010
2. Resolution 004-10  
632 E. Canon Perdido Street

**\*\* Approved the Minutes and Resolution with corrections.**

**Larson/Jostes Vote: 5/0**

**Abstain: 0**

**Absent: 2 (Jacobs, Schwartz)\*\***

- 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.]

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

**STAFF HEARING OFFICER APPEAL:**

**ACTUAL TIME: 1:14 P.M.**

**APPEAL OF WILLIAM PRITCHETT ON THE ACTION BY THE STAFF HEARING OFFICER FOR 401 ½ OLD COAST HWY, APN 015-291-010, C-P RESTRICTED COMMERCIAL/R-2 TWO FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2009-00500)**

This is an appeal of the April 21, 2010 Staff Hearing Officer denial of a Modification request to permit alterations, additions, and change of use to portions of an existing building currently located within the required ten-foot (10') rear setback (SBMC §28.54.060).

A second Modification is being added to this application. It is a request for a reduction in the required ten-foot building separation between residential units (SBMC §28.21.070).

The 7,117 square foot project site is currently developed with two single family residences and 1,106 square feet of commercial space. The proposed project involves a request to convert the commercial space to an additional residential unit. The approval will result in three residential units with five uncovered and one covered parking spaces for the site.

Case Planner: Roxanne Milazzo, Associate Planner

Email: RMilazzo@SantaBarbaraCA.gov

Phone: 805-564-5470 X2685

**\*\* Denied appeal without prejudice.**

**Lodge/Larson Vote: 5/0**

**Abstain: 0**

**Absent: 2 (Jacobs, Schwartz)**

**Resolution No. 005-09. \*\***

**III. NEW ITEM:**

**ACTUAL TIME: 2:15 P.M.**

**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.

Case Planner: Kathleen Kennedy, Associate Planner  
Email: [KKennedy@SantaBarbaraCA.gov](mailto:KKennedy@SantaBarbaraCA.gov)

Phone: 805-564-5470 X4560

**\*\* Adopted Final Mitigated Negative Declaration.  
Approved Development Plan and made recommendations  
to City Council for Final Community Priority Designation.  
Jostes/Larson Vote: 5/0  
Abstain: 0  
Absent: 2 (Jacobs, Schwartz)  
Resolution No. 006-10. \*\***

**IV. ADMINISTRATIVE AGENDA:**

**ACTUAL TIME: 3:52 P.M.**

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

**\*\* None. \*\***

2. Other Committee and Liaison Reports

**\*\* None. \*\***

**V. ADJOURNMENT:**

**\*\* Meeting adjourned at 3:52 P.M. \*\***