



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: May 6, 2010
AGENDA DATE: May 13, 2010
PROJECT ADDRESS: 540 W. Pueblo Street (MST2007-00092)
 Cancer Center of Santa Barbara
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Kathleen Kennedy, Associate Planner *KK*

I. SUBJECT

The purpose of the environmental hearing is to receive comments from the Planning Commission, interested agencies and the public on the adequacy and completeness of the Draft Initial Study and Mitigated Negative Declaration for the 540 W. Pueblo Street, Cancer Center of Santa Barbara project.

II. PROJECT DESCRIPTION

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 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.

III. REQUIRED APPLICATIONS

The proposed development would require the following discretionary applications:

1. A Development Plan to allow 30,000 square feet of new non-residential development (SBMC §28.87.300); and
2. A Final Community Priority Designation for 5,845 square feet of floor area (SBMC §28.87.300).

IV. ENVIRONMENTAL REVIEW

A Draft Mitigated Negative Declaration (DMND) has been prepared for this project and is available for review and comment. The DMND examines environmental impacts which may be associated with this project. Potentially significant environmental effects identified in the DMND which are anticipated as a result of the project include impacts related to Air Quality, Biological Resources, Cultural Resources, Hazards, Noise, and Public Services. The DMND includes proposed measures to mitigate potentially significant impacts to a less than significant level.

The public review period began on Thursday, April 15, 2010. Comments on the DMND must be submitted by 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.

V. RECOMMENDATION

Staff recommends that the Planning Commission hold an environmental hearing to receive public comments on the adequacy and completeness of the Draft Initial Study and Mitigated Negative Declaration. No action will be taken at this hearing on the environmental document or the project. A subsequent Planning Commission hearing will be scheduled to consider actions to adopt the final environmental document and approve the project.

Exhibit: Draft Initial Study and DMND (previously distributed to the Planning Commission) is available at the Community Development Department at 630 Garden Street, the Main Library at the corner of Anapamu and Anacapa Streets, and online at: <http://www.SantaBarbaraCa.gov/eir>.