



City of Santa Barbara California

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

THURSDAY, AUGUST 13, 2015
1:00 P.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
CITY COUNCIL CHAMBERS

APPLICATION OF CEARNAL ANDRULAITIS LLP, 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: OFFICE/ MEDIUM DENSITY RESIDENTIAL (MST2007-00092)

The purpose of this discussion item is to inform the Planning Commission of proposed changes to the Cancer Center of Santa Barbara Project, approved by the Planning Commission on June 10, 2010, within the context of a request to the City for a Substantial Conformance Determination (SCD). The Cancer Center of Santa Barbara Project consists of a new comprehensive outpatient cancer treatment facility, four-tier parking structure, two commercial structures and six rental housing units. The discretionary applications included a Development Plan to allocate 30,000 square feet of non-residential square footage from the Minor Addition and Small Addition categories and a Recommendation to City Council for Final Community Priority Designation for 5,845 square feet of floor area.

The approval included a change of use from residential to commercial for the building at 525 W. Junipero Street, which at the time was occupied by the Breast Cancer Resource Center. The adjacent vacant lot at 529 W. Junipero Street was approved for a new residential duplex.

Proposed changes include:

- Change the use of the building at 525 W. Junipero Street from commercial back to residential in order to create a residential duplex.
- Change the approved residential duplex at 529 W. Junipero Street to a commercial use consisting of a Learning Center for staff from the Cancer Center of Santa Barbara and Sansum Clinic. The Learning Center would be a 2,343 square foot, one-story building with a 110 seat auditorium, a 237 square foot conference room, restrooms, audio-visual room and lobby.

Environmental review was conducted for the project in compliance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration was adopted for the original project, finding that project environmental impacts would be less than significant with application of identified mitigation measures as conditions of project approval to reduce short-term construction effects (air quality, biological resources, hazardous materials, noise, and waste disposal) and long-term effects (biological resources, historic resources, and noise). The current revised project remains within the scope of the adopted Mitigated Negative Declaration; all previously identified mitigation measures would continue to be applied to the project; and the current project would not result in significant impacts. Pursuant to CEQA Guidelines §15162, no further environmental review document is required.

The purpose of the discussion is to allow the Planning Commission an opportunity to review the proposed changes to the Project and provide input to the Community Development Department with regard to the SCD request. The Community Development Director will ultimately make a determination as to whether the proposed changes are in substantial conformance with the approved Project.

If the permit approval or environmental document is challenged in court, the challenger may be limited to raising only those issues raised in written correspondence delivered to the City, or in a public hearing on the project.

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 at (805) 564-5470, extension 4560, or by email at KKennedy@SantaBarbaraCA.gov. 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.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

* **NOTE:** On Thursday, August 6, 2015, an Agenda with all items to be heard on Thursday, August 13, 2015, will be available at 630 Garden Street and online at 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 for the meeting 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.

* Meetings can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCA.gov/CityTVProgramGuide.