



Chair Addison Thompson
Commissioner Jay D. Higgins
Commissioner Sheila Lodge
Commissioner Deborah L. Schwartz

Vice Chair John Campanella
Commissioner Mike Jordan
Commissioner June Pujó

**PLANNING COMMISSION
AGENDA**

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

Website: www.SantaBarbaraCA.gov

NOTICES:

- A. **TUESDAY, AUGUST 11, 2015** **7:45 A.M.**
SITE VISITS
Depart 630 Garden Street
Community Development Parking Lot
540 W. Pueblo Street/
529 W. Junipero Street

The Planning Commission will visit the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony will be taken, but the public is invited to attend. Please call the Case Planner for additional information.

- B. **THURSDAY, AUGUST 13, 2015** **12:00 NOON**
SPECIAL MEETING LUNCH
DE LA GUERRA PLAZA
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss an update on the status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

- C. This regular meeting of the Planning Commission can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. You can also click on www.SantaBarbaraCA.gov/CityTVProgamGuide for a rebroadcast schedule. An archived video copy of this meeting will be viewable, on computers with high speed internet access, the next business day at <http://www.SantaBarbaraCA.gov/PCVideos>.

- D. **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.
- E. This 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 as it proceeds through the planning process. 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 Planner 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.
- 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

II. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Review, consideration and action on the following draft Planning Commission Minutes and Resolutions:
 - 1. July 16, 2015
 - 2. July 23, 2015
 - 3. Resolution No. 013-15
2015 Allocation of Unused Small Addition Floor Area
- 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.]

III. SUBSTANTIAL CONFORMANCE DISCUSSION:

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

Contact: Kathleen Kennedy, Associate Planner
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Phone: (805) 564-5470, ext. 4560

IV. ADMINISTRATIVE AGENDA:

- A. Committee and Liaison Reports
 - 1. Staff Hearing Officer Liaison Report
 - 2. Other Committee and Liaison Reports

V. ADJOURNMENT

CITY OF SANTA BARBARA PLANNING COMMISSION
MEETING PROCEDURES

PUBLIC COMMENT PROCEDURE: You are welcome to attend this hearing. The public is invited to speak on any item on the Planning Commission Agenda. After receiving recognition from the Chair, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Chair introduces the item is as follows:

1. Presentation by Staff (15 minutes)*.
2. Presentation by Applicant (15 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes each)*.
5. Questions and comments by the commission.
6. Commission consideration of Findings and Conditions of Approval.
7. Motion, discussion of motion, decision, and vote by the Commission.

***Time may be extended or limited by the Chair of the Planning Commission.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Chairman may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: 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.

It is not possible to determine the precise time an item will be heard. The Planning Commission sessions are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Chair.

APPEALS AND SUSPENSIONS: Many of the items before the Commission may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office.

Any further information on the Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at (805) 564-5470.

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 at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.