



# City of Santa Barbara California

*Revised*

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 028-10  
317 W. PUEBLO STREET  
MODIFICATION  
JUNE 16, 2010

**APPLICATION OF SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, INC.,  
AGENT FOR SANSUM CLINIC, 317 W. PUEBLO STREET, APN 025-172-028, C-O  
MEDICAL OFFICE ZONE, GENERAL PLAN DESIGNATION: MAJOR PUBLIC &  
INSTITUTIONAL (MST2010-00107)**

The 2.69 acre site is currently developed with the Sansum Clinic. The proposed project involves the temporary request to park a 370 square foot MRI trailer on the Sansum Medical Clinic site 1-2 days per week for an indefinite period of time. The discretionary applications required for this project are a Modification to permit the trailer to be located within the required six-foot interior setback and Development Plan Approval (SBMC §28.51.060.B & 28.87.300).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301 & 15305.

**WHEREAS**, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, no one appeared to speak in favor or opposition of the application, and the following exhibits were presented for the record:

1. Staff Report with Attachments, June 9, 2010.
2. Site Plans
3. Correspondence received in opposition to the project:
  - a. Paula Westbury, 650 Miramonte Dr., Santa Barbara, Ca.

**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer:

Approved the subject application making the finding that the Modification is consistent with the purposes and intent of the zoning ordinance and is necessary to secure an appropriate improvement on the lot. The proposed location within the required setback provides a convenient and safe path of travel for patients, between the main clinic building and the diagnostic equipment trailer, without impacts to the neighbors.

**Development Plan** – The development plan approval findings can be made pursuant to SBMC §28.87.300 in that:

1. With the approval of the requested Modification, the proposed development complies with all provisions of Title 28.

The installation of a PET/CT scan trailer is allowed in this C-O Medical Zone.

2. The proposed development is consistent with the principles of sound community planning.

*The proposed addition of the PET/CT scan trailer provides expanded diagnostic opportunities for the existing clinic services that are currently provided*

3. The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk or scale of the development will be compatible with the neighborhood.

*The trailer has been reviewed by the Architectural Board of Review who found no negative aesthetic issues with the proposed trailer's location which due to the neighboring parking lot appears to be installed at the center of the subject site.*

4. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock.

*The project involves only a very small increase in non-residential floor area, and no existing residential units would be eliminated.*

5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources.

The proposed trailer will not have water usage associated with its equipment.

6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic.


The project provides an additional level of diagnosis for patients already at the clinic.

7. Resources will be available and traffic improvements will be in place at the time of project occupancy.

*The project site is adequately served by existing public streets and utilities. No traffic improvements are required as part of the project.*

This motion was passed and adopted on the 16th day of June, 2010 by the Staff Hearing Officer of the city of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Staff Hearing Officer at its meeting of the above date.



Gloria Shafer, Staff Hearing Officer Secretary

6-23-2010

Date

**PLEASE BE ADVISED:**

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
4. Subsequent to the outcome of any appeal action your next administrative step should be to apply for Architectural Board of Review (ABR) approval and then a building permit.
5. **PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit.** The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
6. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
  - a. A building permit for the construction authorized by the approval is issued within twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
  - b. The approved use has been discontinued, abandoned or unused for a period of six months following the earlier of:
    - i. an Issuance of a Certificate of Occupancy for the use, or;
    - ii. one (1) year from granting the approval.

