



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: June 9, 2010
AGENDA DATE: June 16, 2010
PROJECT ADDRESS: 317 W. Pueblo Street (MST2010-00107)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 2.69 acre site is currently developed with the Sansum Medical Clinic. The proposed project involves the installation of a 370 square foot PET/CT scan trailer on the site. 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).

Date Application Accepted: April 27, 2010

Date Action Required: July 27, 2010

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, as submitted.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: SEPPS, Inc.	Property Owner: Sansum Clinic
Parcel Number: 025-172-028	Lot Area: 2.69 Acre
General Plan: Public & Institutional	Zoning: C-O
Existing Use: Medical Clinic	Topography: Flat

Adjacent Land Uses:

North – Commercial East - Commercial
 South - Commercial West - Commercial

IV. DISCUSSION

Modification

This proposed project involves a request to park a 370 square foot trailer on the Sansum Medical Clinic site 1-2 days a week for an indefinite period of time. The trailer will house equipment necessary to perform PET/CT (Position Emission Tomography/Computed Tomography) scans in conjunction with the clinic's diagnostic procedures. The location, within the interior setback, was chosen for its ease of access for clinic patients whom need to access the trailer from the main clinic building. The adjacent parcel which is developed with parking for the clinic appears to be a part of the same site and therefore the trailer installation does not appear to be located within a required yard. Staff supports the Modification in that it secures an amenity to enhance the services provided by the clinic without impacts to adjacent properties. Although the parcel site is large, Staff understands the necessity of the trailer's proximity to the actual clinic building. The project has been reviewed by the Architectural Board of Review who also supports the proposed location.

Development Plan Approval

Under current Measure E provisions, all non-residential additions in excess of 1,000 square feet on any parcel require Development Plan Approval (DPA). City records indicate that in 1992, a 1,044 square foot addition was made to the clinic building. That amount, when added to the proposed 370 square foot PET/CT trailer, requires that the Staff Hearing Officer make the required Development Plan Approval (DPA) findings prior to taking action on any Modification request.

V. FINDINGS

Modification –The Staff Hearing Officer finds 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 Staff Hearing Officer finds that 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.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated April 27, 2010
- C. ABR Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner
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630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470

S U Z A N N E  E L L E D G E
P L A N N I N G & P E R M I T T I N G S E R V I C E S , I N C .

PRINCIPAL PLANNERS
SUZANNE ELLEDGE • LAUREL F. PEREZ

27 April 2010

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

**RE: 317 W. Pueblo Street, APN: 025-172-028 – MST2010-00107
Modification and Development Plan Approval**

Dear Staff Hearing Officer,

On behalf of the property owner, we are requesting a zoning modification and a Development Plan for the installation of a PET/CT trailer located on the subject property. The parcel is 155,401 square feet, is zoned C-O and has a general plan designation of Major Public and Institutional. Said property contains Sansum Medical Clinic, Sansum Research Foundation building, an annex building and a parking lot. The project includes a request for Development Plan Approval due to the addition of non-residential floor area. All structures have building permits according to City records.

This proposal includes the permitting of one (1) PET/CT 370 square foot trailer (non-permanent vehicle). Said trailer would occupy a space in the existing parking lot for 1-2 days per week. All power and electrical would be supplied from the main building. The installation of the trailer would also include a curb cut and construction of a path-of-travel. This modification would allow the proposed trailer to encroach three (3) into the interior yard setback. This proposed location is in close proximity to the main building and to electrical service. It also provides a safe path of travel for patients going to and from the main Sansum Clinic to the PET/CT trailer. This encroachment does not negatively affect the neighboring property owners' privacy or the path of travel along the public alley.

The proposal was reviewed at the Architectural Board of Review (ABR) consent calendar on April 26, 2010. The ABR made positive design comments relative to the installation and zoning modification and requested restudy regarding the proposed path of travel to provide better separation for pedestrians from the vehicular path of travel.


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We appreciate your time in considering this modification request. Should you have any questions or require additional information, please do not hesitate to contact me at 966-2758 x 16.

Sincerely,

SUZANNE ELLEDGE

PLANNING & PERMITTING SERVICES, INC.

A handwritten signature in black ink, appearing to read "Trish Allen", with a long horizontal flourish extending to the right.

Trish Allen, AICP
Senior Planner

317 W. PUEBLO STREET - ARCHITECTURAL BOARD OF REVIEW

April 26, 2010

Continued indefinitely to the Staff Hearing Officer with the following comments:

- 1) The Board finds no negative aesthetic issues with the proposed trailer location.
- 2) Study an alternate path of travel to minimize the pedestrian exposure in the public alley.

