



City of Santa Barbara Planning Division

PLANNING COMMISSION MINUTES

June 10, 2010

CALL TO ORDER:

Chair Bartlett called the meeting to order at 1:06 P.M.

PLANNING COMMISSION PRESENT:

Chair Bruce Bartlett
Vice-Chair John Jostes
Commissioners Mike Jordan, Stella Larson, and Sheila Lodge.

Absent:

Commissioners Charmaine Jacobs and Deborah L. Schwartz.

STAFF PRESENT:

Bettie Weiss, City Planner
Susan Reardon, Senior Planner and Staff Hearing Officer
N. Scott Vincent, Assistant City Attorney
Steve Foley, Supervising Transportation Planner
Michael Berman, Project Planner/Environmental Analyst
Allison De Busk, Project Planner
Lauren Nocis, Senior Building Inspector
Curtis Harrison, Building Inspector
Roxanne Milazzo, Associate Planner
Kathleen Kennedy, Associate Planner
Chelsey Swanson, Associate Transportation Planner
Julie Rodriguez, Planning Commission Secretary

I. ROLL CALL

Roll Call was taken at 1:06 P.M. Commissioners Jacobs and Schwartz were absent.

II. PRELIMINARY MATTERS:

A. Action on the review of the following Draft Minutes and Resolutions listed in II.A of this Agenda:

1. Draft Minutes of June 3, 2010

2. Resolution 004-10
632 E. Canon Perdido Street

MOTION: Larson/Jostes

Approve the minutes and resolutions as corrected.

Commissioner Jostes submitted, and read into the record, written clarification of his motion made on June 3, 2010.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0. Absent: 2 (Jacobs, Schwartz)

- B. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

None.

- C. Announcements and appeals.

Ms. De Busk announced that the site visit next week to the Natural History Museum at 2559 Puesta Del Sol will take approximately 1 ½ - 2 hours. Commissioners Jordon and Lodge visited the site by earlier Staff arrangement.

- D. Comments from members of the public pertaining to items not on this agenda.

Chair Bartlett opened the public hearing at 1:14 P.M. and, with no one wishing to speak, closed the hearing.

III. STAFF HEARING OFFICER APPEAL:

ACTUAL TIME: 1:14 P.M.

APPEAL OF WILLIAM PRITCHETT ON THE ACTION BY THE STAFF HEARING OFFICER FOR 401 ½ OLD COAST HWY, APN 015-291-010, C-P RESTRICTED COMMERCIAL/R-2 TWO FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2009-00500)

This is an appeal of the April 21, 2010 Staff Hearing Officer denial of a Modification request to permit alterations, additions, and change of use to portions of an existing building currently located within the required ten-foot (10') rear setback (SBMC §28.54.060).

A second Modification is being added to this application. It is a request for a reduction in the required ten-foot building separation between residential units (SBMC §28.21.070).

The 7,117 square foot project site is currently developed with two single family residences and 1,106 square feet of commercial space. The proposed project involves a request to convert the commercial space to an additional residential unit. The approval will result in three residential units with five uncovered and one covered parking spaces for the site.

Case Planner: Roxanne Milazzo, Associate Planner
Email: RMilazzo@SantaBarbaraCA.gov

Phone: (805) 564-5470 X2685

Roxanne Milazzo, Associate Planner, gave the Staff presentation, joined by Susan Reardon, Staff Hearing Officer; Lauren Nocis, Senior Building Inspector; and Curtis Harrison, Building Inspector

Keith Rivera, Architectural Board of Review (ABR) Member, provided a summary of the ABR's concerns with the project, primarily the detached open space.

Tony Fischer, Attorney for William Pritchett, Applicant, gave the Appellant presentation joined by Gil Garcia, Architect.

Chair Bartlett opened the public hearing at 1:41 P.M.

The following people spoke in support of the appeal:

1. Carolina Mora, potential resident
2. Collette McIntosh, prior resident

Angie Munoz, owner of adjacent property, submitted a map and stated that she does not have a problem with the proposed development but wants the easement for her 6 spaces at the rear of her building to be maintained.

With no one else wishing to speak, the public hearing was closed at 1:46 P.M.

MOTION: Lodge/Larson

Assigned Resolution No. 005-10

Denied the appeal without prejudice, denied the building separation modification and upheld the decision of the Staff Hearing Officer to deny the project.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Jacobs, Schwartz)

Chair Bartlett announced the ten calendar day appeal period.

Some of the Commissioners felt the site had potential for development, but that this was not the appropriate project for the site and did not offer adequate community benefit.

IV. NEW ITEM

ACTUAL TIME: 2:15 P.M.

APPLICATION OF DUDEK, 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: MAJOR PUBLIC AND INSTITUTIONAL (MST2007-00092)

The proposal consists of a new comprehensive outpatient cancer treatment facility and rental housing for the Cancer Center of Santa Barbara. The project site consists of ten lots, located between West Junipero and West Pueblo Streets that would be merged into one 3.38-acre lot.

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 project includes the demolition of all structures onsite except for three buildings along West Junipero Street. The existing main medical building which is located within the 25-foot setback of Mission Creek would be replaced with a new 53,407 square foot, three-story medical facility, located approximately 130 feet from the top of bank. The new facility would have a maximum height of 45 feet except for an architectural feature that would extend to 50 feet. 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. 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.

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.

Grading would consist of 2,700 cubic yards of cut and 5,500 cubic yards of fill. The project includes revegetation of the creek bank and creek setback area.

The discretionary applications required for this project are:

1. A Development Plan to allocate 30,000 square feet of non-residential square footage from the Minor Addition and Small Addition categories (SBMC§28.87.300) (SBMC §28.87.300); and
2. Recommendation to City Council for Final Community Priority Designation for 5,845 square feet of floor area (SBMC §28.87.300).

The Planning Commission will consider approval of the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Kathleen Kennedy, Associate Planner

Email: KKennedy@SantaBarbaraCA.gov

Phone: (805) 564-5470 X4560

Kathleen Kennedy, Associate Planner, gave the Staff presentation.

Rick Scott, President, Cancer Center of Santa Barbara, gave the Applicant presentation joined by Brian Cearnal, Architect; Scott Schell, Associated Transportation Engineers; Jonathan Leech, Dudek and Associates; and Bob Cunningham, Landscape Architect.

Chair Bartlett opened the public hearing at 3:00 P.M.

The following people spoke in support of the project:

1. Tom Weisenburger, MD
2. Jack Bianchi
3. Jim Shattuck, Chairman of Board of Trustees, Cancer Center of Santa Barbara
4. Barbara Conviser, Director of Research, Cancer Center of Santa Barbara
5. Isabelle Patton

With no one else wishing to speak, the public hearing was closed at 3:09 P.M.

MOTION: Jostes/Larson

Assigned Resolution No. 006-10

Adopted the Final Mitigated Negative Declaration (MND), and approved the project making the findings for the Final MND and Development Plan and forwarded a recommendation to City Council for the Final Community Priority Designation as outlined in the Staff Report, subject to the Conditions of Approval in Exhibit A of the Staff Report with the following revisions to the Conditions of Approval: 1) Utilities on and to the site shall be undergrounded; including the existing poles along both sides of Junipero Street if feasible; 2) Provide greater detail regarding the elements of the proposed Transportation Demand Management Program (TDM); and 3) Reduce the number of parking spaces to be provided onsite such that it meets, but does not exceed, city parking requirements. The location of such parking to be determined in consultation with the Architectural Board of Review (ABR).

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Jacobs, Schwartz)

Chair Bartlett announced the ten calendar day appeal period.

V. ADMINISTRATIVE AGENDA

ACTUAL TIME: 3:52 P.M.

A. Committee and Liaison Reports.

1. Staff Hearing Officer Liaison Report

None was given.

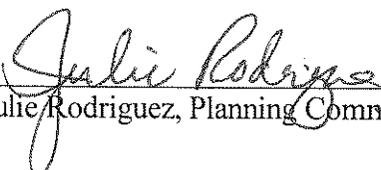
2. Other Committee and Liaison Reports

None were given.

VII. ADJOURNMENT

Chair Bartlett adjourned the meeting at 3:52 P.M.

Submitted by,



Julie Rodriguez, Planning Commission Secretary