

November 5, 2009

Kathleen Kennedy
Project Planner
City of Santa Barbara
Planning Department
630 Garden Street
Santa Barbara, CA 93101

SUBJECT: Request for Measure E Allocations
Case: MST2007-00092; 540 West Pueblo Street, City of Santa Barbara

Dear Ms. Kennedy:

As a component in achieving a complete development permit application for a project which entails commercial square footage, it is our understanding we need to formally request allocations under the City's Measure E program for the Cancer Center Master Plan. This letter presents our formal request for consideration by the City Council.

Project Description

The Cancer Center of Santa Barbara, a local non-profit cancer treatment organization, is proposing to develop a comprehensive out-patient cancer treatment campus on its property located between West Pueblo Street and West Junipero Street, in the vicinity of Oak Park within the City of Santa Barbara. The approximately 3.38 acre project site (147,316 square feet) is currently composed of 10 individual parcels which are developed with a variety of structures and uses. A voluntary merger of the ten existing parcels into one legal parcel is proposed to accommodate the Master Plan Development. The Cancer Center is specifically requesting approval of a Development Plan for the property and Measure E allocations.

The Master Plan project includes Demolition of the existing primary medical building on-site (540 West Pueblo Street) and approximately 2,510 net square feet of existing medical and office space housed in several structures at the site. The Master Plan would include 55,799 net square feet of commercial space, including medical office, office, and related uses. This represents a net increase of 33,453 net square feet of new medical office floor area over and above what exists on the site today. A four level parking structure is proposed immediately adjacent to the medical facility, containing 169 parking stalls. Site vehicular access and circulation would be simplified with a single ingress/egress driveway connecting to each West Pueblo Street and West Junipero Street.

The Master Plan also proposes to demolish five existing residential structures (containing 8 total residential units), and to partially replace these with two new duplex structures and a single residential unit addition to the one retained residence, for a total of 5 new/replacement residential units and a grand total of six (6) residential units within the Master Plan property.

The proposed architecture incorporates elements of the California Craftsman / bungalow style to compliment both on-site preserved structures and the surrounding neighborhood. The proposed primary medical facility structure would be three stories in height, while the new residences and residential additions would be two stories in height. The parking structure is proposed to have one level below ground and three levels above ground, but with a total height of 37 feet. All proposed structures would meet the zoning ordinance height limit of 45 feet. However, the main entrance to the three-story cancer treatment facility would include an architectural feature which projects above the 45-foot plane (see Sheet A.5).

Measure E Request

The Cancer Center of Santa Barbara is requesting the maximum allowable Measure E allocation from the "small" project category for each of the existing 10 legal parcels which compose the property (2,000 square feet per parcel). The Applicant also requests the maximum allowable Measure E allocation from the "minor addition" category for each of the existing legal parcels (1,000 square feet per parcel). The Applicant is requesting the remaining Measure E allocation necessary to accommodate the increase in commercial space from the Community Priority category. The attached table provides a breakdown of the statistics to accompany the request.

Basis for Measure E Community Priority Allocation Request

The Cancer Center of Santa Barbara has been providing critical cancer treatment and associated health care services to the Santa Barbara region since its inception in 1949. In the absence of this organization many local cancer patients would need to seek treatment outside the area, increasing the difficulty of the treatment and recovery process. The Cancer Center is at a pivotal point where additional space is required in order to accommodate the latest and best technologies for diagnosis and treatment, while at the same time achieving compliance with modern patient care space standards. The Cancer Center has made the commitment to invest in technology and facility construction to provide unparalleled care for cancer patients right here in Santa Barbara, negating the need to travel outside of the area and ensuring that the Santa Barbara population will continue to receive the highest possible level of care for cancer-related illnesses. It is an exciting time for the Cancer Center and for this community as this project, once complete, will be one of the premier cancer treatment facilities in the country and a model for future development of sustainable design health care facilities. For these reasons, the

*Kathleen Kennedy
Cancer Center Measure E Allocation Request
November 5, 2009
Page 3*

Cancer Center believes this project is ideally qualified to receive a Measure E Allocation under the Community Priority category.

Should you have any questions regarding this Measure E allocation request, please don't hesitate to give me a call at 963-0651 ext. 3521.

Sincerely,



Kenneth E. Marshall, AICP

cc: (w/o attachments)
Brad Hess, Cancer Center
Brian Cernal

Attachments:

Measure E Statistics Tables

**CANCER CENTER OF SANTA BARBARA
MEASURE E ALLOCATION REQUEST
STATISTICS SUMMARY**

TABLE 1 Measure E Analysis (1988 Status) Per Address - Allowable New Floor Area [NET]						
Address		Permitted Use	Credit for Existing Square Feet	Minor Addition Allocation	Small Project Allocation	Demolition Credit Applies (X)
520	W. Pueblo	Residence	NO	1,000 S.F.	2,000 S.F.	
524	W. Pueblo	Residence	NO	1,000 S.F.	2,000 S.F.	
526	W. Pueblo	Residence Laundry Fac.	NO YES	1,000 S.F.	2,000 S.F.	X
540	W. Pueblo	Medical Office	YES	1,000 S.F.	2,000 S.F.	X
519	W. Junipero	Residence	NO	1,000 S.F.	2,000 S.F.	
521	W. Junipero	Residence	NO	1,000 S.F.	2,000 S.F.	
525	W. Junipero	Residence	NO	1,000 S.F.	2,000 S.F.	
529	W. Junipero	Residence	NO	1,000 S.F.	2,000 S.F.	
601	W. Junipero	Medical Office	YES	1,000 S.F.	2,000 S.F.	Partial
2317	Oak Park	Medical Office	YES	1,000 S.F.	2,000 S.F.	X
Sub-totals				10,000 S.F.	20,000 S.F.	

TABLE 2				
Measure E Analysis				
Demolition Credits				
Per Address - Net Floor Area				
	Permitted Use	Existed in 1988	Net Square Feet Demolished	Entire Structure Demolished ?
526 W. Pueblo	Laundry Facility / Storage	YES	906 S.F.	YES
540 W. Pueblo	Medical Office	YES	17,444 S.F.	YES
601 W. Junipero	Medical Records Storage (Detached Former Garage)	YES	340 S.F.	YES
2317 Oak Park	Medical Offices	YES	1,264 S.F.	YES
Sub-totals			19,954 S.F.	

Note: 2317 Oak Park Lane was a former psychiatric medical office structure still in existence in 1988, which was just recently demolished (2007).

TABLE 3	
Measure E Analysis	
Proposed New Commercial – Net Floor Area	
Cancer Center Facility	53,407 S.F.
Conversion (Re-designation) of BCRC to “Commercial” [525 W. Junipero]	2,392 S.F.
Sub-totals	55,799 S.F.

TABLE 4	
Measure E Analysis	
Statistics Summary	NET SQUARE FEET
Minor Addition Allowance (see Table 1)	10,000 S.F.
Small Project Allowance (see Table 1)	20,000 S.F.
Demolition Credit (see Table 2)	19,954 S.F.
TOTAL MEASURE ‘E’ ALLOCATION	49,954 S.F.
Proposed New Commercial Space (see Table 3)	55,799 S.F.
Balance (Community Priority Request)	5,845 S.F.