



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 8, 2009

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: Request For Preliminary Community Priority Designation For The Cancer Center Of Santa Barbara Project At 540 W. Pueblo Street

RECOMMENDATION:

That Council make a preliminary finding that the project proposed for The Cancer Center of Santa Barbara meets the definition of a Community Priority Project, and grant the project a Preliminary Community Priority Designation for 5,845 square feet of nonresidential floor area.

DISCUSSION:

Project Description

The Cancer Center of Santa Barbara is an existing, local, non-profit cancer treatment organization that proposes a new comprehensive out-patient cancer treatment facility on its 3.38 acre property that extends between W. Pueblo Street and W. Junipero Street. The project site is zoned C-O, Medical Office and has a General Plan designation of Major Public/Institutional.

The existing 17,444 square foot main medical building, approximately 2,510 square feet of existing medical office space housed in other structures onsite, and eight residential units would be demolished. The new facility would consist of a new 53,407 square feet medical building on W. Pueblo Street, renovation and conversion of the 2,392 square foot building at 525 W. Junipero Street from residential to commercial space, the renovation of the commercial building at 601 W. Junipero Street, and a new, two and three story, parking structure. The residential portion of the proposal would consist of two new residential duplexes, one new residential unit added to an existing unit, for a total of six residential rental units. The proposal includes the merger of 10 existing parcels. Vehicular access would be provided on both W. Pueblo Street and W. Junipero Street (see Attachment 1 – Site Plan).

Community Priority Designation

The City Charter describes Community Priority Projects as those which are found by the City Council as necessary to meet present or projected needs directly related to public health, safety or general welfare. The Municipal Code defines "general welfare" as "*a community priority project which has a broad public benefit (for example: museums, child care facilities, or community centers) and which is not principally operated for private profit.*"

With this proposal, the Cancer Center of Santa Barbara requests a preliminary designation of 5,845 square feet of floor area from the Community Priority Category (see Attachment 2 – Applicant's Letter). Staff believes that the project satisfies the required finding for approval of Community Priority square footage because it is a local, non-profit organization that is necessary to provide present and projected needs for cancer treatment in the Santa Barbara area. Therefore, Staff recommends approval of the preliminary designation. Currently, 73,880 square feet is remaining in the Community Priority Category for allocation (see Attachment 3 - Community Priority Projects Table); therefore, enough square footage is available to meet this request.

The proposed project would require a total of 55,799 square feet. The remaining square footage needed for the proposed project would be allocated from the Minor Addition category (10,000 sq. ft.), from the Small Addition category (20,000 sq. ft.) and from demolition credit (19,954 sq. ft.) if approved by the Planning Commission at a later date.

Both the Planning Commission and the Architectural Board of Review have conceptually reviewed the proposed project.

Next Steps

This action neither approves nor implies approval of the project. If the request for a Preliminary Community Priority Designation is granted by the City Council, the proposed project would proceed through environmental review and ultimately, be considered by the Planning Commission for project approval. At that time, the Planning Commission would be asked to make a recommendation to the City Council concerning the Final Community Priority Designation. The application would then be forwarded to the City Council, together with the Planning Commission's recommendation, for a Final Designation as a Community Priority project.

NOTE: The project plans have been sent separately to the City Council and are available for public review in the City Clerk's Office.

ATTACHMENTS:

1. Site Plan
2. Applicant's Letter dated November 5, 2009
3. Community Priority Projects Table

PREPARED BY: Kathleen Kennedy, Associate Planner

SUBMITTED BY: Paul Casey, Community Development Director

APPROVED BY: City Administrator's Office

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,

A handwritten signature in blue ink that reads "Kenneth E. Marshall". The signature is written in a cursive style.

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.

**PROJECTS WITH PRELIMINARY OR FINAL
COMMUNITY PRIORITY DESIGNATIONS**

PROJECT/ADDRESS	PRELIM. DESIG. (SQ. FT.)	FINAL DESIG. (SQ. FT.)	STATUS/ COMMENT
Boys & Girls Club Addition 602 W Anapamu Street MST90-02931	4,800		Initial application 1990; potential - working on revised
Housing Authority 702 Laguna Street MST92-00043		4,550	Completed
Natural History Museum 2559 Puesta Del Sol MST92-00608		2,165	Completed
Airport Fire Station 40 Hartley Place MST92-00746		5,300	Completed
Santa Barbara Zoo 500 Niños Drive MST95-00330		210	Completed
Desalination Plant 525 E. Yanonali Street MST95-00425 (MST90-00360)		528	Completed
Santa Barbara Rescue Mission 535 E. Yanonali Street MST96-00228		7,213	Completed
Airport Master Plan 601 Firestone Road MST96-00355		12,557*	Airline Terminal expansion; portion or all may be considered for Economic Development category at later date
Airport Master Plan 601 Firestone Road MST96-00355		50,000*	
Rehabilitation Institute 2405 and 2415 De la Vina Street MST97-00196		9,110	Completed
Visitor Information Center - Entrada de Santa Barbara 35 State Street MST97-00357		2,500	Approved 8/21/01
Santa Barbara Harbor Restrooms 134 Harbor Way MST97-00387		1,200	Completed
Airport Terminal Expansion (trailers) 500 Fowler Rd. MST97-00392		2,300	Completed

PROJECT/ADDRESS	PRELIM. DESIG. (SQ. FT.)	FINAL DESIG. (SQ. FT.)	STATUS/ COMMENT
Waterfront Department Offices 132 Harbor Way MST97-00503		3,240	Completed
Transitions Preschool 2121 De la Vina Street MST97-00696		723	Completed
S.B. Maritime Museum 113 Harbor Way MST97-00832		2,805	Completed
Santa Barbara Cottage Hospital (Hospitality House) 2407-2409 Bath Street MST98-00042		4,158	Completed
MacKenzie Park Lawn Bowls Clubhouse 3111 State Street MST98-00076		763	Completed
Cottage Hospital 320 West Pueblo Street MST98-00287		980	Completed
The Full Circle Preschool 509 West Los Olivos Street MST98-00231		832	Completed
Storyteller Children's Center 2115 State Street MST98-00364		2,356	Completed
Free Methodist Church 1435 Cliff Drive MST98-00877		2,544	Completed
Salvation Army 423 Chapala Street MST99-00014		2,968	Completed
Homeless Day Center and Shelter 816 Cacique Street MST99-00432		10,856	Completed
Emmanuel Lutheran Church 3721 Modoc Road MST99-00510		8,120	Completed
Marymount School 2130 Mission Ridge Road MST99-00542		4,000	Completed
Parking Lot 6 – Granada Theater 1221 Anacapa MST1999-00909/MST2003-00908		7,810	Completed

PROJECT/ADDRESS	PRELIM. DESIG. (SQ. FT.)	FINAL DESIG. (SQ. FT.)	STATUS/ COMMENT
Planned Parenthood 518 Garden Street MST1999-00916		3,565	Completed
Sea Center 211 & 213 Stearns Wharf MST2000-00324		3,212	Completed
Santa Barbara Zoo 500 Ninos Drive MST2000-00707 (& MST2002-00676)		10,000	Final Designation 4/10/2007
Clean Water and Creeks Restoration Office 620 Laguna Street MST2000-00828		480	Completed
Elings Park 1298 Las Positas Road MST2001-00007/MST2006-00509	12,190		Draft EIR stage
Braille Institute 2031 De la Vina Street MST2001-00048		4,000	Completed
Modular Classrooms at Boys & Girls Club 632 E. Canon Perdido Street MST2001-00150		6,502	Completed
Cater Water Treatment Plant 1150 San Roque Road MST2001-00732		6,750	Completed
Santa Barbara Neighborhood Medical Clinics 915 North Milpas Street MST2001-00774		2,518	Completed
632 E. Canon Perdido St. Boys and Girls Club MST2002-00786 MST2008-00563	7,600		Preliminary Designation 7/15/03
617 Garden St. Mental Health Assoc. MST2002-00257		2,703	BP Issued 11/17/06
4000 La Colina Rd Bishop Diego High School MST 2004-00673		9,512	Final Designation 12/20/2005
125 State St Children's Museum MST2009-00119	2,500		Preliminary Designation 4/7/2009
SUBTOTALS:	27,090	199,030	
ALLOCATED TO DATE: 226,120 SQ. FT. REMAINING UNALLOCATED: 73,880 SQ. FT.			