



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: July 13, 2010

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

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

RECOMMENDATION:

That Council grant The Cancer Center of Santa Barbara a Final Community Priority Designation for 5,845 square feet of non-residential floor area.

DISCUSSION:

The proposal consists of a new comprehensive outpatient cancer treatment facility and rental housing for The Cancer Center of Santa Barbara on its 3.38 acre property that extends between W. Pueblo Street and W. Junipero Street. The proposed project is further described in the Planning Commission Staff Report (see Attachment 1).

Non-residential development is regulated by Municipal Code Section 28.87.300 (Development Plan Review and Approval) which describes allocation categories such as Minor Additions, Small Additions, Community Priority, and Economic Development, and contains standards for processing non-residential projects. Generally, projects are allocated the first 3,000 square feet of non-residential floor area from other categories for which they are eligible, such as Minor Addition, Small Addition, and/or Vacant, with the remaining square footage considered for Community Priority or Economic Development designation.

In this case, the project would result in 57,239 square feet of non-residential development. A total of 30,000 square feet would be allocated from the Minor and Small Addition categories (3,000 for each of the 10 existing parcels), 19,954 square feet would be from demolition credit, 1,440 square feet of existing commercial space would remain, and 5,845 square feet would be allocated from the Community Priority category. As shown on the attached Community Priority Projects Table, enough square footage is available to meet this request (see Attachment 2).

The Municipal Code 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.*"

On December 8, 2009, the City Council made the finding that the project meets the definition of a Community Priority Project 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, and granted the project a Preliminary Community Priority Designation for 5,845 square feet of non-residential floor area.

On June 10, 2010, the Planning Commission voted 5 to 0 and approved the project and made a recommendation to City Council for approval of a Final Community Priority Designation.

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. Planning Commission Staff Report (without exhibits)
2. Community Priority Projects Table

PREPARED BY: Kathleen Kennedy, Associate Planner

SUBMITTED BY: Paul Casey, Assistant City Administrator

APPROVED BY: City Administrator's Office



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: June 3, 2010
AGENDA DATE: June 10, 2010
PROJECT ADDRESS: 540 W. Pueblo Street (MST2007-00092)
 Cancer Center of Santa Barbara
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Kathleen Kennedy, Associate Planner

I. PROJECT DESCRIPTION

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 Junipero and Pueblo Streets, which would be merged into one 3.38-acre lot.

The Cancer Center of Santa Barbara currently operates from two locations: Cottage Hospital, where it has been in operation since 1949, and the project site. The existing uses (Oncology, administration, patient services) on the project site would remain. All Radiation Therapy outpatient services and 25% of Nuclear Medicine outpatient services currently located at Cottage Hospital would be relocated to the project site. The Cottage Hospital location would continue to provide services for in-patients, emergency patients, and outpatients, while the proposed facility on the project site would be for outpatients only. Although there would be no new employees hired as a result of the proposed project, thirty staff members would be relocated from the Cottage Hospital location.

The existing development on the project site consists of a 17,444 square foot main medical building, five additional medical office buildings, a residential duplex, a residential tri-plex, an uninhabitable single-family dwelling and accessory structures.

The project includes the merger of all 10 lots and the demolition of all structures onsite except for three buildings along W. 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 first level would be partially on grade and partially below grade. The parking structure would have a maximum height of approximately 39 feet. The seven required parking spaces for the residential units would be located in the parking structure. 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 Pueblo Street and one driveway on Junipero Street, resulting in the

elimination of three curb cuts on Pueblo Street and three on Junipero Street. The main driveway entrance to the Cancer Center will continue to be on Pueblo Street. The secondary entrance on Junipero Street will be used by employees, residents and for deliveries, and not by patients. However, some employees will continue to use the Pueblo Street entrance.

Two of the buildings to be retained (525 and 601 W. Junipero Street) would continue to be used as medical offices. One of the buildings to be retained (519 W. Junipero Street) would be converted to a residential duplex. Two new residential duplexes would be constructed.

There are ten permitted residential units on the project site, although four of the units are currently being used as medical offices, and the single-family residence located at 520 W. Pueblo Street is vacant and uninhabitable. See Exhibit C for additional details regarding existing and proposed uses by address.

The proposed project would result in a total of 57,239 square feet of medical office space and six residential units. The six residential units would be available as rental units and would be offered on a first-right-of-refusal basis to Cancer Center employees.

The proposed project would involve grading in the amount of 2,700 cubic yards of cut and 5,500 cubic yards of fill. The project also includes revegetation of the creek bank and creek setback area.

Project construction is anticipated to take approximately 160 weeks (3 years) to complete from the commencement of demolition of structures through building construction and landscaping.

II. REQUIRED APPLICATIONS

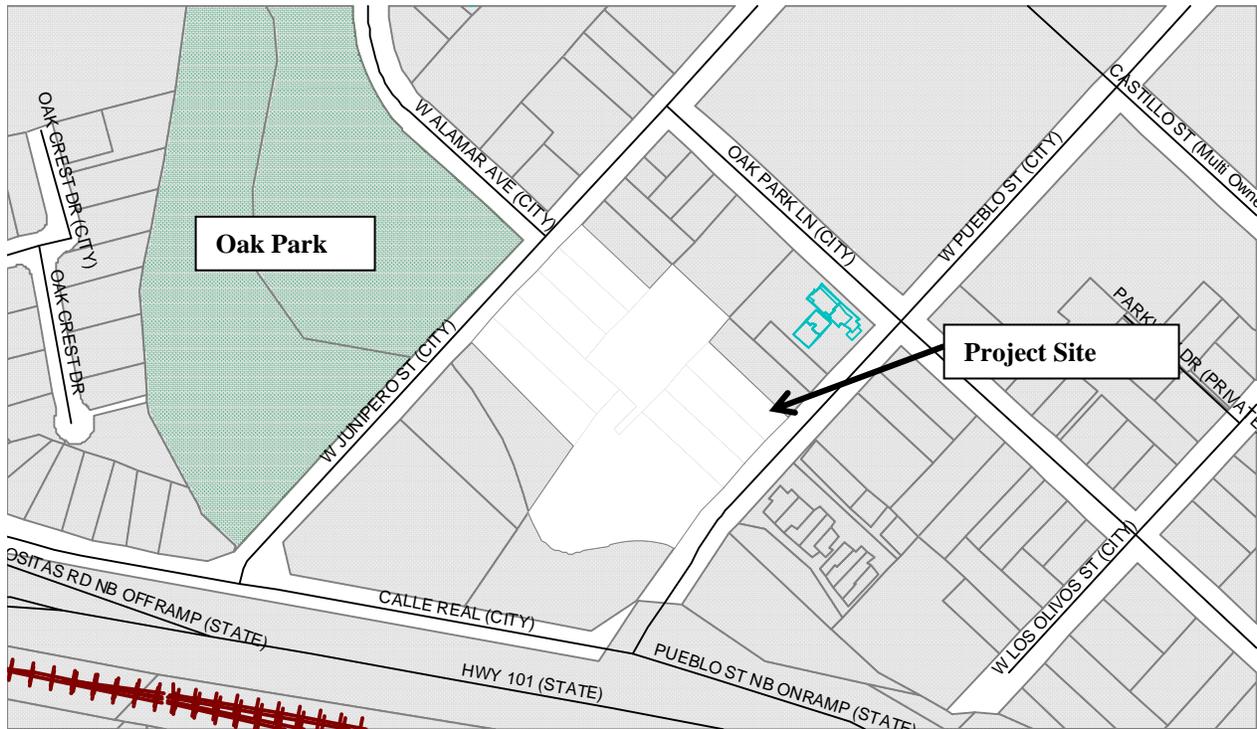
The proposed development would require the following discretionary applications:

1. A Development Plan to allow 30,000 square feet of new non-residential development (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.

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map for Cancer Center of Santa Barbara

APPLICATION DEEMED COMPLETE:
DATE ACTION REQUIRED:

December 18, 2009
 June 16, 2010 to adopt MND (must approve/ deny project within 60 days of MND adoption)

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Dudek	Property Owner: Cancer Center of Santa Barbara
Parcel Numbers: 025-090-005, -008, -022, -023, -024, -031, -039, -040, -046 & -047	Lot Area: 3.38 acres total upon merger
General Plan: Major Public/Institutional	Zoning: C-O, Medical Office
Existing Use: Medical, Residential	Topography: Relatively flat
Adjacent Land Uses: North - Oak Park, Single-family residential East - Medical offices South - Multi-family residential West - Oaks Parent-Child Workshop, Mission Creek, Medical offices (across Mission Creek)	

B. PROJECT STATISTICS

	Existing (net)	Proposed (net)
Commercial	20,130 square feet	57,239 sq. ft.
Residential	10 permitted units 5 occupied units	6 units

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks -Front -Interior	Front: 15' commercial, 10' residential Interior: 10' commercial, 6' residential	Front: varies from 1' to >15' commercial, >10' residential Interior: >10' commercial, 6' residential	Varies Front: >15' commercial >10' residential Interior: 10' commercial 6' residential
Building Height	3 stories; 45'	Main facility: 2 stories, approx. 22'	Main facility: 45' maximum with architectural projection to 50'
Parking	167	68	172
Lot Area Required for Each Unit (Variable Density)	1-bedroom: 2 x 1,840 sq. ft. =3,680 sq. ft. 2-bedrooms: 4 x 2,320 sq. ft. = 9,280 sq. ft.; 12,960 sq. ft. of lot area required for 6 units	N/A	Lot Area: 147,316 sq. ft.
Private Outdoor Living Space	1-bedroom: 120 sq. ft. 2-bedroom: 140 sq. ft.	N/A	1-bedroom: 120 sq. ft. 2-bedroom: 140 sq. ft.
10% Open Space	14,731 sq. ft.	N/A	>14,731 sq. ft.
Common Open Area	15' x 15' area	N/A	> 14,731 sq. ft.
Lot Coverage -Building -Paving/Driveway -Landscaping	N/A	N/A	51,508 sq. ft. 35.0 % 21,593 sq. ft. 14.7 % <u>74,215 sq. ft. 50.4 %</u> 147,316 sq. ft. 100%

The proposed project would meet the requirements of the C-O, Medical Office Zone. No modifications are requested. The project includes a request for square footage from the Minor, Small and Community Priority categories, as discussed below.

VI. ISSUES

A. **PLANNING COMMISSION REVIEW**

On November 1, 2007, the Planning Commission reviewed a conceptual proposal for the project site. Subsequently, the project was revised to include the removal of the existing facility and the construction of a new facility approximately 130 feet from the top of bank of Mission Creek. On April 13, 2010, the Planning Commission held an environmental review hearing to review the proposed Mitigated Negative Declaration (Exhibit D – PC Minutes).

B. **DESIGN REVIEW**

This project was reviewed by the Architectural Board of Review on December 1, 2009 (see Exhibit D of the Initial Study – ABR minutes). The majority of the Board stated that the architectural character, size, bulk, scale and height are acceptable. Further refinement of design and landscape plans will be required prior to any preliminary approvals.

C. **COMPLIANCE WITH THE GENERAL PLAN**

Land Use Element: The General Plan Land Use designation for the project site is Major Public/Institutional. The project site is located in the Oak Park neighborhood of the City. The existing development in the neighborhood has been influenced by Cottage Hospital and consists of medical offices, as well as multi-family and single-family residences. The neighborhood contains Oak Park, a public park located across West Junipero Street from the project site. As part of the *Plan Santa Barbara*, General Plan update process, it is expected that the Land Use designation surrounding Cottage Hospital would be changed from Public/Institutional to Office/Medium Density (12 dwelling units per acre), which is more consistent with the existing land uses. The change would not represent an increase in the residential density that currently exists in the neighborhood and the development of medical office uses would continue to be allowed. The residential portion of the proposed project would result in a density of 1.77 units per acre. The type of proposed uses (medical and residential) and the intensity of the uses are appropriate and are potentially consistent with both the existing Land Use designations and the proposed *Plan Santa Barbara* Land Use designation.

Open Space Element: The Open Space Element is concerned primarily with conserving, providing, and improving, as appropriate, significant land and water areas in the Santa Barbara landscape. Those would be defined as the ocean, mountains, major hillsides, creeks, shoreline, major parks and the freeway. The project site is located adjacent to Mission Creek. The proposed project would remove the existing medical facility from the 25-foot creek setback. The new facility would be located approximately 130 feet from the top of bank of Mission Creek. The proposed project includes restoration and revegetation of the creek bank and setback area. Therefore, the proposed project can be found potentially consistent with the Open Space Element.

Housing Element: Housing Element Goals 1 and 2 encourage construction and conservation of housing to meet the needs of various household types. The proposed project would result in

one additional residential rental unit over what currently exists on the site. The six residential units would be available as rental units and would be offered on a first-right-of refusal basis to Cancer Center employees. Therefore, the proposed project is potentially consistent with this goal of the Housing Element.

Housing Element Policy 3.3 “New development in or adjacent to existing residential neighborhood must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood.”

The neighborhood surrounding the project site is comprised of medical offices and multi-family and single-family residential development. The size and design of the proposed project has received positive comments from the City’s Architectural Board of Review (ABR) and requires final approval by the ABR prior to construction. Therefore, the proposed project can be found potentially consistent with this policy.

Circulation Element: The Circulation Element of the General Plan contains goals and implementing measures to reduce adverse impacts to the City's street system and parking by reducing reliance on the automobile, encouraging alternative forms of transportation, reviewing traffic impact standards, and applying land use and planning strategies that support the City's mobility goals. The project includes a pedestrian path that would provide a convenient connection between uses on Pueblo Street and Oak Park. The project also includes residential units for Cancer Center employees, thereby potentially reducing daily work trips to the site. The main driveway entrance to the Cancer Center will continue to be on Pueblo Street. The secondary entrance on Junipero Street will be used by employees, residents and for deliveries, and not patients, although some employees will continue to use the W. Pueblo Street entrance. Traffic and circulation is further addressed in Section 11 (Transportation/Circulation) and the Response to Comment section of the proposed Final Mitigated Negative Declaration. The project would not result in any significant impacts associated with traffic or circulation. Therefore, the proposed project can be found potentially consistent with the Circulation Element.

Conservation Element: The proposed project would not significantly impact cultural, visual or biological resources. Please refer to discussion of these resources under the Environmental Review section, below, and additional discussion of policy consistency in the Initial Study (Exhibit D). Based on the proposed project description, and with implementation of required mitigation measures, the project’s impacts to historic resources, biological resources, visual resources would be less than significant, and staff finds the project to be consistent with the Conservation Element.

Noise Element: The City’s Noise Element includes policies intended to achieve and maintain a noise environment that is compatible with the variety of human activities and land uses in the City. The proposed project operation would not generate a substantial increase in existing ambient noise levels in the area due to the nature of the proposed use (one new residential unit and medical office use). Short-term construction noise would be minimized through implementation of the City’s Noise Ordinance requirements, the use of noise barriers, and further restrictions on construction hours for the noisiest construction activities near the

adjacent pre-school. The proposed uses would not be subject to excessive noise. Therefore, the proposed project can be found potentially consistent with the Noise Element.

Seismic Safety/Safety Element: The City's Seismic Safety/Safety Element requires that development be sited, designed and maintained to protect life, property, and public well-being from seismic and other geologic hazards, and to reduce or avoid adverse economic, social, and environmental impacts caused by hazardous geologic conditions. The proposed project impacts related to fault rupture, ground-shaking, liquefaction, landslides, subsidence, grading, changes in topography, and erosion were determined to be less than significant. There would be no impacts related to seiche, tsunami and expansive soils. Therefore, staff finds the project to be consistent with the Seismic Safety/Safety Element.

D. ENVIRONMENTAL REVIEW

Environmental review of the proposed project has been conducted pursuant to the California Environmental Quality Act (CEQA) and related Guidelines. A Draft Initial Study and Mitigated Negative Declaration (MND) were prepared to evaluate the project's potential impacts on the physical environment. The analysis identified potentially significant but mitigable environmental effects in the following issue areas: air quality, biological resources, cultural resources, hazards, noise, and public services. In addition, recommended mitigation measures were identified to further reduce less than significant impacts associated with geophysical conditions and public services.

The Draft MND was available for public review from April 15 to May 17, 2010. Four comment letters were received. A public hearing was held on May 13, 2010, where the Planning Commission provided comments. No members of the public were present. The primary environmental concerns raised were related to traffic on Junipero Street, construction noise, and air quality. These issues are addressed in the Response to Comments section of the proposed Final Mitigated Negative Declaration (Exhibit R of the Initial Study).

A proposed Final Mitigated Negative Declaration has been prepared. The analysis concludes that no significant environmental impacts would result from the project as mitigated. Below is a brief summary of the Final Mitigated Negative Declaration evaluation.

Aesthetics: The proposed project would have no impact on scenic views, and the impacts to on-site aesthetics and lighting would be less than significant.

Air Quality: The proposed project impacts related to the Clean Air Plan, long-term (area source and operational) emissions, short-term (construction) emissions, global climate change, cumulative emissions, and odors would be less than significant.

The proposed project impacts related to asbestos would be potentially significant, mitigable because there is no known safe level of asbestos and it has the potential to impact the adjacent pre-school. The APCD has requirements regarding asbestos exposure that have been included as a required mitigation measure. With implementation of mitigation to minimize potential exposure to asbestos, this impact would be reduced to a less than significant level.

The project impacts associated with nuisance dust and diesel PM are considered potentially significant, mitigable because of its location adjacent to a pre-school and the length of the construction period. The APCD has requirements regarding dust control and construction equipment engines that are included as required mitigation measures. In addition, mitigation measures requiring that Tier 2 diesel-powered construction equipment be used and that demolition and grading within 75 feet of the Oaks Parent-Child Workshop property occur outside of the school operating hours are also included. The pre-school operating hours are generally Monday through Friday from 8:45 am to 11:45 am, between September and June. The mitigation measure included in the Noise section that requires the installation of a temporary 8 to 10 foot high construction wall to shield construction noise from the pre-school and other surrounding uses would also reduce the impacts of dust. With the implementation of these required mitigation measures, these impacts would be reduced to a less than significant level. Air Quality is further addressed in the Response to Comment section of the proposed Final Mitigated Negative Declaration.

Biological Resources: The proposed project impacts related to rare/endangered species or their habitats, natural communities, wetland habitat, and wildlife dispersal would be less than significant. The proposed project impacts to trees would be potentially significant, mitigable because seven coast live oak trees would be removed and 13 other coast live oak trees have the potential to be damaged by grading and construction activities. The required planting of 22 replacement oak trees, as well as oak tree protection measures for the remaining coast live oak trees, have been included as mitigation measures. With the implementation of these mitigation measures to replace oak trees that would be removed, and to protect oak trees during construction, the impacts of the proposed project on the oak trees would be reduced to a less than significant level.

The project includes restoration of the area adjacent to the creek and includes an increased setback from the creek when compared to the existing development. These components of the project would have a beneficial biological impact. Since the mature trees within the project site provide potential nesting habitat for a variety of bird species, a mitigation measure that addresses nesting bird protection is also included. With the implementation of the mitigation measure that protects nesting birds, and the recommendations in the Biological Resources Summary report that protect wildlife and their habitat during construction activities, the impacts of the proposed project would be further reduced.

Cultural Resources: The proposed project impacts related to archaeological resources would be less than significant. There would be no impact to ethnic or religious resources.

The Historic Structures Report (HSR) concludes that the front structure located at 519 W. Junipero Street, and the main structures at 525 W. Junipero Street, 524 W. Pueblo Street, and 526 W. Pueblo Street would each qualify as a City Structure of Merit.

The proposed project impacts to historic resources (519 and 525 W. Junipero Street) would be less than significant because the structures would be rehabilitated according to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Building.

Both 524 and 526 W. Pueblo Street would be removed from the site by either relocation or demolition. The proposed project impacts to these historic resources would be potentially significant, mitigable. The HSR states that the structure at 524 W. Pueblo Street, at slightly more than 100 years old, is one of the oldest structures on the block and meets several history criteria; however, it suffers from a seriously compromised setting, from a lack of integrity in its material and from some minor but visible stylistic alterations. The report states that the 80-year-old structure at 526 W. Pueblo Street has good integrity but only minimally meets any historic significance criteria. The mitigation measures regarding relocation, demolition and commemoration would reduce the adverse impact of the loss of the structures to a less than significant level.

Geophysical Conditions: The proposed project impacts related to fault rupture, ground-shaking, liquefaction, landslides, subsidence, grading, changes in topography, and erosion would be less than significant. There would be no impacts related to seiche, tsunami and expansive soils.

Hazards: The proposed project impacts related to hazardous substances, creation of health hazards, and fire hazard would be less than significant.

It is possible that the existing buildings contain lead-based paint and asbestos. The proposed project impacts related to health hazards would be potentially significant, mitigable because there may be exposure to lead-based paint and asbestos. The Occupational Safety and Health Administration (OSHA) has regulations regarding lead exposure that are included as a required mitigation measure. Compliance with the mitigation measure would reduce impacts related to lead exposure to a less than significant level. Compliance with Mitigation Measure AQ-1 would reduce potentially significant health impacts related to asbestos exposure to less than significant levels.

Noise: The proposed project impacts related to exterior long-term (operational) noise would be less than significant.

The proposed project impacts related to interior long-term (operational) noise impacts would be potentially significant, mitigable because occupants would have long-term exposure to noise greater than 45 dB(A) Ldn. With the implementation of the mitigation measure requiring new construction to be designed with adequate ventilation through either mechanical ventilation and/or air conditioning so that windows could remain closed, and the mitigation measure requiring verification of noise levels, the impacts would be reduced to a less than significant level.

The proposed project impacts from construction would be potentially significant, mitigable because construction noise would affect the adjacent pre-school. The mitigation measure requiring that a temporary 8 to 10 foot high plywood construction wall be installed around the construction site would reduce the noise impact on the adjacent pre-school and others in the immediate area. The mitigation measure included in the Air Quality section that requires demolition and grading within 75 feet of the Oaks Parent-Child Workshop property to occur outside of school operating hours would also reduce the noise impact on the pre-school.

Population and Housing: The proposed project impacts related to growth and housing displacement would be less than significant.

Public Services: The proposed project impacts related to fire protection, police protection, schools, public facilities, roads, other governmental services, electric power or natural gas, water treatment or distribution facilities, sewer, water demand, and long-term (operational) solid waste generation and disposal would be less than significant.

The proposed project impacts related to short-term (demolition and construction) solid waste generation and disposal would be potentially significant, mitigable because the amount generated would be more than the 350-ton threshold. With the implementation of the mitigation measure requiring that a minimum of 90% of demolition and construction material be recycled or reused, which exceeds the County's recommendation of a 50% reduction short-term waste disposal, impacts would be reduced to a less than significant level.

Recreation: The proposed project impacts related to recreational demand and existing recreational facilities would be less than significant.

Transportation and Circulation: The proposed project impacts related to long-term traffic, short-term (construction) traffic, access, circulation, safety, parking, and pedestrians/ bicyclists would be less than significant. Traffic and circulation is further addressed in the Response to Comment section of the proposed Final Mitigated Negative Declaration.

Water Environment: The proposed project impacts related to permeability, drainage, flooding, surface water quality and ground water quality would be less than significant.

The proposed Final Mitigated Negative Declaration has identified no significant and unavoidable impacts related to the proposed project. Pursuant to CEQA and prior to approving the project, the Planning Commission must consider the Mitigated Negative Declaration. For each mitigation measure adopted as part of a Mitigated Negative Declaration, the decision makers are required to make the mitigation measure a condition of project approval, and adopt a program for monitoring and reporting on the mitigation measures to ensure their compliance during project implementation. The mitigation measures described in the proposed Final Mitigated Negative Declaration have been incorporated into the recommended conditions of approval for this project. In addition, a mitigation monitoring and reporting program (MMRP) is included in the project's Final Mitigated Negative Declaration.

E. DEVELOPMENT PLAN (SQUARE FOOTAGE ALLOCATION)

The proposed project would result in a total of 57,239 square feet of non-residential development. A total of 1,440 square feet of existing commercial space would remain, 30,000 square feet would be allocated from the Minor and Small Addition categories, 19,954 square feet would be from demolition credit, and 5,845 square feet would be allocated from the Community Priority category.

On November 24, 2009, the City Council made a preliminary finding that the project proposed for the Cancer Center of Santa Barbara meets the definition of a Community Priority Project and granted the project a Preliminary Community Priority Designation for 5,845 square feet of

non-residential floor area. Following project approval, the project would return to City Council for Final Community Priority designation.

VII. FINDINGS

The Planning Commission finds the following:

A. FINAL MITIGATED NEGATIVE DECLARATION ADOPTION

1. The Planning Commission has considered the proposed Final Mitigated Negative Declaration, dated May 27, 2010 for the 540 W. Pueblo Street, Cancer Center of Santa Barbara Project (MST2007-00092), and comments received during the public review process prior to making a recommendation on the project.
2. The Final Mitigated Negative Declaration has been prepared in compliance with California Environmental Quality Act requirements, and constitutes adequate environmental analysis of the project.
3. In the Planning Commission's independent judgment and analysis based on the whole record (including the initial study and comments received), there is no substantial evidence that the Project will have a significant effect on the environment. The Final Mitigated Negative Declaration, dated May 27, 2010, is hereby adopted.
4. Mitigation measures identified in the Mitigated Negative Declaration that would avoid or reduce all potentially significant impacts to less than significant levels have been included in the project or made a condition of approval. Additional mitigation measures to minimize adverse but less than significant environmental effects have also been included as conditions of approval.
5. A Mitigation Monitoring and Reporting Program prepared in compliance with the requirements of Public Resources Code § 21081.6, is included in the Final Mitigated Negative Declaration for the Project and is hereby adopted.
6. The location and custodian of documents or other material which constitute the record of proceedings upon which this decision is based is the City of Santa Barbara Community Development Department, 630 Garden Street, Santa Barbara, CA 93101.
7. The California Department of Fish and Game (DFG) is a Trustee Agency with oversight over fish and wildlife resources of the State. The DFG collects a fee from project proponents of all projects potentially affecting fish and wildlife, to defray the cost of managing and protecting resources. The project is subject to the DFG fee, and a condition of approval has been included, which requires the applicant to pay the fee within five days of project approval.

B. DEVELOPMENT PLAN (SBMC §28.87.300)

1. The proposed development complies with all provisions of the Zoning Ordinance. *The proposed project will be in compliance with the C-O Zone standards, as described in Section V of the Staff Report.*
2. The proposed development is consistent with the principles of sound community planning. *The proposed project is consistent with the principles of sound community planning by maintaining the current use of the property (outpatient cancer facility, medical offices, residential), which are allowed uses in the C-O Zone. The project is consistent with the General Plan, as described in Section VI of the Staff Report. Further, the project has been designed to minimize the impact on its residential neighbors.*
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. *All exterior alterations onsite require review and approval by the Architectural Board of Review (ABR). The ABR has conceptually reviewed the project and has found it to be compatible with the existing buildings and the surrounding neighborhood.*
4. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock. *The project would not result in a significant impact to City and South Coast affordable housing stock as it will maintain the current uses (outpatient cancer facility, medical offices, residential), will provide one additional rental unit over what currently exists onsite, as described in Section 8 of the Initial Study/Mitigated Negative Declaration, and there will be no increase in the number of employees.*
5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources. *Adequate City services are currently available to the project site. Water resource impacts are not anticipated with the construction of the proposed development because there will be no significant increase in water demand as described in Section 9 of the Initial Study/Mitigated Negative Declaration.*
6. The proposed development will not have a significant unmitigated adverse impact on the City's traffic. *Traffic impacts are not anticipated with the construction of the proposed development, as described in Section 11 of the Initial Study/Mitigated Negative Declaration.*
7. Resources will be available and traffic improvements will be in place at the time of project occupancy. *Adequate City services are currently available to the project site, and traffic improvements are not required.*

C. COMMUNITY PRIORITY DESIGNATION

The project is necessary to meet a present or projected need directly related to public health, safety or general welfare. *The City Council has determined that the proposed project qualifies as a Community Priority project 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.*

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Existing and Proposed Uses by Address (Parcel)
- D. Planning Commission Minutes (November 1, 2007 & May 13, 2010)
- E. Proposed Final Mitigated Negative Declaration (without Exhibits)
- F. Response to Comments/ Public Comment Letters (also Exhibit R of Final MND)

Exhibits A through Q are available at the Community Development Department at 630 Garden Street, the Main Library at the corner of Anapamu and Anacapa Streets, and online at: <http://www.SantaBarbaraCa.gov/eir>.

**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
Waterfront Department Offices 132 Harbor Way MST97-00503		3,240	Completed

PROJECT/ADDRESS	PRELIM. DESIG. (SQ. FT.)	FINAL DESIG. (SQ. FT.)	STATUS/ COMMENT
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
Planned Parenthood 518 Garden Street MST1999-00916		3,565	Completed
Sea Center 211 & 213 Stearns Wharf MST2000-00324		3,212	Completed

PROJECT/ADDRESS	PRELIM. DESIG. (SQ. FT.)	FINAL DESIG. (SQ. FT.)	STATUS/ COMMENT
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
540 W. Pueblo St Cancer Center of Santa Barbara MST2007-00092	5,845		Preliminary Designation 12/8/2009
SUBTOTALS:	32,935	199,030	
ALLOCATED TO DATE: 231,965 SQ. FT. REMAINING UNALLOCATED: 68,035 SQ. FT.			