

ATTACHMENT 6
CEQA EXEMPTION



**ATTACHMENT 6
NOTICE OF EXEMPTION**

Planning and Environmental Services
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PROJECT DESCRIPTION

**Case No. 07-171-OA/HO, -OA/GGMO, -DP, -CUP: Goleta Valley Cottage Hospital
334 and 351 S. Patterson Avenue; APNs 065-090-022 and 065-090-028**

The proposed Goleta Valley Cottage Hospital project includes four components: 1) an Ordinance Amendment to allow implementation of the Hospital Overlay, 2) an Ordinance Amendment to the Goleta Growth Management Ordinance, 3) a Final Development Plan for the demolition and replacement of the existing hospital and associated infrastructure, and 4) a Major Conditional Use Permit for a temporary parking lot.

Ordinance Amendment (07-171-OA/HO)

The proposed Ordinance Amendment provides for a Hospital Overlay District consistent with the Hospital Overlay included in the General Plan on Figure 2-1 for the property owned by Goleta Valley Cottage Hospital, including the location of the existing medical office building and the portions of the property on the east side of Patterson Avenue that are designated as “Office and Institutional”.

Ordinance Amendment (07-171-OA/GGMO):

The proposal includes an amendment to the Goleta Growth Management Ordinance No. 03-04 (GGMO), Section 6.1 Exempt Projects, to add development under the Hospital Overlay designation, including Goleta Valley Cottage Hospital and related offices and medical services, to the list of projects which are exempt from the requirement to obtain a growth management allocation. Items b – f in Section 6.1 and item A in Section 7.1 of the GGMO would be deleted since these exemptions/reservations have expired. The amendment would also provide for the remaining unutilized square footage from the expired exemptions/reservations to be utilized by future Redevelopment Area projects. The specific amendment text would add items 6.1.b and c and read as follows:

“b. Hospital Overlay - Goleta Valley Cottage Hospital, related offices and medical services which are in the vicinity of Hollister Avenue and Patterson Avenue within the designated Hospital Overlay on the General Plan land use plan map, including up to 59,835 net new square feet on APN 065-090-022 for the hospital, up to 10,776 net new square feet on APN 065-090-023 for a medical office building, and up to 87,000 square feet of additional development on APN 065-090-028 for future medical offices or related services.”

“c. Redevelopment Area Projects – up to 264,569 square feet available to projects in the Redevelopment Area.

The exemptions set forth in items b and c would expire three years following the effective date of the ordinance amendment, unless a one-year extension is requested prior to the expiration date and approval of the request is granted by the City Council.

Final Development Plan (07-171-DP):

The project includes a request to allow the demolition and replacement of the existing one-story, 93,090 square foot hospital and associated infrastructure with a new two-story, 152,925 square foot hospital and associated infrastructure to comply with State Senate Bill 1953. This legislation requires the seismic retrofit and/or upgrading of all acute care facilities statewide by 2013 so that such facilities would be constructed to remain operational following a major earthquake. The applicant proposes six phases of development through the year 2011.

GVCH provides both inpatient and outpatient healthcare services. To eliminate any disruption to existing hospital operations during construction, the new hospital would be constructed on the same parcel, but south of the existing hospital prior to demolition of the existing hospital. Once the new facilities are fully operational, the existing buildings would be demolished and permanent parking would be accommodated on site. The Hospital's loading dock, trash and recycling area, and support equipment including underground fuel storage tank, and underground water tank, cooling towers, bulk liquid oxygen tank, emergency generators, mobile technology, necessary for hospital functions would be located to the south of the new hospital building.

Access to the main entrance of the hospital would be provided by four driveways on Patterson Avenue. Patterson Avenue would be restriped south of Hollister Avenue to provide northbound left turn lanes at the northern most driveway and the driveway located opposite Hollipat Center Drive. Improvements to More Ranch Road would provide a new 20-foot wide access to the emergency department for ambulances and serve as a fire lane access to the hospital and a secondary access to the southern parking lot. This access would be restricted to right-turns in and out only due to the existing median located on Hollister Avenue. The existing hospital helipad would be removed once the new helipad for the Santa Barbara Cottage Hospital has been completed. At completion, parking on the hospital site would total 377 spaces, with 322 spaces in the main parking lot that is shared with the existing MOB and 55 spaces located south of the new hospital. Bicycle parking for a total of 30 bicycles is proposed on both the north and south sides of the new building.

Due to the construction phasing, site preparation would require a total of 1,208 cubic yards of import and 13,202 cubic yards of export. Storm water runoff from roofs and impervious areas would be directed to landscaped areas and the storm drains equipped with cleaning inserts for all catch basins, then be directed to an existing inlet in Patterson Avenue.

The preliminary landscape plan for the hospital site depicts a plant palette adapted to the Mediterranean climate that would survive with minimal watering after establishment. A total of 239 new trees would be planted onsite and along the street frontages. All trees would be 15-gallon minimum size. A garden and pond adjacent to the lobby, two lawn areas and walking paths with seating areas provide passive recreational opportunities for visitors, patients, and staff. Landscaping would total 82,130 square feet (24% of the site).

Modifications Requested

The proposal includes a request for one modification to the standards of the Article III, Inland Zoning Ordinance, as follows:

- A modification for parking in the main hospital parking lot for parking in the side yard setback (Section 35-262).
- A modification for landscaping along each property line to allow no landscaping along the northern property line rather than the 5 feet required (Section 35-263).

Major Conditional Use Permit (07-171-CUP)

Because the hospital would remain fully operational while the replacement structure is being built, a 376-space temporary parking lot is proposed to maintain adequate parking for patients, visitors, staff, and construction personnel. The lot would be located across Patterson Avenue on the vacant portion of what is commonly referred to as the “Hollipat” site (APN 065-090-028) and remain for the 2-3 year construction period. Upon completion of the hospital, including demolition of the existing buildings and provision of the permanent parking on site, all improvements associated with the temporary parking lot would be removed and restored.

Access

Vehicle access to the temporary parking lot would be provided by two driveways on Hollipat Center Drive and one driveway on Patterson Avenue. The driveway located on Patterson Avenue would be restricted to right-turns in and out only due to the existing median on Patterson Avenue. The existing curb cut on Hollister Avenue would be removed. Patterson Avenue would be restriped at the Hollipat Center Drive intersection to provide a southbound left-turn lane to accommodate vehicles entering the lot from the north. Pedestrian access would be provided via a temporary crosswalk linking the temporary parking lot to the hospital site where Hollipat Center Drive intersects with Patterson Avenue and via the existing crosswalk at the Hollister Avenue / Patterson Avenue intersection. Five-foot wide paved asphalt paths would be installed along both Hollister Avenue and Patterson Avenue street frontages to establish pedestrian travel paths to and from the temporary parking lot to the hospital site.

Grading and Drainage

Construction of the temporary parking lot would require approximately 2,063 cubic yards of cut and 2,112 cubic yards of fill, including 49 cubic yards of import. The temporary parking lot would consist of asphalt pavement, including 27,378 square feet of pervious pavement providing detention beneath. The entirety of the lot would respect a 50-foot setback from the top of bank of Maria Ygnacia Creek to the east. Drainage would be directed to temporary vegetative bioswales surrounding the parking lot to detain and filter storm water runoff, then discharge the water from the bioswales to existing inlets in Patterson Avenue and Hollister Avenue. The swales would range from two feet to five feet wide along both the Hollister Avenue and Patterson Avenue frontages and eight feet wide along the southern portion of the parking lot. Minor trenching would occur for installation of utilities including temporary parking lot lighting. The parking area will have lighting as shown on Sheet E1.2.

Landscaping

A 4-foot wide parkway planter installed at the back of the curbs along Hollister Avenue and Patterson Avenue would separate the pedestrian paths from the roadways. Temporary landscape screening with low lying shrubbery including Catalina cherry, California lilac, Toyon, and Pacific wax myrtle would be planted along the street frontages within the ROW including approximately 9,267 square feet on Hollister Avenue and 9,944 square feet on Patterson

Avenue. Landscaping for the parking lot would total 47,933 square feet (27% of the site).

Modifications Requested

The proposal includes requests for modifications to the standards of the Article III, Inland Zoning Ordinance, as follows:

- A modification for parking along Hollister Avenue and Patterson Avenue for parking in the front yard setback (Section 35-262).
- A modification for parking from the required parking area setback in the DR zone district to allow parking spaces within 10 feet from the ROW on the primary front (Hollister Avenue), rather than the 15 feet required (Section 35-222).
- A modification from the required landscaping to allow painted islands at all ends of parking lanes rather than the landscaped islands required (Section 35-263).

FINDING

The Planning and Environmental Services Department of the City of Goleta has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption, Section 15302(a), 15304(e)
- Statutory Exemption
- Emergency Project
- Disapproval [CEQA Guidelines, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, §15061(b)(3)]

SUPPORTING REASONS

Ordinance Amendments

The amendment to allow implementation of the Hospital Overlay and the amendment to the GGMO may both be found exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). Pursuant to this section CEQA applies only to projects which the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The proposed Hospital Overlay District would be consistent with the Hospital Overlay included in the General Plan on Figure 2-1 for the property owned by Goleta Valley Cottage Hospital, including the location of the existing medical office building and the portions of the property on the east side of Patterson Avenue that are designated as "Office and Institutional". Therefore, it may be found that the project would have no possibility of significant effect on the environment and is not subject to CEQA, pursuant to Section 15061(b)(3) of the CEQA Guidelines.

Section 6 of the GGMO identifies four key sites within the Old Town Redevelopment Project Area exempt from the requirement to obtain a growth management allocation. These projects were subject to limitations on size using maximum number of hotel rooms or total square footage as parameters, as well as an expiration date for the exemption. Development totaling

approximately 387,180 square feet for the projects has never been approved or constructed, and the associated exemptions have since expired. Additionally, Section 7 of the GGMO identifies a non-competitive allocation of up to 35,000 square feet to be reserved for an outpatient clinic providing veterans services. That allocation has also expired. Therefore, a total of 422,180 square feet of exemptions/reservations remain unutilized.

The GVCH, related offices and medical services parcels subject to the proposed amendment are within the Redevelopment Project Area and designated Hospital Overlay, and the proposed exemption would not exceed that square footage previously exempted/reserved but never utilized, under Section 6.1, for items (b) Key Site 10, (c), Key Site 7a, (e), Key Site 3, and (f), Key Site 6 and Section 7.1.A for the veterans clinic. Therefore, it may be found that the project would have no possibility of significant effect on the environment and is not subject to CEQA, pursuant to Section 15061(b)(3) of the CEQA Guidelines.

Final Development Plan

The reconstruction of the hospital may be found exempt from environmental review pursuant to Section 15302(a) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). Pursuant to this section, replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including the replacement or reconstruction of existing hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent, are not subject to CEQA.

In 1994, an amendment to the Alquist Hospital Seismic Safety Act was passed requiring that all acute care hospitals be able to withstand a major earthquake. This amendment, Senate Bill 1953, mandates compliance with numerous building, safety and design standards for all hospitals and requires hospitals to retrofit or rebuild by 2013 to be in compliance with these standards or lose their State operating license as a general acute care hospital. GVCH proposes to replace its existing facilities in order to comply with SB 1953.

To eliminate any disruption to existing hospital operations during construction, the new hospital would be constructed on the same parcel, but south of the existing hospital prior to demolition of the existing hospital. While the proposed replacement hospital would result in an increase in floor area of 59,835 square feet compared to the current hospital, the building code and infrastructure mandates in the Alquist Hospital Seismic Safety Act, require certain space, separation, and proximity requirements that result in larger facilities to serve the same number of pre-compliance licensed beds. Therefore, for purposes of this project, the measurement of capacity will be the number of beds. GVCH would replace the entire stock of patient rooms, now consisting of one or two beds, with larger private rooms (that is, a single patient per room). As a result, the new hospital will only be licensed for 52 beds, a 70 bed (57%) decrease.

Alternatively, if capacity is determined by the estimated number of admissions, the total yearly in-patient and out-patient admission numbers would increase by approximately 1,214 or 3% (from 39,670 to 40,884). This change may be attributed to a change in the length of patient stays. Sub-acute patients typically have long stays while acute patients typically have much shorter stays. The Sub-acute Care Unit would be moved offsite and replaced by acute patients, increasing the number of patient discharges per year even with the decrease in number of beds.

Therefore, it may be found that the replacement hospital project to provide an earthquake resistant structure and comply with SB 1953 would be located on the same site as the existing hospital it would replace, have substantially the same purpose, would not increase the capacity

more than 50 percent, and is not subject to CEQA, pursuant to Section 15302 of the CEQA Guidelines.

Major Conditional Use Permit

The construction of the temporary parking lot may be found exempt from environmental review pursuant to Section 15304(e) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). Pursuant to this section, minor private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees, including minor temporary use of land having negligible or no permanent effects on the environment, are not subject to CEQA.

The temporary parking lot would be located on a vacant portion of the property across the street from the hospital site. The lot is proposed to remain only for the two to three year construction and demolition period of the hospital replacement project. Two trees would be removed for the parking lot entrances, one 12" and one 15" Eucalyptus ficifolia, respectively. These trees are not considered scenic. The temporary parking lot would incorporate pervious pavement and vegetated bioswales to allow for stormwater infiltration, landscape screening, and paved paths for convenient pedestrian links to the hospital. Upon completion of the hospital, including demolition of the existing buildings and provision of the permanent parking on site, all improvements associated with the temporary parking lot would be removed and restored.

Therefore, it may be found that construction of the parking lot would not result in the removal of healthy, mature, scenic trees, is minor and temporary, would have negligible or no permanent effects on the environment, and is not subject to CEQA, pursuant to Section 15304(e) of the CEQA Guidelines.

Patricia S. Miller
Manager, Current Planning Division

Date

Note: A copy must be filed with the County Clerk of the Board after project approval and posted by the Clerk of the Board for a period of 30 days to begin a 35 day statute of limitations on legal challenges.

ATTACHMENT 7

GENERAL PLAN CONSISTENCY ANALYSIS

**GOLETA VALLEY COTTAGE HOSPITAL
GENERAL PLAN CONSISTENCY ANALYSIS
07-171-OA/HO, -OA/GGMO, -DP,-CUP**

Land Use Element

Policy LU 1.8 New Development and Neighborhood Compatibility [GP/CP]—
Approvals of all new development shall require compatibility with the character of existing development in the immediate area, including size, bulk, scale, and height. New development shall not substantially impair or block important viewsheds and scenic vistas, as set forth in the Visual and Historical Resources Element.

Consistent. This policy is intended to ensure that new development is compatible with the surrounding neighborhood. The project site is currently developed with a hospital and associated infrastructure. The existing hospital would be replaced within the timeframe mandated by State legislation for required seismic safety upgrades, and an increase in square footage would be attributed to an upgraded hospital facility that meets OSHPD design regulations. The proposed hospital would be consistent with and below the FAR, lot coverage, and height standards recommended in the General Plan. The new hospital building would be a maximum height of 31'6", exclusive of a 12' high equipment screen on portions of the roof. The bulk, mass, and scale of the project would fit with the surrounding medical office, commercial and residential uses. The Design Review Board was supportive of the project scale and design. The public view corridor along Patterson Avenue to portions of the foothills and the Santa Ynez Mountain skyline would not be substantially impaired or blocked. These factors and final DRB review, as well as conditions of approval, would make the proposed project consistent with this policy.

LU 1.13 Adequate Infrastructure and Services. [GP/CP] — For health, safety, and general welfare reasons, approvals of new development shall be subject to a finding that adequate infrastructure and services will be available to serve the proposed development in accordance with the Public Facilities and Transportation Elements.

Consistent. All existing streets and highways serving the proposed project are adequate, and subject to the improvements listed below and fee payments specified in conditions of approval, can accommodate the traffic generated by the project. The improvements, through required conditions of approval, would include restriping of Patterson Avenue south of Hollister Avenue to provide northbound left turn lanes at the northern most driveway into the hospital site and the driveway located opposite Hollipat Center Drive. The project would also improve More Ranch Road to provide access to the emergency department for ambulances and serve as a fire lane access to the hospital and a secondary access to the southern parking lot. This access would be restricted to right-turns in and out only due to the existing median located on Hollister Avenue. The existing curb cut on Hollister Avenue at the temporary parking lot site would be removed. Patterson Avenue would also be restriped at the Hollipat Center Drive intersection to provide a southbound left-turn lane to

accommodate vehicles entering the temporary parking lot from the north. All utility service providers have provided letters indicating that such services are available for the development. Therefore, the proposed project as conditioned would be consistent with this policy.

LU 4.3 Office and Institutional (I-OI). [GP] — *This designation is intended to provide areas for existing and future office-based uses. Uses allowed include moderate-density business and professional offices, medical and medical-related uses, hospitals, research and development, services oriented primarily to employees (such as day care centers, restaurants, personal and professional services), and public and quasi-public uses. In addition, lands designated with a Hotel Overlay may include transient lodging and related uses. Mixed-use developments with residential uses on the same site may be permitted at appropriate locations where the residential uses are compatible with adjacent uses and do not break up the continuity of office and institutional uses.*

The Office and Institutional use category includes lands intended to support the needs of the Goleta Valley Cottage Hospital and related medical services. These lands, which are in the vicinity of Hollister Avenue and Patterson Avenue, are designated within a Hospital Overlay on the land use plan map (Figure 2-1). The following shall apply solely to lands within the Hospital Overlay:

- a. The maximum recommended FAR set forth in Table 2-3 is increased from 0.4 to 0.8 for hospital buildings and to 0.5 for medical office buildings. The portions of garage structures devoted to vehicular parking and circulation shall not be included in the calculation of the FAR.*
- b. The maximum recommended structure height set forth in Table 2-3 is increased from 35 feet to 55 feet for hospital buildings and to 45 feet for medical office buildings, provided however that no building shall exceed 3 stories in height. The heights of hospital and medical office buildings shall be the minimum height necessary to comply with applicable state hospital construction standards and/or technical requirements.*
- c. The maximum recommended lot coverage ratio set forth in Table 2-3 is increased from 0.4 to 0.6 for hospitals and to 0.5 for medical office buildings.*

LAND USE ELEMENT, TABLE 2-3:

**TABLE 2-3
ALLOWABLE USES AND STANDARDS FOR OFFICE AND
INDUSTRIAL USE CATEGORIES**

| Allowed Uses and Standards | Office and Industrial Use Categories | | | |
|---|--------------------------------------|--------------|---------|---------|
| | I-BP | I-OI | I-S | I-G |
| Industrial (Manufacturing) | | | | |
| General Manufacturing – No Noxious Impacts | X | – | X | X |
| General Manufacturing – Potential Noxious Impacts | – | – | – | X |
| Research and Development | X | X | – | X |
| Scientific and Similar Instruments | X | X | – | X |
| Bio-Medical Technology | X | X | – | X |
| Other Advanced Technology | X | X | – | X |
| Transportation and Utilities | | | | |
| Transportation (other than right-of-way) | – | – | X | X |
| Wireless Communications/Telecommunications | X | X | X | X |
| Utilities | X | X | – | – |
| Retail Trade | | | | |
| Building/Landscape Materials and Equipment | – | X | – | X |
| Eating and Drinking Establishments | X | X | – | – |
| Other Retail Trade Establishments | X | X | – | – |
| Services (Including Offices) | | | | |
| Finance, Insurance, and Real Estate | X | X | – | – |
| Personal Services | X | X | – | – |
| Business Services | X | X | – | – |
| Information Technology Services | X | X | – | – |
| Professional Services | – | X | – | – |
| Medical and Health-Related Services | – | X | – | – |
| Educational Services | – | X | – | – |
| Entertainment and Recreation Services | – | X | – | – |
| Building and Construction Services | – | – | X | X |
| Other Services | – | – | X | X |
| Auto-Related Uses | | | | |
| Automotive Sales and Rentals | – | – | X | X |
| Auto Repair and Painting | – | – | X | X |
| Auto Wrecking Yard/Junk Yard | – | – | X | X |
| Auto Service (Gas) Station | – | – | – | X |
| Wholesale Trade and Storage | | | | |
| General Wholesale Trade | – | – | X | X |
| Warehousing – General | X * | – | X | X |
| Warehousing – Self-Storage | – | – | X | X |
| Outdoor Storage | – | – | X | X |
| Residential Uses | | | | |
| Residential Units | – | X | – | – |
| One Caretaker Unit Per Parcel | X | X | X | X |
| Assisted-Living Residential Units | – | X | – | – |
| Other Uses | | | | |
| Public and Quasi-public Uses | X | X | X | X |
| Religious Institutions | – | X | – | – |
| Standards for Density and Building Intensity | | | | |
| Recommended Standards for Density | | | | |
| Maximum Residential Density | N/A | 20units/acre | N/A | N/A |
| Recommended Standards for Building Intensity | | | | |
| Maximum FAR | 0.40 | 0.40 | 0.60 | 0.30 |
| Maximum FAR for Hotels (with Hotel Overlay) | 0.50 | 0.50 | N/A | N/A |
| Maximum Structure Heights | 35 feet | 35 feet | 35 feet | 35 feet |
| Maximum Lot Coverage Ratio | 0.35 | 0.40 | N/A | N/A |

| Allowed Uses and Standards | Office and Industrial Use Categories | | | |
|---|--------------------------------------|------|------|------|
| | I-BP | I-OI | I-S | I-G |
| Minimum Open Space/Landscaping Ratio | 0.30 | 0.10 | 0.10 | 0.10 |
| Minimum Lot Size | N/A | N/A | N/A | N/A |
| Notes: 1. Use Categories: I-BP – Business Park; I-OI – Office and Institutional; I-S – Service Industrial; I-G – General Industrial. 2. X indicates use is allowed in the use category; - indicates use not allowed. 3. General Note: Some uses requiring approval of a conditional use permit are set forth in text policies, and others are specified in the zoning code. 4. The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause. 5. N/A = Not applicable. * “Warehousing is allowed on parcels designated Business Park (I-BP) if it's in association with a permitted use. | | | | |

Consistent. The hospital site and a portion of the temporary parking lot site are designated as Office and Institutional uses in the General Plan and this designation specifically includes lands intended to support the needs of the GVCH and related medical services. Table 2-3, Allowable Uses and Standards for Office and Industrial Use Categories, identifies the recommended building intensity standards for this land use designation. These lands are also designated within a Hospital Overlay and LU 4.3 identifies specific standards beyond those listed in Table 2-3 that apply to the lands within the Hospital Overlay. These standards include a recommended maximum FAR of 0.8 for hospital buildings, a recommended maximum structure height of 55 feet for hospital buildings, and a recommended maximum lot coverage ratio of 0.6 for hospitals. The proposed FAR for the hospital is 0.44, the proposed height is 31’6” with a 12’ tall equipment screen for a total of 43’6”, and the proposed lot coverage ratio is 0.23. Therefore, the proposed hospital would be consistent with and below, the recommended standards identified in this policy.

LU 11.4 Exemption of Certain Old Town Projects. [GP] — The growth-management system may exempt projects located on selected sites within the redevelopment project area defined by the Goleta Old Town Revitalization Plan.

Consistent with City Council Approval of the Ordinance Amendment. Land Use Element, Policy 11.4 allows for exemptions to the growth management system for projects on selected sites within the Redevelopment Project Area. The parcels containing the GVCH, related offices and medical services are within the Redevelopment Project Area. An amendment to Section 6 and 7 of the GGMO is proposed as described in the staff report for the Planning Commission hearing of October 13, 2008. Section 6 of the GGMO identifies four key sites within the Old Town Redevelopment Project Area exempt from the requirement to obtain a growth management allocation. These projects were subject to limitations on size using maximum number of hotel rooms or total square footage as parameters, as well as an expiration date for the exemption. Development totaling approximately 387,180 square feet for the projects has never been approved or constructed, and the associated exemptions have since expired. Additionally, Section 7 of the GGMO identifies a non-competitive allocation of up to 35,000 square feet to be reserved for an outpatient clinic providing veterans services. That allocation has also expired. Therefore, a total of 422,180 square feet of exemptions/reservations remain unutilized. The GVCH, related offices and medical services parcels subject to the

proposed amendment are within the Redevelopment Project Area and designated Hospital Overlay, and the proposed exemption would not exceed that square footage previously exempted/reserved but never utilized, under Section 6.1, for items (b) Key Site 10, (c), Key Site 7a, (e), Key Site 3, and (f), Key Site 6 and Section 7.1.A for the veterans clinic. The amendment would also provide for the remaining unutilized square footage to be utilized by future Redevelopment Area projects. With approval of such an amendment, the project would be consistent with this policy.

Open Space Element

OS 8.3 Preservation. [GP/CP] — *The City shall protect and preserve cultural resources from destruction. The preferred method for preserving a recorded archeological site shall be by preservation in place to maintain the relationship between the artifacts and the archaeological context. Preservation in place may be accomplished by deed restriction as a permanent conservation easement, avoidance through site planning and design, or incorporation of sites into other open spaces to prevent any future development or use that might otherwise adversely impact these resources.*

OS 8.4 Evaluation of Significance. [GP/CP] — *For any development proposal identified as being located in an area of archaeological sensitivity, a Phase I cultural resources inventory shall be conducted by a professional archaeologist or other qualified expert. All sites determined through a Phase 1 investigation to potentially include cultural resources must undergo subsurface investigation to determine the extent, integrity, and significance of the site. Where Native American artifacts have been found or where oral traditions indicate the site was used by Native Americans in the past, research shall be conducted to determine the extent of the archaeological significance of the site.*

OS 8.5 Mitigation. [GP/CP] — *If research and surface reconnaissance shows that the project area contains a resource of cultural significance that would be adversely impacted by proposed development and avoidance is infeasible, mitigation measures sensitive to the cultural beliefs of the affected population shall be required. Reasonable efforts to leave these resources in an undisturbed state through capping or covering resources with a soil layer prior to development shall be required. If data recovery through excavation is the only feasible mitigation, the City shall confer with the affected Native American nation or most-likely descendants, as well as agencies charged with the responsibility of preserving these resources and organizations having a professional or cultural interest, prior to the removal and disposition of any artifacts.*

OS 8.6 Monitoring and Discovery. [GP/CP] — *On-site monitoring by a qualified archaeologist and appropriate Native American observer shall be required for all grading, excavation, and site preparation that involves earth moving operations on sites identified as archaeologically sensitive. If cultural resources of potential importance are uncovered during construction, the following shall occur:*

- a. *The grading or excavation shall cease and the City shall be notified.*
- b. *A qualified archeologist shall prepare a report assessing the significance of the find and provide recommendations regarding appropriate disposition.*
- c. *Disposition will be determined by the City in conjunction with the affected Native American nation.*

OS 8.7 Protection of Paleontological Resources. [GP/CP] — *Should substantial paleontological resources be encountered during construction activities, all work that could further disturb the find shall be stopped and the City of Goleta shall be notified within 24 hours. The applicant shall retain a qualified consultant to prepare a report to the City that evaluates the significance of the find and, if warranted, identifies recovery measures. Upon review and approval of the report by the City, construction may continue after implementation of any identified recovery measures.*

Consistent. The hospital and temporary parking lot sites are not known to contain significant archaeological, paleontological or historical resources. Phase I analyses were prepared for both hospital and temporary parking lot sites. No historic or prehistoric archaeological sites or landmarks were identified within the subject parcels. Implementation of the required conditions of approval is intended to provide for protection of cultural resources in the event that such resources are uncovered during grading/construction activities. As such, the project would be considered consistent with these policies.

Conservation Element

CE 1.9 Standards Applicable to Development Projects. [GP/CP] — *The following standards shall apply to consideration of developments within or adjacent to ESHAs:*

- a. *All new development shall be sited and designed so as to minimize grading, alteration of natural landforms and physical features, and vegetation clearance in order to reduce or avoid soil erosion, creek siltation, increased runoff, and reduced infiltration of stormwater and to prevent net increases in baseline flows for any receiving water body.*
- b. *In areas that are not adjacent to ESHAs, where grading may be allowed during the rainy season, erosion control measures such as sediment basins, silt fencing, sandbagging, and installation of geofabrics shall be implemented prior to and concurrent with all grading operations.*

Consistent. Conditions of approval require an erosion control plan that would ensure implementation of best management practices (BMPs) to minimize soil erosion, creek siltation and runoff. Therefore, the project would be consistent with this policy.

CE 2.2 Streamside Protection Areas. [GP/CP] — *A streamside protection area (SPA) is hereby established along both sides of the creeks identified in Figure 4-1.*

The purpose of the designation shall be to preserve the streamside protection area in a natural state in order to protect the associated riparian habitats and ecosystems. The streamside protection area shall include the creek channel, wetlands and/or riparian vegetation related to the creek hydrology, and an adjacent upland buffer area. The width of the streamside protection area shall be as follows:

- a. In areas where land has already been fully subdivided and developed, the SPA shall not be less than 50 feet outward on both sides of the creek, measured from the top of the bank or the outer limit of wetlands and/or riparian vegetation, whichever is greater. Exceptions may be allowed in instances where existing permitted development on a subject parcel encroaches within the 50-foot buffer if: (1) there is no feasible alternative siting for the development that will avoid the SPA; (2) the new development will not extend into the ESHA, and the resulting buffer will not be less than 25 feet; and (3) the new development will not encroach further into the SPA than the existing development on the parcel.*
- b. In all other instances, the SPA shall not be less than 100 feet outward on both sides of the creek, measured from the top of the bank or the outer limit of associated wetlands and/or riparian vegetation, whichever is greater.*
- c. If the provisions above would result in any legal parcel created prior to the date of this plan being made unusable in its entirety for any purpose allowed by the land-use plan, exceptions to the foregoing may be made to allow a reasonable economic use of the parcel, subject to approval of a conditional use permit.*

CE 2.3 Allowable Uses and Activities in Streamside Protection Areas.
[GP/CP] — *The following compatible land uses and activities may be allowed in SPAs, subject to all other policies of this plan, including those requiring avoidance or mitigation of impacts:*

- a. Agricultural operations, provided they are compatible with preservation of riparian resources.*
- b. Fencing along property boundaries and along SPA boundaries.*
- c. Maintenance of existing roads, driveways, utilities, structures, and drainage improvements.*
- d. Construction of public road crossings and utilities, provided that there is no feasible, less environmentally damaging alternative.*
- e. Construction and maintenance of foot trails, bicycle paths, and similar low-impact facilities for public access.*
- f. Resource restoration or enhancement projects.*
- g. Nature education and research activities.*
- h. Low-impact interpretive and public access signage.*

Any land use, construction, grading, or removal of vegetation that is not listed above is prohibited.

Consistent. Because the existing hospital would remain fully operational while the replacement hospital is being built, the temporary parking lot would maintain adequate parking for patients, visitors, staff, and construction personnel. The temporary parking lot would be constructed on a portion of a parcel already developed with apartments and medical offices. The lot would be constructed outside the 50-foot setback from the top of bank of Maria Ignacia Creek, consistent with item “a” above. Upon completion of the new hospital, including demolition of the existing buildings and provision of the permanent parking on site, conditions of approval require all improvements associated with the temporary parking lot be removed and restored. Therefore, the proposed project would be consistent with these policies.

CE 10.1 New Development and Water Quality. [GP/CP] — New development shall not result in the degradation of the water quality of groundwater basins or surface waters; surface waters include the ocean, lagoons, creeks, ponds, and wetlands. Urban runoff pollutants shall not be discharged or deposited such that they adversely affect these resources.

CE 10.2 Siting and Design of New Development. [GP/CP] New development shall be sited and designed to protect water quality and minimize impacts to coastal waters by incorporating measures designed to ensure the following:

- a. Protection of areas that provide important water quality benefits, areas necessary to maintain riparian and aquatic biota, and areas susceptible to erosion and sediment loss.*
- b. Limiting increases in areas covered by impervious surfaces.*
- c. Limiting the area where land disturbances occur, such as clearing of vegetation, cut-and-fill, and grading, to reduce erosion and sediment loss.*
- d. Limiting disturbance of natural drainage features and vegetation.*

CE 10.3 Incorporation of Best Management Practices for Stormwater Management [GP/CP] — New development shall be designed to minimize impacts to water quality from increased runoff volumes and discharges of pollutants from non-point sources to the maximum extent feasible consistent with the requirements and standards of the Central Coast Regional Water Quality Control Board. Post construction structural BMPs shall be designed to treat, infiltrate, or filter stormwater runoff in accordance with the City’s Stormwater Management Program. Examples of BMPs include the following:

- a. Retention and detention basins;*
- b. Vegetated swales;*

- c. *Infiltration galleries or injection wells;*
- d. *Use of permeable paving materials;*
- e. *Mechanical devices such as oil-water separators and filters;*
- f. *Revegetation of graded or disturbed areas.*
- g. *Other measures that are promoted by the Central Coast Regional Water Quality Control Board and those described in the BMP report of the Bay Area Association of Stormwater Management Agencies.*

Consistent: Project design incorporates numerous storm water BMPs including permeable pavement and bioswales in the temporary parking lot, a perforated pipe in an open stone trench providing detention in the northern hospital parking lot, the discharge of roof area runoff to landscape areas prior to reaching the storm drains and placement of filters in all drop inlets. Conditions of approval require a peak flow reduction/detention system for the hospital site. Conditions also require a Medical Waste Management Plan approved by the State Department of Health Services. Through the use of these measures, the City's water quality standards will be met and ensure that storm water impacts are minimized to the maximum extent feasible in accordance with the City's Storm Water Management Plan and the State's Medical Waste Management Act. With the GVCH's compliance with current State law as required in the State Medical Waste Management Act permits, and as conditioned, the project would be consistent with these policies.

CE 10.7 Drainage and Stormwater Management Plans. [GP/CP] — New development shall protect the absorption, purifying, and retentive functions of natural systems that exist on the site. Drainage Plans shall be designed to complement and use existing drainage patterns and systems, where feasible, conveying drainage from the site in a nonerosive manner. Disturbed or degraded natural drainage systems shall be restored where feasible, except where there are geologic or public safety concerns. Proposals for new development shall include the following:

- a. *A Construction-Phase Erosion Control and Stormwater Management Plan that specifies the BMPs that will be implemented to minimize erosion and sedimentation; provide adequate sanitary and waste disposal facilities; and prevent contamination of runoff by construction practices, materials, and chemicals.*
- b. *A Post-Development-Phase Drainage and Stormwater Management Plan that specifies the BMPs—including site design methods, source controls, and treatment controls—that will be implemented to minimize polluted runoff after construction. This plan shall include monitoring and maintenance plans for the BMP measures.*

Consistent. Construction of the hospital would include heavy equipment operations, concrete wash-out, and painting that could lead to surface runoff and possible introduction of associated pollutants into area storm drains. During construction, conditions of approval require the use of a designated wash off area where polluted water and materials can be contained for subsequent removal. Required conditions of approval would ensure preparation and implementation of an erosion control plan and use of best management practices (BMPs), grading BMPs, dewatering BMPs, and waste management BMPs. Conditions also require submittal of a Storm Water Management Pollution Prevention Plan (SWMPPP) as approved by the Regional Water Quality Control Board. Therefore, the project would be consistent with this policy.

CE 10.8 Maintenance of Stormwater Management Facilities [GP/CP] — New development shall be required to provide ongoing maintenance of BMP measures where maintenance is necessary for their effective operation. The permittee and/or owner, including successors in interest, shall be responsible for all structural treatment controls and devices as follows:

- a. All structural BMPs shall be inspected, cleaned, and repaired when necessary prior to September 30th of each year.*
- b. Additional inspections, repairs, and maintenance should be performed after storms as needed throughout the rainy season, with any major repairs completed prior to the beginning of the next rainy season.*
- c. Public streets and parking lots shall be swept as needed and financially feasible to remove debris and contaminated residue.*
- d. The homeowners association, or other private owner, shall be responsible for sweeping of private streets and parking lots.*

Consistent. This policy requires new development to provide long-term maintenance of all stormwater runoff control facilities and water quality protection best management practices. The City will require through the conditions of approval provisions for such long-term maintenance in accordance with the manufacturer's specifications with enforcement authority granted to the City. Therefore, the project would be consistent with this policy.

CE 12.2 Control of Air Emissions from New Development. [GP] — The following shall apply to reduction of air emissions from new development:

- a. Any development proposal that has the potential to increase emissions of air pollutants shall be referred to the Santa Barbara County Air Pollution Control District for comments and recommended conditions prior to final action by the City.*
- b. All new commercial and industrial sources shall be required to use the best-available air pollution control technology. Emissions control equipment shall be properly maintained to ensure efficient and effective operation.*
- c. Wood-burning fireplace installations in new residential development shall be limited to low-emitting state- and U.S. Environmental Protection Agency*

(EPA)-certified fireplace inserts and_woodstoves, pellet stoves, or natural gas fireplaces. In locations near monarch butterfly ESHAs, fireplaces shall be limited to natural gas.

- d. Adequate buffers between new sources and sensitive receptors shall be required.*
- e. Any permit required by the Santa Barbara County Air Pollution Control District shall be obtained prior to issuance of final development clearance by the City.*

CE 12.3 Control of Emissions during Grading and Construction. [GP] — *Construction site emissions shall be controlled by using the following measures:*

- a. Watering active construction areas to reduce windborne emissions.*
- b. Covering trucks hauling soil, sand, and other loose materials.*
- c. Paving or applying nontoxic solid stabilizers on unpaved access roads and temporary parking areas.*
- d. Hydroseeding inactive construction areas.*
- e. Enclosing or covering open material stockpiles.*
- f. Revegetating graded areas immediately upon completion of work.*

Consistent. The project was referred to the Santa Barbara County Air Pollution Control District and a response letter is included in conditions of approval requiring permits for operation of specific equipment, incorporation of dust control measures, and control strategies for particulate emissions from diesel exhaust. Therefore, this project would be considered consistent with these policies.

CE 13.2 Energy Efficiency in Existing and New Commercial and Industrial Development. [GP] — *The following measures shall be employed to reduce energy consumption in existing and new commercial and industrial buildings:*

- a. Reduction of energy consumption in existing buildings through improved design and management of heating, ventilation, air conditioning systems, and lighting is encouraged. Master metering is discouraged, and conversions to metering for individual tenant spaces shall be promoted where feasible.*
- b. The City shall enforce the state's residential energy conservation building standards set forth in Title 24 through its plan check and building permit issuance processes.*
- c. The City shall encourage nonresidential buildings to be designed in a manner that is appropriate for local climate conditions, taking into account natural light and ventilation, placement of landscaping, and use of integrated energy systems. This encompasses concepts such as cogeneration, waste heat systems, and other similar technologies.*

CE 13.3 Use of Renewable Energy Sources. [GP] — For new projects, the City encourages the incorporation of renewable energy sources. Consideration shall be given to incorporation of renewable energy sources that do not have adverse effects on the environment or on any adjacent residential uses. The following considerations shall apply:

- a. Solar access shall be protected in accordance with the state Solar Rights Act (AB 2473). South wall and rooftop access should be achievable in low-density residential areas, while rooftop access should be possible in other areas.
- b. New development shall not impair the performance of existing solar energy systems. Compensatory or mitigation measures may be considered in instances where there is no reasonable alternative.
- c. Alternative energy sources are encouraged, provided that the technology does not contribute to noise, visual, air quality, or other potential impacts on nearby uses and neighborhoods.

Consistent. Conditions of approval recommend incorporation of energy conservation measures within the proposed project design. Therefore, this project is considered consistent with these policies.

CE 15.3 Water Conservation for New Development. [GP] — In order to minimize water use, all new development shall use low water use plumbing fixtures, water-conserving landscaping, low flow irrigation, and reclaimed water for exterior landscaping, where appropriate.

Consistent. Conditions of approval require the use of drought-tolerant native or Mediterranean landscaping and drip irrigation. Therefore, this project is considered consistent with this policy.

CE 15.4 Waste Reduction and Recycling. [GP] — The City shall promote waste reduction and recycling programs for residences and businesses, encourage commercial composting and education programs, recycle public green waste materials for mulch and compost, reuse removed trees for lumber when possible, and implement waste and recycling standards for all new developments and remodels.

CE 15.5 Reduction of Construction Wastes. [GP] — In instances where demolitions of existing buildings and structures are authorized, it is encouraged that such structures be deconstructed and that structural components, fixtures, and materials be salvaged for future reuse. Provisions for recycling of waste materials at all construction sites, including and demolition sites shall be required.

Consistent. The project includes a trash sterilizer compactor to handle the hospital's waste stream. Conditions of approval require the implementation of a Solid Waste Management Program and A Waste Reduction and Recycling Plan with program

components that address the construction and operation phases of the project. Therefore, this project would be consistent with these policies.

Safety Element

SE 1.2 Guidelines for Siting Highly Sensitive Uses and Critical Facilities. [GP/CP] — *In accord with the Land Use Element, the City shall discourage essential services buildings and other highly sensitive uses in areas subject to safety hazards. Highly sensitive uses are defined as those that meet one more of the following criteria:*

- a. *Land uses whose onsite population cannot be readily evacuated or otherwise adequately protected from serious harm through methods such as sheltering in-place. This includes, but is not limited to, schools, hospitals, clinics, nursing homes, multiple-family housing exclusively for the elderly or disabled, high-density residential, stadiums, arenas, and other uses with large public-assembly facilities.*
- b. *Land uses that serve critical “lifeline” functions such as water supplies, fire response, and police response if exposed to a significant risk that will curtail their lifeline functions for a critical period of time.*

SE 1.3 Site-Specific Hazards Studies [GP/CP]—*Applications for new development shall consider exposure of the new development to coastal and other hazards. Where appropriate, an application for new development shall include a geologic/soils/geotechnical study and any other studies that identify geologic hazards affecting the proposed project site and any necessary mitigation measures. The study report shall contain a statement certifying that the project site is suitable for the proposed development and that the development will be safe from geologic hazards. The report shall be prepared and signed by a licensed certified engineering geologist or geotechnical engineer and shall be subject to review and acceptance by the City.*

Consistent. These policies are intended to protect new development against geologic hazards such as earthquake faults, liquefaction, slope instability and seismic related settlement. A geotechnical report and addendum were submitted as part of the project application (MNS Engineers, March 19, 2007 and May 1, 2007). Conditions of approval require implementation of requirements identified in a final Geotechnical and Engineering Geology report related to the horizontal extent of ground improvement for liquefaction mitigation, spacing and diameter of stone columns in the ground improvement zone, foundation design, lateral resistance, retaining or basement wall design, seismic design criteria, general grading, foundation preparation, temporary slopes, utility trenching, drainage, and erosion control. With incorporation of these conditions, the project is consistent with these policies.

SE 1.9 Reduction of Radon Hazards. [GP] — *The City shall require the consideration of radon hazards for all new construction and require testing of radon*

levels for construction of homes and buildings located in areas subject to moderate or high potential for radon gas levels exceeding 4.0 picocuries as shown on maps produced by the California Division of Mines and Geology. The City shall require new homes to use radon-resistant construction where needed based on U.S. Environmental Protection Agency guidelines.

Consistent. Conditions of approval require preparation of a radon report including recommendations to mitigate any radon gas exposure at levels exceeding EPA guidelines prior to approval of a land use permit. Therefore, this project is considered consistent with this policy.

SE 4.8 Seismic Standards for Critical Facilities. [GP] — *New critical facilities (hospitals, schools, communication centers, fire and police facilities, power plants, etc.) shall be designed and built in conformance with all California Building Code Requirements. Existing critical facilities within Goleta should be evaluated by a qualified structural engineer to assess the facilities' earthquake resistance. If any such facility is found to be deficient, appropriate structural retrofits or other mitigation measures should be identified and required.*

SE 4.10 Avoidance of Liquefaction Hazard Areas for Critical Facilities. [GP/CP] — *The City shall discourage the construction of critical facilities in areas of potential liquefaction. In cases where construction of such facilities cannot avoid liquefaction-hazard areas, the City shall require implementation of appropriate mitigation as recommended in site-specific geotechnical and soils studies.*

SE 4.11 Geotechnical Report Required. [GP/CP] — *The City shall require geotechnical and/or geologic reports as part of the application for construction of habitable structures and essential services buildings (as defined by the building code) sited in areas having a medium-to-high potential for liquefaction and seismic settlement. The geotechnical study shall evaluate the potential for liquefaction and/or seismic-related settlement to impact the development, and identify appropriate structural-design parameters to mitigate potential hazards.*

SE 5.2 Evaluation of Soil-Related Hazards [GP/CP] — *The City shall require structural evaluation reports with appropriate mitigation measures to be provided for all new subdivisions, and for discretionary projects proposing new nonresidential buildings or substantial additions. Depending on the conclusions of the structural evaluation report, soil and geological reports may also be required. Such studies shall evaluate the potential for soil expansion, compression, and collapse to impact the development; they shall also identify mitigation to reduce these potential impacts, if needed.*

SE 5.3 Avoidance of Landslide Hazards for Critical Facilities. [GP/CP] — *The City shall prohibit the construction of critical facilities (hospitals, schools, communication centers, fire and police facilities, power plants, etc.) in areas of high landslide potential. The City shall discourage the construction of critical facilities in*

areas of moderate landslide potential. In cases where construction of such facilities cannot avoid moderate landslide hazard areas, the City shall require implementation of appropriate mitigation as recommended in site-specific geotechnical and soils studies.

SE 5.4 Avoidance of Soil-Related Hazards. [GP/CP] — For the proposed development of any critical facilities in areas subject to soil-related hazards, as well as for noncritical facilities in areas subject to soil-related hazards, the City shall require site-specific geotechnical, soil, and/or structural engineering studies to assess the degree of hazard on the proposed site and recommend any appropriate site design modifications or considerations as well as any other mitigation measures. The City shall not approve development in areas subject to soil-related hazards, unless mitigation measures are identified and committed to that would reduce hazards to an acceptable level.

Consistent. These policies are intended to protect new development against geologic hazards such as earthquake faults, liquefaction, slope instability and seismic related settlement. A geotechnical report and addendum were submitted as part of the project application (MNS Engineers, March 19, 2007 and May 1, 2007). Conditions of approval require implementation of requirements identified in a final Geotechnical and Engineering Geology report related to the horizontal extent of ground improvement for liquefaction mitigation, spacing and diameter of stone columns in the ground improvement zone, foundation design, lateral resistance, retaining or basement wall design, seismic design criteria, general grading, foundation preparation, temporary slopes, utility trenching, drainage, and erosion control. With incorporation of these conditions, the project is consistent with these policies.

SE 6.2 Areas Subject to Local Urban Flooding. [GP] — In addition to flood hazard areas shown on the FIRM maps, the City may require applications for new or expanded development in areas with known persistent local urban flooding to include measures that lessen the urban flooding hazard and/or that mitigate its effects on the proposed development. This requirement shall apply to flooding on any street or roadway that provides access to the proposed development.

SE 6.4 Avoidance of Flood Hazard Areas [GP/CP] — The City shall discourage any new intensive development in any flood hazard area. Similarly, the City shall require appropriate flood mitigation for intensification of existing development in any flood-prone area. The City shall not approve development within areas designated as the 100-year floodplain that would obstruct flood flow (such as construction in the designated floodway), displace floodwaters onto other property, or be subject to flood damage. The City shall not allow development that will create or worsen drainage problems.

SE 6.5 Siting of Critical Facilities. [GP] — The City shall discourage the construction of critical facilities within the 100-year floodplain. In cases where construction of such facilities cannot avoid flood hazard areas, the City shall

require implementation of appropriate mitigation as recommended in site-specific hydrology/hydraulic and/or engineering studies.

SE 6.6 Enforcement of Watercourse Setback Ordinance. [GP/CP] — *A minimum 50-foot setback shall be required from streambanks and flood control channels for all new development (see related CE 2.2). For projects that would be rendered infeasible by the application of such minimum setbacks, the project applicant shall provide a site-specific engineering study with recommended mitigation measures to allow for a reduced setback that would not expose development to unacceptable risk. Furthermore, in these cases, the City shall consult with the Santa Barbara County Flood Control District to determine whether the proposed lesser setback would be appropriate, in that it would allow access for flood control maintenance and enable proper operation of the channels. The City shall maintain and enforce the policies and standards within a Water Course Setback Ordinance.*

Consistent: These policies are intended to reduce the risk of flooding and prevent the obstruction of any floodway. The hospital site is located outside of the floodway in Zone X, an area determined by FEMA to also be outside the 100- and 500-year floodplains. The temporary parking lot site is located adjacent to Maria Ignacia Creek which includes floodway area along the creek. However, the parking lot improvements would be constructed outside the 50-foot setback from the top of bank the creek and outside the floodway, also in Zone X. The temporary parking lot design includes a series of bioswales as well as pervious pavement and would use best management practices during construction to minimize runoff to offsite water resources such as Maria Ignacia Creek. Additionally, upon completion of the new hospital, including demolition of the existing buildings and provision of the permanent parking on site, conditions of approval require all improvements associated with the temporary parking lot be removed. Therefore, as conditioned, the proposed project would be consistent with these policies.

SE 7.2 Review of New Development. [GP/CP] — *Applications for new or expanded development shall be reviewed by appropriate Santa Barbara County Fire Department personnel to ensure they are designed in a manner that reduces the risk of loss due to fire. Such review shall include consideration of the adequacy of “defensible space” around structures at risk; access for fire suppression equipment, water supplies, construction standards; and vegetation clearance. Secondary access may be required and shall be considered on a case-by-case basis. The City shall encourage built-in fire suppression systems such as sprinklers, particularly in high-risk or high-value areas.*

SE 7.5 Automatic Fire Sprinkler Systems. [GP] — *The City shall require the installation of automatic fire sprinklers for: a) all new buildings that have a total floor area of 5,000 square feet or more and b) any existing building proposed for remodeling or an addition, which, upon completion of the remodel or addition, will have a total floor area of 5,000 square feet or more. The 5,000-square-foot threshold cited in criteria a) and b), above, shall be reduced to 1,000 square feet*

for any building zoned or used for commercial or industrial purposes if such building is within 100 feet of any residentially zoned parcel.

Consistent. These policies are intended to ensure adequate fire protection infrastructure is incorporated into the design of new development. The project was referred to the Santa Barbara County Fire Department and a response letter is included in conditions of approval. The project plans and circulation for emergency equipment through drive aisles has been reviewed and conceptually approved by the County Fire Department, including the improvements to More Ranch Road which would provide access to the emergency department for ambulances and serve as a fire lane access to the hospital and a secondary access to the southern parking lot. The hospital would be fully sprinklered. Therefore, the proposed project would be consistent with these policies.

SE 9.1 Clear Zone and Airport Approach Zone Regulations. [GP] — The City will maintain and enforce through appropriate zoning measures the Clear Zone and Airport Approach Zone regulations pursuant to the plans and policies of the Santa Barbara County ALUC. The City may also require, as a condition of approval of development applications, dedication of avigation easements for areas within the Airport Clear Zones and Airport Approach Zones (see Figure 5-3).

SE 9.2 Height Restrictions. [GP] — The City shall ensure that the heights of proposed buildings, other structures, and landscaping conform to airport operational requirements to minimize the risk of aircraft accidents. The City shall establish and maintain standards in its zoning ordinance for building and structure height restrictions for development in proximity to the Santa Barbara Municipal Airport. To ensure compliance with height restrictions, proposed development or uses that require Airport Land Use Commission (ALUC) review pursuant to the Airport Land Use Plan shall be referred to the ALUC for review.

SE 9.8 Limitations on Hazardous Facilities. [GP] — Development that includes new hazardous installations or materials such as, but not limited to, oil or gas storage and explosive or highly flammable materials within the clear zone and the approach zone, as generally depicted in Figure 5-3, shall be referred to the Airport Land Use Commission (ALUC) for review..

SE 10.3 Hazard Assessment Required for Hazardous Materials Facilities. [GP] — For all new hazardous facilities, and for any proposed substantial increase in intensity of use for existing hazardous facilities, the City shall require a hazard assessment to be submitted as part of the development application. The hazard assessment shall identify the risks posed by the new or expanded facility and the geographical extent of significant risk.

Consistent. The locations of the existing and future Airport Approach Zones cross the southern portion of the hospital site. The proposed hospital would remain outside the future Approach Zone, however, some ancillary facilities such as the liquid oxygen tank, cooling towers, and an underground fuel storage tank would be located

within the future Approach Zone. A quantitative risk analysis was prepared as part of the project application to evaluate the relative risk associated with existing and future locations of these facilities (Marine Research Specialists, February 2008). The results indicated that both the existing and proposed facility sites would pose a minimal risk to the public. The project was referred to the City of Santa Barbara Airport and the Airport Land Use Commission staff, who reviewed the risk analysis. A Determination of No Hazard to Air Navigation was obtained from the FAA for these facilities. Therefore, the proposed project would be consistent with these policies.

Visual & Historic Resources Element

VH 1.1 Scenic Resources [GP/CP] — *An essential aspect of Goleta's character is derived from the various scenic resources within and around the city. Views of these resources from public and private areas contribute to the overall attractiveness of the city and the quality of life enjoyed by its residents, visitors, and workforce. The City shall support the protection and preservation of the following scenic resources:*

- a. The open waters of the Pacific Ocean/Santa Barbara Channel, with the Channel Islands visible in the distance.*
- b. Goleta's Pacific shoreline, including beaches, dunes, lagoons, coastal bluffs, and open costal mesas.*
- c. Goleta and Devereux Sloughs.*
- d. Creeks and the vegetation associated with their riparian corridors.*
- e. Agricultural areas, including orchards, lands in vegetable or other crop production, and fallow agricultural lands.*
- f. Lake Los Carneros and the surrounding woodlands.*
- g. Prominent natural landforms, such as the foothills and the Santa Ynez Mountains.*

VH 1.4 Protection of Mountain and Foothill Views [GP/CP] — *Views of mountains and foothills from public areas shall be protected. View protection associated with development that may affect views of mountains or foothills should be accomplished first through site selection and then by use of design alternatives that enhance, rather than obstruct or degrade, such views. To minimize structural intrusion into the skyline, the following development practices shall be used where appropriate:*

- a. Limitations on the height and size of structures.*
- b. Limitations on the height of exterior walls (including retaining walls) and fences.*
- c. Stepping of buildings so that the heights of building elements are lower near the street and increase with distance from the public viewing area.*

Increased setbacks along major roadways to preserve views and create an attractive visual corridor.

- d. Downcast, fully shielded, full cut off lighting of the minimum intensity needed for the purpose.*
- e. Limitations on removal of native vegetation.*
- f. Use of landscaping for screening purposes and/or minimizing view blockage as applicable.*
- g. Revegetation of disturbed areas.*
- h. Limitations on the use of reflective materials and colors for roofs, walls (including retaining walls), and fences.*
- i. Selection of colors and materials that harmonize with the surrounding landscape.*
- j. Clustering of building sites and structures.*

Consistent. These policies are intended to protect the City's scenic resources as defined in Policy VH 1.1 of the General Plan, public views of the mountains and foothills, public views of open space, and natural landforms. The hospital building would have a height of 31'6" which is 3.5 feet below the maximum height of 35' allowed by the zoning ordinance. With an additional 12' of equipment screening added to portions of the roof, the hospital would still be 11.5 feet below the recommended maximum height of 55' allowed by the General Plan for hospitals. The public view corridor along Patterson Avenue to portions of the foothills and the Santa Ynez Mountain skyline would not be substantially impaired or blocked. Therefore, the proposed project would be considered consistent with these policies.

VH 3.1 Community Design Character [GP] — *The visual character of Goleta is derived from the natural landscape and the built environment. The City's agricultural heritage, open spaces, views of natural features, established low-density residential neighborhoods, and small-scale development with few visually prominent buildings contribute to this character. Residential, commercial, and industrial development should acknowledge and respect the desired aspects of Goleta's visual character and make a positive contribution to the city through exemplary design.*

VH 3.3 Site Design [GP]—*The City's visual character shall be enhanced through appropriate site design. Site plans shall provide for buildings, structures, and uses that are subordinate to the natural topography, existing vegetation, and drainage courses; adequate landscaping; adequate vehicular circulation and parking; adequate pedestrian circulation; and provision and/or maintenance of solar access.*

VH 3.4 Building Design [GP] — *The City's visual character shall be enhanced through development of structures that are appropriate in scale and orientation and that use high quality, durable materials. Structures shall incorporate architectural*

styles, landscaping, and amenities that are compatible with and complement surrounding development.

Consistent. These policies are intended to ensure that the architectural and site design of new development is compatible with the City's visual character. The architectural style is described as "warm modern", a linear design that includes details such as trellises, glazing, sun louvers, stone accents, and metal standing seam roofing. The maximum height of the hospital structure would be 31'6", 3'6" below the maximum height of 35' allowed by the zoning ordinance. The preliminary landscape plan for the hospital site depicts a plant palette adapted to the Mediterranean climate. Project perimeter and internal landscaping is proposed to screen and soften views of the buildings, provide shade to the parking areas, and plant materials have been selected for specific characteristics such as low allergy potential, ability to attract birds and butterflies, ability to screen utility areas, provide shade, and non-invasiveness. The DRB found that conceptually, the scale, site design, mass, and height of the project along with its architecture would be compatible with that visual character. Access to the hospital and temporary parking lot sites would be provided from Patterson Avenue and More Ranch Road. The project would meet the parking space requirement per the zoning ordinance. Therefore, with implementation of conditions of approval relating to submittal of final improvement plans for DRB review that identify colors and materials, shielded lighting fixtures, and landscaping that is appropriately sized and located to screen and soften the visual impacts of the hospital building and associated equipment and the temporary parking lot, the proposed project would be consistent with these policies.

VH 3.5 Pedestrian-Oriented Design [GP] — The city's visual character shall be enhanced through provision of aesthetically pleasing pedestrian connections within and between neighborhoods, recreational facilities, shopping, workplaces, and other modes of transportation, including bicycles and transit.

Consistent. This policy is intended to promote pedestrian friendly design. Paths from the sidewalks along the street frontages of the hospital site and in the parking areas delineate convenient pedestrian links to the main entrances. Pedestrian access would also be provided via a temporary crosswalk linking the temporary parking lot to the hospital site where Hollipat Center Drive intersects with Patterson Avenue and via the existing crosswalk at the Hollister Avenue / Patterson Avenue intersection. Five-foot wide paved asphalt paths would be installed along both Hollister Avenue and Patterson Avenue street frontages to establish pedestrian travel paths to and from the temporary parking lot to the hospital site. These features are anticipated to enhance pedestrian access in the project vicinity as a result. Therefore, the project would be consistent with this policy.

VH 4.7 Office Buildings, Business Parks, Institutional, and Public/Quasi-Public Uses. [GP] The following standards shall be applicable to office and business park development and institutional and public/quasi-public uses:

- a. *Buildings and structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale.*
- b. *Street elevations of buildings and structures should enhance the streetscape and should be pedestrian friendly. To create diversity and avoid monotonous façades, varied building setbacks should be provided and be proportionate to the scale of the building.*
- c. *Plazas, courtyards, and landscaped open space should be provided to create a campus-like setting and encourage pedestrian access.*
- d. *Parking lots should not be the dominant visual element and shall be located behind or beside buildings, where appropriate. Where buildings do not screen parking lots, landscaping, berms, and/or low walls shall be used to screen cars from adjacent roadways and other developments.*
- e. *Architectural elements such as arcades are encouraged to identify the main entrance and reinforce the pedestrian scale.*
- f. *Bicycle access shall be provided and encouraged via bike lanes. Sufficient, secure, and protected bicycle parking shall be provided.*
- g. *Public transit shall be encouraged through effective placement of stops for local and regional transit services. Existing stops shall be upgraded as appropriate.*
- h. *Loading areas and recycling and trash facilities shall be easily accessed and screened from view with landscaping and/or fencing or walls. Adjacent uses shall be considered when such areas are sited.*
- i. *Roof mounted equipment shall be screened and considered as part of the structure for height calculations.*

Consistent. The project site is currently developed with a hospital and associated infrastructure. The existing hospital would be replaced and the proposed hospital would be consistent with and below, the FAR, lot coverage, and height standards recommended in the General Plan. The proposed hospital building would include varied colors and materials, building articulation and architectural details that help avoid a monolithic structure as well as a drought tolerant plant palette in the landscape plan that integrates with the proposed structures to break up their mass and scale. Project perimeter and internal landscaping would screen and soften views of the buildings, provide shade to the parking areas, and screen utility areas. A garden and pond adjacent to the lobby, two lawn areas and walking paths with seating areas provide passive recreational opportunities for visitors, patients, and staff. Paths from the sidewalks along the street frontages and the parking areas delineate convenient pedestrian links to the main entrances which are identified by canopy structures. Bicycle parking for a total of 30 bicycles is proposed on both the north and south sides of the new hospital building. Roof mounted equipment would be screened by a 12' high equipment screen. Therefore, the project would be consistent with this policy.

VH 4.9 Landscape Design [GP]—*Landscaping shall be considered and designed as an integral part of development, not relegated to remaining portions of*

a site following placement of buildings, parking, or vehicular access. Landscaping shall conform to the following standards:

- a. Landscaping that conforms to the natural topography and protects existing specimen trees is encouraged.*
- b. Any specimen trees removed shall be replaced with a similar size tree or with a tree deemed appropriate by the City.*
- c. Landscaping shall emphasize the use of native and drought-tolerant vegetation and should include a range and density of plantings including trees, shrubs, groundcover, and vines of various heights and species.*
- d. The use of invasive plants shall be prohibited.*
- e. Landscaping shall be incorporated into the design to soften building masses, reinforce pedestrian scale, and provide screening along public streets and off-street parking areas.*

VH 4.10 Streetscape and Frontage Design. [GP] *A unified streetscape shall be created to improve the interface between pedestrians and vehicles. The following design elements shall be incorporated where feasible:*

- a. Abundant street trees and landscaped medians.*
- b. Landscaping that buffers pedestrians and bicyclists from traffic without creating site distance conflicts.*
- c. Coordination of landscaping within the public right-of-way and adjacent development to provide an integrated street frontage.*
- d. Provision of street furniture including benches, planter seating, trash containers, and pedestrian scale light fixtures.*
- e. Use of pavement treatments and decorative tree wells.*
- f. Accent planting, textured paving, and specimen trees used to establish identities at building entries.*
- g. Traffic control and utility hardware such as backflow devices, traffic control cabinets, cable television boxes, and air vacuum and release enclosures shall be screened from view and colored to blend in with the surroundings. Such hardware should be placed outside sidewalks and away from intersections to the extent feasible.*

Consistent. This policy establishes architectural guidelines for project design and landscaping. The preliminary landscape plan for the hospital site depicts a plant palette adapted to the Mediterranean climate that would survive with minimal watering after establishment. Plant materials have been selected for specific characteristics such as low allergy potential, ability to attract birds and butterflies, ability to screen utility areas and shade parking areas, and non-invasiveness. A total of 239 new trees would be planted onsite and along the street frontages. All trees would be 15-gallon minimum size. A garden and pond adjacent to the lobby, two lawn areas and walking paths with seating areas provide passive recreational opportunities for visitors, patients, and staff. At the temporary parking lot site, a 4-foot

wide parkway planter installed at the back of the curbs along Hollister Avenue and Patterson Avenue would separate the pedestrian paths from the roadways. Temporary landscape screening with low lying shrubbery including Catalina cherry, California lilac, Toyon, and Pacific wax myrtle would be planted along the street frontages within the ROW including approximately 9,267 square feet on Hollister Avenue and 9,944 square feet on Patterson Avenue. Conditions of approval require screening of utility hardware to maintain an attractive street frontage on both sites and DRB review and approval ensuring appropriate densities of all plantings to carry out the planting design. Thus the project would be consistent with these policies.

VH 4.11 Parking Lots. [GP] *Parking lots shall be adequately designed and landscaped. The following standards shall apply (see related Policy TE 9):*

- a. Adequate parking requirements shall be established for all zone districts and conditionally permitted uses.*
- b. Adequate parking space dimensions and aisle widths shall be established.*
- c. Angled parking spaces are encouraged in order to maximize visibility for drivers and pedestrians. Retail parking lot design that includes 90-degree parking spaces is discouraged.*
- d. Pedestrian circulation shall be adequate, clearly delineated, and integrated with internal vehicle circulation to allow for safe and convenient pedestrian links from parking areas to building entrances. Planting strips should be used between traffic zones and sidewalks wherever possible.*
- e. Retail parking lots shall provide for adequate shopping cart storage that is adequately screened.*
- f. Parking lot landscaping shall provide for adequate visual relief, screening, and shade. Adequate tree density shall be established and shall include approximately one tree for every four parking spaces. Deciduous trees in parking lots are discouraged due to the visual effects of loss of canopy.*
- g. Parking lot lighting shall be considered relative to the selection and location of parking lot trees and their height at maturity.*
- h. Shared parking arrangements are encouraged where neighboring uses have different peak use periods.*
- i. Permeable parking surfaces and grass-incorporated paving systems are encouraged to reduce stormwater runoff. Water quality protection measures such as storm drain filters should be used to minimize pollutants that would result in impacts to downstream water bodies or habitat.*

Consistent: The site plan would provide for 377 spaces on the hospital parcel and 16 spaces on the existing MOB parcel (combined total of 393 spaces), exceeding the zoning ordinance requirement of 322 spaces. Conditions of approval require a reciprocal parking agreement between the two properties. The project includes pedestrian amenities with walkways along the project frontages which continue into the project site and within the parking areas to delineate convenient pedestrian links to the main entrances. The project plans call for filters in all drop inlets as well as the

use of bioswales and pervious surfaces to reduce stormwater runoff. Project perimeter and internal landscaping would screen and provide shade to the parking areas for the hospital site. Low lying shrubbery would be planted along the street frontages within the ROW to provide landscape screening for the temporary parking lot. However, the temporary parking lot would not comply with the required number of landscape planters within the parking area per item f. However, as this lot is a temporary use, this portion of the policy would not apply. The final plans would be reviewed by DRB for provision of appropriate lighting standards as they related to the parking lot trees. Therefore, the project would be deemed consistent with this policy.

VH 4.12 Lighting. [GP] *Outdoor lighting fixtures shall be designed, located, aimed downward or toward structures (if properly shielded), retrofitted if feasible, and maintained in order to prevent over-lighting, energy waste, glare, light trespass, and sky glow. The following standards shall apply:*

- a. *Outdoor lighting shall be the minimum number of fixtures and intensity needed for the intended purpose. Fixtures shall be fully shielded and have full cut off lights to minimize visibility from public viewing areas and prevent light pollution into residential areas or other sensitive uses such as wildlife habitats or migration routes.*
- b. *Direct upward light emission shall be avoided to protect views of the night sky.*
- c. *Light fixtures used in new development shall be appropriate to the architectural style and scale and compatible with the surrounding area.*

Consistent: Conditions of approval require exterior lighting on the hospital and temporary parking lot sites to be of low-intensity, low glare design and to be shielded so that light is direct downward onto the project site to prevent spillover onto adjacent areas. The final plans would be reviewed by DRB for provision of appropriate lighting standards, fixtures, and styles to minimize night sky lighting and maintain consistency with the surrounding area. Therefore, with conditions of approval, the project would be considered consistent with this policy.

VH 4.14 Utilities [GP]—*New development projects shall be required to place new utility lines underground. Existing overhead utility lines should be placed underground when feasible. Undergrounding of utility hardware is encouraged. Any aboveground utility hardware, such as water meters, electrical transformers, or backflow devices, shall not inhibit line of sight or encroach into public walkways and, where feasible, should be screened from public view by methods including, but not limited to, appropriate paint color, landscaping, and/or walls.*

Consistent. This policy requires all utilities serving new development to be undergrounded and conditions of approval for the project require all new utility service connections to be undergrounded. Therefore, the proposed project would be consistent with this policy.

VH 4.15 Site-Specific Visual Assessments. [GP] — *The use of story poles, physical or software-based models, photo-realistic visual simulations, perspectives,*

photographs, or other tools shall be required, when appropriate, to evaluate the visual effects of proposed development and demonstrate visual compatibility and impacts on scenic views.

Consistent. A line-of-site drawing was provided illustrating the hospital rooftop equipment would be adequately screened. Therefore, the proposed project would be consistent with this policy.

Transportation Element

TE 1.6 Development Review. [GP/CP] — *As a condition of approval of new non-residential projects, the City may require developers to provide improvements that will reduce the use of single-occupancy vehicles. These improvements may include, but are not limited to, the following:*

- a. Preferential parking spaces for carpools.*
- b. Bicycle storage, parking spaces, and shower facilities for employees.*
- c. Bus turnouts and shelters at bus stops.*
- d. Other improvements as may be appropriate to the site.*

TE 2.4 Employer-Based or Project-Based Transportation Management Plans. [GP] — *When appropriate, the City may as a condition of approval require proposed larger-sized non-residential developments with 100 or more employees to prepare and adopt a Transportation Management Plan (TMP) and to maintain a designated Transportation Manager. The TMP shall establish quantified objectives for trip reduction and shall identify the specific measures that will be employed to accomplish trip reduction, including but not limited to the measures identified in TE 2.1. The Transportation Manager shall work with Santa Barbara County Association of Governments' (SBCAG) Traffic Solutions (the county's rideshare organization) and the City in developing, implementing, and monitoring the TDM measures and shall provide an annual report to the City on the status and effectiveness of the measures.*

TE 7.12 Transit Amenities in New Development. [GP/CP] — *The City shall require new or substantially renovated development to incorporate appropriate measures to facilitate transit use, such as integrating bus stop design with the design of the development. Bus turnouts, comfortable and attractive all-weather shelters, lighting, benches, secure bicycle parking, and other appropriate amenities shall be incorporated into development, when appropriate, along Hollister Avenue and along other bus routes within the city. Existing facilities that are inadequate or deteriorated shall be improved or upgraded where appropriate and feasible.*

Consistent. GVCH worked closely with SBCAG Traffic Solutions to develop a commuter program that encourages the use of alternative modes of transportation by

employees. The existing Commuter Program offers incentives to employees who participate by using alternative means of commuting such as walking, biking, riding the bus, or car pooling. Additionally, bicycle parking for a total of 30 bicycles is proposed on both the north and south sides of the new building. MTD reviewed the application and determined that the current shelter on Hollister Avenue at Patterson Avenue is an approved bus stop and meets MTD's standards at this time; no upgrades would be required. Paths from the sidewalks along the street frontages of the hospital site delineate convenient pedestrian links to the main entrances. Pedestrian access would also be provided via a temporary crosswalk linking the temporary parking lot to the hospital site where Hollipat Center Drive intersects with Patterson Avenue and via the existing crosswalk at the Hollister Avenue / Patterson Avenue intersection. Five-foot wide paved asphalt paths would be installed along both Hollister Avenue and Patterson Avenue street frontages to establish pedestrian travel paths to and from the temporary parking lot to the hospital site. These features would enhance pedestrian access to facilitate transit use. With these improvements the project would be consistent with this policy.

TE 9.1 Off-Street Parking. [GP/CP] — The primary source of parking supply for new development of all types of uses within the city shall be off-street parking spaces that are provided on site within the development.

TE 9.2 Adequacy of Parking Supply in Proposed Development. [GP/CP] — The City shall require all proposed new development and changes/intensifications in use of existing nonresidential structures to provide a sufficient number of off-street parking spaces to accommodate the parking demand generated by the proposed use(s), and to avoid spillover of parking onto neighboring properties and streets.

TE 9.4 Parking within Commercial and Industrial Areas. [GP/CP] — The following standards shall apply to parking within nonresidential areas:

- a. An adequate number and appropriate type of parking spaces shall be provided on site for new development or changes of use in commercial, business park, and other industrial areas.*
- b. Supplemental satellite parking facilities are encouraged for large employers to prevent spillover parking into neighboring areas.*
- c. In determining the adequacy of proposed parking for new or substantially modified development, the City may consider proximity to transit facilities and the provisions of a TMP where it is demonstrated that the plan's measures will sufficiently reduce the demand for onsite parking.*
- d. Conditions of approval for large nonresidential projects may include a requirement to prepare a TMP that includes monitoring of parking lot utilization and measures that will be implemented if the event that the supply of onsite parking spaces is inadequate.*
- e. Provision of large amounts of excess parking is discouraged, except that surplus landscaped areas may be identified and reserved for future expansion of parking areas if warranted by future conditions.*

- f. *Compact parking spaces and 90-degree parking stalls are discouraged in parking lots serving high-turnover uses, such as (but not limited to) retail commercial centers.*

Consistent. The zoning ordinance requirement would be 115 spaces for the new hospital and 207 spaces for the existing MOB (combined total of 322 spaces). The site plan would provide for 377 spaces on the hospital parcel and 16 spaces for the existing MOB (combined total of 393 spaces). Conditions of approval require a reciprocal parking agreement between the two properties. To accommodate parking during all phases of construction, the temporary parking lot would provide 376 spaces. Parking demands associated with the various construction phases were estimated and it was determined that the total parking demand would be satisfied at each phase by the available parking supply at both the hospital site and temporary parking lot. With recordation of the reciprocal parking agreement and approval of a construction vehicle parking plan required through the conditions of approval, the project would be consistent with these policies.

TE 9.5 Parking Lot Design. [GP] — Design standards applicable to retail, commercial, business parks, and parking lots are set forth in the Visual and Historic Resources Element Subpolicies VH 4.5, 4.7, and 4.11. In addition, the following standards and criteria shall apply to parking lots of three or more spaces:

- a. *Parking lot design shall provide that all individual spaces are clearly delineated and have easy ingress and egress by vehicles.*
- b. *Proposals that include compact parking spaces shall be subject to discretionary approval by the City, and the number of compact parking spaces shall not exceed 20 percent of the total; parking spaces for oversized vehicles shall be included when appropriate.*
- c. *Access driveways and aisles shall have adequate geometrics, and the layout shall be clear, functional, and well organized.*
- d. *Pedestrian walkways between the parking area and the street, main entrance, and transit stops should be protected by landscaped or other buffers to the extent feasible.*
- e. *The visual impact of large expanses of parking lots shall be reduced by appropriate response to the design standards set forth in the Visual and Historic Resources Element's Policy VH 4.*

Consistent. As designed, the project would provide appropriate parking circulation, driveway access, pedestrian amenities along the project frontages, and extensive landscaping compliant with Visual Resource policies. The site plan would provide for 377 spaces on the hospital parcel and 16 spaces for the existing MOB (combined total of 393 spaces). The project provides 8 compact parking spaces out of a total of 393 on site, thereby complying with the 20 percent standard called for in item b. However, the temporary parking lot would not comply with the required number of landscape planters per Policy VH 4. However, as this lot is a temporary use, this portion of the policy would not apply. Therefore, the project would be consistent with this policy.

TE 10.4 Pedestrian Facilities in New Development. [GP] — Proposals for new development or substantial alterations of existing development shall be required to include pedestrian linkages and standard frontage improvements. These improvements may include construction of sidewalks and other pedestrian paths, provision of benches, public art, informational signage, appropriate landscaping, and lighting. In planning new subdivisions or large-scale development, pedestrian connections should be provided through subdivisions and cul-de-sacs to interconnect with adjacent areas. Dedications of public access easements shall be required where appropriate.

TE 10.5 Pedestrian Safety. [GP] — The City shall consider measures to improve pedestrian safety, including but not limited to the following:

- a. Heightened visibility for crosswalks.
- b. Traffic controls.
- c. Expanded enforcement of pedestrian right-of-way laws.
- d. Adjustments to signal timing.
- e. Appropriate signage for pedestrians and motorists.
- f. Prevention of obstruction of pedestrian circulation by temporary advertising signs, merchandise displays, and other types of obstacles.
- g. Improved lighting at intersections and at other locations along the pedestrian circulation network.
- h. Incorporation of appropriate pedestrian safety measures, such as islands, in intersection designs.
- i. Cooperation with school districts to create safe routes to school through provision of crossing guards, sidewalks, curb extensions to reduce crossing length, high-visibility crosswalk markings, signage, trails, separated pathways, or other appropriate means.

Consistent. Paths from the sidewalks along the street frontages of the hospital site and in the parking lot delineate convenient pedestrian links to the main entrances. Pedestrian access would also be provided via a temporary crosswalk linking the temporary parking lot to the hospital site where Hollipat Center Drive intersects with Patterson Avenue and via the existing crosswalk at the Hollister Avenue / Patterson Avenue intersection. Five-foot wide paved asphalt paths would be installed along both Hollister Avenue and Patterson Avenue street frontages to establish pedestrian travel paths to and from the temporary parking lot to the hospital site. With these improvements, the project would be consistent with these policies.

TE 11.4 Facilities in New Development [GP]—Bicycle facilities such as lockers, secure enclosed parking, and lighting shall be incorporated into the design of all new development to encourage bicycle travel and facilitate and encourage bicycle commuting. Showers and changing rooms should be incorporated into the design

of all new development where feasible. Transportation improvements necessitated by new development should provide onsite connections to existing and proposed bikeways.

Consistent. This policy requires new development to incorporate bicycle facilities into project design to encourage alternative modes of transportation. Bicycle parking for a total of 30 bicycles is proposed on both the north and south sides of the new hospital building and conditions of approval require provision of secure onsite bike parking to encourage use of alternative transportation. As such, the project is considered consistent with this policy.

TE 13.3 Maintenance of LOS Standards. [GP] — *New development shall only be allowed when and where such development can be adequately (as defined by the LOS standards in Policy TE 4) served by existing and/or planned transportation facilities. Transportation facilities are considered adequate if, at the time of development:*

- a. Existing transportation facilities serving the development, including those to be constructed by the developer as part of the project, will result in meeting the adopted LOS standards set in Policy TE 4; or*
- b. A binding financial commitment and agreement is in place to complete the necessary transportation system improvements (except for the planned new grade-separated freeway crossings), or to implement other strategies which will mitigate the project-specific impacts to an acceptable level, within 6 or fewer years; and*
- c. Any additional offsite traffic mitigation measures are incorporated into the impact fee system for addressing cumulative transportation impacts of future development.*

TE 13.5 Developer-Constructed Transportation Improvements. [GP] — *Developers shall be required to construct transportation improvements along their property frontages in accordance with City standards. The Developer shall be required to provide all necessary access and circulation facilities within the property; such facilities shall be designed to meet City standards.*

Consistent. The project would include restriping Patterson Avenue south of Hollister Avenue to provide northbound left turn lanes at the northern most driveway and the driveway located opposite Hollipat Center Drive. The project would also improve More Ranch Road to provide access to the emergency department for ambulances and serve as a fire lane access to the hospital and a secondary access to the southern parking lot. This access would be restricted to right-turns in and out only due to the existing median located on Hollister Avenue. Additionally, payment of GTIP fees to offset area wide improvements would be required. With implementation of these required improvements, the project would be consistent with this policy.

Public Facilities Element

PF 3.4 Fire Safety in New Development. [GP/CP] — *The following fire safety standards shall be met, where applicable, in new development within the city:*

- a. *Two routes of ingress and egress shall be required for any new development or subdivision of land requiring approval of a discretionary action. This requirement may be waived by the City when secondary access cannot be provided and maintenance of fire safety standards are ensured by other means.*
- b. *All private roads that provide access to structures served by the Santa Barbara County Fire Department shall be constructed at a minimum to the department's standards.*
- c. *All nonagricultural development in the foothills area shall include provisions for connection to the GWD or another public water purveyor.*
- d. *Emergency access shall be a consideration in the siting and design of all new development within the city.*

PF 3.9 Safety Considerations in New Development. [GP] — *All proposals for new or substantially remodeled development shall be reviewed for potential demand for and impacts on safety and demand for police services. The design of streets and buildings should reinforce secure, safe, and crime-free environments. Safety and crime reduction or prevention, as well as ease of policing, shall be a consideration in the siting and design of all new development within the city.*

PF 4.1 Water Facilities and Services. [GP/CP] — *The following criteria, standards, and procedures shall apply to water facilities and services:*

- a. *The City shall coordinate with GWD regarding new development within its boundaries to allow the GWD to continue to plan its capital improvements in an orderly manner consistent with the levels of growth allowed by the Land Use Plan.*
- b. *The City shall review and monitor GWD's existing Urban Water Management Plan, adopted in December 2005, and future updates to that plan, and shall monitor actions of GWD to meet the projected long-term water demand.*
- c. *The City shall monitor and compare the planned and potential consumption of the available and planned water capacity within the service area of the GWD. If the available and planned capacity of water supply and delivery services is not adequate to serve the planned and potential consumption, then the City shall take one or more of the following three actions in order of priority:*
 - 1) *Phase development within the city consistent with the Land Use Plan until such time that adequate resources can be identified to provide*

- adequate supplies and improvements and urge other entities in the service areas to also reassess their plans.*
- 2) Reassess the City's Land Use Plan to reduce the demand for services to the degree necessary to match the supply and urge other entities in the service areas to also reassess their plans.*
 - 3) Explore and support ways to reduce consumption in order to conserve available capacity and to reduce the volume of discharges of treated effluent in ocean waters.*
- d. Environmental reviews of new development shall evaluate the adequacy of water supply capacity to serve cumulative demand for all existing and planned development, including during extended periods of drought.*
 - e. Water piping systems should be interconnected ("looped") wherever feasible to facilitate the reliable delivery of water to all locations within the city. The distribution system should be sized to provide minimum operating pressure of 45 pounds per square inch (psi) under normal conditions and 20 psi under emergency conditions such as fires.*
 - f. Water supply and delivery systems shall be available in time to meet the demand created by new development or shall be assured through the use of bonds or other sureties. An assured water supply and delivery system shall be identified prior to discretionary approvals of projects to the satisfaction of the City. GWD or the project applicant may provide several alternative methods of documentation, including an unconditional "ability to serve" letter from the district.*
 - g. The applicant and GWD shall demonstrate prior to issuance of final land use clearance that sufficient capacity shall be available to serve the development and all other cumulative projects within GWD's service area. This may be evidenced by an unconditional "will serve" letter or contract for service from GWD. All required water infrastructure for a project shall either be in place at the time of approval of the land use clearance or shall be assured through the use of bonds, payment of fees, or other sureties to the City's and GWD's satisfaction.*
 - h. Within new subdivisions, offsite and onsite water distribution systems required to serve the subdivision shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permit. Model homes may be exempted from this policy, subject to approval by the City.*
 - i. The City shall encourage and actively promote long-term water conservation through water-conserving features in new development, including low water-use plumbing fixtures and drought-tolerant landscaping. The City also encourages the reclamation of treated wastewater and development of distribution facilities for reclaimed water to serve appropriate uses and locations.*

- j. *New water lines shall not be located within an Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer unless there is no feasible alternative location. The City supports the decommissioning and relocation of existing facilities located within ESHA or ESHA buffers.*
- k. *The City shall require new water infrastructure to be located and painted so as to not be visually obtrusive and, where feasible, to be located within roadway rights-of-way or existing utility easements.*
- l. *The City shall seek to protect the quality and quantity of groundwater resources, including those that serve households and businesses that rely on private wells. The City encourages that such existing development be connected to the public water system of GWD and that the private wells be properly abandoned and closed.*
- m. *All new development within the City shall be served by the public water system.*
- n. *New development along corridors identified by the GWD in its Master Plan as locations of future water conveyance facilities shall provide appropriate easements as a condition of approval.*

PF 4.2 Sewer Facilities and Services. [GP/CP] — *The following criteria, standards, and procedures shall apply to sewer facilities and services:*

- a. *The City shall monitor and compare the planned and potential consumption of the available and planned sewer capacity within the service areas of these utilities. If the available and planned capacity of sewerage services is not adequate to serve the planned and potential consumption, then the City shall take one or more of the following three actions in order of priority:*
 - 1) *Phase development within the City consistent with the Land Use Plan until such time that adequate resources can be identified to provide adequate supplies and improvements and urge other entities in the service areas to also reassess their plans.*
 - 2) *Reassess the City's Land Use Plan to reduce the demand for services to the degree necessary to match the supply and urge other entities in the service areas to also reassess their plans.*
 - 3) *Explore and support ways to reduce consumption in order to conserve available capacity and reduce the volume of discharges of treated effluent in ocean waters.*
- b. *The City shall encourage effective and cost-efficient organization and delivery systems for provision of wastewater collection, treatment, and disposal services within its boundaries.*
- c. *The City shall work with the GSD to ensure completion of a Capacity Management Alternatives Study to determine the scope of needed improvements for a higher level of treatment in order to improve the quality of effluent discharged by an outfall into ocean waters offshore from Goleta Beach Park. The City supports completion*

of this project as quickly as possible. The study should include a full evaluation of alternatives and costs. Alternatives should avoid construction of excess wastewater treatment capacity.

- d. The City shall encourage recycling of treated wastewater to reduce water consumption and reduce ocean discharges of treated effluent.*
- e. Sewage collection and wastewater treatment capacity shall be available in time to meet the demand created by new development or shall be assured through the use of bonds or other sureties. The adequacy of sewerage facilities shall be identified prior to discretionary approvals of projects to the satisfaction of the City. The applicable sanitation district or project applicant may provide several alternative methods of documentation, including an unconditional "ability to serve" letter from the district.*
- f. The applicant and the applicable sanitation district shall demonstrate prior to issuance of final land use clearance that sufficient capacity and facilities shall be available to serve the development and all other cumulative projects within the service area. This may be evidenced by an unconditional "will serve" letter or contract for service from the district. All required wastewater management infrastructure for a project shall either be in place at the time of approval of the land use clearance or shall be assured through the use of bonds, payment of fees, or other sureties to the City's and the applicable district's satisfaction.*
- g. All necessary sewage collection facilities shall be in place at the time of approval of building permits.*
- h. New sewer lines shall not be located within ESHA or ESHA buffer unless there is no feasible alternative location. The City supports the decommissioning and relocation of existing facilities located within ESHA or ESHA buffers.*
- i. Development along corridors identified by sewer providers in their master plans as locations of future sewerage facilities shall provide appropriate easements as a condition of approval.*
- j. The City shall discourage and oppose extension of sewer service into any land area not designated for urban development, including to areas west of Goleta and the Embarcadero Community Services District.*
- k. Within the urban boundary, all new development shall be required to connect to the public sewerage system. New septic systems shall not be approved within the urban boundary unless it is demonstrated that there is no feasible alternative.*
- l. Independent community sewer systems shall not be approved or established for new development within the city.*

Consistent. These policies are intended to ensure that new development is coordinated with the availability and/or provision of adequate public facilities and infrastructure to adequately serve it. Adequate water, sewer, and utility services would be available from the Goleta Water and Sanitary Districts, local utility service providers, fire and police protection services, subject to the project obtaining can and will serve letters from the Goleta Water and Sanitary Districts. As such, the proposed project would be consistent with these policies.

PF 8.4 Critical Facilities Standards. [GP] — *To the extent possible, the City shall require that all critical structures located within the city be constructed to maintain sufficient structural integrity to remain functional following the maximum probable earthquake event and other natural disasters that could affect the site of the structure. All proposals for new critical structures, regardless of location within the city, shall demonstrate safety in terms of the geologic, hydrologic, and other engineering conditions of the site. (See also Subpolicies SE 4.8, SE 4.10, SE 5.3, and SE 6.5.)*

Consistent. These policies are intended to protect new development against geologic hazards such as earthquake faults, liquefaction, slope instability and seismic related settlement. A geotechnical report and addendum were submitted as part of the project application (MNS Engineers, March 19, 2007 and May 1, 2007). Conditions of approval require implementation of requirements identified in a final Geotechnical and Engineering Geology report related to the horizontal extent of ground improvement for liquefaction mitigation, spacing and diameter of stone columns in the ground improvement zone, foundation design, lateral resistance, retaining or basement wall design, seismic design criteria, general grading, foundation preparation, temporary slopes, utility trenching, drainage, and erosion control. With incorporation of these conditions, the project is consistent with this policy.

PF 9.2 Phasing of New Development [GP/CP] — *Development shall be allowed only when and where it is demonstrated that all public facilities are adequate and only when and where such development can be adequately served by essential public services without reducing levels of service elsewhere.*

PF 9.3 Responsibilities of Developers [GP/CP] — *Construction permits shall not be granted until the developer provides for the installation and/or financing of needed public facilities. If adequate facilities are currently unavailable and public funds are not committed to provide such facilities, the burden shall be on the developer to arrange appropriate financing or provide such facilities in order to develop. Developers shall provide or pay for the costs of generating technical information as to impacts the proposed development will have on public facilities and services. The City shall require new development to finance the facilities needed to support the development wherever a direct connection or nexus of benefit or impact can be demonstrated.*

PF 9.7 Essential Services for New Development [GP/CP] — *Development shall be allowed only when and where all essential utility services are adequate in accord with the service standards of their providers and only when and where such development can be adequately served by essential utilities without reducing levels of service below the level of service guidelines elsewhere:*

- a. *Domestic water service, sanitary sewer service, stormwater management facilities, streets, fire services, schools, and parks shall be considered essential for supporting new development.*
- b. *A development shall not be approved if it causes the level of service of an essential utility service to decline below the standards referenced above*

unless improvements to mitigate the impacts are made concurrent with the development for the purposes of this policy. "Concurrent with the development" shall mean that improvements are in place at the time of the development or that a financial commitment is in place to complete the improvements.

- c. If adequate essential utility services are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense in order to develop.*

Consistent. These policies are intended to ensure that new development is coordinated with the availability and/or provision of adequate public facilities and infrastructure to adequately serve it. Adequate water, sewer, and utility services would be available from the Goleta Water and Sanitary Districts, local utility service providers, fire and police protection services, subject to the project obtaining can and will serve letters from the Goleta Water and Sanitary Districts. As such, the proposed project would be consistent with these policies.

Noise Element

NE 1.1 Land Use Compatibility Standards [GP] — *The City shall use the standards and criteria of Table 9-2 to establish compatibility of land use and noise exposure. The City shall require appropriate mitigation, if feasible, or prohibit development that would subject proposed or existing land uses to noise levels that exceed acceptable levels as indicated in this table. Proposals for new development that would cause standards to be exceeded shall only be approved if the project would provide a substantial benefit to the City (including but not limited to provision of affordable housing units or as part of a redevelopment project), and if adequate mitigation measures are employed to reduce interior noise levels to acceptable levels.*

NE 1.5 Acceptable Noise Levels. [GP] — *New construction and substantial alterations of existing construction shall include appropriate noise insulation measures (such as insulation, glazing, and other sound attenuation measures) so that such construction or renovations comply with state and building code standards for allowable interior noise levels. The intent of this policy is to require improved soundproofing for both noise receivers and sources.*

NE 3.3 Consultation with ALUC Staff and City of Santa Barbara Staff. [GP] — *The City of Goleta shall continue to monitor and comment on airport-related projects and development proposed for the area surrounding the airport that is under the jurisdiction of the City of Santa Barbara. The City of Goleta shall consult with staff of the Airport Land Use Commission (ALUC) and the Santa Barbara Airport Department for development projects within the clear or approach zones as defined in the Santa Barbara County Airport Land Use Plan (ALUP), as well as any development proposed within the 60 dBA CNEL noise exposure contour as depicted on the Noise contour map in the most recent ALUC-adopted Santa Barbara County Airport Land Use Plan.*

NE 5.2 Equipment Maintenance. [GP] — *The City shall require that new and existing heating, ventilation, and air conditioning equipment and other commercial/industrial equipment be adequately maintained in proper working order so that noise levels emitted by such equipment remain minimal. The City shall also require noise shielding or insulation for such equipment if operation of the equipment results in objectionable noise levels at adjacent properties.*

NE 5.4 Noise Barriers for Industrial/Commercial Sources. [GP] — *Absorptive types of noise barriers or walls should be used to reduce noise levels generated by industrial and certain heavy commercial uses. To be considered effective, the noise barrier should provide at least a 5-dBA-CNEL noise reduction.*

NE 5.5 Limits on Truck Deliveries and Other Activities. [GP] — *The City shall consider requiring commercial and industrial uses that abut residential zones to restrict the hours of truck deliveries and trash pickups to minimize disruption to nearby residences, where practicable. Such restrictions may be imposed by incorporation of conditions of approval for new discretionary planning permits, or on a citywide basis through preparation and adoption of a Noise Ordinance. Limitations on hours for trash pickups should be considered during negotiation of new or renewed franchise agreements with trash haulers.*

NE 6.4 Restrictions on Construction Hours [GP] — *The City shall require, as a condition of approval for any land use permit or other planning permit, restrictions on construction hours. Noise-generating construction activities for projects near or adjacent to residential buildings and neighborhoods or other sensitive receptors shall be limited to Monday through Friday, 8:00 a.m. to 5:00 p.m. Construction in non-residential areas away from sensitive receivers shall be limited to Monday through Friday, 7:00 a.m. to 4:00 p.m. Construction shall generally not be allowed on weekends and State holidays. Exceptions to these restrictions may be made in extenuating circumstances (in the event of an emergency, for example) on a case by case basis at the discretion of the Director of Planning and Environmental Services. All construction sites subject to such restrictions shall post the allowed hours of operation near the entrance to the site, so that workers on site are aware of this limitation. City staff shall closely monitor compliance with restrictions on construction hours, and shall promptly investigate and respond to all noncompliance complaints.*

NE 6.5 Other Measures to Reduce Construction Noise [GP] — *The following measures shall be incorporated into grading and building plan specifications to reduce the impact of construction noise:*

- a. *All construction equipment shall have properly maintained sound-control devices, and no equipment shall have an unmuffled exhaust system.*
- b. *Contractors shall implement appropriate additional noise mitigation measures including but not limited to changing the location of stationary*

construction equipment, shutting off idling equipment, and installing acoustic barriers around significant sources of stationary construction noise.

- c. To the extent practicable, adequate buffers shall be maintained between noise-generating machinery or equipment and any sensitive receivers. The buffer should ensure that noise at the receiver site does not exceed 65 dBA CNEL. For equipment that produces a noise level of 95 dBA at 50 feet, a buffer of 1600 feet is required for attenuation of sound levels to 65 dBA.*

NE 7.5 Implementation of Recommendations from Acoustical Analyses. [GP]

— For projects where an acoustical analysis is required because of potential noise impacts, the City, through its development review and building permit processes, shall ensure that all appropriate noise reduction measures are incorporated.

Consistent. These policies are intended to ensure that new development is not exposed to unacceptable noise levels for the type and nature of the use involved and protect sensitive noise receptors from excessive levels of construction noise. The project is outside of any airport noise contour of 65 dB or greater, but is within the noise contour of 60 dB for roadways. The project site is located near and includes sensitive receptors, specifically the residences of the apartments located south of the temporary parking lot site as well as hospital patients. A noise study was prepared as part of the application (Dudek, June 2007). The study identified activities associated with the construction phase of the project including demolition of existing structures, site preparation, foundation, façade and interior construction, installation of mechanical equipment/pump systems, and site cleanup. With implementation of project conditions which restrict construction hours and require incorporation of measures to reduce construction noise, as referred to in the noise study, the project would be consistent with these policies.

Housing Element

HE 3.2 Mitigation of Employee Housing Impacts from Nonresidential Uses. [GP] — *Housing needs of local workers are an important factor for the City when reviewing nonresidential development proposals. The City shall require proposed new nonresidential development and proposed expansion or intensification of existing nonresidential development to contribute to the provision of affordable employee housing. The proposed amount of floor area and type of nonresidential use shall be factors in establishing the requirement for individual projects. Alternatives to satisfy this requirement may, at the discretion of the City, include payment of “in-lieu” housing impact fees, provision of housing on-site, housing assistance as part of employee benefit packages, or other alternatives of similar value.*

HE 12.3 Local Housing Impact Fees. [GP] — *The City shall prepare an appropriate nexus study and consider the adoption of an ordinance that would impose affordable housing impact fees on new nonresidential development based*

upon the estimated number of jobs generated by the development and the estimated wage levels of those jobs.

Consistency Determination to be made by City Council. At this time, the City has not yet developed a program for assessment of affordable housing impact fees on new nonresidential development. Therefore, applicability of this policy and any determination of consistency would be a policy decision of the City Council at the time of the hearing before the Council.

However, for the reasons stated below, it is recommended that the type of use, rather than the proposed net new amount of floor area, be factored into the determination that no contribution to the provision of affordable employee housing would be required of GVCH. The existing hospital is being replaced within the timeframe mandated by State legislation for required seismic safety upgrades, and an increase in square footage can partially be attributed to an upgraded hospital facility that meets OSHPD design regulations. Additionally, as a result of the Birth Center and Subacute Care Unit being moved offsite, the total number of employees would be decreasing from 313 (221 full-time and 92 part-time employees) to 265 (200 full-time and 65 part-time employees), a reduction of 48 employees (58 full-time and 27 part-time employees).

Goleta Old Town Revitalization Plan

The project site is located within the east wing of the Old Town Project Area. The project proposes major improvements and upgrades to the existing health care facilities that would be compliant with the State requirements of SB 1953. Services would be designed to coordinate and compliment those at the Santa Barbara Cottage Hospital, minimize unnecessary duplication and provide overflow capacity as needed. The project would also provide road and frontage improvements, and development impact fees which would further the goals of the Old Town Revitalization Plan.

ATTACHMENT 8

ZONING ORDINANCE CONSISTENCY ANALYSIS

**GOLETA VALLEY COTTAGE HOSPITAL 07-171-DP (065-090-022)
ZONING ORDINANCE CONSISTENCY ANALYSIS**

The following table identifies various applicable zoning requirements of the PI Professional Institutional zone district and the project's compliance with each of these requirements:

| | Required | Proposed | Consistent Y/N |
|---------------------------|---|---|---------------------------|
| Front Yard Setback | 45 Feet from centerline and 15 feet from ROW line of any public street | Patterson Avenue: 57 feet from centerline; 15 feet from ROW for structures | Yes |
| Side Yard Setback | 15 feet (Parcel is an odd-shaped lot; Director determines setbacks) | 345 feet from northern property line for structures; 310 feet from southern property line for structures | Yes |
| Rear Yard Setback | 15 feet | 20 feet from western property line for structures | Yes |
| Building Coverage | ≤ 40% of net lot area | 23% | Yes |
| Building Height | ≤ 35 feet | 31'6" feet | Yes |

| | Required | Proposed | Consistent Y/N |
|--|---|--|--|
| Parking spaces | <p>Hospitals – 1 space per 2 beds and 1 space per 3 employees: 52 beds and 89 employees Total: 115 spaces</p> <p>Medical Offices – 1 space per 200 SF: Total: 207 spaces for existing MOB</p> <p>TOTAL: 322 spaces</p> | <p>377 spaces for hospital 16 spaces for MOB Total: 393 spaces</p> | <p>Yes, subject to reciprocal parking agreement with medical office building</p> |
| Location | <p>Offstreet spaces shall not be located in front or side yard setback area</p> | <p>Located within side yard</p> | <p>Yes, with approval of modification</p> |
| Landscape/ Screening of Parking areas | <p>5 foot wide planted strip along each property line or ≥ 4 foot high solid fence or wall</p> <p>Landscaped islands at all ends of parking lanes</p> | <p>5 feet minimum landscaped strip, except along northern property boundary</p> <p>Landscaped islands at all ends of parking lanes</p> | <p>Yes, with approval of modification</p> <p>Yes</p> |
| Loading Facilities | <p>1 Loading Space</p> | <p>2 Loading spaces</p> | <p>Yes</p> |
| Landscaping | <p>$\geq 10\%$ of net lot area</p> | <p>24%</p> | <p>Yes</p> |
| Storage | <p>Areas for trash enclosed and architecturally screened</p> | <p>Screened</p> | <p>Yes</p> |

(PI Zone District continued)

| | Required | Proposed | Consistent Y/N |
|--|---|--|--|
| Parking spaces | <p>Hospitals – 1 space per 2 beds and 1 space per 3 employees: 52 beds and 89 employees Total: 115 spaces</p> <p>Medical Offices – 1 space per 200 SF: Total: 207 spaces for existing MOB</p> <p>TOTAL: 322 spaces</p> | 376 spaces | Yes |
| Location | <p>Offstreet spaces shall not be located in front or side yard setback area</p> | Located within front yard | Yes, with approval of modification |
| Landscape/ Screening of Parking areas | <p>5 foot wide planted strip along each property line or \geq 4 foot high solid fence or wall</p> <p>Landscaped islands at all ends of parking lanes</p> | <p>12 feet minimum landscaped strip in ROW on Hollister and Patterson Avenues</p> <p>Painted islands</p> | <p>Yes</p> <p>Yes, with approval of modification</p> |
| Loading Facilities | 1 Loading Space for building > 3,000 SF | No structures proposed | N/A |
| Landscaping | \geq 10% of net lot area | 27% (over entirety of temporary parking lot area) | Yes |
| Storage | Areas for trash enclosed and architecturally screened | No structures proposed | N/A |

**GOLETA VALLEY COTTAGE HOSPITAL - TEMPORARY PARKING LOT
07-171-CUP (065-090-028)
ZONING ORDINANCE CONSISTENCY ANALYSIS**

The following table identifies applicable requirements of the DR – Design Residential zone district and the project’s compliance with each of these requirements:

| | Required | Proposed | Consistent Y/N |
|---|--|---|---------------------------|
| Lot Size/Density; DR-20 | Maximum 20 dwelling units per gross acre; 2,178 square feet per dwelling unit | No structures proposed | N/A |
| Front Yard Setback | 20 Feet from ROW line of any street | Primary front yard Hollister Avenue: 72 feet from centerline; 10 feet from ROW to parking (no structures) Secondary front yard Patterson Avenue: PI zone district | Yes N/A |
| Side Yard Setback | 10 feet | 85 feet from eastern property line to parking (no structures) | Yes |
| Rear Yard Setback | 10 feet | 300’ feet from southern property line to parking (no structures) | Yes |
| Distance Between Buildings on Same Building Site | 5 feet | No structures proposed | N/A |
| Building Coverage | ≤ 30% net lot area | No structures proposed | N/A |
| Building Height | ≤ 35 feet | No structures proposed | N/A |

(DR Zone District continued)

| | | | |
|---|--|---|--|
| <p>Parking spaces</p> | <p>Hospitals – 1 space per 2 beds and 1 space per 3 employees: 52 beds and 89 employees Total: 115 spaces</p> <p>Medical Offices – 1 space per 200 SF: Total: 207 spaces for existing MOB</p> <p>TOTAL: 322 spaces</p> | <p>376</p> | <p>Yes</p> |
| <p>Parking Area Setbacks</p> | <p>Uncovered areas \geq 15 feet to ROW; \geq 5 feet to any property line</p> | <p>Primary front yard Hollister Avenue: 72 feet from centerline; 10 feet from ROW and property line to parking</p> <p>Secondary front yard Patterson Avenue: PI zone district</p> | <p>Yes, with approval of modification</p> <p>N/A</p> |
| <p>Parking Design</p> | <p>Uncovered areas screened from street to height of 4' by plantings, fences or walls</p> | <p>12 feet minimum landscaped strip in ROW on Hollister and Patterson Avenues</p> | <p>Yes</p> |
| <p>Location</p> | <p>Offstreet spaces shall not be located in front or side yard setback area</p> | <p>Located within front yard</p> | <p>Yes, with approval of modification</p> |
| <p>Landscape/ Screening of Parking areas</p> | <p>5 foot wide planted strip along each property line or \geq 4 foot high solid fence or wall</p> <p>Landscaped islands at all ends of parking lanes</p> | <p>12 feet minimum landscaped strip in ROW on Hollister and Patterson Avenues</p> <p>Painted islands</p> | <p>Yes</p> <p>Yes, with approval of modification</p> |
| <p>Loading Facilities</p> | <p>1 Loading Space for building > 3,000 SF</p> | <p>No structures proposed</p> | <p>N/A</p> |

| | | | |
|---|------------------------------|---|------------|
| Common Open Space | ≥ 40% of net lot area | No structures proposed | N/A |
| Driveways /uncovered parking separated from property lines by landscaped strip | ≥ 5 feet | 12 feet minimum landscaped strip in ROW on Hollister and Patterson Avenues | Yes |
| Minimum perimeter landscaped strip with cluster development | ≥ 10 feet | No structures proposed | N/A |