



## DESIGN REVIEW BOARD Staff Report

Agenda Item D.1  
Meeting Date: November 24, 2020

TO: Goleta Design Review Board  
FROM: Chris Noddings, Assistant Planner; (805) 961-7566  
SUBJECT: **New Rehabilitation Pool/Center at Goleta Valley Cottage Hospital  
APN 065-090-022  
351 S. Patterson Ave  
Case No. 20-0002-DP**

### PROJECT DESCRIPTION:

#### Overview

This is a request for a *Conceptual Review* of a Development Plan Revision (DPRV). On November 6, 2020, the applicant submitted for the above referenced project. While staff is in the process of reviewing the application for completeness, the applicant has requested that the DRB review and comment on the project's concept/ theme when it is still in the early stages of development. If the DRB does not support the current design, the applicant will be able to revise the project as part of the completeness review process.

The proposed project is to relocate the existing Rehabilitation Center within the City of Santa Barbara to the GVCH campus, requiring an interior remodel of the main hospital building (generally not under DRB purview,) and the construction of an aquatic facility in the southern parking lot. The aquatic facility would have an outdoor pool, outdoor patio, pool equipment building, restroom/locker room building, and therapy garden. The project proposes a total of 9,351 new square footage - site coverage statistics are provided per the table provided on plan coversheet sheet G00-00E and additional details regarding the exterior project components follow:

- A 3,663 square-foot pool with associated decks and a 423 square-foot breezeway.
- A 1,757 square-foot pool equipment and utility building (West building)
- A 1,571 square-foot restroom and locker room building (East building) – this proposed new building is the single most visible building from Patterson Ave.
- A 1,267 square-foot therapy garden.
- A 106 square-foot outpatient entry vestibule.
- General landscaping improvements.
- Accessibility and pathway bollard lighting.

- Wall mounted equipment is proposed to be located on elevations below or behind the proposed structures; see the attached Visibility Study showing the screening of the proposed gravity vent and exhaust fan locations.
- On-grade ground mounted solar system (7 solar panels generating up to ~4300 kWh).
- Removal of two (2) previously unpermitted outdoor storage containers that house GVCH Disaster Response Supplies.

As described below, the applicant also requests two adjustments to Title 17 Development/Design standards that are associated with the Development Plan Revision. While approval of these adjustments will not be in DRB's direct purview, the DRB will be requested to make a recommendation to the Review Authority regarding the proposed project following staff determination of application completeness.

The project was filed by agent Heidi Jones, Suzanne Elledge Planning & Permitting Services, Inc. (SEPPS), on behalf of Cottage Health, property owner.

## **Background**

The property is an 8.4-acre (367,272 square foot) parcel in the Inland zone and has a zoning and land use designation of Office and Institutional (I-OI) with a Hospital overlay.

The GVCH currently operates under a Development Plan 07-171-DP, as approved by the City of Goleta Planning Commission and City Council per Resolution 08-63 in 2008. The "GVCH campus" also includes the 52,658-square foot medical office building on a separate, approximately 2.2-acre (94,525 square foot) parcel to the north of the GVCH (APN. 065-090-023). The parking lot separating the two buildings is a shared lot.

## **Request for Adjustments to Title 17 Development Standards**

As mentioned above, the project includes a request for two adjustments of Title 17 development/design standards, pursuant to Goleta Municipal Code (GMC) Section 17.59.040, Adjustments to Development Standards. A determination regarding the proposed adjustments will be made by the Planning Commission at the time the Development Plan Revision/Amendment is considered. DRB input and recommendation regarding the requested adjustments will be sought during Conceptual Review following staff determination of application completeness. (Under the old zoning code, such "adjustments" were referred to as "modifications".) The requested adjustments are to:

1. Allow 87 required parking spaces to be located off-site and at a distance greater than 500-feet (via a pedestrian path) from their associated principal use.
2. Allow portions of pool equipment and chemical storage structures, and a portion of the proposed solar panels and solar enclosure, to encroach approximately 10' - 15' feet into the 15' required setback as measured from the edge of the More Ranch Road easement.

## **DISCUSSION:**

As mentioned above, the applicant is requesting input on the design of the proposed Rehabilitation Center. DRB comments are requested on at least the following topics:

- Broad issues such as site planning and layout (including location and design of bicycle parking).
- Architectural style, including views of the project from public right-of-way, the entryways, and the view from private property to the west.
- Landscaping.
- Lighting (i.e., pathway lighting/bollards).
- Pedestrian Path of Travel from the Hollipat Parking Lot.
- Materials and colors, particularly with respect to the view along Patterson Avenue.
- The project's relationship to its site and the surrounding neighborhood and the GVCH Campus.
- The requested adjustments.
- Additional information (if any) that would be helpful or required to allow the DRB to make a recommendation to the Planning Commission.

## **ENVIRONMENTAL REVIEW:**

No formal action is taken by the Design Review Board at a conceptual level. As such, environmental review is not required at this time.

## **NEXT STEPS:**

Upon staff's determination that the application is complete, City staff will determine the appropriate permit process (including environmental review) for the project. Consistent with the Design Review process outlined in Title 17, once the project is deemed complete, the project will return to the DRB for another Conceptual Review and a formal recommendation to the Decision Authority.

## **ATTACHMENTS:**

1. Project Plans, Elevations, and Visual Simulations
2. Preliminary Staff Commentary on Proposed Parking
3. Lighting, Bicycle, and Solar Specifications
4. Gravity Vent and Exhaust Fan Visibility Study