

New Rehabilitation Pool/Center at Goleta Valley Cottage Hospital
Case No. 20-0002-DP
Preliminary Staff Commentary on Proposed Parking

Note: the following information is provided as background information. The Planning Commission will make the determination adequacy and location of parking spaces, although DRB input and recommendation regarding the requested adjustments will be sought during Conceptual Review following staff determination of application completeness.

As presently proposed, the project would entail:

- Removing 25 parking spaces from the southern parking lot of the GVCH campus, thereby reducing the parking provided on-site at the GVCH campus from 396 spaces to 371 spaces. A total of 392 spaces were required under Development Plan 07-171-DP for the GVCH campus.
- A net increase of 3 total beds at the GVCH (from 88 previously-approved total beds to 91 total beds), and 182 additional staff (132 full time and 50 part time) for a total of 447 employees on the campus.

These proposed changes would increase the total number of required parking spaces from 392 to 458, equating to approximately 123.5% of the 371 spaces proposed to be provided on-site. The applicant proposes to provide the deficit of 87 required parking spaces at an off-site location (i.e., the proposed permanent Hollipat Parking Lot; see case number 19-080-DPAM). Of these 87 spaces, none would be located within the required 500-foot pedestrian path of travel. Accordingly, the applicant has requested a modification to allow these 87 spaces to be located more than 500 feet (via pedestrian path of travel) from their point of use.

It should also be noted that the applicant has submitted a parking demand analysis (currently under review by staff) that concludes that:

- The Hospital/MOB parking demand is 386 spaces (average and peak rate)
 - This is 6 spaces less than the 392 spaces that were required under Development Plan 07-171-DP for the GVCH campus.
- The anticipated parking demand for the proposed Rehab center is 133 spaces on average and 191 at peak.
- If approved, the total parking demand on the proposed GVCH campus would be 519 spaces on average and 577 spaces at peak. As such, the:
 - Average demand will exceed proposed on-site parking by 148 spaces (equating to approximately 140% of the proposed 371 spaces).

- Peak demand will exceed proposed on-site parking by 206 spaces (equating to approximately 155.5% of the proposed 371 spaces).
- Added demand during these peak times can be accommodated at the proposed 270-space permanent Hollipat parking lot; refer to Associated Case Number 19-080-DPAM for details.

The Review Authority may increase the required number of parking spaces beyond that which is required by Title 17 of the GMC. It is anticipated that if the Review Authority were to increase the parking requirement, then the applicant would similarly increase the requested adjustment related to the number of required parking spaces that may be provided off-site at a distance of more than 500 feet via pedestrian path of travel.