



DESIGN REVIEW BOARD Staff Report

Agenda Item D.2
Meeting Date: November 24, 2020

TO: Goleta Design Review Board
FROM: Chris Noddings, Assistant Planner; (805) 961-7566

SUBJECT: **Hollipat Permanent Parking Lot Development Plan Amendment**
APN 065-090-028
334 S. Patterson Ave
Case No. 19-080-DPAM

PROJECT DESCRIPTION:

Overview

This is a request for a *Conceptual Review* of the parking lot improvements/changes associated with the Development Plan Amendment (DPAM). 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 permanently permit 270 of the 376-space, existing temporary parking lot within the portion of the parcel located at the southeast corner of Patterson and Hollister. The area of the proposed permanent parking lot is designated for Office and Institutional (OI) uses. It is anticipated that at least 87 of these spaces would be used to provide required parking associated with the New Rehabilitation Center at the Goleta Valley Cottage Hospital (GVCH) Development Plan Revision; see associated case number 20-0002-DP for details.

Additional site improvements, such as landscaping, a retention basin, bicycle parking, access and circulation improvements, and public improvements are also proposed; some of these are required to meet Title 17 and/or stormwater requirements.

While no portion of the proposed parking lot would be located within 100 feet of ESHA, the project may require modifying grading activities associated with existing restoration requirements within 100 feet of ESHA. In addition, a 145-foot portion of the proposed public improvements along Hollister Ave are proposed within 100 feet of ESHA.

As described below, the applicant also requests one adjustment to Title 17 Development/Design standards related to the required parking space setback. A determination regarding the proposed adjustment will be made by the Review Authority at the time the Development Plan Amendment is considered. DRB input and recommendation regarding the requested adjustment will be sought during Conceptual Review 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

General Site Characteristics

The property is a 12.66-acre (551,458 square-foot) gross, 9.6-acre (418,028 square-foot) net parcel in the Inland zone and has three zoning and land use designations: Office and Institutional [OI], Medium Density Residential [RM], and High Density Residential [RH]). The OI portion of the property that is located north of Hollipat Center Drive has a Hospital Overlay.

Previous Development Approvals and Associated Requirements

In the 1980s, the RH portion of the property, and the OI portion of the property located south of Hollipat Center Drive, were developed an apartment complex (Hollipat Apartments) and a medical office building, respectfully. The RM-portion of the property is undeveloped, with the exception of a portion of the existing, temporary parking lot that is to be removed and restored (discussed below).

The existing, temporary parking lot was constructed under a Major Conditional Use Permit (07-171-CUP) per Resolution No. 08-63 in 2008. The temporary parking lot approved to maintain adequate parking for patients, visitors, staff, and construction personnel while the new GVCH was being constructed in the former parking lot for the old GVCH. The temporary Hollipat parking lot was to be removed and restored upon completion of the new hospital, including the demolition of the old hospital buildings and the provision of permanent, on-site parking for the GVCH.

It was anticipated that GVCH construction would be completed within 2-3 years of commencing work. Among other specifics, the Hollipat Demolition and Restoration Agreement (recorded on October 21, 2010) required that (1) the applicant apply for Building Permits to remove and restore the temporary parking lot within 30 calendar days of the determination that the parking for the GVCH is available or the Certificate of Occupancy is issued, whichever occurs first; (2) the removal and restoration work was to be completed within 60 calendar days of issuance of all required City permits; and (3) the restoration return the site to its original grading.

As such, from the perspective of entitlements, the temporary Hollipat parking lot should be viewed as fully restored (to an undeveloped state with its original grade) upon which a new development may be proposed.

It should also be noted that a portion of the existing parking lot is located within 100 feet of ESHA and that this portion will be removed and restored. This restoration is generally consistent with the requirements of the Conditions of Approval for Case No. 07-171-CUP, with one exception: the applicant is not proposing to restore the site to its original grade as doing so would trap water along the eastern edge of the proposed permanent parking lot.

Proposed New Rehabilitation Center (20-0002-DP)

The New Rehabilitation Center at the GVCH (case number 20-0002-DP), if approved, would require at least 87 off-site parking spaces (in addition to those that would be provided on-site) to provide sufficient parking. For this reason, the applicant is proposing to make the OI-portion of the existing Hollipat Parking lot permanent. While this is considered a “new” project (per discussion above regarding existing entitlements), the fact that the temporary parking lot already exists means that construction of the proposed permanent parking lot would require less work, and would result in correspondingly fewer environmental impacts, than would be required if the property was vacant and fully restored.

Request for Adjustments to Title 17 Development Standards

As mentioned above, the project includes a request for one adjustment of Title 17 development/design standards, pursuant to Goleta Municipal Code (GMC) Section 17.59.040, Adjustments to Development Standards. (Note: Under the old zoning code, such “adjustments” were referred to as “modifications.”) Specifically, the requested adjustment is to allow 46 parking spaces along Patterson Avenue to encroach 5 feet into the required 10-foot setback.

DISCUSSION:

As mentioned above, the applicant is requesting input on the design of the proposed parking lot. The relevant Chapters of the Goleta Municipal Code for this project are 17.34 (landscaping), 17.35 (lighting), and 17.38 (parking). DRB comments are requested on at least the following topics:

- Site planning, parking lot layout, driveway locations, materials, and the project’s relationship to its site and the surrounding neighborhood.
- The requested adjustment to parking setbacks along Patterson Avenue.
- The applicant’s proposal to meet Title 17 Heat Island Reduction requirements by utilizing a combination of vegetative shading and reflective surface material (see Plan Sheet LP-1).

- Landscaping, including landscaping proposed with the public improvements.
- Continued use of existing lighting fixtures and/or need to propose new light fixtures.
- Additional information (if any) that would be helpful or required to allow the DRB to make a recommendation to the Review Authority.

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. Hollipat Parking Lot Plans
2. Public Improvements Plans
3. Renderings
4. Bicycle Specifications, Existing Light Fixture Photos, and Lighting Specifications