



DESIGN REVIEW BOARD Staff Report

Agenda Item C.1
Meeting Date: November 9, 2021

TO: Goleta Design Review Board
FROM: Mary Chang, Supervising Senior Planner; (805) 961-7567
SUBJECT: **New Rehabilitation Center at Goleta Valley Cottage Hospital (GVCH)
APN 065-090-022
351 S. Patterson Ave
Case No. 20-0002-DP**

PROJECT DESCRIPTION:

This is a request for a *Preliminary Review* of a Development Plan Revision (DPRV). The project has received DRB conceptual review on November 24, 2020 and September 28, 2021. The applicant has addressed the DRB's comments, discussed below, and has now returned for Preliminary Review for a recommendation of design approval to the Planning Commission, the designated Review Authority for the project.

The proposed project is to relocate the existing Rehabilitation Center within the City of Santa Barbara to the GVCH campus. This will primarily be accomplished with 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 placement of the aquatic facility would require removal of 25 existing parking spaces.

The aquatic facility would have an outdoor pool, outdoor patio, pool equipment building, restroom/locker room building, therapy garden, and rooftop solar photovoltaic (PV) panels. The project proposes a total of 9,752 square feet of new lot coverage; site coverage statistics are provided in the table on the coversheet for the project plans. Additional details regarding the exterior project components follow:

- A 3,690 square-foot pool with associated decks and a 406 square-foot breezeway.
- A 1,753 square-foot pool equipment and utility building (West building)
- A 1,590 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.
- Rehabilitation of a 1,400 square-foot Inpatient Horticulture Therapy Garden.
- Accessibility and pathway bollard lighting.
- Roof mounted solar system (7 solar panels generating up to ~4300 kWh).
- Removal of the unpermitted storage containers (already removed from the site).

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 Preliminary Design Review.

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 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 a subsequent hearing for Preliminary Review. 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 to encroach approximately 10' - 15' feet into in the 15' required setback as measured from the edge of the More Ranch Road easement located along the west boundary.

DISCUSSION:

The applicant came back to DRB on September 28, 2021 to address DRB's previous conceptual review comments. The DRB appreciated the project, noting good flow and form, liked the lighting, solar panels, updated landscaping and streetscape. The DRB suggested study of the maneuvering motions that would be associated with proposed parking spaces 1-3.

Attachment B provides the DRB comments that were provided during the November 24, 2020 and September 28, 2021, hearings as well as the applicant's responses.

ENVIRONMENTAL REVIEW:

The project has been found to be exempt from CEQA pursuant to § 15301(a) (Exterior alterations); § 15303(e) (swimming pools); and § 15304(b) (minor alteration of land - new gardening or landscaping)

The existing improvements are within an Office & Institutional (OI) land use and zoning designation. The proposed project involves minor building, landscaping, circulation, lighting, drainage system, site and landscaping improvements alterations and upgrades. The site will continue to be served by existing streets and driveway and will not change the demand on the existing services. Further, the project would not alter any biological resources, cultural resources, geologic resources, or site drainage and would not impact visual resources. Therefore, given the minor nature of improvements, the project will not have a significant effect on the environment.

The Planning Commission will take action on the CEQA determination at the time the Development Plan Revision is considered.

NEXT STEPS:

If the DRB grants the applicant's request, the next steps include: (1) A hearing with the Planning Commission, followed by a 10-day appeal period of the decision; (2) Final Review by the DRB; (3) ministerial issuance of a Zoning Clearance by staff; (4) review and approval by Building & Safety ("Building Permits"); and (5) project construction, including Building & Safety site inspections, to obtain a Certificate of Occupancy.

ATTACHMENTS:

- A – Findings
- B – Project Plans
- C – Notice of Exemption
- D – Applicant's Response to DRB Comments of 9/28/21