



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: February 23, 2006
AGENDA DATE: March 2, 2006
PROJECT ADDRESS: 2402 Bath Street (MST2003-00152)
**Santa Barbara Cottage Hospital
 Knapp Parking Structure**

TO: Planning Commission

FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner
 Irma Unzueta, Project Planner

I. BACKGROUND

The Knapp parking structure was approved by the Planning Commission on March 24, 2005 as part of the Santa Barbara Cottage Hospital (SBCH) Seismic Compliance and Modernization project. The structure is proposed to be constructed behind the Knapp College of Nursing building located at 2400 Bath Street. It will be a multilevel parking garage with approximately 565 parking spaces and is intended to accommodate hospital physicians and employees.

On April 26, 2005, as part of approving the Cottage Hospital reconstruction project, the City Council enacted Specific Plan No. 8 (SP-8), Hospital Zone as the new zoning designation for the project site. SP-8 is intended to provide a hospital-oriented zone and specifies allowable land uses and development standards for the project site. As such, SP-8 requires that front and interior yards of the hospital facility, including the Knapp parking structure site be not less than ten (10) feet. Because portions of the eastern elevation of the parking structure encroach into the required 10-foot setback, a modification is necessary. This design is the same design and footprint that was reviewed and approved by the Planning Commission on March 24, 2005; however, the encroachments were not identified at that time and therefore were not part of the approval.

II. PROJECT DESCRIPTION

The project consists of a modification to allow portions of the Knapp parking structure to encroach into the required 10-foot interior yard setback. The encroaching portions of the building are architectural projections and contain no useable parking areas. The first encroachment occurs at the southeast corner of the parking structure and encroaches a maximum of 1'-2" for a length of approximately 13 feet. The second encroachment occurs approximately 28 feet to the north of the first encroachment and encroaches a maximum of 2'-7" for a length of approximately 29 feet. The area of both encroaching segments totals 42 feet of the eastern elevation which is approximately 275 feet in length. (Exhibit A and B)

III. REQUIRED APPLICATIONS

The discretionary application required for this project is a Modification to allow portions of the Knapp Parking Structure to be located within the required 10 foot interior yard setback (SBMC §28.49.030)

IV. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. The modification to allow portions of the Knapp parking structure to encroach into the required 10-foot interior yard setback is minor in nature and would not increase the parking area of the parking garage. In addition, the size and massing of the Knapp Parking Structure are consistent with the Planning Commission's approval of March 24, 2005. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the previously approved Conditions of Approval for the Santa Barbara Cottage Hospital Seismic Compliance and Modernization Project.



VICINITY MAP FOR 2402 BATH STREET-KNAPP PARKING STRUCTURE

V. SITE INFORMATION AND PROJECT STATISTICS

SITE INFORMATION

Applicant:	Suzanne Elledge	Property Owner:	Santa Barbara Cottage Hospital
Parcel Number:	025-061-015	Lot Area:	2.18 acres
General Plan:	Major Public and Institutional/Medical Center	Zoning:	SP-8, Hospital Zone
Existing Use:	Medical Office and Surface Parking Lot	Topography:	5%
Adjacent Land Uses:			
North - Residential		East – Institutional	
South – Parking Lot		West – Medical Office	

VI. ISSUES

A. DESIGN REVIEW

The Knapp parking structure has been reviewed by the ABR on two separate occasions (meeting minutes are attached as Exhibit C). On December 8, 2003, both the Pueblo and Knapp parking garages were reviewed by ABR and received comments regarding the site plan, architectural design, size, bulk and scale, and neighborhood compatibility. The ABR indicated that the conceptual site plan was well thought out, the positions of both parking garages acceptable and setbacks reasonable. Although the ABR expressed concern regarding the size of the structures, the Board felt that the Knapp parking structure was moving in the right direction and provided positive comments, related to the architecture, design layout, and pedestrian Paseo connection to Bath Street. The ABR asked that lowering the tower be studied and recommended that SBCH study setting back the parking deck to mitigate the overall massing.

On January 3, 2006, the ABR reviewed the parking structure for the second time and felt that the parking garage was ready for preliminary and final ABR approval pending approval of the interior yard modification by the Planning Commission. The ABR stated that the modification for the interior yard encroachments is technical in nature and would not result in a visual impact. The ABR also commended the project’s landscaping.

B. COMPLIANCE WITH SP-8, HOSPITAL ZONE

The Specific Plan for the Hospital Zone provides customized allowable land uses and specifies development standards for the hospital facility including building heights, setbacks, review procedures, etc. The Specific Plan boundary includes three separate areas (Land Use Areas A, B and C) as follows:

- Land Use Area A: encompasses the existing main hospital facility (East Block) and the adjacent block to the west. This area is bounded by Pueblo Street, Bath Street, Junipero Street, and Oak Park Lane.
- Land Use Area B: includes APN: 25-061-015 (2400 Bath Street), which contains the existing Knapp Building and Computer Services building. This area would include the proposed multi-level Knapp parking structure, which would be sited behind the Knapp Building.
- Land Use Area C: This area contains all the properties fronting the west side of Castillo Street, between Pueblo and Los Olivos Street and all but one property fronting Pueblo Street, between Castillo Street and Oak Park Lane. This area will contain the Pueblo Parking Structure and Child Care Center.

Permitted uses and development standards delineated in SP-8 apply only to the hospital facility, child care center and parking garages. With the exception of a portion of the Pueblo parking structure's southern elevation, the front and interior yard setback requirement specified in SP-8 for all other structures included in the Specific Plan boundary area is 10 feet. The Knapp parking structure would meet the requirements of the SP-8 Hospital Zone except for the required 10-foot interior yard setback at the building's eastern elevation.

Cottage Hospital is requesting a modification to allow encroachment of the Knapp parking structure into the required 10-foot interior yard setback. The applicant has indicated that a redesign of the parking structure in order to adhere to the 10-foot setback would result in a hardship, because there would be a loss of parking, a significant increase in project cost and a delay in the construction timeline.

The encroaching portions of the building, which are located at the rear of the parking garage are architectural projections and contain no usable parking areas. While the parking structure would encroach into the required interior yard setback at the southeast corner of the property, this encroachment is offset by the building's 32-foot setback at the northeast corner of the property, which allows for a generous amount of landscaping at this location. Additionally, the average building setback for the eastern elevation of the parking structure is approximately 18-feet.

C. ENVIRONMENTAL REVIEW

The Environmental Impact Report for the SBCH Seismic Compliance and Modernization Project was certified by the Planning Commission on March 24, 2005. The Environmental Analyst has determined that the EIR Addendum prepared for this project (Exhibit D) and the previously Certified Santa Barbara Cottage Hospital Seismic Compliance and Modernization Plan EIR (MST2003-00152) address the potential environmental impacts of the project, pursuant to California Environmental Quality Act Guidelines.

The proposed modification would allow the Knapp parking garage to encroach into the required 10-foot interior yard setback in two places of the building's eastern elevation with the maximum encroachment being approximately 2'-7". The design and footprint of the building is same of that reviewed and approved by the Planning Commission on March 24, 2005,

however the encroachments were not identified at that time and therefore not part of the approval. Because the building footprint is the same as considered in the preparation of the previous certified EIR, no changes to project impacts will occur and not additional mitigation is required.

VII. FINDINGS

The Planning Commission finds the following:

A. INTERIOR YARD SETBACK MODIFICATION (SBMC §28.49.030)

The Planning Commission must find that the requested interior yard setback modification is consistent with the purposes and intent of the Zoning Ordinance and that it is necessary to secure an appropriate improvement on the lot, prevent unreasonable hardship, or promote uniformity of improvement.

The requested interior yard setback modification for the Knapp parking structure is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot and prevent unreasonable hardship. In order to meet the interior yard setback requirement, the parking structure must be structurally redesigned. This would result in the loss of parking spaces already approved for the SBCH Seismic Compliance and Modernization project, and compromise the circulation pattern of the parking garage. The building encroachments are minor in nature and would not result in additional environmental impacts. Additionally, the encroaching portions of the parking structure are architectural projections and do not constitute useable parking area.

B. EIR FINDINGS (CEQA §15612 & 15163)

In accordance with State CEQA Guidelines Sections 15612 and 15163, no Subsequent or Supplemental Environmental Impact Report is required for the current project, because new information and changes in circumstances, project description, impacts and mitigations are not substantial and do not involve new significant impacts or a substantial increase in the severity of previously identified impacts.

The EIR Addendum for this project identifies the current project changes and no changes to project impacts. The addendum, together with the Santa Barbara Cottage Hospital Seismic Compliance and Modernization Plan Certified EIR (MST2003-00152), constitute adequate environmental documentation in compliance with CEQA for the current project.

Exhibits:

- A. Applicant Letter, dated February 10, 2006
- B. Site Plan
- C. ABR Minutes for December 8, 2004 and January 3, 2006
- D. Knapp Parking Structure EIR Addendum, dated February 22, 2006

February 10, 2006

RECEIVED

FEB 10 2006

**CITY OF SANTA BARBARA
PLANNING DIVISION**

City of Santa Barbara Planning Commission
c/o City of Santa Barbara Planning Division
630 Garden Street P.O. Box 1990
Santa Barbara, CA 93102-1990

RE: Santa Barbara Cottage Hospital: Knapp Parking Structure Setback Modification

Dear Commissioners:

The property is located at 2400 Bath Street to the northeast of the Cottage Hospital Campus. The site is developed with the Knapp College of Nursing building and open parking to the rear. The proposed Knapp parking structure will be located on the eastern half of the property occupying the existing open parking area.

The modification request is to allow encroachment of the building into the 10-foot setback at the southeast corner of the property in two places. The encroaching portions of the building are architectural projections and contain no usable parking areas. Because the building sits at an angle to the eastern property line, a much larger than required setback from the property line is provided at the northeast corner of the building which is over 31 feet at its widest point. If the modification is not approved the building must be structurally altered which will result in significant additional costs, time delays and a loss of parking spaces.

The first encroachment occurs at the southeast corner of the building and is a maximum of 1'- 1-3/4" into the setback. Due to the angle of the property line relative to the building the encroachment steadily decreases until the building complies with the setback approximately 12'- 10" to the north of initial encroachment. Please refer to the enclosed site plan.

The second encroachment occurs approximately 28 feet to the north of the first encroachment and is a maximum of 2'-6-3/4" into the setback. Again due to the angle of the property line the encroachment steadily decreases until the building complies with the setback approximately 28'- 6-3/8" to the north of the initial encroachment.

The total area of both encroaching sections totals only 45 square feet. The eastern property line is approximately 300.5 feet long length of the encroachments is only 44'-4".

It should be noted that this design is the same design that was reviewed and approved by the Planning Commission on March 24, 2005 however the need for a setback modification was not recognized by the design team and therefore was not a part of your approval.

The current design that sets the building at an angle to the property line allows a setback at the northeast corner of the building as large as 31'-11-1/2". This allows for a generous amount of landscaping at this corner. It also offsets the encroachment of the building on the southeast corner and results in an average building setback of approximately 18 feet, nearly double the required setback, along the eastern elevation. It is this site design that allows for the substantial amount of landscaping along the entire elevation.

Further justification for the encroachments is the lack of adjacent buildings near the area of encroachment. The closest building to the east is a full 39 feet away separated by a paved vehicular access easement. The nearest structure to the south is over 50 feet away and the two structures are separated by a paved parking lot.

If a modification is not granted the building must be structurally redesigned to allow the building to comply with the 10-foot setback. The design team has indicated that this re-design will result in the loss of parking spaces and may require the re-evaluation of the circulation pattern of the structure. This re-design will result in significant additional costs as well as time delays.

The proposed building encroachments are minor in nature, will not impact any sensitive adjacent uses, do not constitute floor area within the setbacks and allow for a superior site plan and building design by generating opportunities to provide significant landscape plantings. We therefore respectfully request that you approve the proposed modifications as submitted.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.



Isaac Romero
Associate Planner

cc:

S:\Cottage Hospital MP\City of SB Correspondence and Documents\Knapp Structure Modification\LETTER - Justification for Knapp Structure setback encroachment - 2 10 2006.doc

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FEB 10 2006

**CITY OF SANTA BARBARA
PLANNING DIVISION**

CONCEPT REVIEW - CONTINUED ITEM3. **320 W PUEBLO ST**

C-O Zone

Assessor's Parcel Number: 025-102-001
 Application Number: MST2003-00152
 Agent: SUZANNE ELLEDGE PERMIT PROCESSING
 Owner: SANTA BARBARA COTTAGE HOSPITAL
 Architect: ERICH BURKHARD

(Proposed Cottage Hospital Master Plan. The project involves the demolition of 280,090 square feet including the main hospital building, Eye Center and structures on the adjacent west block. Also proposed is 434,955 square feet of new construction. Two new parking structures are also proposed. One of the parking structures will be located behind the Knapp Building at 2400 Bath Street, and the other will be located at the northeast corner of Pueblo and Castillo Streets. The one-block section of Castillo Street that borders on the west side of the hospital that is located between Pueblo and Junipero Streets is proposed to be closed to allow the construction of the new hospital facility. The project requires Planning Commission approval of the Development Plan and City Council approval of the Specific Plan, Development Agreement, and Castillo Street Abandonment.)

(Review is focused solely on the parking structures.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF DEVELOPMENT PLAN FINDINGS, AND CITY COUNCIL APPROVAL OF SPECIFIC PLAN, DEVELOPMENT AGREEMENT AND STREET ABANDONMENT.)

(4:01)

Brian Cearnal and Erich Burkhard, Architects; and Bob Cunningham, Landscape Architect, present.

Public comment opened at 4:31 p.m.

A letter from Melinda Staveley, Rehabilitation Institute of Santa Barbara (RISB), President/CEO, was read into the record noting that she was concerned about the setback from the Rehabilitation Institute and the Knapp Building, and aesthetics and height of the parking structure behind the Knapp Building. She also noted that Cottage Health Systems personnel, as well as Brian Cearnal and Erich Burkhard, have been responsive to these concerns in committing to solutions that will meet the safety and well-being requirements of RISB's patients, visitors and staff members.

Kerry Marcu was concerned about the large wall, graffiti, size and coloration of the parking structure on Pueblo and Castillo Streets, and land use.

Joddi Leipner was concerned about the size, aesthetics, south elevation, impact, and neighborhood compatibility of the parking structure on Pueblo and Castillo Streets, night lighting, solar access, and land use.

Elaine Dietsch was concerned about the location, size, mass, neighborhood compatibility, and entrance of the parking structure on Pueblo and Castillo Streets.

Mike Saunders was concerned about size, height and neighborhood compatibility of the parking structure on Pueblo and Castillo Streets.

Kathryn Brown was concerned about the size, neighborhood compatibility and setbacks of the Day Care Center and the parking structure on Pueblo and Castillo Streets.

Public comment closed at 4:48 p.m.

Staff comment: Bettie Hennon, City Planner, stated that the Sheffield Reservoir Subcommittee reviewed the project after the Planning Commission had approved it. The Cottage Hospital project is currently in several study phases. The Cottage Hospital Subcommittee is formed to look at the details and consists of Planning Commission and ABR members. The project is to be reviewed by the full Board whenever possible, as it is progressing. A few major planning related issues have been brought up at the subcommittee meeting and referred to the Planning Commission, such as pedestrian circulation and circulation through the site.

Motion: Continued indefinitely to the Cottage Hospital Subcommittee with the following comments made either individually or collectively by the Board members:

General comments:

- 1) The scale and magnitude of the project warrants a focused review by a committee such as the Sheffield Reservoir Subcommittee, involving Planning Commissioners, ABR members, members of the other review bodies, and representatives of the neighborhood to effectively address key issues from every point of view.
- 2) The concept site plan is well thought out, the positions of the buildings are acceptable and the proposed setbacks appear reasonable.
- 3) The distribution of number of parking spaces between the two parking structures appears appropriate.
- 4) There is a concern about the size of the structures and additional efforts need to be explored to dig in the structures.
- 5) A story pole installation will be necessary to determine the impact of the parking structure on the neighboring residences.
- 6) Include the nearest building on the sections of both parking structures to provide a sense of scale to the buildings.
- 7) There is a general concern about the impact of the lighting both on the residential neighborhood and sky view.
- 8) Study lowering the height of the wall that acts as a barrier of sound and light to the neighbors, to a minimum.

Comments on the parking structure located on the northeast corner of Pueblo and Castillo Streets:

- 1) The parking structure on the corner of Pueblo and Castillo Streets will not be blocking the sun in the neighbors' yards that are located on the south and east side of the structure.
- 2) There is a concern that the structure will be looming over the lower scaled context of the neighborhood.
- 3) Study maximum under grounding of the parking structure and the possibility of providing underground parking underneath the daycare center.
- 4) The two-story scale of the garage structure appears acceptable in relation to the hospital and neighborhood.
- 5) The applicant's approach in terms of mitigating the large building as much as possible appears right.
- 6) The third highest wall on the south elevation beyond the green wall will need to have architecture, because there are always angles from which this wall can be viewed.
- 7) There should be some architecture on the unrelieved blank wall of the parking structure to give it character, such as buttresses every 20 feet.
- 8) The third-story trellis element nearest to Castillo Street could have some openness to it, such as a back level detail penetration with a railing to provide additional detailing to the south elevation of the parking structure, which can be viewed from the street and backyards.
- 9) The transition on the north elevation along Pueblo Street, between the mass-based building elements and the garage deck, will read at a lesser contrast than rendered because of the un-deep setback between those elements.
- 10) Employing devices such as used at Lot 10 along the Anacapa Street side, where the levels are significantly setback and cars park outboard of the line of the structure above, would be more effective and critical in trying to blend in with the Santa Barbara style and scale.
- 11) Study the transition points between the architecture and the parking deck by setting back deck levels where possible.
- 12) The fact that the massing is large behind the commercial building and pushed back as far as possible from the residential structures is good.
- 13) The setback for the parking structure on the corner of Pueblo and Castillo Streets, amount of landscaping and vines growing on the wall is supportable.
- 14) The streetscape viewed from Pueblo and Castillo Street need to be pedestrian friendly.
- 15) The use of architecture for the key elements, such as corner store, bicycle shop and entrances is successful at a conceptual level.
- 16) The corner store as a community asset is acceptable.
- 17) Bring life to the corner of Pueblo and Castillo Street by providing more openings.
- 18) Daycare landscaping will be an improvement to the current situation and adjacent residence.

Comments on the parking structure located on behind the Knapp Building at 2400 Bath Street:

- 1) This part of the project goes in the right direction.
- 2) The location for the parking structure is fortunate because it is not directly adjacent to the small-scaled residential uses in most cases.

- 3) A significant amount of parking spaces are underground.
- 4) The architecture is in some ways is exceptional, such as the stonework on the backside, the modest handsome two-story elevation on the north side adjacent to the smaller single-story residential properties.
- 5) The tower element and paseo connection to Bath Street is a positive aspect.
- 6) Study lowering the tower or other parts of the building.
- 7) Refine the termination of the upper deck on the south elevation of the tower.
- 8) Study opportunities for setting back the parking deck to mitigate the overall massing.
- 9) The courtyard behind the Knapp Building will be significant improvement over what exists.
- 10) Show the proposed development of the mechanical space adjacent to the Knapp Building.

Action: Six/LeCron, 5/0/0. Pierron and Eichelberger stepped down.

RECESSED FROM 5:41 P.M. TO 5:51 P.M.

CONCEPT REVIEW - NEW ITEM

4. **617 GARDEN ST**

C-M Zone

Assessor's Parcel Number: 031-152-025
 Application Number: MST2002-00257
 Owner: SANTA BARBARA MENTAL HEALTH ASSOCIATION
 Applicant: ANNMARIE CAMERON
 Owner: PATRICIA COLLINS
 Architect: HOCHHAUSER & BLATTER

(Proposal for a three-story 16,200 square foot mixed-use building with subterranean parking. In addition there are 50 affordable residential units at 600 square feet each proposed on a 37,914 square foot lot. A total of 150 parking spaces are proposed for the site. Three structures totaling 7,296 square feet are proposed to be demolished and approximately 1,800 cubic yards of grading is proposed.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL OF THE TENTATIVE SUBDIVISION MAP AND MODIFICATIONS.)

(5:51)

Jan Hochhauser, Architect; and Tina Townsend, agent, present.

Staff comment: Jessica Grant, Assistant Planner, gave an introduction of the project.

Public comment opened at 6:17 p.m.

A letter from Leon Olson was read into the record noting that he was concerned about impact of the planned use of the 10-foot alley as a main entrance to the proposed project site, the need for a formal maintenance plan, the fate of the mini redwood grove along the south property line of the project site, and design standards that would be consistent with those imposed on the 223 and 227 East Cota Street condominium project.

Public comment closed at 6:18 p.m.

Motion: Continued indefinitely with the following comments: 1) The Board is uncomfortable with the mass, bulk and scale. 2) Different suggestions were made to break up the massing. 3) Consider opening the internal open space externally. 4) The scale of the design should look less like a hotel. 5) Study the setbacks along the elevation facing Garden Street to make it more pedestrian friendly. 6) The Board recognizes that the Community Development Department building across from Garden Street has two-stories and significant setbacks. 7) Lower the plate heights where possible and consider providing some variation. 8) Provide a model or additional graphics with more accuracy to relate the proposed structure to its surrounding context. 9) Provide floor plans. 10) Provide photographic documentations of the internal aspects and impacts of the project. 11) The underground garage along Garden Street should be setback to allow for tree planting.

Action: Six/LeCron, 7/0/0.

CONCEPT REVIEW - CONTINUED ITEM**1. 800 MIRAMONTE DR**

A-1/C-X/E-1 Zone

Assessor's Parcel Number: 035-050-063
 Application Number: MST2005-00352
 Owner: Dreier Properties, LLC
 Architect: Pacific Architects

(Proposal for a 2,043 square foot single floor addition to an existing 17,873 square foot commercial building and the 1,465 square feet of detached garage area. There are 66 uncovered parking spaces on the 3.8 acre lot located in the Hillside Design District.)

(SECOND CONCEPT REVIEW.)

(This is a continued Conceptual Review of the enlarged trash enclosure and new variable height retaining wall at the new sidewalk.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION REVIEW FOR DEVELOPMENT PLAN APPROVAL.)

(3:18)

Bill Wolfe, Architect, present.

Motion: Continued indefinitely to the Planning Commission with the following comments:
 1) The Board finds there is no adverse visual impact of the courtyard being filled in with building mass. 2) The colors and materials on the buildings are to match the existing colors. 3) Provide a landscaping treatment such as cascading vines on the wall, or differentiate colors to avoid a campus like feeling. The Board would like to see darker colors. 4) The Board appreciates the stepping and layering of the wall where it changes in height. 5) The Board supports the front yard modification request for the trash enclosure, because the enclosure is a significant distance from the street and significant landscaping is provided. 6) The Board would support a demand based parking modification. 7) The new retaining wall is necessary for the required public sidewalk and is in keeping with the architecture and other site walls. 8) The new sidewalks and landscape are good mitigation measures for the proposed modifications.

Action: Manson-Hing/Wienke, 7/0/0.

CONCEPT REVIEW - CONTINUED ITEM**2. 320 W PUEBLO ST**

C-O Zone

Assessor's Parcel Number: 025-102-001
 Application Number: MST2003-00152
 Owner: Santa Barbara Cottage Hospital
 Agent: Suzanne Elledge Permit Processing
 Architect: Brian Cearnal
 Architect: Erich Burkhart

(Proposed Cottage Hospital Master Plan. The project involves the demolition of 280,090 square feet including the main hospital building, Eye Center and structures on the adjacent west block. Also proposed is 434,955 square feet of new construction. Two new parking structures are also proposed. One of the parking structures will be located behind the Knapp Building at 2400 Bath Street, and the other will be located at the northeast corner of Pueblo and Castillo Streets. The one-block section of Castillo Street that borders on the west side of the hospital that is located between Pueblo and Junipero Streets is proposed to be closed to allow the construction of the new hospital facility. The project received Planning Commission approval of the Development Plan and City Council approval of the Specific Plan, Development Agreement, and Castillo Street Abandonment.)

(SECOND CONCEPT REVIEW.)

(Preliminary Review of the Knapp Parking Structure is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 020-05.)

(3:45)

Brian Cearnal, Design Architect; Wayne Banks, Project Architect; Bob Cunningham, Landscape Architect; and Brooks Larson, Cottage Hospital; present.

Motion: Continued indefinitely to the Planning Commission or the Modification Hearing Officer based on Staff's decision and with the following ABR comments: 1) The project is ready for Preliminary and Final Approval. 2) The modification request for the rear yard encroachment is technical in nature with no visual impact and the area is nicely landscaped.

Action: LeCron/Manson-Hing, 5/0/0. Mudge, Romano stepped down.

FINAL REVIEW

3. 1701- 1704, 1706 & 1708 LA VISTA DEL OCEANO LN

E-1 Zone

Assessor's Parcel Number: 035-180-009
 Application Number: MST2003-00227
 Owner: King Heirs, LLC
 Owner: The Mesa at Santa Barbara, LLC
 Agent: Brent Daniels

(The project site is 7.66 acres in size located in the Alta Mesa Neighborhood of the City. The project includes two components: the "Single Family Project" and the "Duplex Project" (MST2003-00620). The Single Family Project would merge and re-subdivide 5.73 acres into six (6) lots, where the six residences are proposed. Of the 5.73 acre site, 3.33 acres would be dedicated as open space. The residences would range from 3,525 to 4,517 square feet in size, with three-car garages and swimming pools. Five guest parking spaces are also proposed. Estimated grading for the single family project would consist of 3,050 cubic yards (cy) of cut and 5,100 cy of fill outside the main building footprints. Grading within the building footprints is estimated at 4,705 cy of cut and 1,650 cy of fill. The following discretionary applications are required for the Single Family Project: a Waiver of Public Street Frontage for Lots 3, 4, 5, and 6 on La Vista del Oceano Lane, a private road serving more than two units; Modification of Street Frontage Requirements for Lots 2, 4, 5 and 6 to allow less than the 90 feet of public street frontage requirement; Modification of the Front Yard Setback for Lots 1, 2, 3 and 4 to allow portions of proposed homes which front La Vista del Oceano Drive to encroach into the required 30 foot setback; Modification of Lot Area for Lots 1 and 2; Modification for Lot 1's garage to exceed a total aggregate floor area in excess of 500 square feet; Neighborhood Preservation Ordinance Compliance to allow grading in excess of 500 cubic yards outside of the main building footprints within the Hillside Design District ; and A Vesting Tentative Subdivision Map to merge and re-subdivide 5.73 acres into six (6) residential lots.)

(FINAL REVIEW OF GRADING FOR ALL SIX LOTS INCLUDING UTILITY AND SITE IMPROVEMENTS.)

(4:11)

Brent Daniels, Agent; and Mark Lloyd, L and P Consultants; present.

Motion: Final Approval as submitted with the understanding that all the wall finishes shall match the previous submittal with the walls to be stone, plaster or rubble.

Action: Wienke/LeCron, 6/0/0. Romano stepped down.

THE BOARD RECESSED FROM 4:48P.M. UNTIL 4:51P.M.

CITY OF SANTA BARBARA

ADDENDUM TO THE SANTA BARBARA COTTAGE HOSPITAL SEISMIC COMPLIANCE AND MODERNAIZATION PLAN CERTIFIED ENVIRONMENTAL IMPACT REPORT (MST2003-00152)

FOR

KNAPP PARKING STRUCTURE

This Addendum is prepared in accordance with State CEQA Guidelines Section 15164, which provides that an Addendum to a previous environmental impact report may be prepared if only minor changes or additions are necessary to make the prior document adequate for the current project.

PRIOR ENVIRONMENTAL DOCUMENT

The prior Santa Barbara Cottage Hospital Seismic Compliance and Modernization Plan Certified EIR (MST 2003-00152) was prepared and certified by the Planning Commission on March 24, 2005. Mitigation measures associated with Air Quality, Biological Resources, Cultural Resources, Geophysical Resources, Hazards, Hydrology, Noise and Vibration, Public Services, Traffic, and Visual Aesthetics impacts were incorporated into the project as conditions of approval. The document concluded that even with the mitigation measures, significant unavoidable effects on the environment would result from the project.

CURRENT PROJECT DESCRIPTION

The Knapp Parking Structure was approved by the Planning Commission on March 24, 2005 as part of the Santa Barbara Cottage Hospital (SBCH) Seismic Compliance and Modernization project. The structure is proposed to be constructed behind the Knapp College of Nursing building located at 2400 Bath Street. It will be a multilevel parking garage with approximately 565 parking spaces. On April 26, 2005, as part of approving the Cottage Hospital reconstruction project, the City Council enacted Specific Plan No. 8 (SP-8), Hospital Zone as the new zoning designation for the project site.

The Specific Plan is intended to provide a hospital-oriented zone and specifies allowable land uses and development standards for the project site. SP-8 requires that front and interior yards of the hospital facility, including the Knapp Parking Structure site be not less than ten (10) feet.

Portions of the eastern elevation of the parking structure encroach into the required 10-foot setback. As such, the current project consists of a modification to allow portions of the Knapp Parking Structure to encroach into the required 10-foot interior yard setback. The encroaching portions of the building are architectural projections and contain no useable parking areas. The first encroachment occurs at the southeast corner of the parking structure and encroaches approximately 1'-2". The second encroachment occurs approximately 28 feet to the north of the first encroachment and encroaches approximately 2'-7". The area of both encroaching segments total 42 feet of the eastern elevation which is approximately 275 feet.

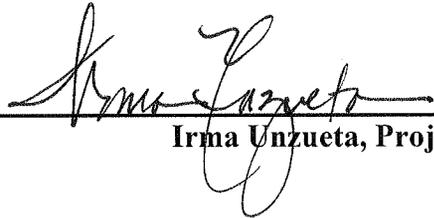
PROJECT IMPACTS AND MITIGATIONS

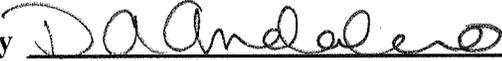
The proposed design of the Knapp Parking Structure is the same design that was reviewed and approved by the Planning Commission on March 24, 2005, however the encroachments were not identified at that time and therefore not part of the approval. Because the building footprint is the same as considered in the preparation of the previous Certified EIR, no changes to project impacts will occur and no additional mitigation is required.

CEQA FINDING

Based on the above review of the project, in accordance with State CEQA Guidelines Sections 15612 and 15163, no Subsequent or Supplemental Environmental Impact Report is required for the current project, because new information and changes in circumstances, project description, impacts and mitigations are not substantial and do not involve new significant impacts or a substantial increase in the severity of previously identified impacts.

This Addendum identifies the current project changes and no changes to project impacts. This addendum, together with the Santa Barbara Cottage Hospital Seismic Compliance and Modernization Plan Certified EIR (MST2003-00152), constitute adequate environmental documentation in compliance with CEQA for the current project.

Prepared by:  Date: 2.22.06
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Debra Andaloro, Environmental Analyst