



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: July 5, 2012
AGENDA DATE: July 12, 2012
PROJECT ADDRESS: 500 Block West Junipero Street (MST2012-00198)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Suzanne Riegle, Assistant Planner *SR*

I. PROJECT DESCRIPTION

The Planning Commission will consider initiation of a General Plan Map Amendment (GPA) to change the land use designation from Medium High Density Residential (15-27 du/acre) to Office/Medium Density Residential (12 du/acre); and a rezone from R-3, Multi-Family Residential Zone, to C-O, Medical Office Zone for properties in the 500 block of West Junipero Street (approximately 1.5 acres) which are located in the Oak Park Neighborhood.

The affected parcels (shown to right) are:

- 531 W. Alamar Ave., APN 025-051-018;
- 534 W. Junipero St., APN 025-051-017;
- 524 W. Junipero St, APN 025-051-023;
- 520 W. Junipero St, APN 025-051-014;
- 516 W. Junipero St, APN 025-051-013;
and
- 504 W. Junipero St, APN 025-051-028.



II. REQUIRED APPLICATIONS

The discretionary applications requested for this project are:

- A. Initiation of General Plan Map Amendments (SBMC § 28.07.010); and
- B. Initiation of Amendment and Changes of Zone Boundaries (SBMC § 28.92.020).

III. RECOMMENDATION

Staff recommends that the Planning Commission initiate the requested map changes for the following reasons:

- The zone change creates a half block buffer between Cottage Hospital and the residential zoned properties. This will create a perimeter of C-O zone between the hospital and residential zone and is justified by convenience, general welfare, and good zoning practice.

- The land use designation change from the medium-high density residential designation to the office/medium density residential designation will reduce the allowable density for the affected parcels, while allowing new commercial development. The GPA will allow for consistency between the zoning and general plan maps.

IV. BACKGROUND

The C-O zone was established in the Oak Park Neighborhood in 1957. In 1963 and 1964, the C-O zone district was enlarged to conform to the General Plan direction to have medical center extend one block out from the hospital. In 1970, the boundary was extended at the south side of the hospital to include more land in the C-O zone. The current C-O Zone boundaries in the Oak Park Neighborhood area were established in 1982, as a result of the Housing and Commercial Assessment (H/C/A) study that explored the issue of the transition of residential areas with commercial zoning to nonresidential uses, and the resulting loss of housing stock in the City. The Cottage Hospital area was studied, as over 50% of C-O zoned property was in residential use in 1982, including the subject parcels. The H/C/A intended to resolve inconsistencies in land use, zoning and General Plan Designations with the goal of protecting residential uses, and resulted in a number of parcels being rezoned to R-3 in 1982, including the subject parcels. The property located at 520 W Junipero Street was converted to a legal medical office use prior to the 1982 rezoning to R-3.

This current rezone request is from a property owner that has experienced more land use compatibility issues as Cottage Hospital has expanded. Staff met with the applicant and encouraged her to reach out to her neighbors that would be included in the rezone. The applicant’s letter explains the reasoning for the request and includes statements from affected neighbors (Exhibit A).

V. POLICY AND ZONING CONSISTENCY ANALYSIS

A. CHANGES IN ZONING REGULATIONS

The following table shows the primary changes in standards with the proposed rezone. Residential uses are allowed in both R-3 and C-O but variable density is currently allowed in the R-3 zone, but not in the C-O zone. Based on the General Plan Update, the new average unit size density would be allowed in R-3 but not in the C-O zone. The C-O zone allows specified non-residential uses. The setbacks for structures and parking are different in each zone district; the C-O zone is actually more restrictive requiring a greater setback in some instances.

Standard	R-3 Zone	Proposed C-O Zone
Allowed Uses		<ul style="list-style-type: none"> • Medical professional offices • Hospital • Skilled Nursing Facilities • Hospice <1,000 sf • Banks • Community Care Facilities • Birth Facilities
Setbacks		
-Front	<ul style="list-style-type: none"> • Parking (backing onto street): 20 feet • Parking (not backing onto street): 10 	<ul style="list-style-type: none"> • Uncovered parking: 10 feet • Covered Parking: 10 or 15 feet*

	feet	
-Interior next to non residential zone	Garage, Carport, or uncovered parking: 6'; however, if lot is less than 55' at the garage/carport opening, it does not face the street, and the interior depth of the garage is not greater than 20' then design review board may reduced to 3'.	<ul style="list-style-type: none"> • Uncovered parking: 6 feet • Covered Parking: 10 or 15 feet*
-Interior next to residential zone		<ul style="list-style-type: none"> • Covered parking: 10 feet of ½ of the building height, whichever is greater • Driveways to parking areas serving exclusively residential: R-3/R-4 interior setback • Driveways and parking areas serving nonresidential uses: 5 feet, landscaped with a min. 6' high solid fence or decorative wall along the property line abutting a residentially zone parcel, unless waived by design review board
		*Based on number of stories
-Rear	<ul style="list-style-type: none"> • Parking: 3 feet 	<ul style="list-style-type: none"> • See interior
Building Height	45' & Must comply with SBMC §28.11	3 Stories not to exceed 45'
Lot Area Required for Each Unit (Variable Density)	<ul style="list-style-type: none"> • See SBMC §28.21.080. Variable Density is allowed. 	<ul style="list-style-type: none"> • See SBMC §28.21.080. Currently, variable density is not allowed.
Outdoor Living Space Requirements	<ul style="list-style-type: none"> • See SBMC §28.21.081 	<ul style="list-style-type: none"> • Residential or Mixed-Use: Projects must comply with SBMC §28.21.081 • Nonresidential uses: None

As demonstrated in the table above, the setbacks for parking will most likely result in non-conformances when rezoned due to greater setbacks being required in the C-O zone. The residential uses may continue as an allowed use with non-conforming parking until such time as the property owner proposes alterations or additions which may trigger the need for modifications for minor improvements to non-conforming structures.

As properties are converted or redeveloped with medical office uses, additional parking is generally required. In order to develop a site with commercial uses, the existing non-conforming structures may be eliminated and new development would be required to either observe all development requirements, including setbacks, as outlined in SBMC §28.51, or request Modifications.

B. GENERAL PLAN CONSISTENCY

The Oak Park neighborhood is described in the General Plan (Exhibit C) as the area bounded by Mission Creek on the north, Sola Street on the south, State Street on the east, and Highway 101 on the west. The area north of Mission Street is influence by the hospital and related medical uses and offices surrounding it, as well as the Schott Center.

The rezone of the affected parcels from R-3 to C-O zoning will result in the need for a General Plan Map Amendment (GPA) from the Medium High Density Residential designation to the Office/Medium Density Residential designation to allow the land use

map to remain consistent with the zoning map. A copy of the existing General Plan and Zoning Maps have been attached as Exhibit B.

The GPA affects the future build out potential of the affected properties by decreasing the residential density potential while allowing for medical office uses. The description of the existing and proposed general plan designations are provided below.

1. MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE)

The Medium-High Density Residential designation applies primarily to the periphery of the Downtown, and commercial corridors. This designation has a base density of 12 -18 dwelling units per acre and principally serves as a transition from the medium density neighborhoods to the commercial centers of the city. A density range of 15 – 27 dwelling units per acre can be allowed under the Average Unit-Size Density Incentive Program. This designation applies to areas on the City's Eastside, Lower Riviera, Upper State Street, Westside, Laguna, Oak Park, West Beach and East Beach and reflect multi-family residential land uses.

2. OFFICE/MEDIUM DENSITY RESIDENTIAL (12 DU/ACRE)

The Office/Medium Density Residential designation is characterized by office and medical office uses primarily in the Cottage Hospital area and a few pockets on the Mesa and on Upper State Street that have a zoning classification of R-O, Restricted Office. The Medium Residential Density designation permits 12 du/ac. Due to their location near either low or medium density neighborhoods, the Medium Density designation is consistent with historical allowed densities.

Existing zoning classifications for these areas are C-O, Medical Office and R-O, Restricted Office.

VI. PLANNING CONSIDERATIONS

A. HOUSING

There are six parcels that would be affected by the rezone and GPA. Residential use, as well as medical office uses, are allowed in the C-O zone allowing the existing residential developments to remain as a conforming use but would also allow the owners flexibility and additional marketability for future resale.

The six parcels are currently developed as follows:

- 531 W. Alamar Ave., single family residence;
- 534 W. Junipero St., single family residence;
- 524 W. Junipero St, a 13-unit apartment building;
- 520 W. Junipero St, medical offices;
- 516 W. Junipero St, a six unit apartment building; and
- 504 W. Junipero St, a 9-unit apartment complex.

B. APPROVED DEVELOPMENT

There are two large projects, Cancer Center of Santa Barbara and Santa Barbara Cottage Hospital (SBCH), with land use approvals in immediate vicinity of the proposed rezone. The SBCH Seismic Upgrade and Expansion project is actively under construction, and during Phase 4, the hospital footprint was enlarged and shifted the development one block to the south. The Cancer Center Project has land use approval for construction of a large treatment facility with a residential component on 3.38 acre site which fronts the 500 block of Junipero Street; however it still requires final design review approval prior to commencement of construction.

VII. NEIGHBORHOOD COMPATIBILITY/QUALITY OF LIFE

The Cottage Hospital area has been and will continue to be dominated by the hospital and other medical facilities. Presently, the larger structures are concentrated in the vicinity of the hospital itself. The hospital's development eliminated the one block perimeter of C-O zone surrounding the hospital. Two of the six affected parcels are immediately across the street from the southwest corner of the hospital. The 500-700 blocks of West Junipero Street are dominated by commercial uses, delivery trucks, and nearly daily commercial trash service. The applicant and other neighbors around the hospital have expressed concerns about the viability of some nearby properties to remain residential and, in particular, owner occupied. Staff believes that both residential uses and non-residential uses can coexist, and in some instances be very compatible. However, of late with the introduction of the heliport, some feel strongly that the compatibility threshold has been exceeded. Staff is not as concerned about loss of housing as was the case in 1982 as we have seen other commercial areas of the city develop with housing in place of commercial build out. Further, the policies of the General Plan are looking to focus higher densities in areas of the City other than the area around Cottage Hospital.

VIII. ENVIRONMENTAL REVIEW

The proposed GPA and Rezone will be considered along with other amendments that are part of the Plan Santa Barbara General Plan Update. The Planning Commission and Council certified the Final Environmental Impact Report (EIR) prepared for the Plan. This proposal is within the scope of the EIR pursuant to the California Environmental Quality Act Guidelines Section 15168 and at the time of Council decision appropriate findings will be considered.

IX. RECOMMENDATION & NEXT STEPS

Staff recommends that the Commission initiate the requested rezone and GPA. If initiated, these changes will be included in the Plan Santa Barbara General Plan implementation project with a number of other rezones and General Plan Map Amendments. That larger project will include an additional hearing before the Planning Commission. Then the final amendments would be considered by City Council.

Exhibits:

- A. Applicant's letter, dated May 16, 2012 with exhibits
- B. Existing Zoning Maps
- C. General Plan Neighborhood Description

May 16, 2012

Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Reference: Request for re-zoning and General Plan amendment, 531 W. Alamar Avenue, APN 025-151-018; 534 W. Junipero Street, APN 025-051-017; 524 W. Junipero Street, APN 025-051-023; 520 W. Junipero Street, APN 025-051-014; 516 W. Junipero Street, APN 025-051-013; and 504 W. Junipero Street, APN 025-051-028.

Dear Commissioners,

We appreciate the opportunity to request a change of zoning for the north side of the block of 500 West Junipero Street from R-3 to C-O. Over the last five years, the use of Junipero Street has changed dramatically and a review of the specific dividing line between the non-residential and residential zoning in this area is warranted.

Introduction

Just 10 years ago, the 500 block of West Junipero Street served as a gentle transition block between Oak Park, the Oak Park neighborhood, and Cottage Hospital. The north side of the block consisted of two single-family homes, two apartment buildings, and one small condo complex. The south side of the 500 block of Junipero Street, while zoned C-O, consisted of one very lightly used medical service building (Women's Health, a converted single-family home), two small apartment buildings, and two small single-family homes. Around the corner on Oak Park Lane was a mixed use row of Bungalow housing.

History of Cottage Hospital and Impact to 500 Block of West Junipero Street

Santa Barbara Cottage Hospital began serving the City and the South Coast region in 1888 as a single three-story structure bounded by De la Vina, Bath, Pueblo, and Junipero Streets. The older main hospital building was built in approximately 1929 with new wings added between 1965 and 1991.

Fast forward to 2010 and Cottage Hospital had become a \$554 million operation. It admitted 20,560 patients, delivered 2,700 babies, saw 65,000 visits to the emergency department, and accommodated 128,000 outpatient visits. Approximately 5,000 people now work or volunteer at the hospital.

EXHIBIT A

The new \$700 million Santa Barbara Cottage Hospital Facility, which is nearing completion, now spans the entire 14.54 acres bordered by Bath Street, Pueblo Street, Oak Park Lane, and Junipero Street. It has grown in footprint from 410,000 square feet to 710,000 square feet, with an emergency room capable of growing to handle 80,000 visits/year, a certified Primary Stroke Center (with no other hospital having this capability between Los Angeles and San Jose), and is highly recognized as a regional referral center for the medical needs of infants, toddlers, and children in the Tri-counties and throughout Central California. Additionally, Santa Barbara Cottage Hospital is now a Level II trauma center and the only comprehensive trauma center on the Central Coast between Ventura and San Jose.

The new hospital footprint leaves just the one block of Junipero Street (the 500 block) between the hospital and Oak Park. The new construction replaced the mixed-use bungalows on Oak Park Lane with the large hospital complex. It has a large service court on the Northwest corner of the 500 block of West Junipero Street and Oak Park Lane which includes several loading docks and a medical gas storage facility where the bungalows once stood, accepting constant deliveries entering and exiting the area every day. The new \$38 million Energy Center (power plant) at the corner of Junipero and Bath is just three blocks away, and an active helipad now makes Santa Barbara Cottage Hospital a true regional resource, with the FAA designated “noise abatement path” over West Junipero Street from Hwy 101.

The area surrounding Cottage Hospital, per the Hospital’s 2005 Environmental Impact Report (“EIR”), “is urbanized”. The City’s General Plan designates the area around the hospital (the C-O zone and some R-3 areas adjacent to the C-O zone) as Major Public and Institutional. According to the Cottage Hospital EIR Project Description, **Medical uses occupy between half a City block to a full City block in every direction surrounding the hospital.** This statement from the 2005 EIR is true except for the north side of the 500 block of West Junipero Street.

The 500 Block of West Junipero Street TODAY

As mentioned, the expansion of Cottage Hospital, its supporting services, and other natural medical use surrounding the hospital has completely changed the look, feel, use, noise, and habitability of the 500 block of West Junipero Street. The use of the immediate area has shifted dramatically from a moderate mixed-use block to a bustling corridor servicing the now \$550 million regional hospital in the adjacent block, as well as the small medical offices sprouting up surrounding the hospital.

The traffic growth in the area has been dramatic and seems to test the capacity of Junipero Street as a residential/mixed-use area that until recently only serviced Oak Park, SBMTD Bus #3, and a smaller/less robust hospital facility a block further away. During the weekdays, it is very challenging to find on-street parking, with parking quickly consumed by medical staff and hospital visitors or people with appointments at local medical offices. Additionally, delivery trucks, garbage trucks, and busses add to the traffic congestion (*see Exhibit 1*). Cars circle while looking for parking and use the

driveway at 534 West Junipero Street several times throughout the day to turn around or pick up passengers (*see Exhibit 2*). The red zone in front of 534 West Junipero Street is frequently occupied by service vehicles such as document shredding and package delivery trucks (*see Exhibit 3*). It is challenging to back out of the private driveways onto West Junipero Street and those drivers must rely on oncoming traffic to stop/wait when the resident finally proceeds to exit the driveway.

There is a constant flow of delivery trucks to the hospital and surrounding businesses and, unlike a residential area, Marborg garbage trucks service many commercial accounts in the area EVERY DAY of the week including front-loader bin and rolloff pickups. *See exhibit 4* showing the pickup schedule on the 500 block of West Junipero Street and a Marborg truck on the street servicing a bin account across from 524 West Junipero Street creating a traffic backup lasting several minutes. This is a typical weekday traffic pattern. In addition to regular Santa Barbara MTA service, many regional transit busses also travel through the 500 block of West Junipero Street and idle or park for long periods of time just across from 504 West Junipero Street (*see Exhibit 5*).

In addition to the constant traffic congestion noted above, West Junipero Street is the designated emergency route for ambulance service to Cottage Hospital and is also the FAA designated "noise abatement path" for the recently opened helipad. *See Exhibit 6* for views of the helicopter arriving and departing the helipad from 534 West Junipero Street. The FAA places "great emphasis on reducing the number of persons residing in areas of significant noise exposure" from aircraft, and changing the zoning on the north side of the 500 block of West Junipero Street to C-O will be consistent with the spirit of the FAA Noise Abatement Policy.

The single-family home located at 534 West Junipero Street is the last remaining single family structure used as a residence on the 500 block of West Junipero Street. As you can see in *Exhibit 7*, the pictures taken on a Sunday shows that few people actually live on the block and an apartment building known for always being full has been experiencing vacancies. *Exhibit 8* shows an example of all that is left behind after a busy work week. The trash pictured is actual trash collected in one day from the yard of 534 West Junipero Street.

Traffic Survey: 500 block of Junipero Street

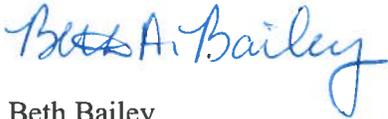
As mentioned above, the 500 block of West Junipero Street has experienced a dramatic growth in congestion, with the growth coming from cars, delivery-type trucks, public transit, and large delivery trucks. It is estimated there are at least 235 additional trips PER DAY specifically to the 500 block of West Junipero Street *just* from the medical offices now located on this block. This estimate is based on personal counts and interviews with the office managers of the medical offices on the 500 block of West Junipero Street. This alone equates to an extra car every two minutes during the week. (For details, *see Exhibit 9*.) Cottage hospital, with its substantial increase in size and capabilities as detailed previously also adds a significant surface traffic load to the block as detailed in *Exhibit 10*.

Proposed Re-zoning

Currently, the buffer between the current C-O zone and the R-3 zone on the north side of the 500 block of Junipero Street is the street itself. We propose this buffer be expanded beyond the street to include the parcels on the north side of Junipero Street as highlighted in *Exhibit 11, "New C-O Zone"*. This allows for consistency of land use relative to the size of Cottage Hospital as it stands today versus the size of the hospital's footprint five years ago, the predicted growth Cottage Hospital anticipates as it strengthens its position as a regional medical facility, and is consistent with the EIR statement of a one block perimeter around the hospital. This zoning change is also consistent with the graduated step-down illustrated in the use of the 300 and 400 blocks of West Junipero Street as shown in *Exhibit 11*. This zoning change creates a more natural buffer along the back of the property line abutting a large parking lot and apartment complex that spans the middle of the block bound by Junipero, Alamar, Quinto, and Fletcher. This parking lot and apartment building are set back from the traffic congestion and heavy use along West Junipero Street.

We look forward to reviewing this re-zoning request with you.

Respectfully,



Beth Bailey
Jefferson Bailey
Residents, 534 West Junipero Street



Exhibit 1: Traffic Congestion—Bus and Marborg Truck



Exhibit 2: Non-Resident Vehicle Using Private Driveway for Patient Pickup and Turn Around



Exhibit 3: Service Vehicle Parked in No-Parking Zone at 534 West Junipero Street



Exhibit 4: Standard Marborg trash pickup schedule

Address	Account Type	Trash Pickup	Recycle Pickup	Green Pickup	Other Pickup
534 W. Junipero	Residential	Friday	Wednesday	Friday	
524 W. Junipero	Commercial	Friday	Wednesday	Friday	
520 W. Junipero	Commercial	Tuesday and Friday	Wednesday	Friday	
516 W. Junipero	Commercial	Tuesday and Friday	Wednesday	none	
504 W. Junipero	Commercial	Monday and Thursday (front loader bin)	Wednesday	Friday	
601 W. Junipero	Commercial	Tuesday and Friday	Wednesday and Friday (front loader bin)	Thursday (front loader bin)	
517 W. Junipero	Commercial	Tuesday and Friday	Wednesday	Friday	
505 W. Junipero	Residential	Friday	Wednesday	Friday	
SBCH	Commercial				Multiple Compactor service every 3 days
Other					Rolloff service active in area



Exhibit 5: Regional Transit Busses use of 500 Block of West Junipero Street as Standard Waiting and Loading Zone.



Exhibit 6: Helicopter arriving and departing helipad as viewed from front porch and back porch of 534 West Junipero Street

Arriving directly over front yard/treeline



Just above the wires directly above back fence



Exhibit 7: Sunday On-Street Parking availability is abundant because few parcels have remained used for residential purposes.



Exhibit 8: Trash gathered from yard of 534 W. Junipero Street. Cigarette butts, snack wrappers, hospital guest badges, bottle caps, etc. from people walking by on their way to appointments, work, etc.



Exhibit 9: Medical Use within the 500 block of West Junipero Street

Servicing 520 West Junipero Street (Advanced Surgical Associates)

- In the current R-3 zone operating under a conditional use permit (was a single-family home)
- Very little parking for patients, all staff (average seven) park on street
- Average **75 trips/day**
- Additional trips for services including but not limited to medical deliveries, office support services, etc.

Servicing 517 West Junipero Street (Jackson Medical Group)

- was a six-unit apartment building converted to three apartment units and one 1,800 SF Medical Office. Seven parking spots for both apartments and medical offices.
- Average **120 trips/day** for patients and staff

Servicing 2329 Oak Park Lane (Santa Barbara Children's Hospital Multi-Specialty Pediatric Clinic)

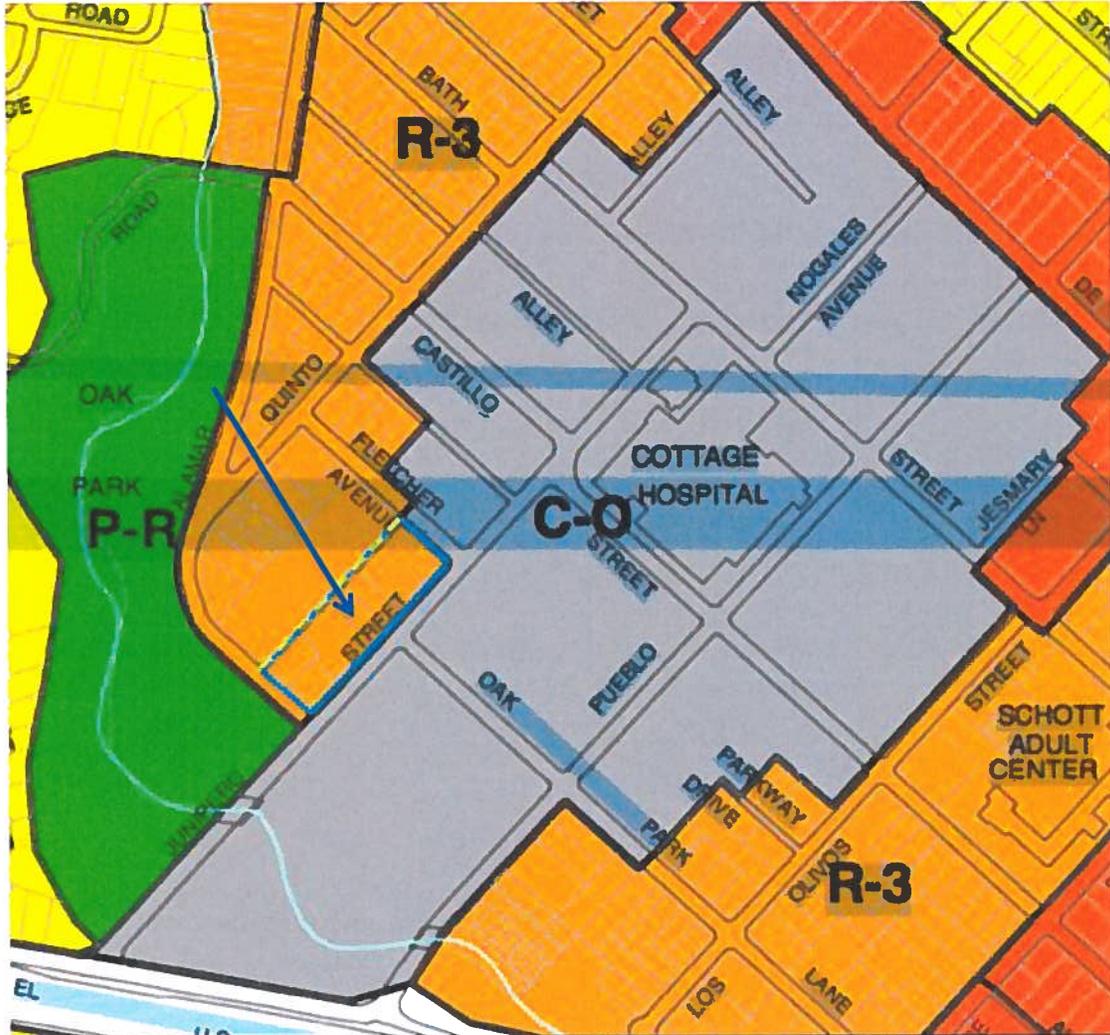
- **40 exits/day** onto 500 block of West Junipero Street

Exhibit 10: Street traffic related to Cottage Hospital

- Designated Ambulance route
- Designated Helipad "noise abatement" route
- Significant Police support for emergencies
- Continuous Deliveries (e.g. uniform service, linen supply, general food delivery, , shredding services, liquid gas tank deliveries, medical supply, UPS, FedEx, etc.)
- Frequent Elder transport (e.g. Valle Verde, Vista del Monte, etc.)
- Commercial-style (nighttime) Street Sweeping
- Daily/ Twice Daily Regional transport services (e.g. Coastal Air Express, Valley Express, etc.)
- Employees arriving/leaving shifts (5,000 employees)
- Visitors
- Outpatients (128,000/year – 350/day)
- Inpatient admits (20,560/year – 56/day)
- Emergency visits (65,000/year – 180/day)
- Babies delivered (2,700/year – 8/day)
- People circling to find parking, not familiar with the area, etc.

Exhibit 11: New C-O Zone – Proposed

Santa Barbara Zoning Map View



POR. PUEBLO LANDS

025-05

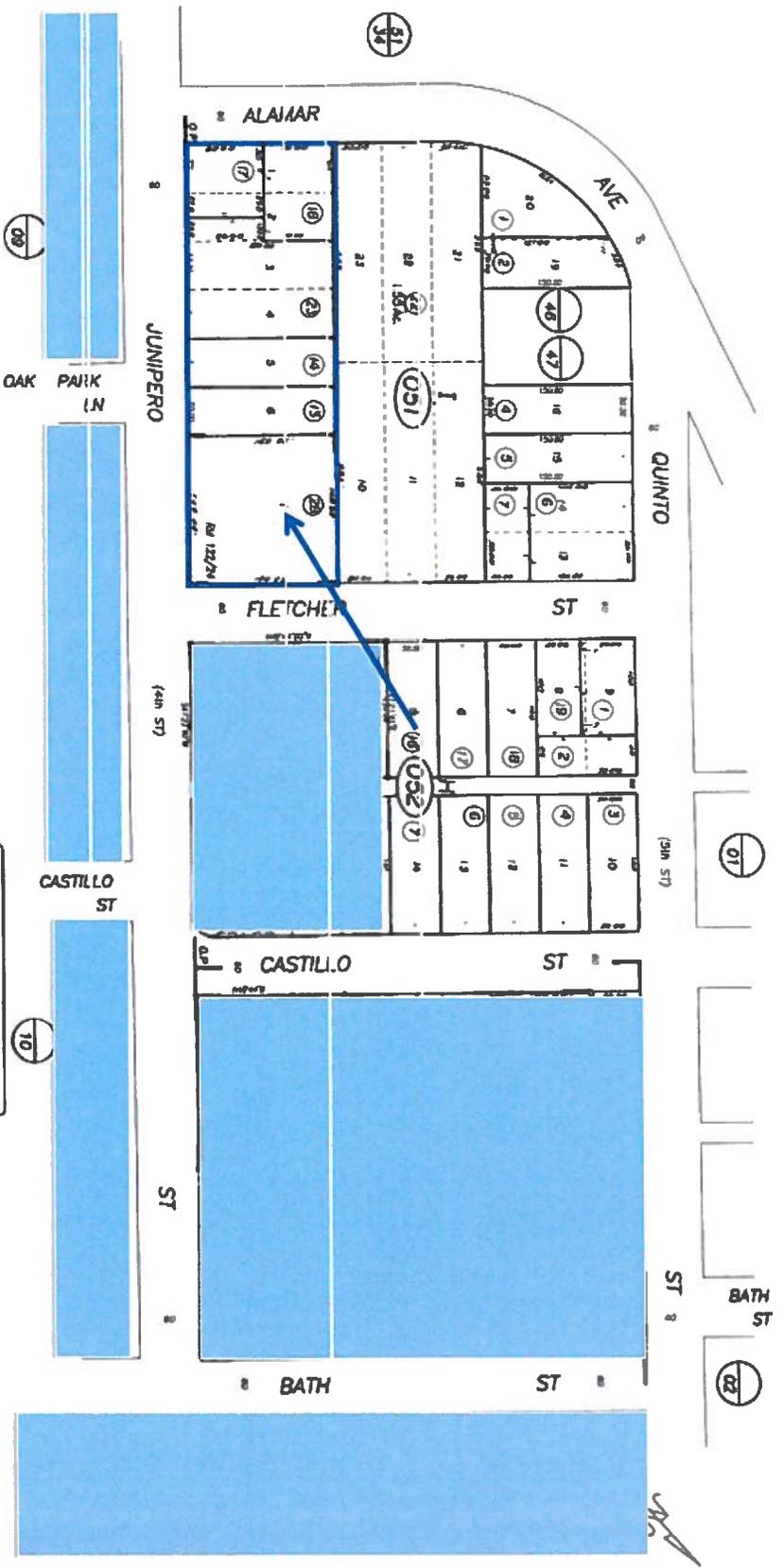


Exhibit 11, continued: Parcel Map View

- 12/02/1981 R.M. Bk. 122, Pg. 24-25, Tract 20,197
- 09/03/1976 R.M. Bk. 92, Pg. 84, Tract 20,087
- 07/26/1905 R.M. Bk. 3, Pg. 76, Tract "Fairbanks Subdivision of Pierce Addition"
- Misc. Bk. B, Pg. 550, Tract "Oak Park"

NOTICE
 Assessor's Office for the assessment purposes only and do not indicate either partial legality or a valid building etc.

City of Santa Barbara
 Assessor's Map Bk. 025-Pg. 05
 County of Santa Barbara, Calif.
 (11/05) 025-05-05 11/05-05-05

OAK PARK

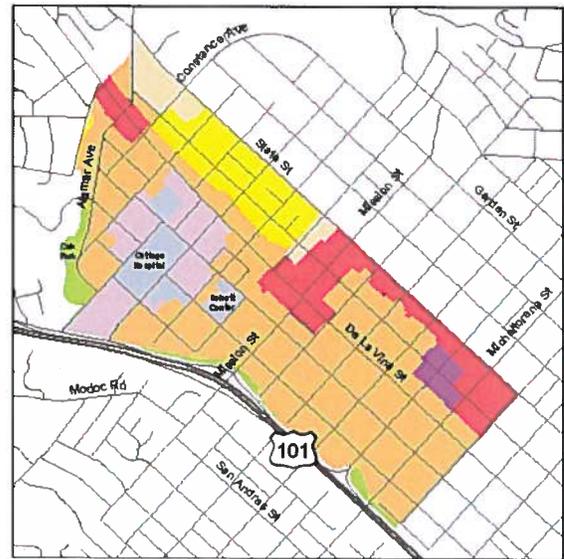
Area: 416 acres

Existing Dwelling Units: 3835

Location

The Oak Park Neighborhood is bounded on the north by Mission Creek; on the south by Sola Street; on the east by State Street; and on the west by Highway 101.

Land Use Designation	Residential Density Allowed	%
Medium Density	12 du/acre	4%
Low Density	5 du/acre	10%
Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	54%
Office/Medium Density	12 du/acre	9%
Commercial/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	13%
Office/Medium High Density	12-18 du/acre (Base) 15-27 du/acre (Incentive Program)	2%
Institutional & Related	Underlying Zone of Surrounding Properties	5%
Open Space - Parks	N/A	3%



Neighborhood Description

The Oak Park Neighborhood is predominantly a medium high density neighborhood. The area north of Mission has a General Plan density of Medium High Density that allows a range of between 12-27 du/acre and is currently zoned R-3 and R-4. There is an area of single family between Chapala and State Street.

The permitted land uses in the Cottage Hospital area are dictated by a Specific Plan. The General Plan land use designation is Office/Medium Density (12 du/acre). The zoning for the area around Cottage Hospital is C-O, Medical Office, while the hospital is zoned SP-8, Hospital Area Zone.

The area north of Mission Street is influenced by the hospital and related medical uses and offices around it as well as the Schott Center. The land uses are predominantly multi-family, medical related, or office uses, and institutional uses. While there are single family homes remaining, most of the parcels with residential are multi-family or apartment buildings.

APPENDIX B

South of Mission Street is mostly multi-family uses with commercial or offices along Mission Street and State Street. This area also still has some single family uses left; however, the predominant land use is multi-family with the land use density designation of Medium High. The zoning for the areas south of Mission is mostly either R-4 or C-2.

The area near Mission and De la Vina contains some neighborhood shopping facilities which are a benefit to this neighborhood. Neighborhood serving uses that meet the daily convenience needs of the surrounding residents would be an enhancement to this area.

Oak Park contains Santa Barbara Cottage Hospital, Sansum Clinic, Schott Center, Braille Institute, and the Rehabilitation Institute. Oak Park borders Mission Creek and is a heavily used park with a number of community serving festivals occurring throughout the year.



Braille Institute – De la Vina Street