

## **4.0 LAND USE AND POLICY CONSISTENCY**

This chapter provides analysis of the potential consistency of the proposed project with applicable land use and General Plan policies. Since the Specific Plan and SP-8 Zone allow and include the proposed modernization, the following discussion focuses on the consistency of those primary entitlement actions, the proposed Specific Plan and the SP-8 Zone, with the City's General Plan, Municipal Code, and City Charter. Land use issues can also result in secondary impacts, including traffic, noise, and air pollutant generation. These secondary impacts are addressed in their respective chapters throughout this EIR. In addition, specific urban design issues and policies are addressed in Chapter 14.0, Visual Aesthetics.

### **4.1 PROJECT FEATURES**

The proposed project incorporates several components that together comprise the proposed project under CEQA. The primary project characteristics and associated discretionary actions are listed in Chapter 3.0, Table 3.B, and include: demolition of approximately 270,000 square feet of existing hospital structures; construction of approximately 472,450 square feet of new hospital structure housing acute care ambulatory and ancillary support services; construction of a helipad atop one of the proposed reconstructed hospital buildings; two parking structures; a three-structure day-care complex; and the closure of Castillo Street between Pueblo and Junipero Streets.

The draft "Specific Plan" and "SP-8 Zone" proposed by the project applicant, and described in Chapter 3.0, provide a preliminary framework of basic development standards for the three planning sub-areas on the project site, as illustrated in Table 3.C in Chapter 3.0, Project Description. Additional standards, conditions, and requirements are to be "developed during the design review process" to: (1) refine the preliminary standards as may be determined necessary (see Table 3.C, Chapter 3.0); (2) address additional specific issues, including parking, transportation and circulation improvements, alternative transportation incentives, public improvements, landscaping requirements, and wastewater treatment; (3) address any particular concerns related to the abandonment of Castillo Street from Junipero Street to Pueblo Street; and (4) address the relationship of Specific Plan No. 8 to the General Plan. These processes are intended to minimize or avoid potential land use related impacts. Refinement of the draft development standards and the articulation of additional standards and requirements may occur as a consequence of this CEQA process.

Other pertinent sections of this EIR that address land use driven impacts (such as Traffic and Circulation, Visual Aesthetics, etc.) may indicate the need for mitigation measures that should be applied to the current project as Conditions of Approval, or which should be incorporated into a refined draft of the Specific Plan and SP-8 Zone to be adopted by the City of Santa Barbara. In doing so, these regulatory documents would ensure the implementation of consistent standards and procedures in the current re-construction project and any future phases of re-construction that may be undertaken. It should be noted, however, that subsequent review would be required in accordance with CEQA when future plans are submitted, and that additional or different concerns may arise at that time. If so, the subsequent review would determine appropriate mitigation measures and conditions.

## **4.2 EXISTING LAND USE AND SURROUNDING CONDITIONS**

As described Chapter 3.0, Project Description, the project site involves several individual but adjacent parcels in the Oak Park neighborhood, generally bounded by Oak Park Lane, Los Olivos Street, Bath Street, and Junipero Street. The existing hospital occupies one entire block totaling approximately 466,000 square feet and includes institutional and office structures, paved circulation and parking areas, and landscaping.

The area surrounding the hospital is urbanized, with adjacent uses including medical offices, other small commercial establishments, a mix of residential densities, and a neighborhood park (Oak Park). Within several surrounding blocks are medical offices supporting the hospital use, as well as both single-family and multifamily residential land uses. Chapter 3.0 contains a more detailed description of the existing facilities by Land Use Areas, which correspond to the proposed Specific Plan subareas. Refer to Figure 4.3 for an illustration of the surrounding land uses, and figures in Chapter 14.0, Visual Aesthetics, for representative photographs of the adjacent areas.

## **4.3 EXISTING ZONING AND GENERAL PLAN LAND USE DESIGNATIONS**

The project site is currently zoned C-O (Medical Office) and is designated for “Major Public and Institutional” land use on the Land Use Element of the General Plan. In the blocks immediately surrounding the hospital, the zoning is predominantly C-O (Medical Office) adjacent to a mixture of R-3 (Multiple-Family Dwelling), R-1 (Single-Family Dwelling), and C-2 (General Commercial) zoning. 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. Figures 4.1 and 4.2 at the end of this Chapter illustrate the existing zoning and land use designations in the surrounding area and on the project site. Table 4.A summarizes the existing land uses located within the C-O Zone in the area surrounding SBCH.

**TABLE 4.A: SUMMARY OF EXISTING LAND USES FOR C-O ZONE AROUND SBCH**

<b>Land Use</b>	<b>Acreage</b>
Medical-Related Uses (hospital, nursing facilities, childcare centers and other medical uses)	25.5 acres
Residential Uses (single-family and multifamily uses)	4.6 acres (26 parcels)
Commercial Uses (banks, professional offices, and parking lots)	11.0 acres
<b>Total</b>	<b>41 acres</b>

Source: City of Santa Barbara, Planning Commission Staff Report, May 28, 2004.

## **4.4 CITY OF SANTA BARBARA MUNICIPAL CODE**

SBCH is currently operating through a Conditional Use Permit (CUP), which is required for all hospitals in the C-O zoning district. The City’s zoning ordinance considers a CUP as a special use subject to specific conditions and standards established for particular projects within the zoning district. Requirements of the existing C-O Zone are outlined in Table 4.B.

**TABLE 4.B: SUMMARY OF C-O MEDICAL ZONE REQUIREMENTS**

General Purpose	Medical, dental and related professional offices, as well as residences in compliance with specified regulations.
Uses Permitted	<ul style="list-style-type: none"> <li>• Any residential use permitted in the R-3 Limited Multifamily Residence Zone</li> <li>• Professional offices offering medical and related services</li> <li>• Hospitals, skilled nursing, and similar facilities subject to a Conditional Use Permit</li> <li>• Accessory buildings and uses</li> <li>• Businesses specializing in sick room supplies or equipment, subject to a Conditional Use Permit</li> <li>• Banks, subject to a Conditional Use Permit</li> <li>• Community care facilities, residential care facilities, and hospices serving up to 12 persons</li> <li>• State-licensed large family day care homes</li> </ul>
Building Heights	<ul style="list-style-type: none"> <li>• Three stories, not to exceed 45 feet</li> <li>• Building height immediately adjacent to a residential zone shall not exceed that allowed in the most restrictive adjacent residential zone for that part of the structure constructed within a distance of 23 feet or one-half the height of the proposed structure, whichever is less</li> </ul>
Yards	<ul style="list-style-type: none"> <li>• Front Yards: Not less than 10 feet for one-story and two-story buildings, and 15 feet for three-story buildings under most conditions</li> <li>• Interior Yards: Not less than six feet for one- and two-story structures under most conditions; buildings immediately adjacent to residentially zoned property, interior yard of not less than 10 feet or one-half the height of the building, whichever is greater</li> <li>• Driveways and parking areas for commercial or office uses: minimum five foot landscaped and fenced setback immediately adjacent to residentially zoned property except in landmark districts or designated City landmark structures</li> </ul>
Area Requirements	None, except that buildings used for dwellings must comply with provisions of the R-3 Zone
Parking Requirements	Off-street parking is required in accordance with Chapter 28.90 of the Municipal Code
Signs	Signs are permitted in accordance with the Sign Ordinance of the City of Santa Barbara
Architectural Treatment	All buildings must be designed to be “compatible” with any adjacent residential uses
Development Plan Approval	Development plan review and approval by the Planning Commission may be required
Development Potential	No land use permit for a nonresidential use will be accepted or approved after December 6, 1989, unless it complies with provisions outlined in General Provisions, Development Plan Approval, Section 28.87.300
New Office Structures	All offices developed shall be in new structures designed as office buildings, except for remodeling of existing offices that is in substantial compliance with the intent of this requirement

Source: City of Santa Barbara Municipal Code, Chapter 28.51, Medical Office Zone

The proposed project incorporates a Specific Plan Zone, which is similar to the existing C-O zone in many respects. The proposed Development Standards are summarized in Table 3.C in Chapter 3.0. Approval of the SP-8 Zone would add a new chapter to the Municipal Code. As Table 3.C illustrates, permitted uses and development standards are tailored to individual land use areas. In comparing the preliminary draft SP-8 Zone summarized below with the existing C-O Medical Office Zone, it can generally be stated that the proposed SP-8 Zone would refine the types of land uses permitted on the SBCH campus, and that it is also more explicit in indicating the physical location of permitted uses (by land use area). The range and focus of permitted land uses overall would not, however, be substantially altered.

The most notable differences in terms of permitted land uses would be that the proposed SP-8 Zone would allow a hospital use without a CUP, and would exclude banks that are presently allowed in the C-O Zone by CUP. The proposed SP-8 Zone would also allow a helicopter landing site in Land Use Area A that is not presently called out as a permitted use in the C-O Zone. Other changes proposed for development standards are summarized below:

- *Building Heights:* Allow increased building heights of up to 60 feet in Land Use Area A, and up to 45 feet high in Land Use Areas B and C for certain features. Eliminate language in C-O zone restricting building heights in areas adjacent to residential zones.
- *Setbacks:* Alteration of permitted front yard setbacks from 15 feet to 10 feet, except for a portion of the south elevation of the parking structure in Area C, which may have a setback of 4 feet 11 inches.
- *Parking:* Notwithstanding parking requirements per Chapter 28.90 of the Municipal Code, parking needs in the SP-8 Zone shall be evaluated on a project-specific site and use basis.

The nature of changes proposed as summarized above would not result in a substantial change in land use character or allowable development intensity. Because approval of the proposed project incorporates the approval of a new zone, no policy conflicts with the Municipal Code would exist upon approval.

#### **4.5 CITY OF SANTA BARBARA CHARTER SECTION 1508**

In 1982, the electorate of the City approved an amendment to the City Charter, commonly referred to as Charter Sections 1507 and 1508. Section 1507 declares that it is the City's policy that "its land development does not exceed its public services and physical and natural resources," including but not limited to water, air quality, wastewater treatment capacity, traffic and transportation capacity, and affordable housing supply.

Section 1508 addresses "Non-Residential Growth Limitations," placing limits on nonresidential development through adoption of General Plan amendments and subsequent adoption of ordinances and resolutions that are consistent with the General Plan amendments. The growth limitations are intended to reduce nonresidential development from the existing General Plan potential of 116 million square feet and restrict it to no more than 3 million square feet over the next 20 years, commencing January 1, 1990. Allowable square footage is allocated among approved and pending projects (at the time the Charter Amendment was enacted), vacant property, small additions, and "community priorities."

Notwithstanding the development restrictions established above, the City Council may approve nonresidential development projects determined by the Council to promote Economic

Development from a pool of square footage of all those “Approved” or “Pending” projects which have expired and any accrued and unused development square footage from the annual allotments in the “Small Additions” category. In order to approve a nonresidential project, a finding must be made that resources would be available and traffic improvements would be in place at the time the project is ready for occupancy. “Community Priority Projects” are not required to make these findings. Community Priority Projects are defined as those found by the City Council as necessary to meet present or projected needs directly related to public health, safety, or general welfare.

#### **4.6 CITY OF SANTA BARBARA GENERAL PLAN**

##### **➤ Land Use Element**

The Land Use Element of the General Plan was adopted by the City of Santa Barbara in 1964 and has been updated in 1969 and 1982. The Land Use Element incorporates sub-elements dealing with Parks and Recreation, Open Space, and Scenic Highways. Each of these components is summarized below and pertinent aspects relative to the proposed project are highlighted.

The Land Use Element provides a broad background overview of important facets of the community, including history, culture, economics, physical composition, facilities and services, past and anticipated future growth, and demographic characteristics. Broad principles and goals were laid out for the policy framework for the General Plan, and subsequently (in 1971), a comprehensive statement of supporting goals was formulated and adopted. Goal statements address planning, social, economic, population density, city character and quality, local government unification, building heights, transportation, and harbor and shoreline development.

Goals identified in the Land Use Element that may be interpreted as applicable to the proposed reconstruction of SBCH include:

- “Require landscaping and maintenance in all developments. Limit the removal of substantial trees.”
- “Recognize the tremendous threat to the community’s environment that is presented by all forms of pollution and institute strong programs for the elimination of such abuses, regardless of cost.”
- “Exercise all available municipal powers to achieve the undergrounding of all overhead utilities in the community before the end of this century.”
- “Maintain the building height limits currently contained in the City Zoning Ordinance.”
- “Provide a major street system adequate to serve the City’s projected population at a level of service below that which would allow the free flow of peak hour traffic. Provide that the design of the circulation system be responsive to the following principles:
  - Use innovative design in future circulation system elements, providing a departure from the standard grid system.
  - Remove on-street parking as the first technique, before widening or other physical improvement, to increase the capacity of any street.”

Please refer to the Circulation Element of the General Plan (page 4-11) below for further discussion of transportation and circulation goals.

- “Provide adequate public services and facilities to all the residents of the community.”

The Land Use Element also describes areas throughout the City and broadly outlines “opportunities for growth and change” in each area. As has been indicated, SBCH is located in an area known as the Oak Park neighborhood. The neighborhood is described as approximately 437.4 acres in size and is bordered by Mission Creek on the north, Sola Street on the south, on the east by State Street, and on the west by U.S. 101. The Land Use Element (page 57) states that approximately 2,813 dwelling units exist in the Oak Park neighborhood (no date given). The neighborhood is described as “containing older homes that are gradually being replaced by apartments” and an area “experiencing a continuous transition from residential to office and apartment uses” due to the influence of the SBCH campus and related demand for medically oriented offices and businesses.

The Land Use Element notes that the C-O zoning around the hospital “has been necessary to accommodate doctor’s offices, clinics, and laboratories.” Additionally, in a subsequent discussion of “Medical Facilities” (page 81), the Land Use Element notes that the City has become a “medical center of some importance.” It further states that “The General Plan suggests no basic change in the hospital facilities now provided” and that “the provision for independent medical facilities such as doctor’s offices, clinics, laboratories, convalescent hospitals, etc., in the vicinity of both hospitals is supported by the General Plan.” It also notes that “expansion of the medical facilities zone around SBCH is appropriate so that all property within a block of the hospital is included in the medical center.”

The proposed Specific Plan is considered consistent with the Land Use Element, which designates the site for “Major Public and Institutional Uses.” The proposed Specific Plan would not alter or amend the General Plan in any way. Consequently, no conflicts with any applicable provisions of the General Plan are anticipated.

#### ➤ **Parks and Recreation Element**

The Parks and Recreation Element is a sub-element of the Land Use Element and does not include specific park and recreation goals or policies. It specifies the location and standards for Neighborhood, Community, and Regional Park facilities throughout the City. Oak Park, which is located northwest of the SBCH complex on Junipero and Alamar Streets, is indicated as a Community Park on the General Plan Map (April 1975). The Parks and Recreation Element text, however, contains no specific discussion of this park.

The proposed project may affect access to the park during the project construction period, however, would not generate significant additional demand for park use under project operational conditions. Therefore, because there are no goals or policies specific to Oak Park, and because the Specific Plan would not generate significant additional demand for park use, the proposed Specific Plan is considered consistent with the Parks and Recreation sub-element.

#### ➤ **Open Space Element**

The Open Space Element is a sub-element of the Land Use Element. It primarily focuses on “conserving, providing, and improving, as appropriate, land and water spaces significant in the Santa Barbara landscape.” “Open Space” is defined by the following categories: the ocean, the

mountains, major hillsides, creeks, shoreline, major parks, and freeways (Land Use Element, page 95). The following goal identified in the Open Space Element is considered applicable to the proposed reconstruction of SBCH:

- “The purpose of this open space element and the goal that it seeks to attain is elemental. It is to protect the character of Santa Barbara, as defined in the section of this report on principles and goals, by conserving and providing significant open and natural landforms through and around the community.
- There are many overlaps between open space and other community features which share the goal of conserving the Santa Barbara character. The protection of mature trees on private property, the landscaping of major developments, the policies on architectural and sign control, and many other subjects in the General Plan serve a function parallel with that of open space.”

Although SBCH is clearly not an open space use subject to the Open Space Element, the proposed Specific Plan may potentially have impacts upon open space resources from issues such as hydrology and drainage, biological resources, and parks and recreation. Please refer to the discussion of these topics under the Conservation Element of the General Plan, which follows.

### ➤ **Conservation Element**

The purpose of the Conservation Element is to provide a “comprehensive planning program which protects the land and water resources” under the City’s jurisdiction. State law directs that a broad range of natural resources be addressed. Because the City of Santa Barbara is an urbanized community, the Conservation Element covers Cultural and Historical Resources, Visual Resources, Air Quality, Biological Resources, Drainage and Flood Control, and Water Resources, as described below.

***Conservation/Cultural and Historic Resources.*** The Cultural and Historical Resources section of the Conservation Element (pages 5–9) describes the City’s heritage and identifies sensitive historic resource areas, buildings, and structures that are considered “architectural resources” and an important part of the City’s heritage, and areas of suspected archaeological resources. The following goal related to cultural and historic resources is identified in the Conservation Element and is considered applicable to the proposed reconstruction of SBCH:

- “Sites of significant archaeological, historical, or architectural resources will be preserved and protected wherever feasible in order that historic and prehistoric resources will be preserved.”

According to the Archaeological Resources section of the Conservation Element, archaeological resource studies should take place early in the planning process, and it must be ascertained whether archaeological resources are present and might be affected. The archaeological survey and research conducted by Western Points in 2003 was conducted to identify sites in the project area, but most of the study area was paved. The mitigation measures discussed in Chapter 7.0 include construction monitoring and survey following demolitions and removal of existing pavement. With implementation of this mitigation, the proposed Specific Plan would be consistent with and fulfill the requirements of the Conservation Element.

In the Historic Resources section of the Conservation Element, it is stated the historic landmarks “cannot be altered (on the exterior), relocated or demolished.” Because none of the buildings slated for demolition are listed on or eligible for the National Register of Historic Places, California Register of Historical Resource, or any local register, the proposed Specific Plan conforms to this section of the Conservation Element.

In 1925, an Architectural Board of Review (ABR) was established and continues to protect the community’s architectural heritage by requiring “good design and neighborhood compatibility” for new developments. The proposed project would allow the surrounding neighborhood to retain its historic character through incorporation of architectural features that will greatly reduce the possibility of visual impacts. The Spanish style for the proposed hospital and parking structures and the Bungalow style of the day care centers complements the architectural styles of historic medical and commercial buildings. The proposed project has been under periodic review by the ABR to ensure consistency with the Historic Resources section of the Conservation Element.

**Conservation/Visual Resources.** The Visual Resources section of the Conservation Element (pages 9–13) identifies visual and scenic resources. Visual resources are defined as “those areas possessing aesthetic qualities attributable to natural and structural amenities, and those places from which scenic areas can be viewed.” The Visual Resources section broadly describes creeks, hillsides and shoreline areas, specimen and street trees, and open space areas that are considered visual resources. The following goals related to visual resources are identified in the Conservation Element and are considered applicable to the proposed reconstruction of SBCH.

- “Protect and enhance the scenic character of the City.
- Maintain the scenic character of the City by preventing unnecessary removal of significant trees and encouraging cultivation of new trees.”

The development plan for the proposed project has been designed consistent with the neighborhood compatibility requirements set forth in the City’s General Plan, Architectural Board of Review Guidelines, and Urban Design Guidelines. The proposed Specific Plan is therefore considered consistent with the visual resource goals outlined above.

An assessment of potential impacts to visual resources has been conducted and is addressed in Chapter 14.0, Visual Aesthetics.

**Conservation Air Quality.** The Air Quality section of the Conservation Element (pages 14–19) addresses factors affecting air quality, jurisdiction, standards, pollutants, local air quality, the relationship between air quality and vehicle use, and strategies to improve air quality. The following goal related to air quality resources is identified in the Conservation Element and is considered applicable to the proposed reconstruction of SBCH.

- Maintain air quality above Federal and State Ambient air quality standards

An air quality study has been completed for the proposed project and is addressed in Chapter 5.0, Air Quality. The project is expected to create vehicular daily emissions exceeding the daily emissions thresholds established by the Santa Barbara County Air Pollution Control District (SBCAPCD). There are no feasible project-specific mitigation measures to reduce the operational emissions to below the SBCAPCD thresholds. The Air Quality section of the Conservation Element acknowledges that Santa Barbara, which is part of the South Coast Air

Basin, is a designated non-attainment area and that certain national air quality standards are not being met. Therefore, although project specific and cumulative air quality impacts associated with the Specific Plan are considered significant, the General Plan goal stated above is not being attained under existing conditions within the City.

***Conservation/Biological Resources.*** The Biological Resources section of the Conservation Element (pages 19–34) focuses upon concerns raised by the “conflict between urban use and ecosystem preservation,” including urban encroachment on ecologically sensitive resources and degradation of resources. The section broadly addresses Native Terrestrial Resources, Estuarine and Marine Resources, Intertidal and Nearshore Habitats, Fisheries, the Goleta Slough, Agricultural Resources, and other Urban Biotic Resources.

The following biological resource goal is contained in the Conservation Element and is considered applicable to the project.

- “Enhance and preserve the City’s critical ecological resources in order to provide a high-quality environment necessary to sustain the City’s ecosystem.”

Policies call for the creation of guidelines to address such topics as land use development suitability and the maintenance of a productive urban biotic community; encouragement of redevelopment and renovation; and wetland and other habitat preservation. The City also has requirements for replacement of oak trees that may be removed during the development process.

Biological surveys and tree surveys have been conducted for the proposed project and are addressed in Chapter 6.0, Biological Resources. All potentially significant impacts to biological resources would be reduced to less than significant levels. Therefore, the Specific Plan is consistent with the Biological Resources section of the Conservation Element.

***Conservation/Drainage and Flood Control.*** The Drainage and Flood Control section of the Conservation Element (pages 34–38) broadly describes the character of the flood hazards that exist in the City. Major creeks and other flood hazards are outlined.

The Conservation Element contains a number of goals, policies, and implementation strategies pertaining to water resources. Flood control work is to be completed in a manner that would maintain the natural qualities of a creek’s open space. Implementation strategies for drainage/flood control and water resources include enactment of a flood control and creek ordinance; participation in the Federal Flood Insurance Program; study of replacement of concrete bottoms of channelized creek sections with natural bottoms and/or the use of mitigation measures to increase the habitat diversity of channelized creeks; study of creek influence zones to determine adjacent land use compatibility; implementation of hazard reduction programs in urban sections of the City already built in hazardous flood-prone areas; provision of an adequate water supply; and, implementation of water conservation regulations and a groundwater monitoring program.

Drainage studies have been conducted for the proposed project and are addressed in Chapter 10.0, Hydrology and Water Resources, and Chapter 12.0, Public Services and Utilities. No significant unavoidable adverse impacts related to drainage and flood control would occur with project implementation. Therefore, the Specific Plan is consistent with the Drainage and Flood Control section of the Conservation Element.

**Conservation/Water Resources.** The Water Resources section of the Conservation Element (pages 38–48) addresses both the physical water delivery infrastructure as well as water supply issues. The section covers supply/demand relationships and water quality. The following goal related to water resources is identified in the Conservation Element and is considered applicable to the proposed reconstruction of SBCH.

- To maintain existing and protect future potential water resources of the City of Santa Barbara.

The Conservation Element contains a policy to ensure an adequate water supply, as noted in the preceding discussion under Drainage and Flood Control. Water resources have been evaluated for the proposed project and are addressed in Chapter 10.0, Hydrology and Water Resources, and Chapter 12.0, Public Services and Utilities. The Specific Plan is consistent with the water resources goal as stated above.

### ➤ **Housing Element**

The City of Santa Barbara's General Plan contains a Housing Element, as required by state law. The 2004 Housing Element contains an evaluation of the previous Housing Element; a Community Profile, including an inventory of available housing; an assessment of housing needs based on local and regional population and employment trends; and identification of goals, objectives and policies used to create a housing program for the City. The City's Housing Element is based on housing unit construction goals set by State Department of Housing and Community Development and allocated to cities by regional planning agencies such as the Santa Barbara County Association of Governments (SBCAG).

Local jurisdictions are required by State law to plan for their fair share of projected housing construction needs in their region, as defined in the Regional Housing Needs Assessment (RHNA) prepared by the SBCAG. The City of Santa Barbara's fair share for the years 2001–2007 has been established by SBCAG at 2,333 units. The RHNA target number is based on projected household growth and the resultant need for construction of additional housing units allocated over a five-year planning period from 2001–2007, and is broken down into four income categories: Very Low Income, Low Income, Moderate Income, and Above Moderate Income. The State requires all local jurisdictions to demonstrate the ability to accommodate, or plan for, the RHNA allocation.

The City's Housing Element demonstrates that the City has the capacity to meet the overall RHNA number of 2,333 units by 2007. Although the proposed Specific Plan may potentially have some effect on the existing housing supply, it is not anticipated to result in significant new employment that could generate demand for new housing, and is therefore considered consistent with the Housing Element. Please refer to Chapter 16.0, Long-Term Implications, for further discussion of housing-related concerns.

### ➤ **Circulation Element**

The purpose of the Circulation Element is twofold. First, the Circulation Element addresses the requirements of State law, which are to evaluate the transportation needs of the community and to present a comprehensive plan to meet those needs. Second, it contains measures for the implementation of the Comprehensive Goal and Vision Statement, from which all the Goals, Policies, and Implementation Strategies of the Circulation Element are derived. Implementation

of specific goals are accomplished through a three-phased process of: (1) establishing defined benchmarks or objectives, (2) monitoring and measuring policy impacts and results, and (3) developing City-initiated response strategies.

The primary objectives of the Circulation Element considered applicable to the SBCH project include the following:

- Provide a transportation system that supports the economic vitality of the City
- Strive to achieve equality of convenience and choice among all modes of transportation
- Review traffic impact standards used at City intersections for consistency with the goals of the Circulation Element and the General Plan
- Establish a process to include neighborhoods in discussions of the effects of traffic on residential streets
- Establish a process to include business and non-residential property owners in discussions of the effects of traffic along business corridors
- Apply land use planning strategies that support the City's mobility goals
- Coordinate with regional systems and goals

Traffic and circulation studies have been prepared for the proposed project and are contained in Appendix J. The Traffic Impact Study used the City's standards to analyze potential traffic impacts. Mitigation measures, where necessary, are included to ensure that potential traffic impacts are reduced to a less than significant level. With implementation of these measures, the proposed Specific Plan is considered consistent with the applicable goals of the Transportation Element, as outlined above.

### ➤ **Noise Element**

The purpose of the Noise Element of the General Plan is to limit the exposure of the community to excess noise. The Noise Element is a mandatory element under State law. The Noise Element addresses major mobile and stationary noise sources; existing and projected levels of noise and contours of major noise sources; existing and projected land uses and the locational relationship to existing and projected noise sources; existing and proposed sensitive receptors; the extent of noise problems in the community; methods of noise attenuation and protection of sensitive receptors; and implementation measures and possible solutions to address existing and foreseeable noise problems.

The hospital complex is considered a sensitive noise receptor, as are convalescent homes, schools, churches, sensitive wildlife habitat, and generally residential land uses. Noise generation has been evaluated for the proposed project and is addressed in Chapter 11.0, Noise. The City's noise standards, as specified by the Noise Element of the General Plan, were used to evaluate potential noise impacts.

Implementation of the proposed mitigation measures would reduce the potential for long-term helicopter noise and construction-related noise and vibration impacts to the extent feasible. However, an increase in helicopter operations to more than one nighttime flight within a 24-hour period would result in a significant adverse helicopter noise impact. In addition, because construction would take nine years, it was determined that significant unavoidable adverse noise and vibration impacts to sensitive land uses would occur during Phases I, II, and III of

construction. Potential future construction, as allowed for under the Specific Plan, would also have significant and unavoidable adverse noise and vibration impacts during construction.

The Noise Element states that significant noise impacts would occur from “Exposure of noise sensitive receptors in close proximity to substantial noise from grading and construction activity for an extensive duration.” Because construction noise is usually considered a short-term or temporary impact, and because there is no specific threshold for the length of construction, the proposed Specific Plan is considered to be consistent with the Noise Element.

Similarly, because operation of more than one nighttime helicopter flight within a 24 hour period is an assumed worst case scenario that exceeds the proposed helicopter operations, the proposed Specific Plan is considered to be consistent with the intent and goals of the Noise Element.

### ➤ **Seismic Safety/Safety Element**

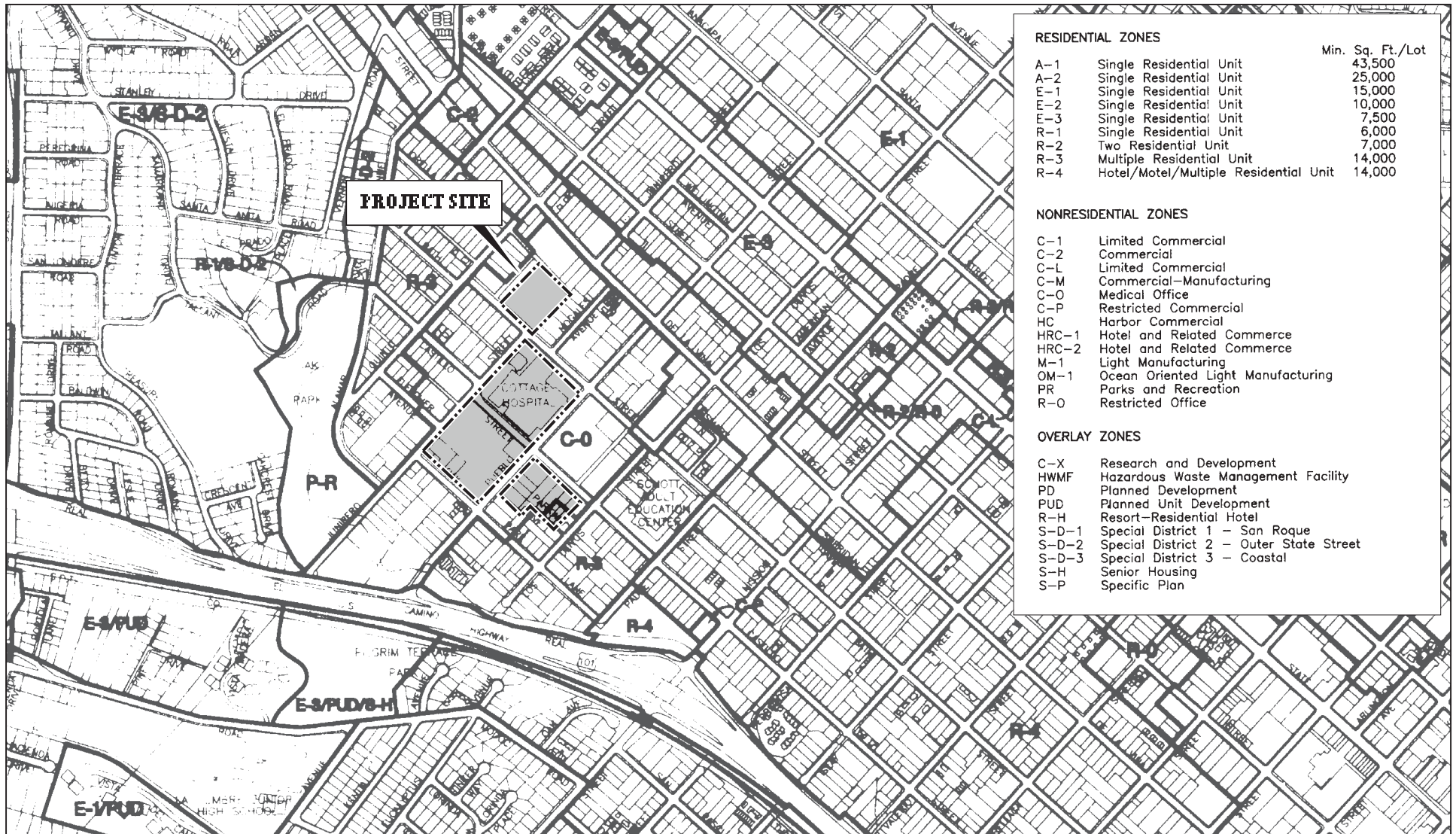
The Seismic Safety/Safety Element is concerned with seismic and geologic hazards and public safety related hazards such as fire, flood, seacliff retreat, and dam safety. The Element broadly identifies seismic safety hazards and strategies for the reduction of potential hazards through land use planning and other mitigations. The goals of the Seismic Safety and Safety Element provide a link between the identified problems and issues and the policies and implementation measures. They provide basic guidelines for City decisions related to natural hazards and assets as they affect land use planning and development standards.

The Seismic Safety/Safety Element (Page 28) designates that the most critical facilities, such as hospitals, should not only remain standing in the event of a design earthquake, but should be able to operate at peak efficiency in the event of a disaster. The new hospital buildings would incorporate standards for hospitals according to the Uniform Building Code (UBC), the Office of Statewide Health Planning and Development (OSHPD), and numerous other building and infrastructure mandates in State Senate Bill (SB) 1953, as well as the Hospital Shared Services Association. The final authority to construct the main hospital facility would be issued by OSHPD. Design plans are undergoing concurrent review by OSHPD. A complete seismic and dynamic analysis for all of the buildings is to be performed.

The purpose of the proposed project is to replace and upgrade structures to provide an increased level of safety in the event of a major seismic event. Preliminary geologic and soils investigations have been conducted for the proposed project and are addressed in Chapter 8.0, Geophysical, Chapter 9.0, Hazards and Hazardous Materials, and Chapter 12.0, Public Services and Utilities. The proposed Specific Plan has been designed to be consistent with seismic standards, as stated above, and would therefore be consistent with the Seismic Safety Element of the General Plan.

## **4.7 SUMMARY**

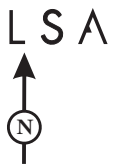
In order for a proposed project to be approved, it must be consistent with all aspects of the General Plan. The proposed Specific Plan, which includes and allows for the proposed modernization project, would not alter or amend the General Plan in any way. In addition, the proposed Specific Plan and Specific Plan Zone are consistent with the applicable goals and policies of the General Plan as well as the City’s Municipal Code and Charter Section 1508.



RESIDENTIAL ZONES		Min. Sq. Ft./Lot
A-1	Single Residential Unit	43,500
A-2	Single Residential Unit	25,000
E-1	Single Residential Unit	15,000
E-2	Single Residential Unit	10,000
E-3	Single Residential Unit	7,500
R-1	Single Residential Unit	6,000
R-2	Two Residential Unit	7,000
R-3	Multiple Residential Unit	14,000
R-4	Hotel/Motel/Multiple Residential Unit	14,000

NONRESIDENTIAL ZONES	
C-1	Limited Commercial
C-2	Commercial
C-L	Limited Commercial
C-M	Commercial—Manufacturing
C-O	Medical Office
C-P	Restricted Commercial
HC	Harbor Commercial
HRC-1	Hotel and Related Commerce
HRC-2	Hotel and Related Commerce
M-1	Light Manufacturing
OM-1	Ocean Oriented Light Manufacturing
PR	Parks and Recreation
R-O	Restricted Office

OVERLAY ZONES	
C-X	Research and Development
HWMF	Hazardous Waste Management Facility
PD	Planned Development
PUD	Planned Unit Development
R-H	Resort—Residential Hotel
S-D-1	Special District 1 - San Roque
S-D-2	Special District 2 - Outer State Street
S-D-3	Special District 3 - Coastal
S-H	Senior Housing
S-P	Specific Plan



SOURCE: Peafield & Smith

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FIGURE 4.1

*Santa Barbara Cottage Hospital  
Seismic Compliance and Modernization Plan  
Existing Zoning Patterns*



