

## **14.0 VISUAL AESTHETICS AND LIGHTING**

The proposed project has the potential to adversely alter important public scenic views and community aesthetics within the Oak Park neighborhood and introduce additional sources of light and glare within this portion of the City. Potential visual and lighting impacts were assessed based on the development as proposed in the conceptual design plans and Specific Plan. Through use of visual simulation computer modeling at selected public vantage points and a computer-generated photometric lighting analysis, the potential long-term visual and exterior lighting of the proposed project were addressed. Lighting of the proposed helipad was also evaluated. Finally, potential visual impacts occurring as a result of the approximately nine-year phased construction schedule were evaluated. Where necessary, mitigation measures were identified to reduce potentially significant visual impacts.

### **14.1 VISUAL AESTHETICS - IMPACT SIGNIFICANCE GUIDELINES**

In accordance with the City of Santa Barbara environmental review guidelines (September 2003), significant visual aesthetic impacts may potentially result from:

- Substantial obstruction or degradation of important public scenic views, including important views from scenic highways; extensive grading and/or removal of substantial amounts of vegetation and trees visible from public areas without adequate landscaping; or substantial loss of important public open space
- Substantial negative aesthetic effect or incompatibility with surrounding land uses or structures due to project size, massing, scale, density, architecture, signage, or other design features
- Substantial light and/or glare that poses a hazard or substantial annoyance to adjacent land uses and sensitive receptors

### **14.2 VISUAL AESTHETICS - METHODOLOGY**

Visual aesthetic quality, whether a project is visually pleasing or unpleasing, may be perceived and valued differently from one person to the next and depends in part on the context of the environment in which a project is proposed. The significance of visual changes is assessed qualitatively based on consideration of the proposed physical change and project design within the context of the surrounding visual setting.

As described in the Guidelines (2003), the importance of existing views are assessed qualitatively based on where important visual resources such as mountains or coastline can be seen, the extent and scenic quality of the views, and whether the views are experienced from public viewpoints. After assessment of the existing aesthetic and lighting conditions on and adjacent to the project site, the visual changes associated with the project are evaluated qualitatively to determine whether the project would result in substantial effects on important public scenic views, community aesthetics, and lighting.

The visual impact assessment outlined below utilizes computerized view simulations prepared independently for this analysis and a photometric assessment prepared by the project applicant

to assess the potential effect of the proposed project on the quality of the existing viewshed within the project vicinity, as well as from off-site locations.

### ➤ **View Simulations**

The view simulations were prepared by Font Design, Inc., under the direction of the City. In consultation with City staff, eleven view locations were identified for evaluation and preparation of computerized visual simulations. Photographs of each view location were taken using a high resolution “full frame” digital camera, and in consideration of the amount of area that can be seen by the human eye at any given point. Photographs were taken at an eye-level height of five feet, eight inches, to represent a pedestrian’s view frame. Additionally, registered coordinates using GPS technology were identified at each photo location.

Utilizing the site plans and technical drawing files provided by SBCH (April 8, 2004), all of the base data and view locations were digitized and compiled into an original 3D wireframe model. Proposed elevations as well as the natural and finished grades were modeled, as were existing and surrounding contextual elements such as streets, terrain, pads, and adjacent buildings for reference. An accurate computer model of the proposed development was created utilizing the 3D Studio MAX modeling program by AutoDesk. Utilizing the GPS data, the computer model was matched with the on-site photography. The computer model was inserted into the photo using camera match technology. Reference pads were used to situate the buildings to the accurate positions where the sum was rendered. In the rendering process, the computer model camera was aligned with the on-site photography to depict the project setting within the view. Lastly, the digital imaging and landscape concepts were applied.

Realistic materials, maps, and textures were also applied during the digital imaging phase. Based on the technical drawings provided, subtle details were added to make the photo simulations as realistic as possible. Realistic effects such as lighting, shadows, contours, and landscape were included as they would appear following construction. The landscape concepts were approximate and demonstrate the look and feel of vegetation growth after five years and at mature vegetation growth, based on landscape plans provided by the applicant. Utilizing the Photoshop imaging program by Adobe, artistic touches were used to enhance the images to make them appear as realistic as possible.

These visual simulations were used to evaluate the effect of the proposed project on the identified important public scenic views within the City and community aesthetics within the Oak Park neighborhood. The proposed design, including bulk, density, massing, building architecture and architectural treatments, and landscaping, were considered in determining the potential change from existing conditions, the effect of project design features and mitigation measures to minimize potential project effects, and significance of the viewshed alteration within the adjacent Oak Park community.

### ➤ **Photometric (Lighting) Study**

A photometric study was conducted by LDS Studio, LLC, for the project applicant and is available for review at the City of Santa Barbara Planning Division office. The purpose of the study was to establish the baseline ambient light levels within and adjacent to the project site and evaluate the project’s contribution to ambient light levels. Ambient light levels were measured in footcandles at the perimeter of the property lines of the project site and at 30 foot intervals at major public ways and 100 foot intervals along residential roadways. Suggested

light levels were developed for each use area within the project site based on Office of Statewide Hospital Planning and Development (OSHPD) and Illuminating Engineers Society (IES) standards and the requirements of the City's Outdoor Lighting Ordinance for security and hospital life safety. These suggested levels are further described in Section 14.5 under PF 14-3 and are illustrated in Figure 4.1.4). Finally, potential illumination associated with each of the design components (existing and proposed street lighting, parking structure lighting, hospital and pathway lighting), as well as combined illumination effects, were estimated using computer modeling.

Several lighting elements were not included in the Photometric Study. Landscape lighting and lighting from internal gardens were considered to have a nonmeasurable effect on the illuminance levels at the project site perimeter or surrounding land uses, since the purpose of this lighting is to highlight specific features and is not provided for safety purposes.

Interior lighting from patient pavilions, or "cottages," was not considered in the study since draperies within patient rooms are generally drawn during evening and nighttime hours for privacy and were considered to have a negligible effect on luminance.

Helipad lighting is not considered in the photometric analysis, since this type of lighting would not be operational the majority of the time and is focused at the helipad, windsock, and walkway on top of the building. As these elements are located on the top of the hospital, they would not contribute to the lighting levels along the perimeter of the site.

The methodology and scope of the lighting study was reviewed by City staff and LSA prior to completion of the analysis. LSA has reviewed the results of the assessment and incorporated the results into the evaluation of the proposed project's lighting impacts in Section 14.6 below.

#### ➤ **Helipad Lighting**

Potential lighting impacts of the proposed helipad lighting scheme were assessed by determining the location of the proposed lighting sources, using the helipad lighting plan prepared in April 2004 by the project applicant, and the distance of light sources from existing residential uses within the adjacent Oak Park neighborhood to identify the residences that might be affected by the proposed lights. Documentation provided by the applicant regarding the type, size, and operational characteristics of each of the helipad lights, as well as the project's design plans, were evaluated to determine the level of impact to affected residences.

### **14.3 VISUAL AESTHETICS - REGULATORY FRAMEWORK**

Numerous guidance documents regulate the architectural, landscape, and lighting design of new development. These documents include the City of Santa Barbara General Plan, Architectural Board of Review Guidelines, Urban Design Guidelines, Outdoor Lighting Ordinance, and Design Guidelines, IES and OSHPD. Applicable guidance from these documents is outlined below.

#### ➤ **Architectural Design Guidelines**

- Maintain the building height limits contained in the City Zoning Ordinance, City of Santa Barbara General Plan (Land Use Element, p. 27).

- New development shall not obstruct scenic view corridors, including those of the ocean and lower elevations of the City viewed respectively from the shoreline and upper foothills, and of the upper foothills and mountains viewed respectively from the beach and lower elevations of the City (City of Santa Barbara, Conservation Element, Visual Resources Policy 3.0).
- Structures that differ in size, bulk, scale, height, or architectural style from adjacent developments may be allowed if they are consistent with the design for the larger neighborhood or the distinctive architectural character of Santa Barbara (Urban Design Guideline No. 1.3.1).
- In neighborhoods which possess examples of distinctive architecture, new structures and additions should present a harmonious character so as not to clash or exhibit discord with the particular surrounding neighborhood in which they are placed. Elements of the structures should be consistent with the elements that distinguish the particular neighborhood in which they are placed. These elements include, but are not limited to, a sense of mass, scale, roof lines, colors, textures, materials, and maintenance of the existing setback and patterns of development in the particular neighborhood. Neighborhoods which do not possess examples of distinctive architecture, structures and additions should be designed so as to lead the neighborhood toward designs which are harmonious with Santa Barbara's distinctive built environment (Architectural Board of Review Guideline III.D.2.b).
- The building base should visually anchor the building, establishing a strong connection to the ground and the site. The base of the building should appear more massive than the upper stories. Building details and public art elements are encouraged to provide visual interest and a sense of whimsy and discovery. Details should be comprehensible to passing pedestrians and proportionate to the scale of the building (Urban Design Guideline No. 2.1.1).
- The upper stories of the building should exhibit a lighter character than the base, possibly by reducing floor area and building mass. Architectural details on the upper stories should be at a scale that relates to the overall building composition. As a general rule, massing and details should be simple and proportionate to the scale of the building. The length and depth of cantilevers should be minimized (Urban Design Guideline No. 2.1.2).
- Where appropriate, building tops should be articulated using elements such as: tapered or sculpted roof forms to create silhouettes against the sky (including false chimneys, towers, and decorative vents and caps); roof materials and overhangs to create strong shadow patterns; and decorative cornices to provided visual interest. Break up the horizontal lines of long parapets using variations in height or other appropriate design techniques (Urban Design Guideline No. 2.1.3).
- Buildings should be designed as carefully orchestrated compositions of smaller parts. The perceived size, bulk, scale, and height of a building should be reduced by either visually or physically dividing its mass into smaller scale components. The following are techniques that are encouraged to create human scale in new buildings:
  - Reduce the actual bulk of a large building by dividing it into several smaller buildings to create "campus" or "village." Groups of smaller buildings are generally visually

preferable to one large, bulky building, and are also more easily adaptable to a variety of uses:

- Use variations in height and roofline to reduce the perceived height of the building;
  - Use planter walls to reduce the apparent height of the building;
  - Organize the facade of a large project or building into several visually distinct parts to create the appearance of several smaller buildings;
  - Use roof overhangs to decrease the vertical appearance of the walls;
  - Use color to visually reduce the size, bulk, and scale of the building; and
  - Use recesses and projections to visually divide building surfaces into smaller scale elements (Urban Design Guideline No. 2.2.1).
- Where a building with street frontage has only one entrance, that entrance shall be oriented to the street (Urban Design Guideline No. 3.1.1).
  - Where buildings are set back from the public right-of-way, incorporate courtyards or patio spaces that encourage outdoor activity along the building frontage. Such areas should include appropriate landscaping elements to soften the paved areas and provide shade for pedestrians. (Urban Design Guideline No. 3.1.7).
  - When siting a new building, consider the setbacks and scale of the existing neighborhood and adjacent buildings (Urban Design Guideline No. 3.2.3).
  - Locate parking structures away from the street edge to minimize visual effects on the streetscape. This may be accomplished using one or more of the following techniques:
    - Locate parking structures behind habitable buildings and toward the interior of blocks;
    - Design buildings so that the active use portion of the building faces the street and wraps around an interior parking structure; or
    - Place the parking underground (Urban Design Guideline No. 8.2.1).
  - Incorporate building equipment into the design of the building by placing utilities in wall or roof recesses to reduce visibility from public areas. Exposed and surface mounted utilities are not desirable (Urban Design Guideline 9.2.1).
  - Roof equipment should be completely concealed within the roof structure to avoid visibility from hillside areas of the City. Where roof equipment is visible, consider the following screening methods:
    - Use a parapet wall or roof equipment well.
    - Paint roof equipment the same color as the roof so that it will disappear when viewed from hillside areas of the City.
    - If a vent pipe or other equipment will extend above the roofline and be visible from adjacent areas, creatively incorporate it into the design, (e.g. combining pipes into a false chimney structure or adding caps to vents) (Urban Design Guideline 9.2.6).
  - Utilitarian facilities, such as electrical transformers, satellite dishes, backflow prevention devices, loading docks, maintenance or trash storage areas should be located with

consideration for neighboring structures and must be appropriately screened (Architectural Board of Review Guideline III.D.2.c).

➤ **Landscaping Design Guidelines**

- Require landscaping and maintenance in all developments. Limit the removal of substantial trees (City of Santa Barbara General Plan, Land Use Element, p. 26).
- Mature trees should be integrated into project design rather than removed. The Tree Ordinance should be reviewed to ensure adequate provision for review of protection measures proposed for the preservation of trees in the project design (Conservation Element, Visual Resources Implementation Strategy 4.1).
- All feasible options should be exhausted prior to the removal of trees (Conservation Element, Visual Resources Implementation Strategy 4.2).
- Major trees removed as a result of development or other property improvement shall be replaced by specimen trees on a minimum of one for one basis (Conservation Element, Visual Resources Implementation Strategy 4.3).
- The preservation and protection of natural features and mature trees is highly desirable. These elements shall be incorporated into development projects to the greatest extent possible (Urban Design Guideline No. 1.4.1).
- Appropriate landscaping elements shall be selected based on their suitability for the climate, geology and topography of the site (Urban Design Guideline No. 1.4.2).
- The use of canopy trees is encouraged. Tree selection shall take into account the density, shape, size, solar orientation, maintenance requirements, and neighborhood impacts of the mature tree (Urban Design Guideline No. 1.4.3).
- Skyline and specimen trees should be incorporated into the landscape plan where practical. Existing natural features should be protected, preserved and utilized in the landscaping plans and grading should be kept to a minimum (Architectural Board of Review Guideline III.D.3.b).
- Landscaping should complement the color, materials, architectural style, scale and landscaping of nearby developments. Use a variety of sense-stimulating plantings that add color and texture to the built environment (Urban Design Guideline No. 1.4.4).
- Plant material should be selected with consideration for the building design, climate, soil conditions, growth patterns, colors, textures, and compatibility with site activity. Plant compatibility on neighboring sites must also be taken into consideration (Architectural Board of Review Guideline No. III.D.3.d).
- The site organization of a proposed development should respect the arrangement of buildings and open spaces on adjacent sites to maximize the shared benefits of sunlight, circulation and views (Urban Design Guideline No. 1.5.1).
- Design the top level of parking structures to blend with adjacent rooftops and minimize light and glare. The following elements should be incorporated:
  - Use landscaping to soften views of the structure from higher elevations and provide shade;

- Use architectural elements that provide visual interest (e.g. trellises and towers);
- Choose hardscape colors that blend with adjacent rooftops; and
- Provide lighting at the lowest illumination level possible, consistent with IES standards. (Urban Design Guideline 8.2.14).

➤ **Lighting Design Guidelines**

- Prohibit pole signs, garish illuminated signs, and other obtrusive displays. Require the eventual removal of all non-conforming signs. (City of Santa Barbara General Plan, Land Use Element, p. 26).
- Design the top level of parking structures to blend with adjacent rooftops and minimize light and glare. The following elements should be incorporated:
  - Provide lighting at the lowest illumination level possible, consistent with IES standards. All lighting must also conform to the Outdoor Lighting Design Guidelines. Indirect lighting should be used to minimize light spillage (Urban Design Guideline 8.2.14).
- Lighting fixtures should be appropriate to the style of the architecture or aesthetically concealed from view (Outdoor Lighting Ordinance and Design Guidelines Part One)
- Illumination levels should be appropriate to the type of use proposed, the architectural style of the structure and the overall neighborhood (Outdoor Lighting Ordinance and Design Guidelines Part One).
- Lighting should be designed to control glare, minimize light trespass onto adjacent properties, minimize direct upward light emission, promote effective security, and avoid interference with safe operation of motor vehicles. The minimum intensity needed for the intended purpose should be used. This paragraph is not intended to preclude the use of decorative lantern fixtures with visible lamps, provided that they meet other provisions of these guidelines (Outdoor Lighting Ordinance and Design Guidelines Part One).
- Lighting of building facades should be considered for appropriateness (Outdoor Lighting Ordinance and Design Guidelines Part One).
- Parking Lots and Traffic Area Guidelines
  - Lighting shall be High Pressure Sodium (HPS), Standard or Deluxe;
  - Lamps in cut-off type fixtures should be a maximum of 400 watts. Additional shielding of fixtures shall be required as determined by the design review board to avoid fixture glare viewed from adjacent residential properties.
  - Lamps in decorative lantern type fixtures should be a maximum of 100 watts.
  - Pole lighting fixtures shall also be shown on the landscape plan to demonstrate coordination of fixtures and tree planting.
  - Lighting installations shall be equipped with controls for photocell on and time off. This requirement shall not preclude a provision for reduced light levels or reduced number of fixtures for after-hours security.

- Illuminance should be a maximum of 3 foot candles, average, measured at ground level.
- Where adjacent to residential areas, illuminance should not exceed 0.1 (1/10) foot candle at 10 feet beyond the property lines.
- The ratio between the maximum and minimum illuminance should not exceed 7:1. (Outdoor Lighting Ordinance and Design Guidelines Part Two).
- Landscape and Building Lighting Guidelines
  - Lighting should be High Pressure Sodium, Metal Halide (MH), Fluorescent, or Incandescent. Mercury Vapor (MV) may be used for illuminating landscaping.
  - Landscape and building lightings should be carefully shielded to avoid view of the source and aimed to avoid spill light onto adjacent properties or into the night sky.
  - Lighting should be subtle. HPS, MH, or MV sources should not exceed 175 watts, and incandescent sources should not exceed 300 watts.
  - Lighting installations shall be equipped with controls for photocell on and time off. This requirement shall not preclude provisions for reduced light levels or reduced number of fixtures for after-hours security (Outdoor Lighting Ordinance and Design Guidelines Part Two).
- Specific Guidelines for Security Lighting
  - Security lighting should meet the guidelines for landscape and building lighting and especially should be designed to control glare and direct view of illuminations sources, and to confine illumination to the property on which the fixtures are located.
  - Lighting fixtures that are aimed at a building are much more effective for security than fixtures that are mounted on the building and that can blind observers of the property (police, neighbors or others).
  - Security lighting shall be HPS or incandescent. (Outdoor Lighting Ordinance and Design Guidelines Part Two).
  - Suggested illumination levels on public rights-of-way are between 0.5 and 1.0 foot candles (Illuminating Engineering Society of North America [IES]).
  - Emergency egress pathways from the emergency exit to the street must be illuminated to a minimum 1 foot candle (OSHPD).

## **14.4 VISUAL AESTHETICS - EXISTING SETTING**

The following discussion describes the visual setting within and adjacent to the project site.

### **14.4.1 VISUAL SETTING - PROJECT SITE CONDITIONS**

#### **➤ Architecture (Existing Conditions)**

Existing buildings within the project site consist of a mix of architectural styles, primarily Spanish, California Bungalow, and contemporary. The main hospital structure, although

constructed in 1929, has been extensively remodeled over the years and reflects a modern style of architecture. Building D, located in the easterly portion of the main hospital campus, is the tallest structure on site with a maximum height of 79 feet. East of Castillo Street and south of Pueblo Street, the buildings are a mix of modern, Craftsman, and Spanish architecture. The Knapp Building is constructed in the Spanish Colonial Revival style and is approximately 43 feet tall. Figures 4.1.1 (a–c) illustrate the character of the existing structures within the project site.

➤ **Landscaping (Existing Conditions)**

Mature landscaping is present within the project site, primarily along the edges of the site adjacent to existing sidewalks on Pueblo, Castillo, Bath, and Junipero Streets and Oak Park Lane and within surface parking lots. Key public landscape focal points include: the Moreton Bay fig tree and associated plaza at the northeast corner of Castillo and Pueblo Streets; landscaping at the northeast corner of Pueblo Street and Oak Park Lane; the plaza/flagpole at the southwest corner of Junipero and Bath Streets; and the pedestrian walkway, south of the Knapp Building, connecting Bath Street to the surface parking lot east of the Knapp Building. Approximately 79,185 square feet of landscape areas presently exists within the project site, according to the Preliminary Landscape Plan. This area includes vegetation, walkways, and other hardscape elements. Figures 14.2 illustrate these pedestrian plazas.

➤ **Views (Existing Conditions)**

Limited views of the foothill area are present from the surface parking lots on Castillo Street and adjacent to the Knapp Building and from the pedestrian plaza at the southwest corner of Junipero and Bath Streets. These views are obstructed by the presence of intervening off-site structures and mature vegetation and trees.

➤ **Lighting (Existing Conditions)**

Lighting levels along the perimeter of the project site are relatively low given the limited number of street lights and other lighting sources. Illuminance readings were taken as part of the Photometric Study to characterize the existing lighting conditions at the boundaries of the project site. Readings were taken between 6:00 p.m. and 10:00 p.m. and measured in foot-candles. It should be noted that while the readings represent existing lighting conditions, the street lights in the neighborhood are very old and suffer from lamp life and ballast depreciation and dirt accumulation, which reduce the light output of each fixture. If the fixtures were replaced with newer lights, ambient lighting levels would be higher. For reference purposes, illuminance from a full moon is approximately 0.20 foot-candle, and a standard living room is 30 foot-candles. In general, existing lighting levels are relatively low and are higher at locations where existing street lights and security lighting are present.

Existing lighting levels along Pueblo Street range from 0.32 to 0.285 foot-candles west of Castillo Street to 1.68 to 2.37 foot-candles east of Castillo Street to Bath Street. Levels along Junipero Street range from 0.008 to 0.657 foot-candles, with the highest levels near the Emergency Room access and two street lights. Lighting along Oak Park Lane is low near the Junipero Street intersection (0.004 foot-candles) and increases closer to the Pueblo Street intersection (0.205 foot-candles). Lighting along the western edge of Lot 7 near Parkway Drive ranges from 0.086 to 0.128 foot-candles, while lighting levels on the parking area to the north

range from 0.074 to 0.321 foot-candles. Along the public alley north of the Knapp parking lot, lighting levels range from 0.008 to 0.334 foot-candles, with the highest levels associated with the street light at the alley intersection with Bath Street. Lighting adjacent to the Rehabilitation Center, east of the parking lot, ranges from 0.183 to 4.71 foot-candles.

#### **14.4.2 VISUAL SETTING - SURROUNDING CONDITIONS**

Figures 4.1.3 (a–c) illustrate the existing visual character of the neighborhoods adjacent to the project site.

##### **➤ Land Use/Architecture (Surrounding Conditions)**

The project site is located within the Oak Park neighborhood, an established part of the City which has historically consisted of single-family residences but has been transitioning over time to multi-family dwellings and medical office/hospital related uses. Prominent architecture within the neighborhood is Spanish and California Bungalow architectural styles, with more modern structures being introduced over the last 30 years. Land uses directly north, south, east, and west of the main hospital are medical offices and residences converted to medical office purposes. Directly south of the hospital, the Sansum Medical Complex is a multistory modern structure. South of Pueblo Street, the land uses along Oak Park Lane transition to single-family and multifamily residences. South of Los Olivos Street, the primary land use is single-family and multifamily residential, some of which has been converted to medical office/hospital-related purposes. North of the Knapp Building, there is a mix of residential and medical office uses.

##### **➤ Landscaping (Surrounding Conditions)**

Mature landscaping is present in the surrounding neighborhoods, with the primary visual element being the established street trees. Views of the foothill area from the surrounding neighborhoods are limited due to the presence of intervening structures and mature vegetation and trees. North of the Knapp Building, the predominant view is to the south toward the ocean and foothills, west of U.S. 101. These views are limited due to intervening structures and mature vegetation and trees.

##### **➤ Views (Surrounding Conditions)**

Mountain views are available from many project area streets and residences. Many of these views are partially obstructed by the presence of intervening structures and mature vegetation and trees.

##### **➤ Lighting (Surrounding Conditions)**

Existing lighting conditions and levels within the surrounding neighborhood are similar to those identified for the project site, above. Levels are relatively low and are generally higher near existing street lights and sources of security lighting.

## **14.5 VISUAL AESTHETICS - PROJECT FEATURES**

These project features are discussed in detail in Section 3.4 of this EIR and briefly summarized below. Substantial review of the project's architectural and landscape design has been undertaken by the Planning Commission and Architectural Board of Review, and the comments of these reviewing bodies have been incorporated into these design features. These features may act to minimize or avoid potential impacts to aesthetic visual resources. Please refer to the following impact analysis for additional discussion as appropriate.

***PF 14-1 Architectural Design.*** The proposed project would be constructed in the Spanish and California Bungalow styles, predominant architecture within the Oak Park neighborhood adjacent to the project site. The new hospital buildings would be separated visually and appear as separate wings (or cottages) in keeping with the theme of the original hospital. Architectural design elements include: varied roof heights and lines, recessed windows, tiled roofs, iron lanterns, window bars, and stone walls and planters. The parking structures have been designed with solid walls adjacent to residential areas to reduce or eliminate light spillage from security lighting within the structure.

***PF 14-2 Landscape Plan.*** The proposed project increases the amount of public and private landscape areas within the project by approximately 79,185 square feet, resulting in a total landscaped area of 194,000 square feet. The palette for the proposed landscaping is based on the existing vegetation within the project site and adjacent neighborhood as well as plants consistent with the Spanish and California Bungalow styles. Approximately 324 trees would be removed and replaced with 398 new trees on the project site. The Morton Bay fig tree, at the corner of Castillo and Pueblo Streets, would be preserved in place and provides a focal point for the new main hospital entry. Additionally, a water feature would be provided at the main hospital entrance. Landscaping would be installed with each phase subsequent to completion of the structures.

***PF 14-3 Lighting Plan.*** The lighting plan follows Illuminating Engineers Society (IES) standards for the exterior lighting of parking areas, main entrances and pathways between the hospital and parking areas, Office of Statewide Hospital Planning and Development (OSHPD) requirements for exiting from hospital life safety exits, and City of Santa Barbara standards for all public streets and sidewalks adjacent to residential areas.

The suggested and required light levels are depicted in Figure 14.4. These levels range from 0.1 footcandle (at 10 feet maximum from the property line on residential sides of the parking structures and along Oak Park Lane and Bath Street) to 10 footcandles (at the main entrance lobby). Lighting levels are higher adjacent to the Main Entrance, Emergency Room, and Employee Entrance. Lower levels of security lighting would be provided on the public sidewalks near the hospital access points to provide safe ingress/egress of employees, patients, and visitors, particularly between the hospital and the parking structures. Lighting levels would be further reduced in areas farther from the main access points and would be provided for security purposes along internal pathways or as visual accents within the landscape areas. The lighting criteria are summarized below:

- Main Entrance lobbies shall have gradational light levels from 10 foot-candles at the building to 5 foot-candles minimum at the edge of the patient drop off area.

- Main Entrance and Emergency drop off areas shall have gradational light levels from a five foot-candle to a two foot-candle minimum leaving the building.
- Emergency egress pathways are required to have a one foot-candle minimum from the emergency exit to the street pursuant to OSHPD standards.
- Connection pathways from entrances to the parking structures shall have a one foot-candle minimum.
- Open parking areas shall have a one foot-candle minimum, and covered parking areas shall have a 1.5 foot-candle minimum
- Primary traffic areas along Pueblo Street and Junipero Street shall have a 0.5 foot-candle minimum.
- Secondary traffic areas along Oak Park Lane and Bath Street shall meet the City's Outdoor Lighting Ordinance requirements for a 0.1 foot-candle minimum.
- Lighting on residential sides of parking structures shall meet the City's Outdoor Lighting Ordinance requirements of a maximum lighting level of 0.1 foot-candle 10 feet from the property line.
- Loading dock/service yard lighting shall have a gradational light level from two foot-candles at the loading dock to 0.5 foot-candle at the Oak Park Lane entry.

The following describes each of the components of the proposed lighting plan:

- Street lighting between intersections along roadways adjacent to the project site would include 4 existing fixtures, 1 relocated fixture, and 23 new fixtures. All new street lights would be 22 feet high with 70-watt High Pressure Sodium (HPS) lights. Lights adjacent to residential areas are approximately 250 feet apart and 100 feet apart when adjacent to commercial areas. The wattage and distances between light fixtures are consistent with the Public Works Department's Standard Details 3-002.1 ( Light Standard – Type A and Type B Notes) and 3-005.0 (Light Standard Spacing-Notes). Each fixture would emit approximately 5,800 lumens.
- Thirteen existing street lights at roadway intersections adjacent to the proposed project would be retrofitted with 100-watt High Pressure Sodium lights with directional shielding. The wattage and shielding requirements are consistent with the Public Works Department's Standard Detail 3-002.1. Each of the fixtures would emit approximately 9,500 lumens.
- Lighting of the Pueblo and Knapp parking structures would be mounted flush with the parking structure ceiling within the first and second floors and will consist of 27 175-watt HPS fixtures and 19 fixtures, respectively. Each fixture would emit approximately 17,000 lumens.
- Public safety and security lighting would be provided at the hospital entrances and along sidewalks between the Main Entrance and the Pueblo parking structure and the staff entrance on Junipero Street. This security lighting consists primarily of bollards (99), step lights (34), strip lighting (27), and decorative poles (23) and wall mounted fixtures (23). The number in parentheses indicates the number of fixtures proposed. Illumination from these fixtures ranges from 1,250 lumens (step lights) to 3,200 lumens for the bollards and decorative fixtures and 3,500 for about half of the step lights. Additionally, there are six lights mounted on the western and southern façade of the Central Plant that would each

emit 5,600 lumens. Bollards and step lights adjacent to all building exits provide low-level lighting consistent with OSHPD requirements (0.1 foot-candle) while minimizing spillage of light beyond the project site.

Bollards would be located at the main hospital entrance, along all pathways within the proposed green space, and at the southerly parking area within the loading dock.

Step lights would be provided adjacent to stairs or on planter walls adjacent to walkways, Strip lighting would be provided on the western wall of the loading dock (15 fixtures) and on the ground adjacent to the eastern and northern facades of the central plant (12 fixtures).

Decorative pole lighting would be located within the parkway strip adjacent to Pueblo Street at the Main Entrance (six fixtures) and between the eastern patient pavilion and Building D (four fixtures), along the northern edge of the parking lot adjacent to Junipero Street (12 fixtures), and one would be located at the entrance to the Central Plant, off of Junipero Street.

There would be 23 decorative wall-mounted fixtures; 12 would be placed on the southern façade of the hospital building, five mounted on the eastern and northern façades of the Central Plant, and six mounted on the northern façade of the hospital building.

- Landscape lighting would be provided consistent with the lighting plan identified in Figure 3.8 to highlight significant landscape elements at night, primarily trees, and would be kept nearer the interior areas of the project site.
- No additional lighting beyond existing fixtures is provided for the existing buildings that will remain adjacent to the replacement hospital or the walkway connecting the Knapp parking lot with Bath Street.

**PF 14-4 Interior Lighting.** Window coverings within all areas of the hospital will be closed drawn after dusk for privacy purposes and to minimize visibility of interior lighting.

**PF 12-7 Undergrounding of Utilities.** The proposed project includes undergrounding of existing power lines adjacent to the project site on Pueblo, Bath, and Junipero Streets. For a full discussion of this project feature, please refer to Chapter 12, Public Services and Utilities.

## **14.6 VISUAL AESTHETICS - LONG-TERM IMPACTS**

Potential long-term changes to scenic views, neighborhood visual aesthetics, and lighting are addressed in this section.

### **14.6.1 PROJECT LONG-TERM VISUAL AESTHETICS IMPACTS**

Construction of the proposed project has the potential to result in visual and lighting impacts within the Oak Park neighborhood as a result of the intensification of structures for the main hospital and construction of two new parking garages and a child care facility. Views of the proposed project from vantage points near the hospital, as well as in the foothill areas, would not be adversely affected as a result of project development. The architectural and landscape design of the structures complements the existing neighborhood character. Potential impacts due to exterior safety lighting would be limited and would be in compliance with IES, OSHPD,

and City requirements. Potential long-term visual and lighting impacts are considered less than significant, as described further below.

### ➤ **View Impacts (Project Long-Term)**

The following discussion identifies the important public scenic views in the vicinity of the project site and assesses the proposed project's effect on these views. Public scenic views are limited to areas available to the general public that possess important visual resources, such as mountain or coastline views. Where important public scenic views are identified, the proposed project's effect on the quality of these public views is assessed.

To evaluate potential effects of the proposed project on the quality of existing public views, eleven view locations were selected. These views represent short-range views in the vicinity of the project site and long-range views from the foothills looking toward the project site. Figures 14.5 and 14.6 identify the location of each view. As described above under Section 14.2, photographs of each view were taken and then the proposed project was superimposed digitally on the photographs to provide a representation of the mass and scale of the proposed project, based on current plans submitted by the project applicant, and are not considered definitive of the final implementation of the development or landscape concept.

Simulations have been provided that demonstrate the proposed project without any new landscaping (existing landscaping to remain is shown) at five years of landscaping and at mature landscaping. The landscaping plan would be planted concurrent with each phase of development. Each of the views is described below, as well as the potential effect of the proposed project on the quality of the viewshed at each location.

**View 1.** Located at the southwest corner of the Pueblo Street/Oak Park Lane intersection, current views from this vantage point are dominated by foreground views of the public landscape area to the northeast and mature landscaping and aboveground utilities along Pueblo Street and Oak Park Lane. Background views are limited due to intervening landscaping (Figure 14.7A). This pedestrian plaza is considered an important public scenic view since the community uses this area for passive recreation purposes and it provides visual relief within a portion of the City that is undergoing intensification of land uses.

Construction of the proposed project would remove the vegetation within the public landscape area (Figure 14.7A); without adequate replacement landscaping, impacts to this view are considered potentially significant. Trees and vegetation would be replaced, resulting in a similar amount of landscape cover to what occurs today (Figure 14.7B). ***With implementation of the Landscape Plan and Mitigation Measure B-2 that requires long-term maintenance of the replacement landscaping, potential impacts to this important public scenic view would be reduced to less than significant levels.***

**View 2.** Located southwest of the Pueblo Street/Castillo Street intersection, current views from this location consist of the Neurological Associates building, portions of the main hospital, and mature landscaping along Pueblo Street, including the large Moreton Bay Fig tree at the northeast corner of the intersection (Figure 14.8A). Foreground views are predominant from this location, with limited views of the foothills to the east. People driving and walking along Pueblo Street experience scenic views of the SantaYnez Mountains, as shown in Figure 14.8A. ***As also shown in Figure 14.8A, there would be no significant impact to background views of the foothills from this location.***

**View 3.** Looking southwest from the Bath Street/Junipero Street intersection, current views from this location consist of the Eye Center, main hospital structure, public landscape area., and overhead utilities (Figure 14.9A). Foreground views are predominant, with background views of the sky available. The qualities of this vantage point do not qualify it as an important public scenic view, since there are no views of important visual resources from this location.

***Therefore, there would be no significant impacts to important public scenic views.***

**View 4.** Looking southeast from the intersection of Junipero Street and Oak Park Lane, current views from this location consist of residences and medical office buildings, all owned and utilized by the SBCH; overhead power lines; and mature landscaping, including street trees on Oak Park Lane (Figure 4.1.10a). The residences are constructed in the California Bungalow style. Foreground views are predominant, with background views of the foothills and sky visible to the east. Pedestrians and drivers traveling east on Junipero Street experience scenic views of the foothills of the Santa Ynez Mountains, as shown in Figure 14.10A. ***As shown in Figure 14.10A, background views of the Santa Ynez Mountain foothills would not be affected by the proposed project, and there would be no significant impact to an important public scenic view.***

**View 5.** Looking north from the Los Olivos Street/Castillo Street intersection, foreground views from this location consist of medical office buildings, surface parking, and mature landscaping east and west of Castillo Street (Figure 14.11A). Structures associated with the existing hospital are visible in the distance. The sky is visible in the background. This vantage point does not qualify as an important public scenic view, as there are no important visual resources present at this location. ***Therefore, there would be no significant impacts to important public scenic views.***

**View 6.** Looking north toward the Knapp Building from Nogales Street, foreground views from this location consist of the surface parking lot south of the Knapp Building and mature landscaping present on the existing Knapp Building parking lot (Figure 14.12A). A portion of the Knapp Building is visible to the northwest. Background views are limited due to the presence of tall trees. There are no important visual resources present within this viewshed, and this location is not considered an important public scenic view. ***Therefore, there would be no significant impacts to important public scenic views.***

**View 7.** Looking northeast from Quinto Street/Bath Street intersection, foreground views from this location consist of medical buildings and mature landscaping (Figure 14.13A). The existing buildings within this view are Spanish style. Background views of the foothills are present to the east. Similar to View 4, pedestrians and motorists have important public scenic views of the Santa Ynez foothills to the east. ***As shown in Figure 14.13A, the proposed Knapp Parking Garage would not obstruct or affect the quality of this scenic view, and there would be no significant impact on important public scenic views.***

**View 8.** Looking east from Oak Park Lane south of Pueblo Street, foreground views from this location consist of an existing multifamily structure and mature landscaping associated with adjacent development (Figure 14.14A). The Sansum Building is visible in the background. The Santa Ynez foothills are visible to the east from this location, but this location is not considered an important public scenic view due to the limited nature of the foothill views from this location. ***Therefore, there would be no significant impacts to important public scenic views.***

**View 9.** Looking north from the intersection of Parkway Drive and Los Olivos Street, foreground views at this location include one- and two-story single-family residences, overhead power lines, and mature landscaping. The primary architectural style within this neighborhood is California Bungalow (Figure 14.15A). Background views are of the open sky. There are no important visual resources present within the viewshed, and this location is not considered an important public scenic view. ***Therefore, there would be no significant impacts to important public scenic views.***

**View 10.** Looking east from Hilda Ray Park, located west of the US-101 Freeway in the foothills, the hospital is visible in the middle range of this view (Figure 14.16A). Foreground views are dominated by mature landscaping in the park and background views are of the Santa Ynez Mountains in Los Padres National Forest to the east. The SBCB is currently the tallest structure visible from this location. Due to the panoramic views of the City and Santa Ynez Mountains, this location is considered an important scenic view. ***Given the existing presence of the hospital within this viewshed and the proposed project's complementary architectural design, there would be no significant impact on the quality of views from this important public scenic viewpoint.***

**View 11.** Looking west from Franchesi Park, located east of U.S. 101 in the foothills, the hospital is visible in the middle range of this view (Figure 14.17A). Foreground views are dominated by mature landscaping in the park, and background views are of the foothills to the west. The SBCB is currently the tallest structure visible from this location. This location is considered an important scenic view, since a panoramic view of the mountains and the City of Santa Barbara is present at Franchesi Park. ***As illustrated in Figure 14.17A, construction of the proposed project would not substantially alter the quality of the scenic view from this location; as the existing hospital is visible from this location and the proposed project blends with the existing development within the City visible from this location, there would be no significant impact to this important public scenic view.***

#### ➤ **Aesthetics/Compatibility Impacts (Project Long-Term)**

The following discussion evaluates the potential impacts of the proposed project on the quality of visual aesthetics and character within the Oak Park neighborhood. The vantage points described above are utilized to analyze the proposed project's effect on the visual character of the local community.

The project design has undergone several concept reviews by the Architectural Board of Review (ABR) and the Planning Commission (PC). Both the ABR and PC have reviewed the project in consideration of the design guidelines established by the City and have provided direction to the applicant regarding refinements to the project design.

**View 1.** As shown in Figure 14.7a, the building size and intensity would increase with construction of the three-story nursing pavilion proposed. Along Pueblo Street, the buildings would be situated closer to the street than existing structures. The Cloister Courtyard building would also be visible in the foreground. Public and private green space would be provided adjacent to the intersection and north along Oak Park Lane. The existing public green space would be replaced in the same location.

The structure would be designed in the Spanish style, and a substantial building setback of between 80 and 175 feet from Oak Park Lane adjacent to the Oak Park Lane/Pueblo Street

intersection would be provided. Within this setback, a pedestrian walkway and public park would be developed, replacing the activities lost during construction.

As shown on Figure 4.1.7B, extensive landscape is proposed to screen and soften the views of the new buildings and the gate that separates the private hospital garden from the public space. Pursuant to the specifications of the Landscape Plan, landscaping would be installed prior to completion of each phase of development. Existing oak and sycamore trees removed by construction would be replaced in kind and located to match their current locations. Benches would also be provided within the lawn area for use by employees of and visitors to the Hospital and surrounding medical offices, as well as the local community. With maturation of landscaping, as illustrated in Figure 4.14B, views from this vantage point would be similar to the existing condition, where buildings are visible through the tree canopy.

Additionally, overhead power lines would be undergrounded in this area, removing this urban infrastructure from the viewshed (refer to PF 12-7).

***With implementation of the architectural design of the proposed nursing cottage and open space areas, including a substantial setback, proposed Landscape Plan, and undergrounding of overhead power lines, the proposed project would blend with the existing architectural character of the adjacent properties, and potential impacts of the development on visual aesthetics from this vantage point would be less than significant.***

**View 2.** From this vantage point, the proposed main entry to the replacement hospital would be visible from Pueblo Street. As shown in Figure 14.8A, Castillo Street is proposed to terminate at Pueblo Street and the replacement hospital constructed over the portion of the roadway that is abandoned. The proposed hospital would be constructed in the Spanish style and would be three stories in height, with the elevator structures constructed to a slightly higher elevation. The main entry doors would be made of glass that provides views of the outside area from both the main and second floors of the hospital. The large Moreton Bay Fig Tree would remain; however, all other existing on-site landscaping would be removed. As proposed, the project would result in a building that is of a greater mass than the current buildings within the existing hospital complex.

The building facade is articulated to provide visual interest, reduce the overall bulk and mass of the structure, and provide opportunities for extensive landscaping and hardscape elements and a water feature defining the entry to the new hospital structure. Architectural treatments, such as iron and stone work, roof downspouts, and window and wall detailing, are designed to reinforce the Spanish style.

As shown in Figure 14.8B, extensive landscaping is proposed in the Landscape Plan to define the entry for both pedestrians and motorists accessing the hospital, as well as reduce the overall appearance of the structure. This landscaping would be implemented over time as part of the construction of each phase of development pursuant to the specifications of the conceptual Landscape Plan.

Overhead power lines would be undergrounded in this area, removing this urban infrastructure from the viewshed.

With implementation of the architectural design of the proposed hospital, the Landscape Plan, and undergrounding of overhead power lines, the proposed project would blend with the existing architectural character of the adjacent properties and minimize the impact of the

building's size and mass of the proposed project. ***Visual aesthetics impacts of the project from this vantage point would be less than significant.***

***View 3.*** As shown in Figure 14.9A, the public landscape space and buildings adjacent to Junipero Street would be removed and the new Central Plant constructed in the foreground. The Central Plant would be constructed in the Spanish style and would result in the introduction of a large structure within the foreground views from this location.

The proposed development in this area is consistent with the predominant architectural style within this portion of the Oak Park neighborhood and in particular with the Knapp Medical Building, a typical example of Spanish Colonial Revival style. The building facade is articulated to provide visual interest and reduce the overall bulk and mass of the structure; architectural treatments such as lanterns and metal window bars are provided to further reinforce the Spanish style. The building is set back from the sidewalk, providing the opportunity to soften views of the building through landscape treatments (Figure 4.1.9B).

Additionally, the proposed Landscape Plan includes the addition of street trees on Junipero Street, adjacent to the Central Plant, extending this public landscape feature to the intersection with Bath Street. This landscaping would be implemented over time as part of the construction of each phase of development.

Overhead power lines would be undergrounded as part of the proposed project, removing an urban element from this viewshed.

Although the proposed project would result in construction of buildings closer to the street than currently exists and removal of the public landscape space, the size and architecture of the buildings are consistent with the character of the adjacent neighborhood, and the proposed Landscape Plan would provide substantial vegetation, including additional street trees. ***With implementation of the architectural design of the proposed hospital, the Landscape Plan, and undergrounding of overhead power lines, the proposed project would be compatible with the existing architectural character of the adjacent properties, and potential impacts of the development on visual aesthetics from this vantage point would be less than significant.***

***View 4.*** As shown in Figure 14.10A, the existing structures and mature landscaping would be removed and the Diagnostic and Treatment Building, Central Plant, and one of the Patient Pavilions (or "cottages") would be constructed within the viewshed of this location. The loading dock at the western end of the Diagnostic and Treatment Building would be visible from this location. Construction of the proposed buildings would result in views of larger structures from Junipero Street and Oak Park Lane.

The proposed structures would be constructed in Spanish style. Although several of the structures to be removed are California Bungalow in style, the architecture of the proposed development is consistent with the predominant architectural style in this portion of Junipero Street and the west side of Oak Park Lane. Medical offices on the west side of Oak Park Lane are constructed within the Spanish style (Figure 14.10A). The building facade is articulated to provide visual interest and reduce the overall bulk and mass of the structure, and architectural treatments such as metal railings are provided to further reinforce the Spanish style. The buildings are set back from the sidewalk, providing the opportunity to soften views of the building through landscape treatments.

As shown in Figure 14.10B, the Landscape Plan reinforces the theme of the street trees on Oak Park Lane, utilizing jacaranda trees as a predominant element in the setback area. In addition to

the jacaranda trees, other trees are included in the Landscape Plan to screen views of the proposed structures (Figure 14.10B). With mature landscaping, views of the buildings would be heavily screened from view. This landscaping would be implemented over time as part of the construction of each phase of development.

Overhead utilities would be undergrounded as part of the proposed project, removing an urban element from this viewshed.

Although the proposed project would result in construction of buildings closer to the street than currently exists, the size and architecture of the buildings are consistent with the character of the adjacent community and do not adversely affect views from adjacent properties.

***With implementation of the architectural design of the proposed hospital, the Landscape Plan, and undergrounding of aerial utilities, the proposed project would be designed and screened such that it would blend with the existing character of the adjacent community, and impacts of the development on visual aesthetics from this vantage point would be less than significant.***

**View 5.** As shown in Figure 14.11A, existing structures and most mature landscaping within the project site would be removed and replaced with the child care facility and the Pueblo parking structure on the west side of Castillo Street and the main entrance of the replacement hospital at the proposed new terminus of Castillo Street. Existing street trees adjacent to Castillo Street would remain. The child care facility would be constructed in the California Bungalow style, consistent with the architectural style of buildings in the neighborhood west and south of the facility, and is generally the same density as the existing residential structures on Parkway Drive and Oak Park Lane (Figure 14.11A). The proposed Pueblo parking structure and replacement hospital would be constructed in the Spanish style like the proposed main hospital and would result in larger structures within this view than currently exist; in particular, the tower element at the main entry to the replacement hospital (approximately 30 feet high) would be predominant in the middle of the view.

The facade of the parking structure and hospital are articulated to provide visual interest and reduce the overall mass and bulk of the structures. Architectural treatment would also be incorporated into the exterior of the structure to reinforce the Spanish style and provide further visual relief from the massing of the hospital and parking structure buildings.

Views of the parking lot at the corner of Castillo and Los Olivos Streets would be replaced with the open space and private play areas associated with the day care facility, resulting in an increase in green space at this intersection.

As shown in Figure 14.11B, landscaping would be provided that screens and softens views of the daycare facilities and parking structure. This landscaping would be implemented over time as part of the construction of each phase of development.

***With implementation of the architectural design of the proposed hospital and Pueblo parking structure, and the Landscape Plan, the proposed project would blend with the existing character of the adjacent medical office buildings to the east and residences to the west and south, and impacts of the development on visual aesthetics from this vantage point would be less than significant.***

**View 6.** As shown in Figure 14.12A, mature landscaping, particularly trees, would be removed and the Knapp parking structure would be constructed. This structure is 3.5 stories high

(approximately 49 feet at its highest point), slightly taller than the adjacent Knapp Building, and would introduce a large structure to the viewshed.

Architectural design and treatment of the parking structure would complement the Spanish Colonial Revival style of the adjacent Knapp Building. The proposed landscaping concept adjacent to the parking structure (Figure 4.1.12b) provides for introduction of trees to soften and screen views of the parking. Pursuant to the specifications of the preliminary Landscape Plan, this landscaping would be implemented over time as part of the construction of each phase of development.

***With implementation of the proposed architectural design and Landscape Plan, the Knapp parking structure would blend with the existing character of the adjacent buildings and softened by the introduction of trees, which would provide vertical visual relief and screening of the structure. Impacts of the development on visual aesthetics from this vantage point would be less than significant.***

**View 7.** The upper floors of the Knapp parking structure and associated elevator tower to the southwest would be visible within the frame of this view (Figure 14.13A). The proposed elevator tower would be approximately 49 feet tall. The Knapp parking structure would be constructed in the Spanish style. The facade of the structure includes architectural elements, such as tile roofs and iron window rails, which would minimize the bulk and mass of the structure. Within this vantage point, additional structures would be introduced into the viewscape at the periphery and would not alter the existing primary views that currently exist of the sky and foothills.

As identified in Figure 14.13B, the proposed Landscape Plan would ultimately provide screening and softening of the parking structure; however, the amount of screening perceived from this view would be limited within the first five years. As described in the specifications for the preliminary Landscape Plan, this landscaping would be implemented over time as part of the construction of each phase of development.

***With implementation of the proposed architectural design and treatments and the Landscape Plan, the Knapp parking structure would complement the existing architectural and visual character of the adjacent neighborhood, and its scale would be compatible with the surrounding structures. Impacts of the development on visual aesthetics from this vantage point would be less than significant.***

**View 8.** As shown in Figure 14.14A), the western elevation of the proposed Pueblo parking structure is approximately 25 feet high and would be visible in the middleground of this view. This structure would be constructed adjacent to existing multistory apartment buildings to the southwest and a medical office building and parking lot to the north and northwest. The parking structure would be constructed approximately 60 feet from the eastern side of the apartment building and 10 feet from the property line.

The parking structure would be designed in a style consistent with the Spanish character and with solid walls at this elevation to limit views into the parking garage and spillover lighting effects and would create a dense structure within this viewshed. The roofline of the Sansum Building would still be visible in the background.

The proposed Landscape Plan identifies the planting of trees and shrubs to soften and screen the parking structure and limit the visibility of the mass and bulk of the proposed structure

(Figure 14.14B). As described in the preliminary Landscape Plan, this landscaping would be implemented over time as part of the construction of each phase of development.

Although the parking structure would introduce more intense development adjacent to these residential land uses on Oak Park Lane, with implementation of the proposed architectural design and treatment and the Landscape Plan, views of the Pueblo parking structure would be minimized and would not adversely affect the existing character of the views from this vantage point. ***The impacts of the proposed project on visual aesthetics from this vantage point would be less than significant.***

**View 9.** As depicted in Figure 14.15A, the southern elevation of the proposed Pueblo parking structure would be visible behind existing mature vegetation located at the end of Parkway Drive, which would remain. This elevation of the building has been designed as a solid wall to minimize views into the structure and reduce potential light spillover onto adjacent uses. The bulk and mass of the structure is similar to other buildings in the general area (existing hospital and associated parking garage, Sansum buildings, and the apartment building to the west); however, it would be located adjacent to the lower-intensity single-family residences along Parkway Drive. The proposed parking structure is approximately 22.5 feet high at the point closest to Parkway Drive and the distance from the garage to these residences ranges from 65 to 90 feet.

The preliminary Landscape Plan identifies the planting of trees between the property line and the southern wall of the structure and climbing vines adjacent to the structure to soften and screen the view of the building (Figure 14.15B). As outlined in the specifications for the preliminary Landscape Plan, this landscaping would be implemented over time as part of the construction of each phase of development.

***Although the parking structure would introduce more intensive development adjacent to the residential properties on Parkway Drive, with implementation of the Landscape Plan, the proposed Pueblo parking structure would be adequately screened by existing and proposed vegetation, and impacts of the proposed project on visual aesthetics from this vantage point would be less than significant.***

**View 10.** As depicted in Figure 14.16A, the increased intensity of the proposed project would be visible from this location; however, its overall scale is consistent with the current structures of the main hospital and would not be intrusive within the viewshed from this vantage point.

With the proposed Spanish style of architecture, the project would blend in style and color with the Santa Barbara community, and the proposed increase in intensity would not adversely detract from the panoramic views of the downtown areas and Santa Ynez Mountains.

Views of the new hospital would be softened over time with maturation of the replacement vegetation identified in the Preliminary Landscape Plan, as depicted in Figure 14.16B, and would result in similar views of the hospital to what exists today. As described in the preliminary Landscape Plan, this landscaping would be implemented over time as part of the construction of each phase of development.

***The impact of the proposed project on visual aesthetics would be less than significant and would be further minimized with implementation of the Landscape Plan.***

**View 11.** As depicted in Figure 14.17A, the increased intensity of the proposed project would be visible from this location; however, heights of the existing Buildings D, E, G, K and I would

dominate the view. Views of the replacement hospital would be similar to the existing views of the current hospital and would not adversely affect the quality of the viewshed from this vantage point.

With the proposed Spanish architecture of the replacement hospital, the proposed project would blend in style and color with the overall character of the Santa Barbara community, and this proposed increase in intensity would not adversely detract from the panoramic view of the downtown areas and the foothills.

Views of the new hospital would be softened over time with maturation of the replacement vegetation identified in the preliminary Landscape Plan, as depicted in Figure 14.17b, and would result in similar views of the hospital to what exists today. As described in the preliminary Landscape Plan, replacement landscaping would be implemented over time as part of construction of each phase of development.

***Impacts of the proposed project on visual aesthetics from this location are similar to the existing conditions, would be less than significant, and would be further minimized with implementation of the Landscape Plan.***

#### ➤ **Summary of Aesthetics/Compatibility Analysis**

Construction of the proposed project would introduce a larger hospital structure two new multistory parking structures and a day care facility within the Oak Park neighborhood. The proposed project has been designed in compliance with the neighborhood compatibility requirements set forth in the City's General Plan, Architectural Board of Review Guidelines, and Urban Design Guidelines. Additionally, the proposed project has been shaped by input from the City's Architectural Board of Review and Planning Commission. Although the proposed project is designed in accordance with the City's General Plan and other applicable policies and guidelines, a final determination regarding consistency with neighborhood requirements is within the purview of the design review boards (ABR and HLC) and the Planning Commission.

The design of the project integrates the proposed structures into the fabric of the adjacent neighborhood of medical office uses and single- and multifamily residences. These project design features include: (1) the use of building styles (Spanish and California Bungalow) that are consistent with the architectural themes within this neighborhood, and building articulation that reduces the mass and bulk of the structures, (2) use of architectural design features, such as tile roofs, lanterns and ironwork, that reinforce the buildings' styles, (3) introduction of hardscape elements that define the hospital/pedestrian interface, (4) replacement and increased amount of landscaping that softens and screens views of proposed structures and is consistent with mature landscaping in the surrounding neighborhood, and (5) incorporation of public green space into the project design.

The proposed project as depicted in Figures 14.7 through 14.17 and described above would not adversely affect public views within the Oak Park neighborhood or within the City and has been designed to complement the urban environment in the vicinity of the project site. ***Visual impacts would be less than significant.***

### ➤ **Lighting Impacts (Project Long-Term)**

The following discussion assesses the potential long-term light and glare effects of the proposed development on adjacent land uses. As described in Section 14.5, the project proposes to provide additional street, security, and landscape lighting within the project site. This lighting plan has been developed such that exterior lights at entrances and along vehicle driveways and pedestrian pathways would be provided consistent with OSHPD requirements for safe circulation, lower levels would be provided for building security, and further reduced levels would be used for visual accent within the proposed green space. Potential lighting impacts would occur due to the introduction of additional sources including street, security and landscape lighting, interior lighting visible from windows and helipad lighting. Additionally, windows and other glass treatments would introduce additional sources of potential glare.

***Exterior Lighting Impacts (Project Long-Term).*** A photometric study has been prepared by LDS Studio, LLC (LDS 2004), that evaluated the cumulative illuminance of existing and proposed light sources within the project site, with the exceptions identified in Section 14.2, above. As described in Section 14.2, landscape lighting and lighting from the internal garden, interior lighting and helipad lighting were not included since the contribution of these sources to the cumulative illuminance levels within the project site was considered negligible. Modeling results outlined in the photometric study show that the increase in illuminance over the existing condition due to the proposed project is generally less than one footcandle at the perimeter of the project site. Locations where illuminance is greater than 1.0 footcandle are generally adjacent to existing and proposed street lights along the project boundary. Increases in lighting levels generally drop to 0.5 footcandles or less at property lines across adjacent arterials from the project site (i.e. Pueblo Street, Bath Street, Junipero Street, Oak Park Lane, and Castillo Street). Illuminance levels at residential properties, adjacent to the Pueblo and Knapp parking structures, were calculated to be 0.1 footcandle or less. These levels are affected by the design of the structures, which limits openings in the parking structure adjacent to residential uses.

Residences adjacent to the proposed Pueblo parking structure and child care facility would experience a reduction in lighting levels over existing conditions. Since there will be no landscape lighting in this area and there would be no openings on the west and south sides of the parking structure, existing lighting drops from its current level between 0.74 and 0.321 foot-candle to less than 0.1 foot-candle.

Lighting levels at residences and the acute care facility (Rehabilitation Institute) adjacent to the Knapp parking structure would also be reduced with implementation of the proposed project by the parking structure design, which has solid walls on the east and north sides. Existing lighting would remain the same as or drop from its current level between 0.005 and 4.71 foot-candles to less than 0.1 foot-candle. Lighting at the Bath Street intersection with the public alley would be brighter than existing, increasing from 0.334 to 2.0 foot-candles at the property line. This level is reduced to between 0.1 and 0.2 foot-candle at the roadway edge on the northern side of the alley or on Bath Street to the west.

Lighting levels along Junipero Street are higher than existing conditions except near the emergency room. This increase is a result of the addition of street lights and decorative pole lights along the northern boundary of the project site adjacent to Junipero Street. The total number of street lights between Oak Park Lane and Bath Street would increase from 5 to 11, an increase of 6 street lights. Decorative poles would be located within the parking areas adjacent

to Junipero Street. On average, lighting would increase by one foot-candle. Lighting levels along the sidewalk on the north side of Junipero Street would be 0.5 foot-candle or less, except adjacent to existing street lights where levels would range between 0.7 and 0.9 foot-candle. Lighting levels at the property line north of Junipero Street would range from 0.1 to 0.2 foot-candle.

Along Oak Park Lane between Junipero and Pueblo Streets, the proposed project would result in an increase of between 0.5 and 1.2 foot-candles. The greatest increase is near the Oak Park Lane/Junipero Street intersection, where the proposed loading dock would be located. This increase is due to the introduction of street lights to this portion of Oak Park Lane, which does not currently have street lights, and lighting fixtures associated with the loading dock. Light levels at the sidewalk on the west side of Oak Park Lane range from 0.1 and 0.2 foot-candle. Lighting levels southerly of this location, near the Pueblo Street intersection, are similar to existing conditions; however, increases in lighting would be higher (approximately one foot-candle) adjacent to street lights. Three new street lights would be installed on Oak Park Lane.

Lighting levels along Pueblo Street would increase due to the introduction of seven additional street lights, security and landscaping lighting for the main hospital, and security lighting for the Pueblo parking structure. In general, the increase in lighting is one foot-candle or less, except at the Main Entrance, which would have levels up to 1.5 foot-candles higher than existing conditions.

Proposed lighting along Bath Street would range from 0.1 to 1.9 foot-candles, and lighting levels would increase from 0.2 to 0.7 foot-candle above existing levels. This increase is due to the addition of one street light and lighting fixtures associated with the new Central Plant. The intensity of lighting increases northerly on Bath, with the greatest levels adjacent to the Central Plant.

As described above, exterior lighting for the proposed project would increase ambient lighting conditions around the Main Hospital. This increase would be perceptible to residences in the vicinity of the main hospital, and particularly near the Oak Park Lane/Junipero Street intersection. Lighting levels associated with increased street lighting would be similar to other residential streets within the City, since the intensity of and distance between fixtures is consistent with the City's street lighting standards. Residential and other sensitive uses adjacent to the Pueblo and Knapp parking structures would experience light levels similar to or less than ambient conditions.

The potential increase in lighting is substantial, given the current ambient condition. ***Proposed project lighting would be consistent with the proposed recommended and/or required standards of the Illuminating Engineering Society of North America (IES) and of the Office of Statewide Hospital Planning and Development (OSHPD) and the City's Outdoor Lighting Ordinance (as outlined in Section 14.3, above), and adjacent residential areas would retain lighting levels consistent with other neighborhoods within the City. As such, project long-term lighting impacts would be less than significant.*** Compliance with the requirements of the City's Outdoor Lighting Ordinance related to shielding of fixtures would further minimize potential spillover of lighting onto adjacent uses, particularly residences.

***Interior Lighting Impacts (Project Long-Term).*** Activities conducted within the hospital have the potential to generate sources of light from the interior of the replacement hospital. Interior lighting associated with the main lobby; patient rooms; diagnostic, surgical, treatment,

laboratory, and administrative functions; and the central plant would be visible to residences adjacent to the replacement hospital due to the increased number of windows over all compared to the existing hospital buildings. Patients, visitors, and employees may be visible through these windows if curtains, blinds, or other window treatments are not closed during evening and nighttime hours.

Lighting impacts resulting from the operation of the replacement hospital would be minimized due to its design (PF 14.1), which includes recessed window articulation, and PF 14.4, which provides for closure of window treatments at dusk. Recessed windows minimize the intensity of interior lighting visible from off-site locations by placing the glass farther into the building facade, farther from off-site uses than a typical window that is flush with the exterior building walls. Additionally, the proposed Landscape Plan provides for replacement landscaping that includes trees and shrubs that would mature to heights that would screen views of this interior lighting from adjacent residential uses, particularly near the corner of Junipero Street and Oak Park Lane and the corner of Oak Park Lane and Pueblo Street. Closing of window treatments at dusk would further minimize impacts from interior lighting that would be visible from off site. ***The proposed project's architectural design and the proposed landscape plan would minimize potential lighting impacts resulting from interior uses within the hospital, and these impacts from these lighting sources would be less than significant.***

***Helipad Lighting Impacts (Project Long-Term).*** As described in Section 3.4.2 and illustrated in Figure 3.10 (Project Description), the proposed helistop includes several types of lighting, including perimeter lights, obstruction lighting, and area lighting for operational safety. These lights are used only when activated by hospital security or by the helicopter pilot. Normally, these lights would be on while the helicopter is on the helipad. Helicopters may be on the helipad for up to one-half hour.

Perimeter lights outline the edges of the proposed landing pad on the Diagnostic and Treatment building would be of a low wattage (75 watts) mounted flush with the helipad and fitted with yellow lenses directed upward. These lights purposely emit a low level of light so that a pilot's night vision capabilities would not be impaired. As these lights are mounted flush with the helipad and are of a low wattage, visibility of the perimeter lights beyond the existing Diagnostic and Treatment Building is not expected..

Obstruction lighting, including beacon and windcone lights, are installed to assist pilots in locating the hospital facility and determining wind direction and speed. Beacon lighting would be located on the elevator tower between the East and South Wings (the highest point of the existing hospital) and typically consists of three 500-watt halogen bulbs (green, white and yellow) that flash in sequence. The flash rate for this beacon light is 30 flashes per minute. This beacon lighting would be located within the parapet located on the top of the elevator, which would assist in blocking direct views of the lights from ground level. Although the parapet would block direct views of the fixture, light would be visible to residences in the adjacent neighborhood due to the height of the existing elevator tower. The extent to which this light would be visible is dependent on the view angle and the presence of intervening structures and mature landscaping.

Windcone lighting is installed above the ten-foot-tall windcone located atop the Centennial Building, consisting of four 50-watt lights focused downward. A 69-watt red obstruction light would also be located on the top of the mast of the windcone. The closest residences are located north of Junipero Street, and views of the windcone lighting would be limited due to the

presence of intervening structures and mature landscaping. Due to their low wattage and the view angle of adjacent residences, potential lighting impacts associated with the proposed windcone are expected to be minimal.

Additionally, the corners of the trauma elevator penthouse (approximately 90 feet tall) southeast of the helipad would be outfitted with four 69-watt red obstruction lights. Although low wattage, the location of these lights on the corners of the central elevator tower would be visible from residences in the adjacent neighborhood due to the prominence of this architectural feature. The extent to which these lights would be visible is dependent upon the view angle and the presence of intervening structures and mature landscaping.

Area lighting is provided to illuminate the gurney walkway that brings patients from the helipad to the trauma elevator. Directed floodlights or embedded footlights would be used to light the walkway. These lights would only be utilized during transport of patients and their use minimized to limit glare for incoming pilots. These lights would be turned on after the helicopter lands and turned off prior to takeoff. Due to the low profile of the proposed area lighting, potential effects are not expected beyond the existing Diagnostic and Treatment Building.

Lighting of the proposed helipad would be primarily of a low wattage that would result in limited impacts on adjacent residences due to intervening structures on- and off-site the project site and mature landscaping. ***Given the intermittent use of the helipad facility, use of low wattage fixtures and presence of intervening structures and landscaping lighting impacts to the adjacent residential uses as a result of the of the proposed helipad would be less than significant.***

***Signage Lighting Impacts (Project Long-Term).*** An identification monument would be provided at the Main Entrance, and vehicular directional signage would be provided on each of the four corners surrounding the Main Hospital, the loading dock, Central Plant, and Emergency Room. All identification and directional signage would be located at ground level and would be lit after dusk and during the evening with ground-mounted lights that illuminate only the sign face. Timers would be installed to regulate the hours of illumination. ***Given the limited number of signs and the directional lighting proposed by the applicant and the compliance of the applicant with the signage lighting requirements of the City's Outdoor Lighting Ordinance (described in Section 14.3), lighting impacts due to project signage would be less than significant.***

***Combined Lighting Impacts (Project Long Term).*** Collectively, exterior and interior and the helipad would potentially result in a substantial increase in ambient lighting within the project site and within the adjacent Oak Park neighborhood over existing conditions. Given the low lighting levels, particularly due to the absence of street lights as well as other lighting source, these increases would be perceptible to residences within the community. As described above, project features have been incorporated into the architectural and lighting design and operation of the proposed project to limit the amount of light that could spill onto adjacent uses, including residences, while still achieving minimum requirements set forth by OSHPD and the City. In particular, street lighting would be provided consistent with the City's standards for illumination level of and distance between fixtures for residential areas. Compliance with the requirements of the City's Outdoor Lighting Ordinance would further minimize potential light spillage by limiting the illumination level of fixtures to reduce the intensity of lighting, providing shielding of fixtures to avoid light spill, and incorporating timers to limit duration of

lighting. *With implementation of PFs 14-1 through 14-4 and compliance with the Outdoor Lighting Ordinance, the potential increase would be substantial but the projected level would be similar to other residential areas within the City and would be less than significant.*

**Long-Term Glare Impacts (Project Long-Term).** Architectural elements that have the potential to produce glare are limited to windows and the glass entrance wall at the main hospital entry. Potential light and glare impacts associated with these features are expected to result in glare levels similar to existing structures within the project site. Currently, the windows in the existing buildings have the potential to generate light and glare to pedestrians and vehicles in the local vicinity. There is also the potential for more distant views to be affected by glare from taller structures, such as Building D. Glare associated with the replacement hospital would be minimized due to the architecture of the proposed building, which uses windows set into the structure rather than flush with the exterior. *With this type of construction, glare impacts associated with the windows would be less than significant.*

Introduction of the proposed 50-foot-tall glass treatment at the main entrance would have the potential to be a substantial new source of glare for motorists and pedestrians on the roadways adjacent to the project site, particularly Pueblo, Castillo, and Los Olivos Streets. Without proper treatment and placement of the glass, potential light and glare impacts from the proposed main entrance glass treatment could be significant.

The glass entrance treatment is set back from the perimeter of the property, and potential glare effects would be dissipated by the distance between the entry and the nearest sidewalk or Sansum building across Pueblo Street, as well as the blockage by intervening walls of the proposed structure, as shown in Figure 14.8A. Use of a nonreflective glass or treatment of glass with a nonreflective material, as outlined in Mitigation Measure V-1 below, would further minimize potential light and glare impacts from the glass entrance wall. *With implementation of the proposed architectural design and the use of nonreflective materials as outlined in Mitigation Measure V-1, potential light and glare impacts of the proposed glass wall would be reduced to a less than significant level.*

#### **14.6.2 VISUAL MITIGATION MEASURES (PROJECT LONG-TERM)**

The following measure has been identified to minimize potential glare impacts from the proposed glass wall at the main entrance.

**V-1 Glass Treatment.** Prior to final design review approval of the hospital by the ABR, the proposed project shall include a requirement within the construction plans and specifications that the contractor utilize either of the following for the glass treatment at the main entry: (1) nonreflective glass, or (2) treat glass with nonreflective coating once installed. The plans and specification language shall be submitted by the applicant to the Building & Safety Division for their review and approval prior to review by the ABR.

#### **14.6.3 SPECIFIC PLAN LONG-TERM VISUAL IMPACTS**

The following discussion evaluates the potential viewshed modification and light and glare impacts of potential future development as allowed by the proposed Specific Plan.

### ➤ **Specific Plan Long-Term View Impacts**

With the exception of View 2, there would be no effect on important public scenic views, described above, with construction of the fourth nursing pavilion identified in the Specific Plan. Effects to View 2 are described and analyzed below.

Within View No. 2, Building D would be demolished and replaced with a lower-profile nursing cottage similar to what is shown adjacent to the Moreton Bay Fig Tree in Figure 14.8A. Building D, which is the tallest building on site at 79 feet, would be replaced with a smaller 60-foot-high structure. This reduction in building height would provide a limited but incremental increase in the amount of foothill views available at this vantage point. ***The proposed build-out of the Specific Plan would therefore result in less than significant impacts at this vantage point and may improve views of the foothills slightly.***

### ➤ **Aesthetics/Compatibility Impacts (Specific Plan Long-Term)**

The primary visual impacts of the proposed Specific Plan are described in the project-specific discussion provided above. Additionally, construction of a fourth patient pavilion, or “cottage,” would be permitted under the Specific Plan. Implementation of this future phase would require demolition of portions of the Centennial Building and Buildings D, E, G, K, and I and replacement with a three-story pavilion of similar design to what is currently identified for the proposed project. Currently, Building D is the tallest structure within the project site at 79 feet. Removal of this structure and replacement with a three-story (60 foot) structure would result in a structure whose mass and bulk is reduced from the existing condition. ***With the reduced height and bulk compared to the existing buildings and implementation of the proposed architectural design and treatments and Landscape Plan, potential visual impacts of the future phase of the Specific Plan would be similar to those identified for the development and are considered less than significant.***

### ➤ **Lighting Impacts (Specific Plan Long-Term)**

Potential light and glare impacts associated with future development allowed by the Specific Plan would be similar to those identified for the proposed project. The additional patient pavilion would not result in greater lighting impacts than identified for the proposed project or the baseline ambient level adjacent to the Centennial Building and Buildings D, E, G, K, and I, as established in the photometric study. Beacon lighting atop Building B, associated with the helipad, would potentially be removed and replaced on the new structure. The replacement beacon lighting could result in potentially significant lighting impacts to adjacent residents depending on the placement of the new fixture. Screening of this lighting would be required to ensure that this light is adequate screening to avoid potential spillage to off-site residential areas. With implementation of Mitigation Measure V-2, any replacement helipad lighting would need to be screened to prevent light spillage.

***Compliance with the requirements of the City’s Outdoor Lighting Ordinance related to the shielding of fixtures and Mitigation Measure V-2 would minimize potential spillover of lighting onto adjacent uses in particular, and potential lighting impacts associated with the proposed Specific Plan would be reduced to less than significant levels.***

### ➤ **Glare Impacts (Specific Plan Long-Term)**

The potential addition of a fourth pavilion would result in glare impacts similar to those described for the proposed project, since it would be constructed in the same style (i.e., with recessed windows) and with the same materials. Similar to the proposed project, the Specific Plan's potential glare impacts of future reconstructed portions of SBCH as described above in the Specific Plan are considered less than significant.

#### **14.6.4 VISUAL MITIGATION MEASURES (SPECIFIC PLAN LONG-TERM)**

The following measure has been identified to minimize potential lighting impacts associated with the relocation of the beacon lighting, currently proposed on the elevator tower in Building D, due to the demolition of Building D as part of the potential future reconstruction allowed by the Specific Plan.

**V-2 Helipad Lighting Relocation.** Prior to preliminary design review approval of the fourth nursing pavilion by the ABR, the project design plans shall identify the helipad lighting that will be removed and the location of the replacement helipad lighting. The plans shall include adequate screening, either via placement of directional shields around the lighting fixture, the construction of shielding walls, or other means to ensure that light spillage onto adjacent residential areas has been avoided. The design plans shall be provided to the Planning Division and the Building & Safety Division for their review and approval prior to review by the ABR.

#### **14.6.5 CUMULATIVE LONG-TERM VISUAL IMPACTS**

The cumulative impact area for assessing visual impacts is the Oak Park neighborhood. An area of approximately 427 acres, 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 U.S. 101. As identified in the Land Use Element of the City's General Plan, the area contains older homes that are being replaced with more intensive residential development and medical office uses. In particular, north of Mission Street, the neighborhood has been influenced by the presence of SBCH and has seen a transition from residential to office and multifamily uses. South of Mission, the residential neighborhood has experienced small conversion intensification from single-family to multifamily uses.

As of May 2004, 33 other projects were being processed within the Oak Park neighborhood. Of these, 24 are redevelopment, expansion, or renovation of existing single-family and multifamily residences. All residential projects are requesting an intensification of use through addition of units or square footage. Four projects were commercial in nature, and all but one were redevelopment or expansion of medical office buildings within the C-O zone. The proposed project's contribution to cumulative visual and lighting impacts is described below.

### ➤ **View Impacts (Cumulative Long-Term)**

Intensification of uses within the Oak Park neighborhood has the potential to affect important public scenic views by obstructing access views of the foothills. As described above, the scale of the proposed project does not adversely affect the quality of important public scenic views of the foothills from Pueblo and Junipero Streets in the vicinity of the project site or from higher

elevations within the City (such as Hilda Ray Park and Franchesi Park.). *As the project does not contribute substantially to a loss of, or significant cumulative adverse effect to, important public scenic views, its potential contribution to cumulative impacts to this visual resource would be less than significant.*

➤ **Aesthetics/Compatibility Impacts (Cumulative Long-Term)**

Reasonable foreseeable cumulative development would continue the trend within the Oak Park neighborhood of conversion to higher-intensity residential uses and the conversion of residential uses to medical offices. This development would alter the quality of the viewshed within the Oak Park neighborhood over time. Application of the City's Urban Design Guidelines and Architectural Board of Review guidelines, as appropriate, would limit the potential for the construction of structures that are incompatible with the overall community character within the Oak Park neighborhood. In conjunction with these projects, the proposed development has the potential to alter the viewshed within the cumulative study area.

As described above, the proposed project would not adversely affect the visual quality of the Oak Park neighborhood given its architectural and landscape design and consistency with the City's design requirements. *Therefore, the proposed project's contribution to cumulative visual impacts is considered less than significant.*

➤ **Lighting Impacts (Cumulative Long-Term)**

Future development within the cumulative study area would have the potential to increase light and glare. As the reasonably foreseeable future projects consist of redevelopment of existing uses, lighting of these uses is already part of the ambient nighttime condition. Any increase in lighting associated with the cumulative projects would be required to comply with the Outdoor Lighting Ordinance and Design Guidelines, which limits the amount of light to the greatest extent feasible.

As discussed above, the lighting plan for the proposed project has been developed to meeting IES, OHSPD, and City standards and would not result in increased exterior lighting levels that adversely affect adjacent land uses. Interior lighting, helipad lighting, and glare from windows would be minimized through the project design. Potential increases in glare resulting from the glass entry have also been minimized through project design and application of Mitigation Measure V-1. In conjunction with other development within the Oak Park neighborhood and at the St. Francis Hospital site, the proposed project would result in a noticeable increase in lighting directly adjacent to the hospital. *As the level of light and glare generated by the proposed project would not adversely affect adjacent residences, and all other development in the direct vicinity of the hospital is of a limited scale, the proposed project's contribution to cumulative light and glare impacts would be less than significant.*

#### **14.6.6 VISUAL MITIGATION MEASURES (CUMULATIVE LONG-TERM)**

No mitigation measures have been identified or are required.

## **14.7 VISUAL AESTHETICS - TEMPORARY CONSTRUCTION IMPACTS**

Short-term construction activities would result in potentially significant visual and lighting impacts due to the duration of the construction period and use of temporary lighting fixtures that may allow light spillover on adjacent uses. Each of the impacts is further described below.

### **14.7.1 PROJECT CONSTRUCTION - VISUAL IMPACTS**

Construction activities have the potential to affect views within the local neighborhood, particularly given the duration of the phased construction proposed by the applicant. Activities including demolition of structures, site grading, and building construction all have the potential to affect important public scenic views and the quality of the viewshed within the adjacent neighborhood and result in spillover lighting. Each of these impacts is described below.

#### **➤ View Impacts (Project Construction)**

As described above, the proposed project would not adversely affect important public scenic views. Views of the public green space (Figure 14.7A) would be eliminated during Phase II of construction when all vegetation would be removed, the existing buildings demolished, and this portion of the replacement hospital constructed. Loss of this view would be for a period of approximately four years. By the end of this period, the public green space would be landscaped as described in the preliminary Landscape Plan. *Although there would be loss of this view during construction for a substantial duration (approximately four years) it is a temporal impact and would be less than significant. Mitigation Measure V-3, Construction Screening, requires a program to identify construction screening materials along public right of way at a minimum.*

#### **➤ Aesthetics/Compatibility Impacts (Project Construction)**

Construction activities would require the demolition of existing structures and erection of new buildings within the project site. Exterior construction activities and equipment and storage areas would be visible within the project site and adjacent community for up to nine years. (The final phase of proposed reconstruction involves interior remodeling. However, there would be staging area in the last phase.) Views of construction activities are temporary; however, they would occur continuously for nine years and have the potential to significantly affect public views during this lengthy construction period.

General building activity and storage of construction equipment and materials within the proposed staging areas would be visible to adjacent public roadways and residential uses during and outside of the hours of construction activity. Potential visual impacts within each construction phase are described below.

**Phase I.** During this phase, demolition of structures (Eye Center, MRI Building, and other buildings) would occur to allow for the construction of the Knapp and Pueblo parking structures and the Central Plant.

During Phase I, motorists, pedestrians and residences along the public alley north of the Knapp Building and acute care facilities at the Rehabilitation Institute to the east would have views of

the construction of the Knapp parking garage, staging area, and employee parking area for a period of 14 months.

The demolition and construction activities associated with construction of the Pueblo parking structure and the child care facility, including the staging area, would be visible from Pueblo, Castillo, and Los Olivos Streets and residences directly adjacent to the western edge of the project site and along Parkway Drive and De La Vina Street, affecting views for a period of 20 months.

Demolition of the Eye Center and construction of the Central Plant would require maintenance of a staging area near this corner for approximately 18 months. This staging area would be visible from Junipero and Bath Streets. There are no residences adjacent to this location; however, there are residences in the vicinity, particularly north of the Knapp Building, which may have limited views of the staging area.

**Phase II.** Motorists, pedestrians, and residences along Oak Park Lane and Junipero, Pueblo, and Castillo Streets would have views of the proposed demolition of the existing Central Plant and parking structure and other adjacent buildings within this block. Upon demolition of these structures, grading and construction of the Diagnostic and Treatment Building and two patient pavilions would be visible. Staging areas associated with this construction are proposed adjacent to the Oak Park Lane/Junipero Street intersection, at the existing terminus of Castillo Street, and at the new terminus of Castillo Street at Pueblo Street, where the main entry drive would ultimately be constructed. Employee parking is proposed between the two staging areas on Junipero Street.

**Phase III.** Demolition of the Central, West, and Reeves Wings and continued construction of the Diagnostic and Treatment Building and the third nursing pavilion would occur during this phase. A staging area would be located between the Centennial Building and the new Central Plant, and the construction employee parking area identified in Phase II would be maintained. A second staging area would be constructed along Pueblo Street generally at the location of the cancer center (which would be demolished in the early part of Phase III) and would be visible from Pueblo Street. These activity areas would be visible to motorists and pedestrians on Junipero and Pueblo Streets and residences on or proximate to this portion of Junipero Street. These construction activities would be present for approximately 33.5 months.

**Phase IV.** Remodeling of the South and East Wings would have limited effects on public views, since the majority of this work would occur inside the existing building. A small staging area would be constructed at the corner of Bath and Pueblo Streets, where the existing parking lot is located. There are no residences directly adjacent to this staging area, but this location would be visible from Bath and Pueblo Streets. This staging area would be used for approximately one year.

Due to the intensity and duration of the proposed construction activities and the accessibility of the site from public roadways, potential views of the construction activities are considered potentially significant.

***Implementation of Mitigation Measure V-3, which requires placement of screening materials along public rights-of-way adjacent to the project site, would reduce visual impacts during the construction phases to less than significant levels.***

### ➤ **Lighting Impacts (Project Construction)**

Given the limits on construction hours identified in Section 3.4.2 (Project Description), potential effects due to night lighting and glare would potentially occur only during the early morning and late afternoon hours during the months of October through March, when sunrise is later (generally after 7:00 a.m.) and sunset earlier (generally prior to 5:00 p.m.). Additionally, intermittent utility work would potentially generate nighttime lighting effects at any time during construction. Light spillage associated with illumination of construction activities onto adjacent properties, including residences adjacent to work areas, has the potential to result in significant short-term effects on existing land uses. ***With implementation of Mitigation Measure V-4 below, which requires direction of light sources toward work areas and placement of shields on temporary light fixtures, potential light and glare impacts would be reduced to less than significant levels.***

## **14.7.2 VISUAL MITIGATION MEASURES (PROJECT CONSTRUCTION)**

**V-3 Construction Screening.** Prior to issuance of a demolition, grading, or building permit for any construction phase, the project applicant shall submit a Construction Screening Program for review and approval of the ABR. The program shall identify measures that will be undertaken to screen views of construction activities, including but not limited to wire mesh and wood fencing. The Program shall also identify the location and duration of screening material placement. At a minimum, screening materials shall be placed along public rights-of-way at a height to shield views of pedestrians and motorists from on-going construction activities.

**V-4 Nighttime Lighting.** Prior to issuance of a demolition, grading, or building permit for any construction phase, the project applicant shall provide documentation to the Building & Safety Division that the project construction plans and specifications include a requirement that all nighttime lighting sources are to be focused toward the work area and that hoods are to be attached to any temporary lighting fixture to minimize light spillage onto adjacent land uses. This documentation shall be reviewed and approved by the Building & Safety Division.

## **14.7.3 SPECIFIC PLAN CONSTRUCTION VISUAL IMPACTS**

Demolition of existing buildings and construction of a fourth nursing pavilion and lighting of construction activities has the potential to affect important visual resources, the quality of the viewshed within the Oak Park neighborhood.

### ➤ **View Impacts (Specific Plan Construction)**

As described above, construction of the proposed fourth nursing pavilion, associated with the Specific Plan, would not result in an adverse effect on an important public scenic view. During construction activities, views of the foothills to the east would be maintained, as all of the construction would occur on the north side of Pueblo Street and the foothill views are present on the left (southern) side of the view envelope. ***As the background views of the foothills would be maintained, impacts to important public scenic views would be less than significant.***

➤ **Aesthetics/Compatibility Impacts (Specific Plan Construction)**

In addition to the construction activities identified above for the proposed project, demolition of portions of the South, East, and Centennial wings and Buildings G and K and construction of a fourth “cottage” nursing pavilion, as allowed by the Specific Plan, would result in short-term visual impacts during construction. These impacts would occur for a period of up to five years (beginning after completion of the proposed project) and would be of a similar nature to the impacts described above for the proposed project, a potentially significant effect. ***With implementation of Mitigation Measure V-3, potential short-term visual impacts associated with construction would be reduced to below a level of significance.***

➤ **Lighting Impacts (Specific Plan Construction)**

In addition to the light and glare effects identified above for the proposed project, construction activities associated with implementation of the Specific Plan would also have the potential to result in significant light and glare impacts to neighboring residents. With implementation of ***Mitigation Measure V-4, potential short-term light and glare impacts associated with implementation of the Specific Plan would be reduced to less than significant levels.***

#### **14.7.4 VISUAL MITIGATION MEASURES (SPECIFIC PLAN CONSTRUCTION)**

Please refer to Mitigation Measures V-1 and V-2, above.

#### **14.7.5 CUMULATIVE CONSTRUCTION VISUAL IMPACTS**

As described above, the cumulative study area for assessing visual impacts is the Oak Park neighborhood. Reasonably foreseeable development within the cumulative study area consists of redevelopment and intensification of existing residential and medical office uses. The proposed project’s contribution to cumulative visual and lighting impacts related to construction activities is further described below.

➤ **View Impacts (Cumulative Construction)**

As described previously, the proposed project would not contribute to significant cumulative visual impacts to important public scenic views. Construction activities would occur over a period of nine years and would be visible from Pueblo and Junipero Streets; both locations have prominent view of the foothills to the east. This project, in conjunction with other construction activities within Oak Park, has the potential to result in temporary impacts to important public scenic views. As shown in Figures 14.8A, 14.10A, and 14.13A, views of the foothills are present on either the far right or far left of the view envelope. Construction activities would occur either to the left of the view envelope, as in Figure 14.8A or to the left of the view envelope as shown in Figures 14.10A and 14.13A and would not affect background view of the foothills from these public roadways. ***Therefore, the proposed project’s construction activities would not substantially contribute to significant cumulative short-term impacts to important public scenic view; the project cumulative contribution would be less than significant.***

➤ **Aesthetics/Compatibility Impacts (Cumulative Construction)**

In conjunction with construction within the Oak Park neighborhood, the proposed project has the potential to contribute to *potentially significant* cumulative visual impacts during the construction phase if a majority of these projects are implemented at the same time as the proposed project. *With implementation of Mitigation Measure VA-3, which requires the screening of construction activities, the proposed project's contribution to cumulative visual impacts would be reduced to less than significant levels.*

➤ **Lighting Impacts (Cumulative Construction)**

As most of the reasonably foreseeable projects within the cumulative study area consist of redevelopment/intensification of existing development on smaller parcels within the Oak Park neighborhood, it is not expected that there would be the need for nighttime construction work and thus the light and glare impacts associated with these projects is expected to be limited. In conjunction with these projects, the proposed development would contribute to *potentially significant* cumulative visual impacts due to the need for nighttime construction activities and the duration of the construction schedule. *With implementation of Mitigation Measure VA-4 above, which requires the direction of nighttime lighting away from sensitive uses, the proposed project's contribution to cumulative light and glare impacts would be reduced to less than significant levels.*

#### **14.7.6 VISUAL MITIGATION MEASURES (CUMULATIVE CONSTRUCTION)**

Please refer to Mitigation Measures V-3 and V-4, above.

### **14.8 SUMMARY OF VISUAL AESTHETICS IMPACTS**

No significant unavoidable adverse long- or short-term visual, lighting, or glare impacts would result from the proposed project and the Specific Plan.

➤ **Long Term Visual Impacts**

Construction of the proposed project would result in a larger hospital and associated structures than currently exist. Potential long-term impacts to important public scenic vistas and community aesthetics and from introduction of additional exterior, interior, and helipad lighting would be considered less than significant. Potential glare impacts associated with the proposed glass wall at the main entrance would be potentially significant. With implementation of Mitigation Measure V-1, glare impacts would be reduced to less than significant levels.

Implementation of the fourth nursing pavilion anticipated in the Specific Plan would result in long-term visual impacts similar to those identified for the proposed project. Potential long-term impacts to important public scenic vistas, community aesthetics, and introduction of additional exterior and interior lighting are considered less than significant. Demolition of the elevator tower in Building D would require relocation of the observation beacon lighting from that location to the top of the new nursing pavilion. Relocation of the light would have the potential to result in a new potentially significant source of lighting. With implementation of

Mitigation Measure V-2, which requires screening of the fixture, potential helipad lighting impacts would be reduced to below the level of significance.

The proposed project's contribution to cumulative long-term impacts to important public scenic views, community aesthetics, and lighting would be less than significant.

➤ **Temporary Construction Impacts**

Construction of the proposed project would occur over nine years in up to four phases. Potential temporary project, Specific Plan, and cumulative construction impacts to important public scenic views would be less than significant. Potential temporary project, Specific Plan, and cumulative impacts to community aesthetics and the introduction of temporary lighting sources would be potentially significant. With implementation of Mitigation Measures V-3 and V-4, which require screening of construction sites and directing nighttime lighting away from sensitive uses, these impacts would be reduced to less than significant levels.



View northeast of main hospital from Pueblo Street.



View northwest at Pueblo Street/Castillo Street intersection toward Neurological Associates and parking garage.

LSA

FIGURE 14.1A

*Santa Barbara Cottage Hospital  
Seismic Compliance and Modernization Plan  
Photographs of Project Site*































































