



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: December 11, 2009
AGENDA DATE: December 18, 2008
PROJECT ADDRESS: 1701 & 1704 State Street (MST2007-00494)
 Artificial Kidney Center
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DKC*
 Suzanne Johnston, Assistant Planner *SJ*

I. PROJECT DESCRIPTION

The proposal consists of the demolition of a 992 square foot commercial building and the construction of a 5,395 square foot commercial addition to an existing 11,971 square foot, two-story commercial building located on the corner of State and Valerio Streets. The project site is comprised of two parcels, 027-102-016 (Parcel 1) and 027-102-017 (Parcel 2). The existing two-story building straddles the common property line between parcels. Pursuant to SBMC §27.30, the applicant has submitted an application for a Voluntary Lot Merger (under PBW2008-01218) to create one single parcel that will contain all structures and parking improvements necessary for the development. The northern lot has split zoning with the front portion being zoned C-2 Commercial and the rear portion R-3 Multi-Family Residential.

The proposed one-story addition would be located on the southern side of the existing building, in an area that is currently used as a driveway. Additional site improvements include the removal of two of the three existing driveway curb cuts along the State Street, relocation of two condensers from the ground to the roof of the building, removal of four coral trees and associated planters, removal of a tree stump with a landscaped planter at the south-eastern corner of the lot, relocation of the MTD bus stop to allow for additional on-street parking along the State Street frontage, and the enlargement of an existing trash enclosure.

The current parking for the site wraps around three sides of the existing structures. The closure of driveways along State Street along with a revised site plan allows for the parking to be increased from 36 parking spaces to 41 spaces. Parking is accessed via a two-way driveway located on Valerio Street, which would also provide access to the relocated trash enclosure. Vehicles will be able to exit the property via an existing exit driveway at the northern end of the property onto State Street. The existing parking at the southern corner of the project site is proposed to be removed and replaced with landscaping, walkways and a patio. Parking along the northerly property line is to remain unchanged. The driveway along the eastern side of the

building has been widened and parking is provided on either side of the driveway resulting in the net increase of 5 spaces to the site.

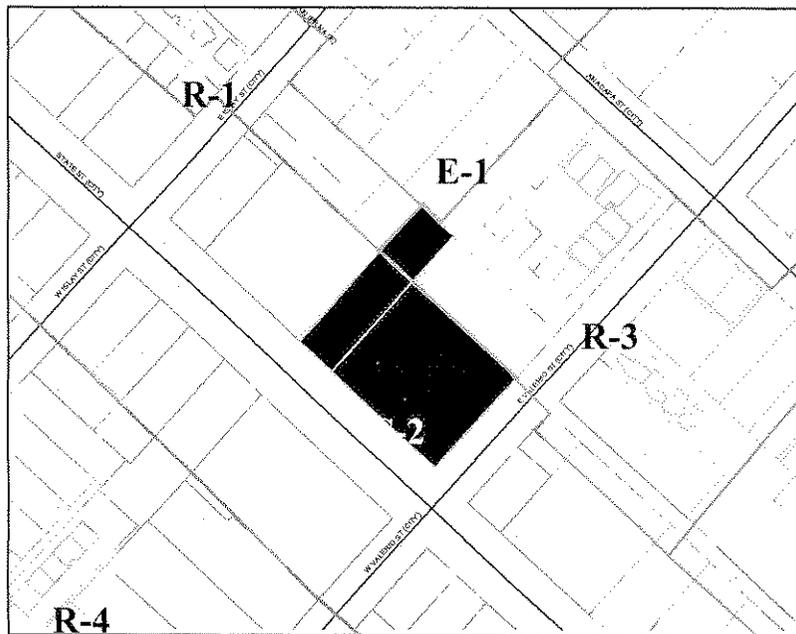
II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Modification to reduce the amount of parking from 54 spaces required to 41 spaces is being requested (SBMC §28.90.100);
2. A Conditional Use Permit (SBMC§28.94.030.H) will be required for the portion of the existing parking lot that is located within the residentially zoned area of the project site to be used for the non-residential project; and
3. A Development Plan to allow the construction of 5,395 square feet one-story nonresidential addition that includes a demolition credit of 992 square feet and allocation of 4,403 square feet from the Small and Minor addition categories under Measure E (SBMC §28.87.300); The square footage would be allocated from the Small and Minor Additions categories under Measure E for each of the two lots involved in the project.

III. RECOMMENDATION

With the approval of the parking modification and the Conditional Use Permit, the proposed project would conform to the City's Zoning and Building Ordinances and policies of the General Plan. Additionally, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



APPLICATION DEEMED COMPLETE:
DATE ACTION REQUIRED:

October 31, 2008
December 20, 2008

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Cearnal Andrulatis, LLP	Property Owner: 1704 State Street
Parcel Number: 027-102-016 (Parcel 1) 027-102-017 (Parcel 2)	Lot Area: 26,350 sq.ft. 0.60 acres (Parcel 1) 12,430 sq. ft. 0.29 acres (Parcel 2) 38,780 sq. ft. 0.89 acres
General Plan: Office & Residential	Zoning: C-2 (Parcel 1) C-2 & R-3 (Parcel 2) Split zoned
Existing Use: Office/Retail	Topography: 4 % slope
Adjacent Land Uses: North - Commercial East - Residential South - Commercial West - Commercial	

B. PROJECT STATISTICS

	Existing	Net Change	Proposed
Non-residential Office Bldg 1 1 st floor	5,657 sq. ft. (gross) 4,823 sq. ft. (net)	5,587 sq. ft. (gross) 5,395 sq. ft. (net)	11,244 sq. ft. (gross) 10,218 sq. ft. (net)
Non-residential Office Bldg 1 2 nd floor	6,384 sq. ft. (gross) 4,823 sq. ft. (net)	No change	6,384 sq. ft. (gross) 4,823 sq. ft. (net)
Non-residential Office Basement	2,325 sq. ft. (gross) 1,970 sq. ft. (net)	No change	2,325 sq. ft. (gross) 1,970 sq. ft. (net)
Non-residential Retail Bldg 2	1,050 sq. ft. (gross) 992 sq. ft. (net)	- 1,050 sq. ft. (gross) - 992 sq. ft. (net)	Demolished
Totals	15,416 sq. ft. (gross) 12,608 sq. ft. (net)	4,537 sq. ft. (gross) 4,403 sq. ft. (net)	19,953 sq. ft. (gross) 17,011 sq. ft. (net)

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	0'	2' (State St) 48' (Valerio St)	2' (State St) 48' (Valerio St)
-Interior to North	0' Structures 5' Parking	14' Trellis 4' Parking	14' Trellis 4' Parking
-Interior to east	10 feet or 1/2 bldg ht whichever is greater	5'-Parking	5'-Parking 10' structure
Building Height	60 Feet	30	30
Parking	52 spaces	36	41
Lot Coverage			
-Building	N/A	6,693 17.3 %	11,248 sq ft 29.0%
-Paving/Driveway	N/A	23,323 60.1%	18,707 sq ft 48.2%
-Landscaping	N/A	8,764 22.6%	8,825 sq ft 22.8%

The proposed project, with the approval of the parking modification and the conditional use permit, would meet the requirements of the C-2 Zone, with the exception of the existing non-conforming parking lot location and number of parking spaces.

VI. ISSUES

A. DESIGN REVIEW

This project was reviewed by the Historic Landmarks Commission (HLC) on three separate occasions: April 30, June 11 and June 25, 2008 (meeting minutes are attached as Exhibit D). On June 25, 2008, the HLC stated that the building composition, massing, size, bulk and scale are acceptable and that it supported the changes to the circulation plan of the parking lot and driveway entries. The HLC would like to see changes to the garden wall materials in the areas closest to the Valerio and State Streets as well as the detailing of the building entrance areas along State Street to have more symmetry and traditional detailing.

B. COMPLIANCE WITH THE GENERAL PLAN

The project site is located within the Upper East neighborhood of the General Plan. The neighborhood is characterized by a district of large, prestigious homes, with the exception of office and motels fronting State Street below Mission Street. The General Plan defines this area of having a density of 3 dwelling units per acre and the north-facing hillside between Loma Alta and the property as designated Major Hillside. The plan states this Neighborhood is predominately developed with single-family homes to the north east, with a mix of multi-family, office and retail uses in the south west corner. The project site is currently developed with an 11,765 square foot building which is (two-story with a basement) which serves as the existing Artificial Kidney Center. The project proposes to demolish a small retail building and expand the existing treatment center. The buildings and use is consistent with the goals and policies outlined in the General Plan, Conservation Element, Urban Design Guidelines, and Noise Element.

C. PARKING /CONDITIONAL USE PERMIT (SBMC §28.90 AND §28.94.030)

The existing buildings total 12,608 square feet with 36 parking spaces. The existing parking is nonconforming and the project has a parking credit of 10 spaces. The proposed development requires 52 parking spaces (62 spaces less the 10 space credit). Forty-one (41) parking spaces are proposed, and the parking demand study (Exhibit E), which analyzes the proposed operations and use of the facility, determined that the demand for the proposed project is 37 spaces.

A portion of the existing non-residential parking lot on existing parcel 1 is located within the R-3 multi-family residential zone and has been used for non-residential parking since the development of the two-story commercial building in 1974. The zoning ordinance (SBMC§28.94.030.H) allows a CUP to be approved to provide non-residential parking areas in a residential zone provided that the findings can be made that there is adequate access and off-street parking to meet the demand created by the use. The applicant provided a parking demand study prepared by Associated Transportation Engineers (Exhibit E) that evaluated the

site's actual demand and it found that that the existing Kidney Center has a parking demand of 28 spaces (1.95 spaces/1,000 sq. ft.). Many of the patients which will be served by the facility are transported to the site by family and friends or non-emergency transport services provided by Easy Lift and American Medical Response. The project is also in the immediate vicinity of public transportation lines providing an additional alternative mode of transportation. A condition has been added that would require a change of use from the proposed treatment center to office/retail or other commercial use resulting in a greater parking demand would require re-evaluation of appropriateness of the Conditional Use Permit for parking on the lot and the need to provide additional on- or off-site parking to meet the demand for the site.

If the Planning Commission finds the project to be consistent with the requirements outlined in SBMC§28.94.030, approval of the parking modification and CUP for purposes of a non-residential parking lot in a residential zone could be given making the findings listed below in Section VII of this report. The project has been reviewed to minimize the visual impact of the mass, bulk, scale of the addition to the existing two-story building and reduce the paving.

D. DEVELOPMENT PLAN

With the approval of the parking modification to reduce the required parking to 41 provided and the minor Conditional Use Permit for non-residential parking in a residential zoned as proposed, the proposed development complies with all provisions of the ordinance. The proposed development provides a service to the community. The site planning has considered the patients served and the modes of transportation that are used. The facility has operational restrictions to help minimize the parking demands that could result from a building of this size. The conditions of approval would reflect that any change to the operational hours or practices or the cessation of the use as the Artificial Kidney Center would trigger additional review and consideration of the parking modification. The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk or scale of the development will be compatible with the neighborhood. The project reduces the number of driveways that would outlet onto State Street, increases the length of sidewalk, curb, gutter, and parkway that would occur between the corner of Valerio and State Street and the north westerly driveway. The building footprint is proposed to be increased by 4,555 square feet, the driveways and paved surfaces are proposed to be reduced by 4,616 square feet which will result in an overall reduction of landscaped (non-pervious) surfaces of 61 square feet. The project scope will include the installation of new parkway area within the public right-of-way with plantings which would decrease non-pervious and increase the landscaped surfaces within public right of way by approximately the same amount as lost on the project site. The proposed development is small scale and will not generate a demand for an increase in the City and/or South Coast affordable housing stock. The proposed development will increase the water demand by approximately 0.7 Acre Feet per Year (AFY) which is within the City's projected growth rate and will not have a significant unmitigated adverse impact on the City's water resources. The proposed development will result in an increase of approximately three (3) trips to the site and it will not have a significant unmitigated adverse impact on the City's traffic. Resources will be available and traffic improvements will be in place at the time of project occupancy.

E. ENVIRONMENTAL REVIEW

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301. (Additions to Existing Facilities)

VII. FINDINGS

The Planning Commission finds the following based on the analysis in section VI of the staff report above:

A. MODIFICATION (SBMC §28.92 AND 28.90)

The parking modification is consistent with the purposes and intent of the Zoning Ordinance and that it is necessary to secure an appropriate improvement on the lot, because the parking demand for the project is being met onsite as discussed in Section VI.C. above.

B. CONDITIONAL USE PERMIT FINDINGS (SBMC § 28.94.30)

In keeping therewith, the Planning Commission may permit, by issuance of a conditional use permit, any of the uses specifically enumerated in Section 28.94.030 upon a finding that:

1. The Artificial Kidney Center is deemed essential or desirable to the public convenience or welfare and is in harmony with the various elements or objectives of the Comprehensive General Plan because it provides an expansion of health care services for the community and is consistent with the use outlined in the land use element of the General Plan.
2. Such uses will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood involved. The proposed project with the approval of the parking modification is consistent with the patterns of development in the neighborhood and is an allowed under the zoning ordinance.
3. The total area of the site and the setbacks of all facilities from property and street lines are of sufficient magnitude in view of the character of the land and of the proposed development that significant detrimental impact on surrounding properties is avoided. The proposed project is single story and is consistent with the patterns of development in the neighborhood and provides large landscaped areas.
4. Adequate access and off-street parking including parking for guests is provided in a manner and amount so that the demands of the development for such facilities are adequately met without altering the character of the public streets in the area at any time because the project provides on-site parking in excess of the parking demand as discussed in section VI.C. above for the proposed use.

5. The appearance of the developed site in terms of the arrangement, height, scale and architectural style of the buildings, location of parking areas, landscaping and other features is compatible with the character of the area. The development proposes additions that are single story in height and locate the structures to the front of the lot along the dominant street frontage.

C. FOR THE DEVELOPMENT PLAN (SBMC §28.87.300)

1. The proposed development complies with all provisions of this Title as shown in the Zoning Consistency Chart in Section V above.
2. The proposed development is consistent with the principles of sound community planning. The proposed use is allowed in the zone and is consistent with the surrounding uses.
3. The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk or scale of the development will be compatible with the neighborhood. The Architectural Board of Review found that the project was compatible with the neighborhood in size, bulk, and scale (See section VI.B above)
4. The proposed development will not have a significant unmitigated adverse impact upon City and South Coast affordable housing stock because the proposed project is small in scale and will involve only a small number of employees, the project is not expected to create new demand for low to moderate income housing in the area; and
5. The proposed development will not have a significant unmitigated adverse impact on the City's water resources because the project would not represent a significant incremental increase to the present demand and no significant impact on the dependable water supply is expected to occur as stated in Section VI.D. above.
6. The proposed development will result in an increase of three traffic trips a day which will not have a significant unmitigated adverse impact on the City's traffic.
7. Resources will be available will be in place at the time of project occupancy and that no traffic improvements are required.

Exhibits:

- A. Conditions of Approval
- B. Existing and Proposed Site Plan
- C. Applicant's letter, dated October 2, 2008
- D. HLC Minutes
- E. Parking Demand Study prepared by Associated Transportation Engineers, dated July 29, 2008

PLANNING COMMISSION CONDITIONS OF APPROVAL

1700 & 1704 STATE STREET
DEVELOPMENT PLAN APPROVAL, CONDITIONAL USE PERMIT, AND PARKING MODIFICATION
DECEMBER 11, 2008

In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

- A. **Design Review.** The project is subject to the review and approval of the Historic Landmarks Commission (HLC). HLC shall not grant preliminary approval of the project until the following Planning Commission land use conditions have been satisfied.
 1. **Tree Removal and Replacement.** All trees removed, except fruit trees and street trees approved for removal without replacement by the Parks Department, shall be replaced on-site on a one-for-one basis with minimum (24-inch box sized) (15 gallon size) tree(s) of an appropriate species or like species, in order to maintain the site's visual appearance and reduce impacts resulting from the loss of trees.
 2. **Landscape Screening.** Landscaping with low water use plants and/or a solid screen wall or fence shall be provided to buffer the parking area from State and Valerio Streets.
- B. **Recorded Conditions Agreement.** Prior to the issuance of any Public Works Permit or Building Permit for the project on the Real Property, the Owner shall execute a written instrument, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
 1. **Approved Development.** The development of the Real Property approved by the Planning Commission on December 18, 2008 is limited to up to 17,011 net square feet of commercial development with 41 parking spaces and the improvements shown on the Development Plan signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
 2. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
 3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Historic Landmarks Commission (HLC). Such plan shall not be modified unless prior written approval is obtained from the HLC. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the HLC, the owner is responsible for its immediate replacement. The following tree protection shall be incorporated:
 4. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) in a functioning state and in accordance with the Operations and Maintenance Procedure Plan prepared in

accordance with the Storm Water Management Plan BMP Guidance Manual. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

5. **Use Limitations.** Due to potential traffic and parking impacts, uses other than the Artificial Kidney Center are not permitted without further environmental and/or Planning Commission review and approval. Prior to initiating a change of use, the Owner shall submit a letter to the Community Development Director detailing the proposal, and the Director shall determine the appropriate review procedure and notify the Applicant.
6. **Transportation Demand Management.** The following alternative mode incentives shall be incorporated into the project to reduce traffic impacts caused by the project. Owner shall be responsible for insuring that all tenants comply with the provisions of the approved Transportation Management Plan.
 - a. **TDM Administrator.** The Owner shall appoint a TDM Administrator responsible for the alternative mode incentives. The TDM Administrator shall contract with Traffic Solutions for training and assistance in administrating their program. (The TDM Administrator shall provide an annual report to the Community Development Director and the Transportation Manager illustrating the number of users, describing the marketing techniques and program results, including successes and failures.)
 - b. **Bus Routes and Schedules Posted.** Notice of MTD bus routes and schedules shall be placed and maintained up-to-date in a central (public) location accessible to employees.
 - c. **Ride-Sharing Program.** Employees shall be made aware of the Ride-Sharing Program or similar successor programs administered by Traffic solutions or successor agency. The Owner and/or all employers shall have all employees registered semi-annually in the Ride-Sharing Program and shall make every effort to encourage participation in the program.
 - d. **Employee Lunch Room.** An employee lunchroom shall be provided in the building, including the following amenities: (refrigerator, microwave oven, sink, food preparation area, tables and chairs).
 - e. **Bicycle Parking.** Four (4) covered bicycle parking spaces shall be provided.

- f. **Guaranteed Ride Home.** In the event of an emergency or work requirement that interferes with the normal transportation arrangement of any employee using mass transportation, a carpool, or a vanpool to get to work, the Owner or employer shall provide cab fare, a company car, or other means to guarantee a free ride home.
- C. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.
1. **Dedication(s).** A Street Easement Deed is subject to approval of the easement scope and location by the Public Works Department and/or the Building and Safety Division: Dedication of a small triangular shape of property at the intersection of State and Valerio Streets to allow a minimum of four (4) feet clearance at the back of the ramp to meet Title 24 requirements.
 2. **Drainage Calculations.** The Owner shall submit drainage calculations prepared by a registered civil engineer or licensed architect demonstrating that the new development will not increase runoff amounts above existing conditions for a 25-year storm event. Any increase in runoff shall be retained on-site.
 3. **Drainage and Water Quality.** Project drainage shall be designed, installed, and maintained such that stormwater runoff from the first inch of rain from any storm event shall be retained and treated onsite in accordance with the City's NPDES Storm Water Management Permit. Runoff should be directed into a passive water treatment method such as a bioswale, landscape feature (planter beds and/or lawns), infiltration trench, etc. Project plans for grading, drainage, stormwater treatment methods, and project development, shall be subject to review and approval by City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants, or groundwater pollutants would result from the project. The Owner shall maintain the drainage system and storm water pollution control methods in a functioning state.
 4. **State Street Public Improvements.** The Owner shall submit building plans for construction of improvements along the property frontage on State Street. As determined by the Public Works Department, the improvements shall include the following: saw-cut and replace all crack and/or uplifted sidewalk, remove existing driveway and construct new driveway apron modified to meet Title 24 requirements, construct curb, gutter, sidewalk and parkway where existing d/w is removed, crack seal to the centerline of the street along entire subject property frontage and a minimum of 20 feet beyond the limit of all trenching, underground service utilities, connection to City water and sewer mains, public drainage improvements with supporting drainage calculations for installation of drainage pipe and curb drain outlets, provide red curb as directed by the Transportation Operations Manager, preserve and/or reset survey monuments and contractor stamps, supply and install directional/regulatory traffic control signs per the 2006 MUTCD w/CA supplements,

supply and install backflow device on private property as near to the public water main as possible, storm drain stenciling, and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.

5. **Valerio Street Public Improvements.** The Owner shall submit building plans for construction of improvements along the property frontage on Valerio Street. As determined by the Public Works Department, the improvements shall include the following: saw-cut and replace all crack and/or uplifted sidewalk, add +/- 15 additional feet of sidewalk, remove existing driveway and construct new driveway apron modified to meet Title 24 requirements, construct curb, gutter, sidewalk and parkway where existing d/w is removed, remove existing concrete from parkway, crack seal to the centerline of the street along entire subject property frontage and a minimum of 20 feet beyond the limit of all trenching, underground service utilities, connection to City water and sewer mains, public drainage improvements with supporting drainage calculations for installation of drainage pipe and curb drain outlets, provide red curb as directed by the Transportation Operations Manager, preserve and/or reset survey monuments and contractor stamps, supply and install directional/regulatory traffic control signs per the 2006 MUTCD w/CA supplements, supply and install backflow device on private property as near to the public water main as possible, storm drain stenciling, and provide adequate positive drainage from site. Any work in the public right-of-way requires a Public Works Permit.
6. **Agreement to Construct and Install Improvements.** The Owner shall submit an executed Agreement to Construct and Install Improvements, prepared by the Engineering Division, an Engineer's Estimate, signed and stamped by a registered civil engineer, and securities for construction of improvements prior to execution of the agreement.
7. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.
8. **Relocation of MTD Fixtures.** Relocation of the MTD bus stop on State Street, as determined by the Public Works Director and MTD.
9. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.
10. **Voluntary Lot Merger Required.** The Real Property known as APN 027-102-016 and APN 027-102-017 shall be merged into one (1) lot, following the procedure in Santa Barbara Municipal Code Chapter 27.30.
11. **Solid Waste Management Plan.** Owner shall submit a solid waste management plan that identifies feasible measures to address the construction and operation of the parking lot, bicycle station and office uses which may include, but are not limited to, the following:

- a. Provision of space and/or bins for storage of recyclable materials within the project site. This information shall be shown on the building plans and installed as a part of the proposed project's improvements.
 - b. Development and implementation of a plan for collection of recyclable materials on a regular basis.
 - c. Development of Source Reduction Measures, indicating the method and amount of expected reduction.
 - d. Implementation of a program to purchase recycled materials used in association with the proposed project (paper, newsprint, etc.). This could include requesting suppliers to show recycled material content.
 - e. Implementation of a monitoring program (quarterly) to attain and maintain a 35-50% minimum participation in recycling efforts.
 - f. Implementation of a composting landscape waste reduction program.
12. **Traffic Control Plan.** A traffic control plan shall be submitted, as specified in the City of Santa Barbara Traffic Control Guidelines. Traffic Control Plans are subject to approval by the Public Works Director/Transportation Manager. Construction and storage in the public right-of-way is prohibited during Fiesta in the affected areas (around McKenzie Park, Downtown and Waterfront) and during the Holiday Shopping Season (between Thanksgiving Day and New Years Day) in all commercial shopping areas, including but not limited to Upper State Street, the Mesa shopping area, Downtown and Coast Village Road.
- D. **Community Development Requirements with Building or Public Works Permit Application.** The following shall be submitted with the application for any Building or Public Works permit and finalized prior to Building or Public Works Permit issuance:
1. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within 300 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Contractor(s), site rules and Conditions of Approval pertaining to construction activities and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person(s) who compiled the mailing list shall be submitted to the Planning Division.
 2. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a copy of the notice to the Planning Division.
 3. **Park Commission Tree Removal Approval.** Submit to the Planning Division verification of approval from the Park Commission for the removal of street tree(s).

E. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.

1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Historic Landmarks Commission, outlined in Section A above.
2. **Grading Plan Requirement for Archaeological Resources.** The following information shall be printed on the grading plans:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

3. **Post-Construction Erosion Control and Water Quality Plan.** Provide an engineered drainage plan that addresses the existing drainage patterns and leads towards improvement of the quality and rate of water run-off conditions from the site by capturing, infiltrating, and/or treating drainage and preventing erosion. The Owner shall employ passive water quality methods, such as bioswales, catch basins, or storm drain on the Real Property, or other measures specified in the Erosion Control Plan, to intercept all sediment and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) from the parking lot areas and other improved, hard-surfaced areas prior to discharge into the public storm drain system, including any creeks. All proposed methods shall be reviewed and approved by the Public Works Department and the Community Development Department. Maintenance of these facilities shall be provided by the Owner, as outlined in Condition B.3, above, which shall include the regular sweeping and/or vacuuming of parking areas and drainage and storm water methods maintenance program.

4. **Emergency Evacuation Plan.** Provide an emergency evacuation plan subject to approval by the Fire Department.
5. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.

Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.

6. **Bicycle Parking.** In addition to the general requirements for bicycle parking spaces, 4 covered bicycle parking spaces shall be provided.
7. **Driveway Improvements.** The proposed driveway shall be constructed to the standards provided in the Subdivision Design and Improvement Standards and as approved by the Public Works Director.
8. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Archaeologist contract submitted to Community Development Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

		Date
Contractor		Date
Contractor		License No.
Architect		Date
Architect		License No.
Engineer		Date
Engineer		License No.

F. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction.

1. **Pre-Construction Conference.** Not less than 10 days or more than 20 days prior to commencement of construction, a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring requirements, shall be held by the General Contractor. The conference shall include representatives from

the Public Works Department Engineering and Transportation Divisions, Building Division, Planning Division, the Property Owner, Contractor and each Subcontractor.

2. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met.
3. **Sandstone Curb Recycling.** Any existing sandstone curb in the public right-of-way that is removed and not reused shall be salvaged and sent to the City Corporation Annex Yard.
4. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). The purpose of this condition is to help reduce truck traffic on adjacent streets and roadways.
5. **Construction Related Traffic Routes.** The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods, subject to approval by the Transportation Manager.
6. **Haul Routes.** The haul route(s) for all construction-related trucks with a gross vehicle weight rating (GVWR) of three tons or more, entering or exiting the site, shall be approved by the Transportation Manager.
7. **Traffic Control Plan.** All elements of the approved Traffic Control Plan shall be carried out by the Contractor.
8. **Construction Hours.** Construction (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara, as shown below:

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number that is answered by a person, not a machine.

9. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
 - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.
 - b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits without extensions may be issued for the life of the project.
 - c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.

10. **Water Sprinkling During Grading.** The following dust control measures shall be required, and shall be accomplished using recycled water whenever the Public Works Director determines that it is reasonably available:
 - a. Site grading and transportation of fill materials.
 - b. Regular water sprinkling; during clearing, grading, earth moving or excavation.
 - c. Sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied on-site to prevent dust from leaving the site.
 - d. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.
 - e. Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement on-site damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.

11. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used, as directed by the Building Inspector.
12. **Gravel Pads.** Gravel pads shall be installed at all access points to the project site to prevent tracking of mud on to public roads.
13. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
14. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
15. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number(s), work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The construction contact phone number shall include an option to contact a person instead of a machine in case of emergency. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.
16. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.
17. **Graffiti Abatement Required.** Owner and Contractor shall be responsible for removal of all graffiti as quickly as possible. Graffiti not removed within 24 hours of notice by the Building and Safety Division may result in a Stop Work order being issued, or may be removed by the City, at the Owner's expense, as provided in SBMC Chapter 9.66.
18. **Unanticipated Archaeological Resources Contractor Notification.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the applicant shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

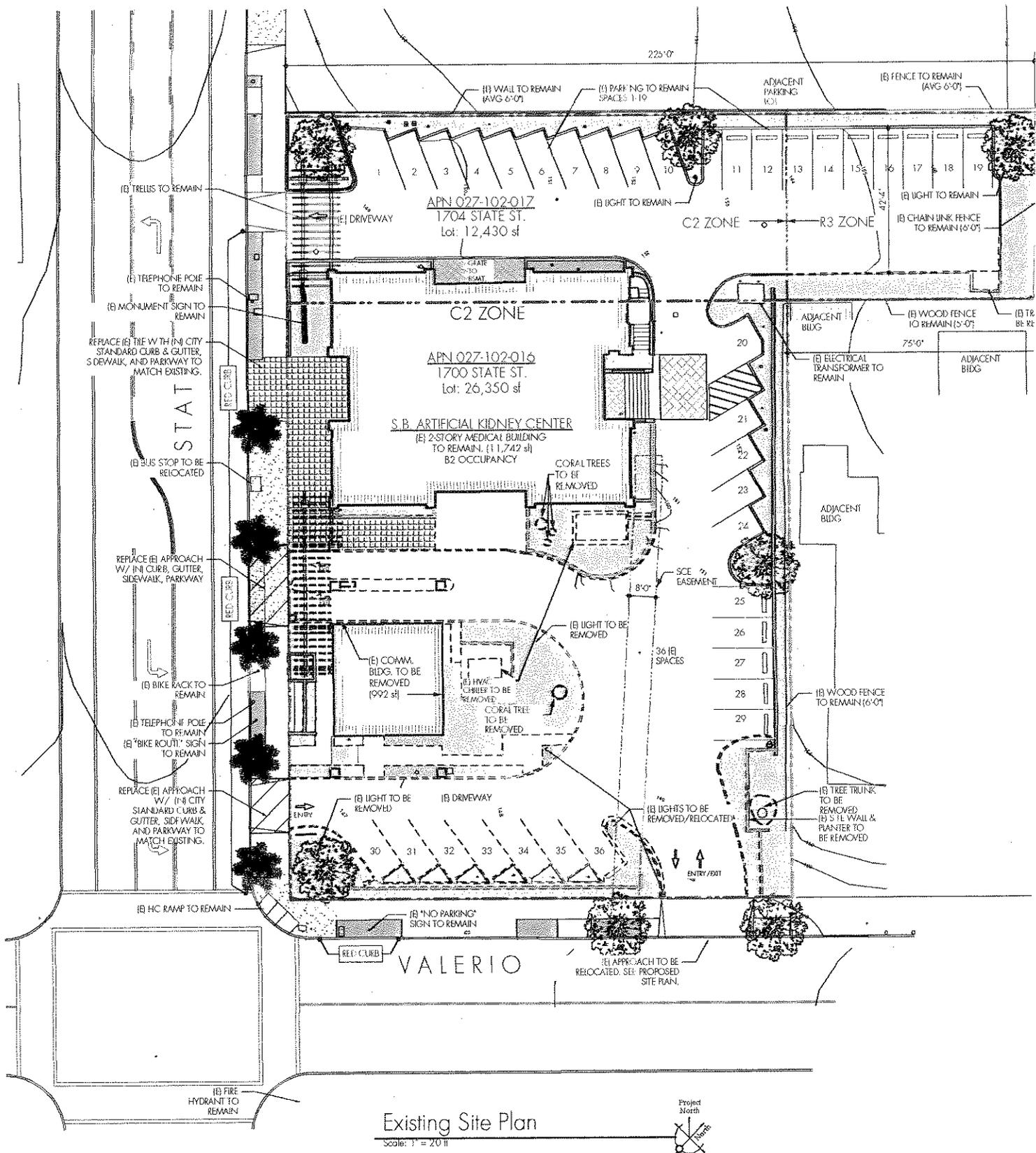
- G. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
 2. **Complete Public Improvements.** Public improvements, as shown in the improvement/building plans, including utility service undergrounding and installation of street trees.
 3. **Cross-Connection Inspection.** The Owner shall request a cross connection inspection by the Public Works Water Reclamation/Cross Connection Specialist.
 4. **Fire Hydrant Replacement.** Replace existing nonconforming type fire hydrant(s) with commercial-type hydrant(s) described in Standard Detail 6-003.1 Paragraph 2 of the Public Works Department Standard Details.
 5. **Manholes.** Raise all sewer and water manholes on easement to final finished grade.
 6. **Existing Street Trees.** Submit a letter from a qualified arborist, verifying that the existing street tree(s) have been properly pruned and trimmed.
 7. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11" board and submitted to the Planning Division.
- H. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

NOTICE OF DEVELOPMENT PLAN TIME LIMITS:

The development plan approved, per Santa Barbara Municipal Code §28.87.350, shall expire four (4) years from the date of approval unless:

1. A building or grading permit for the work authorized by the development plan is issued prior to the expiration date of the approval.
2. A time extension is granted by the Staff Hearing Officer for one (1) year prior to the expiration date of the approval, only if it is found that there is due diligence to implement and complete the proposed project. No more than one (1) time extension may be granted.



Existing Site Plan

Scale: 1" = 20' 11"



EXHIBIT B



CEARNAL ANDRUI ATTIS LLP
ARCHITECTURE & INTERIOR DESIGN

October 2, 2008

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

RECEIVED
OCT 02 2008

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Santa Barbara Artificial Kidney Center Expansion
1700 & 1704 State Street, Santa Barbara, CA 93101
APNs: 027-102-016 (1700 State St.) and 027-102-017 (1704 State St.)

Dear Planning Commissioners:

We are pleased to submit for Planning Commission review and approval the expansion of the Santa Barbara Artificial Kidney Center, LLC dialysis facility.

This expansion is necessary to accommodate the growing chronic dialysis population in Santa Barbara and the South Coast. This population has increased approximately 25% in the last three years and is expected to continue to grow at a rate of 7% to 10% per year for the foreseeable future. This reflects the national trend in accelerated growth in the chronic kidney disease population due to rampant obesity related diabetes and hypertension in ever younger patients, paired with the increasing longevity of our general population who develop age related chronic kidney disease.

Due to this demand for dialysis, the current facility will maximize its capacity within the next two years. This is the largest facility for dialysis and home dialysis training on the South Coast. Because construction of an entirely new ground-up facility to serve the South Coast population would likely be cost prohibitive, adding onto this essential community medical resource is critical.

The project property is located at 1700 and 1704 State Street, on the corner of State Street and East Valerio Street and is comprised of two parcels. Both properties are currently owned by the 1704 State Street, LLC, whose principals are Thomas R. Allyn, M.D., Michael B. Fisher, M.D. and Darol D. Joseff, M.D., and shares common ownership with the dialysis center. Lot #1 (APN 027-102-016/1700 State St.) is 26,350 square feet and is zoned C-2. Lot #2 (APN 027-102-017/1704 State St.) is 12,430 square feet and is zoned C-2 & R-3. The total site area is 38,780 square feet (0.89 acres). Pursuant to City Zoning Ordinance 28.87.300.B.14, and in our voluntary lot merger application, the site would be entitled to (2) 3,000 square foot additions, for a total of 6,000 square feet.

There are currently two buildings on the site. Originally constructed in 1979 as a bank, the larger existing two-story building is a 9,880 square foot structure converted to a dialysis facility in 1993. The smaller one-story building (formerly the drive-thru banking facility) is a 992 square foot structure occupied by "DAC-Video Rental" store.



CEARNAL ANDRULAITIS LLP
ARCHITECTURE & INTERIOR DESIGN

Planning Commission
City of Santa Barbara
Artificial Kidney Center Expansion
October 2, 2008
Page 2 of 3

We are seeking Planning Commission Approval to demolish the smaller existing 992 net square foot commercial building and construct a new 5,395 net square foot addition to the existing 11,765 net square foot dialysis facility. A new central reception area will be created between the existing and new facility, which will facilitate access from both the front (State St.) and the rear of the building. Currently access to the facility is only from the rear parking lot.

We will be requesting a modification of the City Zoning Ordinance parking requirement for this essential community medical facility.

The existing parking provides a site total of 36 spaces, which is currently shared with the video rental store. The proposed project would require 62 spaces per the ordinance, based on the rate for medical buildings (250/s.f.), and the 10% reduction for office buildings over 10,000 square feet. The proposed plan provides a total of 41 parking spaces. We believe this modification request is justified because the Santa Barbara Artificial Kidney Center is an atypical medical office building. The number of daily patient visits is lower than the average medical facility, and the average duration of visit is longer than for typical medical offices. The unique dialysis operations at the center result in not only lower parking demand when compared to a typical medical office, but also less traffic. Dialysis patients are most often delivered for their vital dialysis treatments by American Medical Response vans or van shuttles provided by "Easy Lift" to the facility. Please see a full explanation in the "Parking and Trip Generation Analysis" completed October 1, 2007, by Associated Transportation Engineers, and the revised parking study by ATE dated July 29, 2008. Considering that this is the largest facility of its kind on the South Coast and the previously mentioned national trend in growth of chronic kidney disease, we do not foresee a change of use for this building in the near future.

The existing site will largely remain as it appears currently, with slight alteration to the area at the existing East Valerio Street driveway and removal of the entrance from State St. from the South East side of the site. The north and northeast parking and landscape areas will remain the same as they are currently. The landscape at the south and east of the property will be modified by the removal of three large coral trees in the southeastern corner of the site. An existing tree stump and roots at the North East entrance to the site will be removed to allow for three more parking spaces. Drainage and catch-basins will be adjusted to accommodate the new parking layout and landscaping. Permeable surfaces will be incorporated into the parking area to address runoff.

New mechanical systems will be implemented for greater efficiency of the entire medical facility. We are proposing to replace the existing ground mounted mechanical chillers with new, efficient, smaller mechanical chillers on to the existing two-story rooftop. This allows for the new central reception area of the addition. We are also pursuing other green building approaches for the project, including solar panels on the rooftops, efficient flash- or on-demand tank-less water heating systems, natural daylight and ventilation and appropriate sun-shading at south and west facing glazing.



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ARCHITECTURE & INTERIOR DESIGN

Planning Commission
City of Santa Barbara
Artificial Kidney Center Expansion
October 2, 2008
Page 3 of 3

The following materials are being submitted for your review:

- 10 copies of Title Sheet (Sheet A-000).
- 10 copies of Site Plan (Sheet A-100).
- 10 copies of Floor Plans (Sheets A-101 through A-102).
- 10 copies of Exterior Elevations (Sheet A-201).
- 10 copies of Landscape Plan (Sheet L-1.0).
- 10 copies of Grading and Drainage Plan (Sheet C1).
- 10 copies of Site Cross Sections (Sheet C2).
- 10 copies of Existing Basement Plan (Sheet A-5, dated June 1, 1993).

We have revised our plans to address all of the concerns that were raised by Planning, Engineering, Transportation, and Building & Safety Staff during the DART process per the DART comments letter, dated September 3, 2008. Our responses are attached in Exhibit A. We are looking forward to meeting with you soon to review this project.

Respectfully,

Brian Cearnal
President
Cearnal Andrulaitis LLP

encl.: Exhibit A- PRT Comments Letter Responses
cc.: 1704 State Street, LLC



HISTORIC LANDMARK COMMISSION
CASE SUMMARY

MST2007-00494

COMM ADDN 1704 STATE ST

Page: 1

Project Description:

Proposal for expansion of the existing Santa Barbara Artificial Kidney Center. The project includes the demolition of an existing 992 square foot structure formerly known as the DAC Video Store and the original bank teller drive-thru area. The proposed project includes the construction of a new, one-story, 5,693 square foot addition to an existing, two-story, 11,742 square foot medical office building. A total of 44 parking spaces are proposed, along with landscaping and repairs to the existing building. The project will require Planning Commission approval of the Development Plan, a Zoning Modification for a reduction in the required number of parking spaces, and a Conditional Use Permit.

Activities:

11/20/2008 (f) *Print HLC Process Sheet*

6/25/2008 *HLC-Concept Review (Continued)*

(Third Concept Review. Project requires Environmental Assessment and Planning Commission Approval.)

(3:43)

Present: Dr. Thomas Allyn, Santa Barbara Artificial Kidney Center; and Brian Cearnal, Architect

Motion: Continued indefinitely to the Planning Commission with positive comments: 1) There is full support of the circulation plan and relief from the parking requirements considering the public benefit of the additional landscaping and the elimination of three driveways off State Street, which takes into consideration the potential end-user of this project. 2) As to the design, the following comments and recommendations are made: a) The building composition, massing, size, bulk, and scale are acceptable. b) Reconsider the materials of the garden wall and the long section nearest the corner of State and Valerio Streets which should be treated as green walls, landscaped against a plain surface, with the exception of the longest wall having the detail as currently proposed. c) Study some resolution of the existing building entrance on State Street that respects both the symmetry and the integration of any openings into the façade. The building entrance should be integrated into the design. d) The

Activities:

Commission still looks to some resolution of the balcony so that it is designed in a more traditional manner.

Action: Boucher/Adams, 7/0/0. (Naylor stepped down. Sharpe absent.) Motion carried.

6/11/2008**HLC-Concept Review (Continued)**

(Second Concept Review. Project requires Environmental Assessment and Planning Commission Approval.)

(2:58)

Present: Brian Cearnal, Architect; Bob Cunningham, Landscape Architect; and Dr. Thomas Allyn, Property Owner

Public comment opened at 3:11 p.m. and, as no one wished to speak, it was closed.

Motion: Continued two weeks with the following comments: 1) The Commission supports the site design and would support the modification for relief from the full parking requirement for benefits in the reduced number of curb cuts on State Street and the additional landscape area on the site; 2) The Commission supports the design direction that the design has now taken; 3) Applicant to further refine and mitigate the 18-foot tall stone wall, height, and mass on State Street, and further develop the proposed details, particularly of the cornice; 4) The Commission expressed further appreciation on the pursuance of the design and to the landscape architect for providing visual examples of all plant species provided; 5) A 3-D computer model shall be provided. 6) All elevations to be at eighth scale.

Action: Boucher/Adams, 7/0/0. (Murray/Naylor absent.) Motion carried.

Commission comments: Some of the Commissioners proposed the applicant restudy the dimensions of the windows and the use of an acacia tree in the front yard; modulate the stone wall with possible planters placed to punctuate to help break down the wall scale making the wall a possible foil for landscaping, and to eliminate balcony rail as a design.

6/5/2008**HLC-Resubmittal Received**

Already scheduled for June 11th.

5/20/2008**HLC-Correspondence/Contact**

Applicant Brian Cearnal called and requested that the Second Concept Review of this item be scheduled for June 11, 2008 instead of May 28th. No fees. SG

5/1/2008**HLC-Correspondence/Contact**

Applicant Brian Cearnal called and requested a two week postponement from 5/14/08 to 5/28/08 as he will be out of town. This would be for the second concept review.

Activities:**4/30/2008 HLC-Concept Review (New)**

(PROJECT REQUIRES ENVIRONMENTAL ASSESSEMENT AND PLANNING COMMISSION APPROVAL.)

(4:58)

Present: Brian Cearnal, Architect; and Dr. Thomas Allyn, Santa Barbara Artificial Kidney Center

Public comment opened at 5:05 p.m.

Sandy MacCartney, representing Valerio East Owners' Association, expressed concern with the possible generation of traffic and noise. She added that the Association supports the Center's work.

Kellam de Forest, local resident, commented that the proposed building does not fit in with El Pueblo Viejo (EPV) Guidelines.

Public comment closed at 5:09 p.m.

Straw votes: How many Commissioners believe that this addition needs to be more compatible with the established styles in the EPV District? 8/0.

How many Commissioners would support the proposal and believe it would be more compatible with EPV if the front building is kept intact and the addition happened in the back? No vote.

Motion: Continued two weeks with the comment that the proposed architecture must conform to El Pueblo Viejo District Guidelines.

*Action: Boucher/Adams, 6/0/1. (Curtis abstained. Naylor stepped down. Hausz absent.)
Motion carried.*

4/30/2008 HLC-Notice Prepared-PC/SHO Req**4/16/2008 HLC-Posting Sign Issued**

Posting sign issued to applicant

4/16/2008 HLC-Resubmittal Received

HLC first time submittal received.



ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • FAX (805) 682-8509

Since 1978

Richard L. Pool, P.E.
Scott A. Schell, AICP PTP

July 29, 2008

07082L04.WPD

Dr. Thomas Allyn
Artificial Kidney Center
1704 State Street
Santa Barbara, CA 93101

RECEIVED

JUL 30 2008

CITY OF SANTA BARBARA
PLANNING DIVISION

PARKING AND TRIP GENERATION ANALYSIS FOR THE ARTIFICIAL KIDNEY CENTER PROJECT - CITY OF SANTA BARBARA, CALIFORNIA

Associated Transportation Engineers (ATE) has prepared the following parking and trip generation analysis for the Artificial Kidney Center Project, located at 1704 State Street in the City of Santa Barbara. The study reviews the City Zoning Ordinance parking requirements for the project, provides an analysis of the project's parking demands, reviews the project's trip generation and trip distribution forecasts, and responds to comments provided by City staff.

PROJECT DESCRIPTION

The project site is located at the northeast corner of State Street and E. Valerio Street in the City of Santa Barbara. The project is proposing to demolish an existing 992 net square-foot (n.s.f.) video rental store and construct a 5,368 n.s.f. addition to the existing 11,765 n.s.f. Artificial Kidney Center. The project will also expand the first floor entry area by 63 n.s.f. for a future total of 17,196 n.s.f. The project site plan (attached for reference) shows that 41 surface level parking spaces would be provided on-site.

CITY OF SANTA BARBARA ZONING ORDINANCE PARKING REQUIREMENTS

The City's Zoning Ordinance parking requirement ratio for Medical Offices is 1 parking space/250 n.s.f. It is noted that the Zoning Ordinance allows a 10% reduction in required parking for office buildings containing 10,000 to 30,000 n.s.f. Therefore, a 10% reduction

factor was applied to the Project's parking requirement calculation. Table 1 presents the Project's Zoning Ordinance parking requirements.

Table 1
Zoning Ordinance Parking Requirements

Land Use	Size (a)	Rate	Parking Requirement
New Kidney Center	17,196 n.s.f.	1 space/250 n.s.f.	69 spaces
10% Zoning Ordinance Reduction			-7 spaces
Total			62 spaces

(a) Floor areas measured in net square feet.

The data presented in Table 1 show that the Zoning Ordinance parking requirement for the project is 62 spaces. The 41 spaces proposed for the site would not satisfy the Zoning Ordinance parking requirement.

PROJECT PARKING ANALYSIS

The Kidney Center operation is not typical of a medical office. The number of daily patient visits is lower, and the average visit duration is longer than for a typical medical office. Furthermore, many of the patients are dropped off for treatment and thus generate a short-term parking demand during the drop-off and pick-up periods. The attached letter written by Dr. Allyn documents the nature of the parking demands and traffic associated with operations at the Kidney Center. The unique operations at the center result in less traffic and lower parking demand when compared to a typical medical office. Parking demands for the existing Kidney Center building were therefore determined based on parking surveys collected at the existing facility.

Existing Parking Demands

Parking surveys were conducted at the Kidney Center site to determine the existing parking demands generated on-site. Operational data provided by Kidney Center staff indicates that patients typically receive treatment at the facility three times per week, either on Monday-Wednesday-Friday or Tuesday-Thursday-Saturday. Therefore on-site parking utilization would remain the same on Mondays, Wednesdays, and Fridays, and the same on Tuesdays, Thursdays, and Saturdays (see attached letter). Based on this data, ATE conducted parking surveys at the site over a two-day period, Wednesday, August 15, 2007 and Thursday, August

16, 2007 to capture the parking demands associated with the two patient treatment schedules. Over the two-day survey period, parked vehicles were recorded hourly from 10:00 A.M. to 5:00 P.M. at the project site. The existing parking lot currently contains an area designated for video store parking and provides parking in the previous bank drive-thru area. The parking surveys determined the existing demand at the Kidney Center facility area separately from the existing video store parking demand. Parking demand for the handicapped parking and the drive-through area at the site were also recorded separately. The parking survey data is attached for reference (Attachment A). Table 2 summarizes the survey data for the existing Kidney Center facility excluding the parking data for the existing video store.

Table 2
Peak Parking Demands

Date	Time	Kidney Center	Handicap Parking	Drive Thru Area	Total Spaces
August 15, 2007	12:00 P.M.	21	2	4	27
August 16, 2007	10:00 A.M.	24	0	4	28
Peak Demand					28

As shown in Table 2, the peak parking demand recorded at the existing Kidney Center facility was 28 spaces at 10:00 A.M. on August 16, 2007. As shown in Attachment B, the parking demand rate for the Kidney Center is 1.95 spaces per 1,000 gross square-feet of building area (28 spaces/14.366 gsf = 1.95).

Future Parking Demands

The peak parking demand estimate for the project was calculated based on the rate developed from the parking survey data collected at the existing facility. Table 3 shows the parking demand estimate calculated for the project based on the rate developed from the parking survey data.

Table 3
Future Parking Demand - Existing Demand Rate

Land Use	Size (a)	Rate	Parking Demand
Kidney Center	18,944 g.s.f.	1.95 spaces/1,000 g.s.f.	37 spaces

(a) Floor areas measured in gross square feet.

The data presented in Table 3 show that the peak parking demand for the project is 37 spaces. The 41 on-site spaces proposed for the project would therefore satisfy the parking demand based on the rate developed from the Kidney Center parking surveys.

TRIP GENERATION

Trip generation estimates were calculated for the existing and proposed uses at the project site based on rates presented in the ITE Trip Generation Manual¹ for Medical Offices (Land-Use Code #720) and Video Rental Stores (Land-Use Code #896). Table 4 summarizes the results of the trip generation analysis.

Table 4
Trip Generation Estimates

Land Use	Size (a)	ADT		A.M. Peak Trips		P.M. Peak Trips	
		Rate	Trips	Rate	Trips	Rate	Trips
Existing							
Kidney Center	14,366 g.s.f.	36.13	519	2.48	36	3.72	53
Video Store	1,051 g.s.f.	136.00	143	0.00	0	13.6	14
<i>Existing Total</i>	-		662		36		67
Proposed							
Kidney Center	18,944 g.s.f.	36.13	684	2.48	47	3.72	70
Net Change			+ 22		+ 11		+ 3

(a) Floor areas measured in gross square feet.

¹ Trip Generation, Institute of Transportation Engineers, Seventh Edition, 2003.

Table 4 shows that the project would result in a net increase of 22 ADT, 11 A.M. peak hour trips, and 3 P.M. peak hour trips. Critical intersections in the study-area are located along the Mission Street corridor between State Street and the U.S. Highway 101 interchange. Once the net project-generated trips are distributed to and from the site, the project would add less than 5 peak hour trips to the Mission Street intersections, and thus would not generate impacts based on the traffic assessment methodology used by the City.

This concludes our parking and trip generation analysis for the Artificial Kidney Center Project.

Associated Transportation Engineers



Scott A. Schell, AICP,PTP
Principal Transportation Planner

SAS/MMF

cc: Brian Cearnal, Cearnal Andrulaitis LLP

Attachments: Project Site Plan
Kidney Center Operations Letter
Attachment A - Parking Survey Data
Attachment B - Parking Demand Calculations

Santa Barbara Artificial Kidney Center, LLC
1704 State Street
Santa Barbara, California 93101
Telephone: 805-682-9942
Facsimile: 805-563-4629

Scott A Schell, AICP
Associated Transportation Engineers
Suite 4
100 North Hope Avenue
Santa Barbara, California 93110

August 28, 2007
By Facsimile

Dear Mr. Schell:

In preparation for our proposed expansion, I am writing to you today to describe the nature of the parking and traffic needs associated with the operation of the Santa Barbara Artificial Kidney Center here at 1704 State Street.

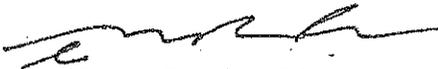
The patients receiving dialysis treatments here are chronically ill and frequently unable to drive themselves to and from their treatments. A small minority do drive, but the vast majority are brought here by someone else.

Some arrive by private car usually driven by a family member who would drop the patient off and then return three to four hours later to pick up the patient for the return trip home. Sometimes this results in the short term use of a parking space, but often not if the patient's treatment has been completed and they are ready to leave.

A very large percentage of the patients are brought to and from their dialysis treatments in multi-passenger American Medical Response and Easy Lift vans which only generate short term parking demands when the patients are loaded and unloaded. During the patient's treatment times, the vans leave for other duties, then return at the end of the dialysis shift to take the patients home.

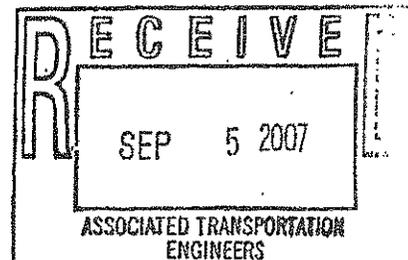
As a result of all of the above, the incremental parking needs and trip generations from our proposed expansion are far less for a facility like this than other medical or retail uses.

Sincerely,



Thomas R. Allyn, M.D.
CEO

CC: Brian Cearnal, AIA
Michael H, McAlister, AIA



ATTACHMENT A

Artificial Kidney Center

Project# 07082

Parking Site: Dac Video

Parking Site: Kidney Center

Wednesday 15-Aug-07

Capacity: 9

Capacity: 33

Time	Dac Video	% Occupied
10:00am	0	0%
11:00am	2	22%
12:00pm	3	33%
1:00pm	0	0%
2:00pm	0	0%
3:00pm	2	22%
4:00pm	2	22%
5:00pm	2	22%

Time	Kidney Center	Handicap Parking	Drive Thru Area	Total	% Occupied
10:00am	16	2	4	22	67%
11:00am	18	1	4	23	70%
12:00pm	21	2	4	27	82%
1:00pm	18	3	0	21	64%
2:00pm	18	1	2	21	64%
3:00pm	22	0	2	24	73%
4:00pm	17	1	2	20	61%
5:00pm	16	1	2	19	58%

Parking Site: Dac Video

Parking Site: Kidney Center

Thursday 16-Aug-07

Capacity: 9

Capacity: 33

Time	Dac Video	% Occupied
10:00am	2	22%
11:00am	2	22%
12:00pm	1	11%
1:00pm	4	44%
2:00pm	3	33%
3:00pm	1	11%
4:00pm	0	0%
5:00pm	1	11%

Time	Kidney Center	Handicap Parking	Drive Thru Area	Total	% Occupied
10:00am	24	0	4	28	85%
11:00am	22	0	4	26	79%
12:00pm	21	0	3	24	73%
1:00pm	20	0	3	23	70%
2:00pm	20	1	2	23	70%
3:00pm	19	0	1	20	61%
4:00pm	20	0	1	21	64%
5:00pm	18	1	1	20	61%

ATTACHMENT B
ARTIFICIAL KIDNEY CENTER
PARKING DEMAND CALCULATION

Existing Artificial Kidney Center - 14,366 gross square-feet (gsf):

Peak Parking Demand at 10:00 A.M.

Kidney Center Parking 24 spaces

Handicapped Parking 0 spaces

Drive-Thru Parking 4 spaces

Total 28 spaces

Parking Demand Rate:

$$28 \text{ spaces} / 14.366 \text{ gsf} = 1.95 \text{ spaces} / 1,000 \text{ gsf}$$

