



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** May 26, 2011  
**AGENDA DATE:** June 2, 2011  
**PROJECT ADDRESS:** 320 W. Pueblo Street (MST2003-00152)  
 Santa Barbara Cottage Hospital  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Senior Planner *DJK*  
 Suzanne Riegle, Assistant Planner *SR*

### I. PROJECT DESCRIPTION/BACKGROUND

On March 24, 2005, the Planning Commission approved the Santa Barbara Cottage Hospital (SBCH) Modernization and Seismic Compliance Plan. As required by State law, SBCH is being seismically retrofitted and upgraded. The project involves the demolition of hospital structures, including the existing main hospital building and Eye Center and structures located on the adjacent block bounded by Oak Park Lane, and Junipero, Castillo and Pueblo Streets. New hospital structures will be constructed resulting in a 712,550 sq. ft. hospital facility. The existing South Wing, East Wing, Centennial Wing, and Buildings G and K will remain as part of the hospital complex. A helipad will be constructed on the roof of the Diagnostic and Treatment Building (Exhibit A). The number of licensed beds will be reduced from 456 to 337.

To allow the new hospital construction, the 2300 Block of Castillo Street between Pueblo and Junipero Streets has been permanently closed. Parking for the project is provided in two new multi-level parking structures and surface parking lots. The Knapp parking structure is located behind the Knapp Building at 2400 Bath Street, and is intended primarily for hospital staff. The Pueblo parking structure is located at the northeast corner of Pueblo and Castillo Streets. A childcare center consisting of three single story structures is located adjacent to the Pueblo parking garage. Construction of the project is expected to be completed in 2015 and the hospital will remain operational during construction.

A new Hospital Area Specific Plan (SP-8), was established as part of the approval in 2005, and provides a hospital-oriented zone and specifies allowable land uses and development standards for three separate areas within the project site. SP-8 facilitates the reconstruction of the existing facilities as well as future development within the SP-8 zone. A Development Agreement was also approved to facilitate the lengthy construction period and ensure that the project is carried out in a timely manner.

### II. PURPOSE

As part of the Santa Barbara Cottage Hospital Modernization and Seismic Compliance Plan approval in 2005, Condition of Approval F.4 required an annual review of the project during construction, and

for three years following the issuance of the Certificate of Occupancy for the project (Exhibit B-PC Resolution No. 020-05). The condition is intended to provide the Community Development Director and Planning Commission an annual progress report during the various construction phases of the Hospital project, and reads as follows:

*“Each year during project construction and for three years following Certificate of Occupancy issuance for final construction phase, SBCH shall submit a report on project status. The report shall include, but not be limited to, schedule, tree protection, construction traffic, solid waste reduction, issues that have arisen and complaints that have been made during the prior year and steps taken to resolve them, progress made, accomplishments, and other items determined appropriate in consultation with the Community Development Director. Under no circumstances, may existing conditions of approval be amended or new conditions imposed unless requested by the applicant. Provided however, as part of the annual reporting process, the applicant and the Community Development Director shall review the effectiveness of construction requirements and conditions and, with the benefit of the public outreach process, determine where refinements can be made to further minimize short-term construction impacts to the surrounding neighborhood and maintain or expedite the construction schedule. Such refinements may be made by the Community Development Director and reported to the Planning Commission through the annual reporting process. The Planning Commission may make suggestions and request additional information.”*

### **III. DISCUSSION OF ISSUE AREAS**

The annual review of the hospital construction progress was last reviewed on August 12, 2010 for construction during years 2005-2009. This report reviews the past year of project construction, with specific focus on the schedule, tree protection, construction traffic, solid waste reduction and neighborhood issues and concerns (See Exhibit C for more details):

#### **A. SCHEDULE**

The following provides an annual summary of major construction accomplishments made during the last year (2010):

- Neighborhood Traffic Management Program (NTMP) Intersection Improvements are permitted and now 40% complete.
- Remodel of the Centennial Wing and construction of Diagnostic and Treatment (D&T) Department and two nursing pavilions (Phase 4) is 86% complete.

Based on information provided by SBCH, the new hospital reconstruction project is anticipated to meet State mandated deadlines with completion anticipated by 2015.

#### **B. TREE PROTECTION**

The SBCH Reconstruction Project requires the removal of approximately 324 trees, the preservation of 109 trees, and the replacement of 398 trees to be planted over the course of the phased construction schedule. Conditions of approval were imposed to minimize stressful conditions to protected trees during demolition and construction activities.

During the last year, tree protection fencing was damaged and repaired, two Sycamore trees in the area identified as Romasanta Park died, and replacement trees were planted, and a dead Canary Island Pine tree was removed and replaced.

**C. CONSTRUCTION TRAFFIC**

Conditions of approval related to construction traffic were applied to the SBCH project to minimize traffic conflicts and congestion in the immediate area and the surrounding neighborhood. To lessen impacts to local roadways, parking, and pedestrian circulation, SBCH was required to prepare a Construction Management Plan (CMP) for each phase of construction. The CMP establishes routes for construction-related traffic in order to minimize construction trips through residential areas. The CMP also identifies street closures anticipated during each construction phase, as well as associated detour routes for such street closures. In order to minimize conflicts associated with construction traffic, a Haul Route Plan was prepared to limit construction equipment hauls and delivery routes to Junipero and Pueblo Streets. The plan requires that the shortest routes to U.S. 101 be used.

In general, construction traffic has been managed adequately. Although some concerns have been expressed from neighboring residents and surrounding uses regarding the inconvenience of street closures, SBCH has complied with Conditions of Approval C.3 and C.34 requiring advance notification of construction activities and street closures.

While not directly related to construction traffic conflicts and congestion, complaints were received about construction workers arriving at the work site prior to approved hours of construction. Both SBCH personnel and the project construction contractor monitored the work site to ensure compliance with the approved construction hours.

**D. SOLID WASTE REDUCTION**

Per Condition of Approval C.16, SBCH is required to feasibly reduce, reuse, and recycle demolition and construction waste consistent with State and City diversion goals. Through the combined efforts of McCarthy Building Companies, Inc., and Marborg Industries, Inc., approximately 72% of all solid waste materials associated with Phase 4 of the project has been diverted from the Tajiguas Landfill.

The overall recycle rate of 72% exceeds the City’s Construction and Demolition Ordinance minimum requirement of 70% diversion. The following solid waste quantities have been diverted over the preceding five years:

**Solid Waste Reduction (2010)**

Solid Waste Reduction Practice	Tons	Percent
Source Separated Concrete and Asphalt Loads (job-site)	41.32 Tons	2%
Source Separated Rubble Loads (job-site)	44.9 Tons	2%
Construction and Demolition Loads (Marborg)	2,240.23 Tons	96%
<b>Total Project Tonnage</b>	<b>2,326.45 Tons</b>	<b>100%</b>
<b>Total Tonnage Diverted from Landfill</b>	<b>1,878.40 Tons</b>	<b>72%</b>
<b>Residual from Floor Separated Loads</b>	<b>448.05 Tons</b>	<b>28%</b>

## **E. OTHER ISSUE AREAS**

### **Neighborhood Meetings**

Pursuant to Condition of Approval C.34., the Hospital has held 10 informational meetings with the neighborhood as a means to keep interested parties and surrounding neighbors abreast of the construction phases and schedule. At the three neighborhood meetings that were held on May 18, 2010, November 8, 2010 and May 9, 2011, the neighbors had an opportunity to provide comments and ask questions.

### **Neighborhood Issues and Concerns**

Issues and concerns expressed by neighborhood residents for the previous year (2010) have been documented by SBCH and submitted as part of Exhibit A (Neighborhood Complaint Log). The Complaint Logs identify the type of complaints filed and actions taken to resolve them, if warranted. Complaints during this timeframe varied from construction workers parking on surrounding streets to trash left by construction workers in front of neighboring office buildings.

During the last year (2010), the following type of complaints were received.

- Complaint regarding large numbers of cigarette butts left in front of adjacent building:
- Police Department Referral regarding the location of newly painted red zone
- Request to paint hospital beige instead of white.
- Request for replacement of two dead Sycamore Trees
- Construction hours
- Construction workers parking on streets

The majority of these complaints were resolved by SBCH and/or McCarthy personnel. However, the issues of on-street parking by construction workers requires more follow up by City Staff and Hospital representatives. Hospital representatives regularly monitor the on-street parking surrounding the hospital to assure that the construction employees are parking in the off-site parking lots and being bused to the job site.

### **Police Department Referral**

The Police Department requested information for a complaint about red curb on Oak Park Lane to City Transportation Operations Staff for review. Two parking citations had been contested stating that the curb was newly painted without approval by the City. The location of the painted red curb was located between the driveway and the midblock fire hydrant. City Transportation staff reviewed the location of the red curb and determined that the red curb would remain through the construction activities on the site. The Police Department was forwarded the information from Transportation Staffs investigation to determine if citations would be dismissed. Staff recently visited the site and the red curb has been removed.

### **Tree Protection and Health**

The Project Environmental Coordinator (PEC) performs periodic inspections, and assures compliance with the Mitigation Monitoring Report Program that was approved for the project during construction.

The PEC noted damaged tree protection fencing and storage of items within the fenced area. The PEC notified the contractor, who completed repairs to fencing and removed the stored items.

Three trees were reported to have died during the 2010 construction year. In June 2010, it was reported that two Sycamore trees had died as a result of the storm drain installation in Romasanta Park. SBCH replaced the trees, and hired Bartlett Tree Care to monitor the replacement trees to ensure successful planting, establishment and health of the trees. In October 2010, it was reported that a Canary Island Pine Tree had died and become a safety concern. It was determined that the death of the tree was not construction related. It was replaced with another tree.

#### On-Street Parking/Noise by Construction Workers

All construction workers except for project manager and subcontractor staff are required to park off-site, and be shuttled to and from the job site. A neighbor complained that construction noise was occurring prior to the approved 7:00 a.m. start time at the drop-off /pickup location on Oak Park Lane. Subsequently, hospital staff relocated the drop-off/pickup location from Oak Park Lane to Junipero Street, after determining that the noise was the reverse alarm chime on the shuttle busses. The Hospital and City Staff received complaints from neighborhood residents regarding construction workers parking on surrounding area streets. As part of the response to these complaints, City Staff contacted both the PEC for the project and SBCH administrators to request proper and timely action.

The Project Superintendent for SBCH took action by monitoring the surrounding area streets, sometimes as early as 6:30 a.m., and took photographs of the suspect vehicles. This method was instituted to resolve this issue in a prompt manner. Contractors violating the requirement that they not park on surrounding streets were then notified that fines would be levied if additional infractions occurred. This approach proved to be effective, with the exception of training new construction workers as they are introduced to the project.

#### **IV. CONCLUSION**

Since the last construction update, Phase 4 of the project has begun construction and is nearing completion, and most of the off-site public improvements have been constructed. The project is on schedule to meet state mandated timelines.

As described in this report, the construction timeframe for the new hospital is lengthy and at times has posed an inconvenience for surrounding neighbors. However, given the scope of the project, construction activities have been achieved in a timely manner and proceeded relatively well. Concerns and issues identified by neighboring residents have been acknowledged and, to the extent feasible, addressed by SBCH personnel, construction contractors, the PEC, and City Staff. Based on this review, Staff is not proposing any changes to the Conditions of Approval.

#### Exhibits:

- A. Selected Conditions from PC Resolution 020-05 (as amended by CC on 4/26/05)
- B. Annual Report Submitted by Applicant, January 19, 2011



**28. Conditions on Plans/Signatures.** All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. 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:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

**E. During Construction Requirements – All Phases and Specific Phases as noted.**

**1. Construction Hours**

**a. For work done under OSHPD (Hospital Phases: 1, 2B, 3, 4, 4A, 5A, 5B, 6 & 8):**

- i. Workers arrive at the site approximately between 6:30 and 7:00 from off-site parking;
- ii. Start work at 7:00 am Monday through Saturday;
- iii. Stop exterior work at 5:30 pm Monday through Thursday\*;
- iv. Stop exterior work at 5:00 pm on Friday\*;
- v. Stop exterior work at 4:30 pm on Saturday\*;
- vi. No work on Sunday or recognized holidays;
- vii. No restrictions on interior work once building shell is complete;
- viii. No restrictions on administrative activities;
- ix. The following activities which will create unusually greater noise levels will not begin before 7:30 a.m. Monday through Friday, and stop at 5:00 p.m. Monday through Friday, and shall not be done at all on Saturdays:
  - (a) Pile driving (non-drilling);
  - (b) Saw-cutting concrete (exterior work); and
  - (c) Concrete and rock crushing

**2. For work done on City inspected structures & improvements (Phases: 1B, 2A, Oak Park Storm Drain, Child Care Center)**

- a. Workers arrive at the site approximately between 6:30 and 7:00 from off-site parking;
- b. Start work at 7:00 am Monday through Friday;

- c. Stop exterior work at 5:30 pm Monday through Thursday \*;
- d. Stop exterior work at 5:00 pm on Friday \*;
- e. Only work two Saturdays per month if necessary;
- f. Start work at 8:00 am on Saturday;
- g. Stop exterior work at 4:30 pm on Saturday \*;
- h. No work on Sunday or recognized holidays;
- i. No restrictions on administrative activities;
- j. The following activities which will create unusually greater noise levels will not begin before 7:30 a.m. Monday through Friday, and stop at 5:00 p.m. Monday through Friday, and will not be done at all on Saturdays:
  - i. Pile driving (non-drilling);
  - ii. Saw-cutting concrete (exterior work);
  - iii. Concrete and rock crushing;
  - iv. Jack hammering.

\* Please note that this is the time workers would leave the site. Activities would end approximately 15 to 20 minutes prior to this time to provide the opportunity to clean up, store tools and materials, etc.

3. **Interior work on City inspected structures & improvements (Phases: 1B, 2A, Oak Park Storm Drain, Child Care Center).** Non-noise generating construction activities can occur after 5:30 p.m. Non-noise generating activities are considered those wholly conducted within the interior of an enclosed building and which are not audible from the exterior of the building, and exterior hand-digging for landscape installation, and are subject to the following:
- a. All windows and doors must be closed in the buildings where the work is occurring.
  - b. Notices shall be provided through the hospital's Communication Outreach Plan at least 48 hours prior to the commencement of interior work, and identifying a contact person to handle questions or complaints about construction activities.
  - c. Work may consist of the following: 1) installing metal framed walls, 2) electrical and other rough in, trim-out systems, 3) drywall installation, 4) flooring, 5) painting (excluding the use of compressors outside), 6) landscape work (not involving heavy equipment) and, 7) miscellaneous hand labor.
4. **Night construction.** When, based on required construction type or other appropriate reasons, it is necessary to do work at night, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in SBMC § 9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of the 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.
5. **Noise Control for Construction.** The construction contractors shall use equipment with best available noise control technology in regard to mufflers, acoustically treated



- components, etc. When feasible, noisy operations and equipment shall be located away from noise-sensitive land uses. This mitigation measure shall be included in the construction plan specifications. (N-10)
6. **Temporary Noise Barriers.** During Construction Phases I, II, and III, the construction contractor shall install temporary noise barriers, with an effective height of eight feet, around construction sites. (N-11)
  7. **Limited Site Access.** Access to the site shall be limited to areas approved by the City and shall be included in the construction plan specifications. The gate shall incorporate the same method of noise shielding as the construction fence and shall be kept closed except for vehicle passage. (N-18)
  8. **Worker Access Limitations to the Neighborhood.** In order to minimize noise effects in the neighborhood from large numbers of construction workers and to prohibit groups from gathering in neighborhood streets, SBCH shall require construction contractors to designate off-site parking areas for construction workers to be shuttled to and from the project site. The City Planning Division shall approve off-site parking locations prior to the issuance of demolition permits. (N-14)
  9. **Radios and Alarms.** Construction contractors shall prohibit radio, music playback equipment, musical instruments, or automobile or truck alarms on the construction site. This mitigation measure shall be included in the construction plan specifications. (N-15)
  10. **Construction-Related Vehicle Noise.** Except as otherwise required by law, construction employees shall ensure that all construction-related vehicle horns shall remain silent except in case of emergency. This measure shall be included in the construction plan specifications. (N-16)
  11. **Nighttime Lighting.** Prior to issuance of a demolition, grading, or building permit for any construction phase, SBCH shall provide documentation to the Building and Safety Division that the project construction plans and specifications include a requirement that all nighttime lighting sources are focused toward the work area and that hoods are attached to any temporary lighting fixture to minimize light spillage onto adjacent land uses. This documentation shall be reviewed and approved by the Building and Safety Division. (V-4)
  12. **Discharge of Hazardous Substances.** During project construction of each phase, the Construction Contractor shall ensure that hazardous substances are not deposited into any drain, drop inlet, conduit, or natural or artificial watercourse flowing into any storm drain, creek, lagoon or other waters of the State, consistent with Chapter 16.15.100, Discharge of Hazardous Substances Prohibited, of the City of Santa Barbara Municipal Code. (HYD-12)
  13. **Water Pollution Control.** During project construction of each phase, the Construction Contractor shall ensure that waste, infectious waste, contamination or pollution or other substance which could impair the quality of a drainage is not deposited in any drain, drop inlet, conduit, or natural or artificial watercourse flowing into any storm drain, creek, lagoon or other waters of the State, consistent with the requirements of Chapter 16.15.010, Water Pollution Prohibited, of the City of Santa Barbara Municipal Code. (HYD-13)

**14. Air Quality Measures:**

- a. **Dust Mitigation - Site Watering.** Water trucks or sprinkler systems shall be used in the late morning, during clearing, grading, earthmoving or transportation of cut and fill materials, and after work is completed for the day to prevent dust from leaving the project site and to create a crust after each day's activities cease. Reclaimed water shall be used if available. Frequency of construction site watering shall be increased when wind speeds exceed 15 miles per hour (mph) to reduce PM<sub>10</sub> emissions. (AQ-3)
- b. **Dust Mitigation - Speed Limit.** An onsite speed limit of 15 miles per hour shall be imposed for operation of construction vehicles on dirt surfaces. (AQ-4)
- c. **Dust Mitigation - Gravel Pads.** Gravel pads shall be installed at all access points prior to beginning construction to prevent tracking of mud onto public roads. (AQ-5)
- d. **Dust Mitigation - Stockpile Treatment.** All stockpiled soil materials shall be watered regularly as needed to inhibit dust generation. Excavated material and stockpiled soil shall be covered if not being used within the next 48 hours. (AQ-6)
- e. **Dust Mitigation - Grading Suspension.** Grading and scraping operations shall be suspended when wind speeds exceed 20 mph to reduce PM<sub>10</sub> emissions. (AQ-7)
- f. **Dust Mitigation - Site Stabilization.** Disturbed areas shall be permanently stabilized with landscaping ground cover or site improvements as soon as practicable following the completion of earthwork. (AQ-8)
- g. **Dust Mitigation - Truck Covering.** All trucks hauling dirt, sand, soil, or other loose materials shall be covered or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) section 23114 (freeboard means vertical space between the top of the load and top of the trailer). (AQ-9)
- h. **Dust Mitigation - Monitor.** The contractor shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the City and SBCAPCD prior to permit clearance for grading. (AQ-10)
- i. **Construction Equipment Emissions.** Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be used wherever feasible. The engine size of construction equipment shall be the minimum practical size. Construction equipment shall be maintained in tune per the manufacturers' specifications. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or precombustion chamber engines. Catalytic converters shall be installed on gasoline-powered equipment, if feasible. Diesel catalytic converters, diesel oxidation catalysts, and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available. Ultra low-sulfur diesel fuel shall be used. Diesel engines should be turned off when not


in motion and operators shall follow applicable idling restrictions. Vehicles shall be kept well-tuned and maintained. Diesel powered equipment will be replaced by electric equipment whenever feasible. (AQ-12)

- j. **Diesel Vehicle Emissions Control.** Operators of diesel-powered vehicles should turn off the engine after five minutes when the vehicle is not in motion, keep the vehicles well-tuned and maintained, and retrofit engines with pollution control devices. Consideration should be given to purchasing trucks and buses that meet new EPA standards ahead of schedule. Vehicle owners should use ultra low-sulfur fuel in combination with pollution control equipment such as particulate matter filters. Although the pollutant guidelines would not be exceeded by the project construction, implementation of dust suppression techniques would reduce impacts on nearby sensitive receptors including residents, hospital patients, and children. Standard Conditions of Approval are prescribed to reduce construction-related emissions. (AQ-15)
  - k. **Construction Equipment Operations.** The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number of equipment is operating at any one time. The Construction Contractor shall ensure that work crews shut off equipment when not in use. (AQ-13)
15. **Unanticipated Discovery Alert.** 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 and required procedures for responding. (CR-3)
16. **Significance Assessment.** If cultural resources are encountered or suspected during project construction, project work in the vicinity of the find shall be halted immediately and the City Environmental Analyst notified. The project archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, including but not limited to redirection of grading and/or excavation activities. If resources are potentially significant, a Phase III mitigation program (which may entail measures such as project redesign to avoid resources, documentation and capping of resources in place, or recovery) shall be prepared and accepted by the Environmental Analyst and the Historic Landmarks Commission and implemented. That portion of the Phase III program that requires work on site shall be completed prior to continuing construction in the affected area. If prehistoric or other Native American remains are encountered, a Native American representative shall be contacted and shall remain present during all further subsurface disturbances in the area of the find. If human remains are discovered or suspected, the County Coroner shall be informed immediately, and applicable State Health and Safety Code and Public Resources Code procedures shall be followed. (CR-4)

17. **Supplemental Mitigation.** If cultural resources are discovered in the course of construction and monitoring, any study and mitigation measures determined necessary to mitigate potentially significant impacts to insignificant levels shall be completed. (CR-5)
18. **WebCam Documentation.** SBCH shall provide photographic documentation of the demolition and construction process using one or more webcams or similar devices at their internet site. The location of the webcam shall be shown on a site map which illustrates adjusted locations based on demolition and construction phasing for the project.
19. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy of each phase or as noted, SBCH shall complete the following:
  - a. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of damage, trees are to be pruned under the direction of the City Arborist.
  - b. **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.
  - c. **Check Valve/Anti-Backflow Device.** Provide an approved check valve or anti-backflow device placed on the property side of consumer's service pursuant to Santa Barbara Municipal Code Section 14.20.120 and Public Works Construction Standard Detail 5-009.0.
  - d. **Manholes.** Raise all sewer and water manholes on easement to final finished grade.
  - e. **Archaeological Monitoring Report.** A final report on the results of the archaeological monitoring shall be submitted to the Environmental Analyst within 180 days of completion of the monitoring and receive approval prior to the issuance of the Certificate of Occupancy (Final Inspection). (CR-6)
  - f. **Knapp Building Landmark Designation.** Prior to completion of Phase 8, SBCH shall apply to the City of Santa Barbara to designate the Knapp Building (2400 Bath Street) as a City Landmark prior to issuance of the Certificate of Occupancy for the Knapp Parking Structure. Any and all alterations to the Knapp Building shall be subject to Historic Landmarks Commission review.

## **F. On-going Operations**

1. **Landscape Maintenance Performance Bond.** A Performance Bond shall be provided by Phase to the Building and Safety Division for landscape maintenance and assurance of adequate plant growth and health. Such Bond shall be for a period of five years and shall be in an amount necessary to cover the cost of installation and replacement of the landscaping and irrigation systems for the entire site in accordance with landscaping plans approved by the Architectural Board of Review (ABR) and on file at the Building and Safety Division. Prior to the release of said Bond, the Building and Safety Division shall make an inspection of the Real Property and make a determination that the landscaping is in

S U Z A N N E  E L L E D G E  
P L A N N I N G & P E R M I T T I N G S E R V I C E S , I N C .

PRINCIPAL PLANNERS  
SUZANNE ELLEDGE • LAUREL F. PEREZ

19 January 2011

Ms. Suzanne Riegle  
City of Santa Barbara Planning Division  
630 Garden Street  
Santa Barbara, CA 93101

Subject: Santa Barbara Cottage Hospital Modernization and Seismic Compliance Plan  
**2010 Annual Report to Planning Commission**

Dear Ms. Riegle:

In accordance with the condition # F.4 of the Hospital's conditions of approval, we hereby submit this annual progress report for review by the City Planning Commission. The report covers the period from January 1, 2010 through December 31<sup>st</sup> 2010 and is comprised of the following sections:

Notable accomplishments made during this reporting period are summarized below:

- NTMP Street Intersections are permitted and now 40% complete
- Phase 4 is 86% complete

### **Section I. Mitigation Monitoring**

The project conditions of approval require ongoing Mitigation Monitoring Reports (MMRP) to ensure compliance with all approved environmental impact mitigation measures and that these reports were completed in the field and filed with the City at the intervals required. Key requirements address tree protection, dust control, construction traffic and parking among others. The issues identified by the mitigation monitor during the 2010 construction period are summarized in Attachment 1.

### **Section II. Solid Waste Reduction Plan (Construction Phase)**

Condition 16 of the project conditions of approval requires that the Hospital implement a Solid Waste Management Plan (SWMP), which was submitted to the City and approved in 2007. While the SWMP primarily targets solid waste reduction for hospital operations, a section of the program addresses solid waste reduction strategies to be implemented during construction of the new hospital.

McCarthy Construction prepared a report documenting the total quantity of solid waste diverted from the landfill (72% of all solid waste generated) during the Phase 4 construction period in 2010. The Phase 4 construction period will continue in 2011 and is now 86% complete (please see Attachment 2 for a full copy of the report).

### **Section III. Neighborhood Coordination**

#### **III.A. Meetings**

The Hospital organized two neighborhood meetings in 2010. The first meeting was held on May 18, 2010, and covered the following topic: current construction updates and continuing questions regarding parking. Four (4) people were in attendance plus one (1) reporter.

The second meeting was held on November 8, 2010, and covered the following topics: current construction updates and continuing questions regarding parking. Twenty (20) people were in attendance. The meeting summary log and copies of meeting flyers are included for your reference. Please see Attachment 3.

#### **III.B Complaint Logs**

Six (6) complaints were logged by the Santa Barbara Cottage Hospital Construction Hotline in 2010.

The range of issues involved the following: construction hours, sidewalk litter, dead trees, construction hours and construction workers parking in area.

The Hospital along with McCarthy resolved the concerns in a timely manner.

Please see the attached SBCH Neighborhood Complaint Log for additional information (Attachment 4).

### **Section IV. Schedule**

We have attached a construction schedule demonstrating the status of each phase of construction as it was at the end of 2010. (see Attachment 5).

This concludes the 2010 annual report. Should you have any questions or require additional information, please call me at (805) 966-2758.

Sincerely,  
**SUZANNE ELLEDGE**  
**PLANNING & PERMITTING SERVICES, INC.**

*Heidi Jones*

Heidi Jones  
Associate Planner

Attachments

Santa Barbara Cottage Hospital: 2010 Issues Log

2010			
4/5/10 (monthly – Main Campus Block)	Tree Protection		<b>Main Campus Block:</b> Damaged tree protection fencing was observed and required repair and storage of materials were observed within the tree protection area. PEC requested repair of fencing and removal of material from within fenced area. McCarthy construction quickly repaired fencing and removed materials.
5/13/10(monthly – Main Campus Block)	Trash near entry gates		<b>Main Campus Block:</b> Trash located near several of the entry gates was observed (lunch wrappers, cigarette butts, etc.) Ruben Gomez, Project Superintendent with Cottage Hospital, coordinated cleanup of these areas. Since that time, additional infractions have not been observed.
6/3/10 (monthly – Romasanta Park)	Tree Health		<b>Romasanta Park:</b> Two trees that were previously planted as part of the storm drain installation near Romasanta Park were reported dead. Project Arborist recommended replacement of the two failed Sycamore trees. PEC met with SBCH and two (2) replacement trees were planted. Bartlett Tree Care has been monitoring replacement tree health to ensure a successful planting. Soil moisture has been monitored and an irrigation system installed. Since that time, the trees have become established and healthy.
10/13/10 (monthly – Main Campus Block)	Tree Health		<b>Main Campus Block:</b> SBCH requested coordination with the project arborist and landscape architect regarding a deceased Canary Island Pine Tree. The dead tree became a safety issue and required removal. It was determined that the tree died of natural causes (not construction related). A meeting was held on site and a like species replacement was recommended. Since that time, a new replacement tree has

Santa Barbara Cottage Hospital: 2010 Issues Log

		<p>been planted and appears healthy.</p>
<p>11/8/10 (monthly – Main Campus Block)</p>	<p>Construction Hours/Noise</p>	<p><b>Main Campus Block:</b> A neighbor complaint was received regarding noise and early start of construction equipment, specifically worker drop-off locations. We immediately notified Ruben Gomez, Project Superintendent regarding these infractions and it appears the concern has been resolved. We will continue to monitor the situation.</p>
	<p>Construction worker Parking</p>	<p><b>Main Campus Block:</b> A neighbor complaint was received regarding construction worker parking in the surrounding neighborhood. PEC observed what appeared to be construction related parking in the neighborhood and discussed this with SBCH. McCarthy and SBCH advised contractors and subcontractors that there is no construction related parking allowed in the neighborhood and SBCH issued several citations.</p>
<p>12/6/10 (monthly – Main Campus Block)</p>	<p>Construction worker Parking</p>	<p><b>Main Campus Block:</b> A neighbor complaint was received regarding construction worker parking in the surrounding neighborhood. PEC discussed with SBCH and performed a site visit. It was determined that of the 15+ construction type trucks observed in the neighborhood only one was associated with the project. It is difficult for the neighbors and PEC to identify which vehicles parked in the neighborhood are construction related. We continue to work closely with SBCH and McCarthy to ensure compliance with this mitigation measure.</p>



**Tuesday, January 18, 2011**

Tom Thomson, Project Manager  
Santa Barbara Cottage Hospital  
Post Office Box 689  
Pueblo at Bath Street  
Santa Barbara, CA 93102

**RE: Solid Waste Reduction Practices**

Mr. Thomson -

This report is intended to serve as our summary of Solid Waste Reduction Practices over the preceding year of construction that McCarthy Building Companies, Inc. has been continually performing at the Santa Barbara Cottage Hospital Campus.

McCarthy has developed and continues to maintain a partnership with Marborg Industries, Inc. By combining our efforts with Marborg we have met and exceeded the minimum required landfill diversion quantities by diverting nearly 72% of all solid waste from the PH4 project (reference attached).

The current project under construction uses a common method for waste reduction; in lieu of using separate bins on the jobsite to segregate material (the site is very constrained) we continue to utilize the Marborg separation facility located near Milpas Street.

Should you require any further information please call.

Respectfully,

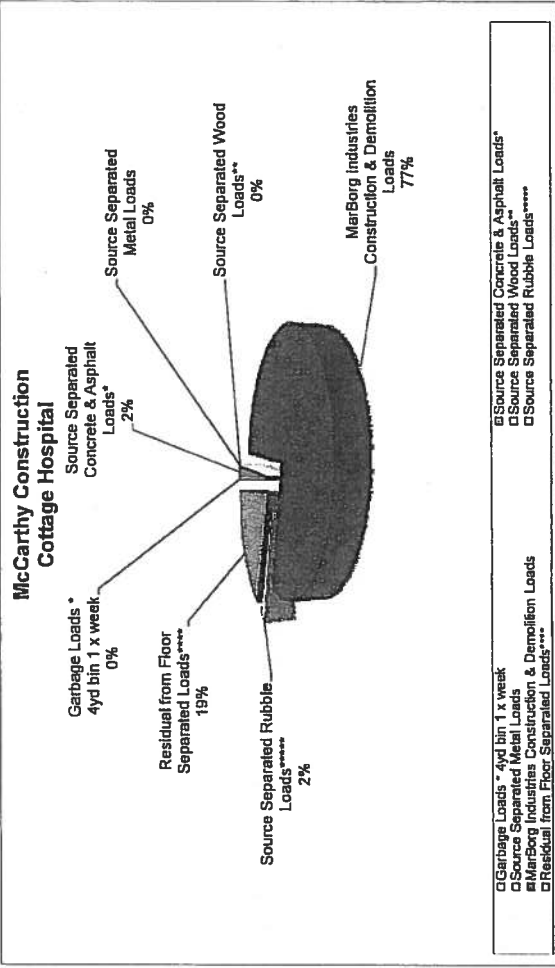
McCarthy Building Companies, Inc.



Mike Funderberg  
Project Assistant Manager

**Enclosures: Marborg Solid Waste Diversion Report 2010**





McCarthy Construction Cottage Hospital	
Recycling Diversion Program 01/01/10-12/31/10	
Garbage Loads * 4yd bin 1 x week (Tajjiguns Landfill)	0 Tons
Source Separated Concrete & Asphalt Loads* (Job-Site Diversion Program)	41.32 Tons
Source Separated Metal Loads (Job-Site Diversion Program)	0 Tons
Source Separated Wood Loads** (Job-Site Diversion Program)	0 Tons
MarBorg Industries Construction & Demolition Loads (MarBorg Industries Recycling Program)	2240.23 Tons
Source Separated Rubble Loads***** (Job-Site Diversion Program)	44.9 Tons
<b>Total Project Tonnage</b>	<b>2326.45 Tons</b>

<b>Total Tonnage Diverted from Landfill</b>	<b>1874.40 Tons</b>
Residual from Floor Separated Loads****	448.95 Tons
Garbage Directly Disposed at the Tajjiguns Landfill	0 Tons

\*Clean concrete and asphalt are acceptable. Sandstone type rock is acceptable but must also be small enough to fit through the crusher which is 18 inches in diameter. ABSOLUTELY NO wire mesh, rebar, wood roots, dirt or other material included with the rubble.

\*\*Must be 100% organic waste & wood waste mixed together. Crates, construction wood waste, and wood with nails will be accepted. ABSOLUTELY NO wood that has been treated with creosote (ex. railroad ties and telephone poles) will be accepted. No trash.

\*\*\*Mixed recyclable commodities loads such as cardboard, wood, concrete, metal & stucco. These loads are separated at the MarBorg Industries Recycling Yard.

\*\*\*\*Non-recyclable residual from recycle loads is taken to Tajjiguns Landfill. This number is an average with a 5 margin of error.

\*\*\*\*\*Mixed materials including dirt, concrete, concrete with rebar, rocks, bricks, tile and stucco with wire mesh are acceptable. ABSOLUTELY NO trash, papers, cans, bottles or organic waste or any sort i.e. Ivy, grass, wood, brush, etc.

- Garbage Loads \* 4yd Bin 1 x week
- Source Separated Metal Loads
- MarBorg Industries Construction & Demolition Loads
- Residual from Floor Separated Loads\*\*\*\*
- Source Separated Concrete & Asphalt Loads\*
- Source Separated Wood Loads\*\*
- Source Separated Rubble Loads\*\*\*\*\*

## SBCH: Neighborhood Meetings Summary

MEETING DATE	# OF ATTENDEES	TOPICS COVERED	Flyer - Copy Attached	Neighborhood Letter - Copy Attached
6-9-05	30	Initial and future phases	No	Yes
12-6-05	32	Abandon Castillo Street; Eye Center & MRI relocation; Energy Center; Pueblo Parking Structure; Child Care Center; Knapp Parking Structure; and Utility relocation	Yes	No
5-3-06	?	Energy Center & Pueblo Parking Structure update; Child Care Center; Storm Drain Culvert; and Employee Parking Garage behind the Knapp Building	No	Yes
10-24-06	22	Existing parking demo and new parking garage construction; and future phases	No	No
2-12-07	12	Child Care Center; Storm Drain Culvert; Employee Parking Garage behind the Knapp Building; Underground Utilities; Medical Gas Yard; Energy Center; and Intersection Improvements	No	Yes
8-22-07	?	Child Care Center; Storm Drain Culvert; Employee Parking Garage behind the Knapp Building; Underground Utilities; Medical Gas Yard; Energy Center; and Intersection Improvements	Yes	Yes
4-17-08	6	Phase 3 & 4: Energy Center; Medical Gas Yard; and Phase 4 of FMP	Yes	Yes
10-28-08	7	Phase 3 & 4 and Energy Center	Yes	No
5-19-09	?	Phase 4: D&T structure	Yes	No
11-19-09	4	Phase 4: D&T structure and Patient Pavilion framing	Yes	No
5/18/10	4 + 1 reporter	Current construction updates with continuing questions about parking.	YES	No
11/8/10	20	Same as above	Yes	NO

Hospital neighbors and interested community members are invited to a neighborhood meeting.

**Monday, November 8**

**5:30 – 6:30 pm**

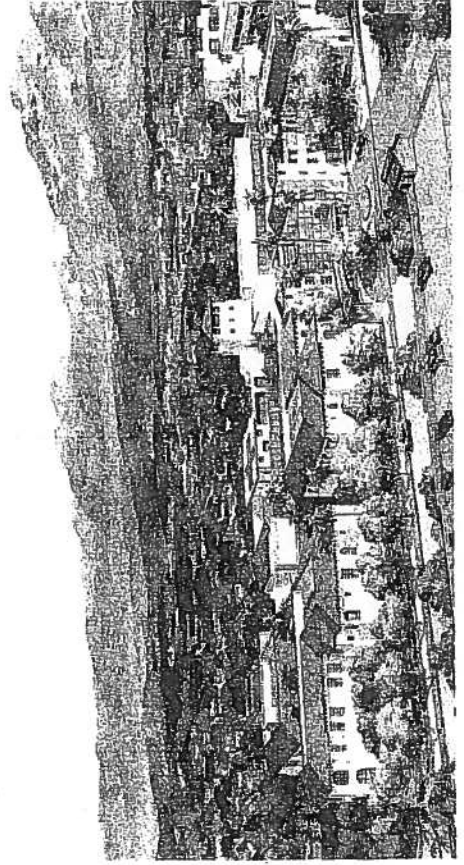
**Santa Barbara Cottage Hospital  
Burtness Auditorium (Front Half)**

*(1st floor, please use Castillo Street entrance and follow the signs)*

We'll update you on what's currently in progress, discuss future construction phases, and answer your questions.

**RSVP to 569-7383**

*light refreshments provided*



Hospital neighbors and interested community members are invited to a neighborhood meeting.

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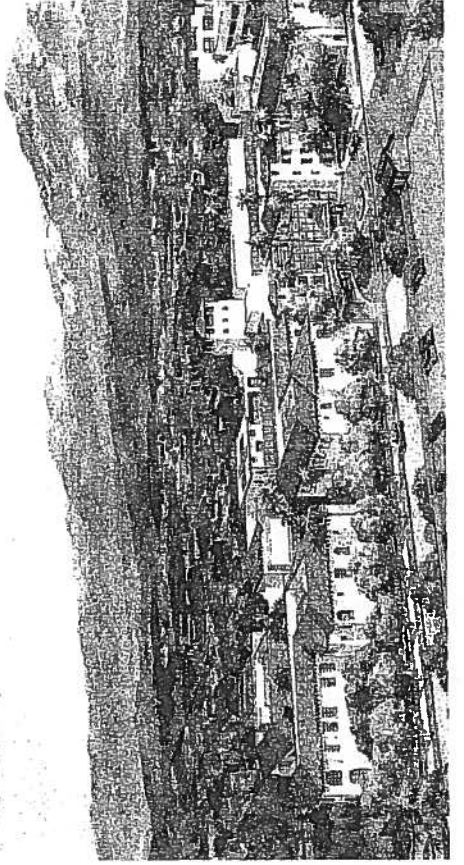
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Hospital neighbors and interested  
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**Tuesday, May 18**

**5:30 – 6:30 pm**

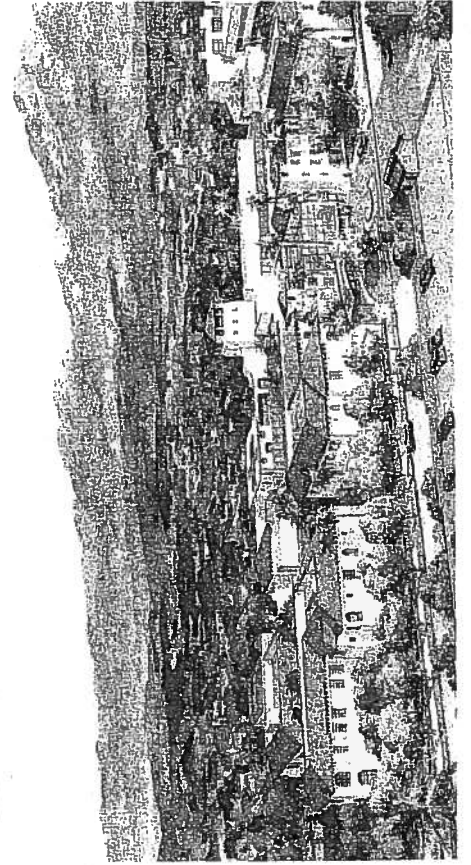
Santa Barbara Cottage Hospital  
Conference Rooms E & F

(1st floor, please use Castillo Street entrance and follow the signs)

We'll update you on what's currently in progress, discuss future  
construction phases, and answer your questions.

RSVP to 569-7383

*light refreshments provided*



Hospital neighbors and interested  
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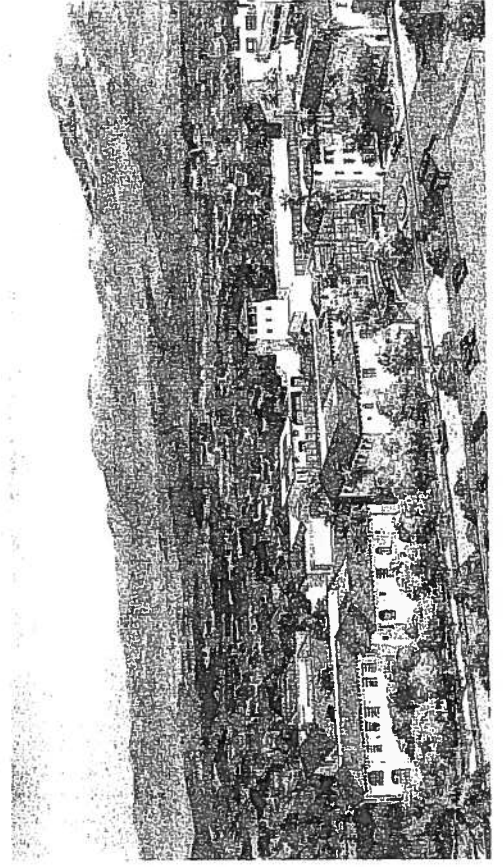
Santa Barbara Cottage Hospital  
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(1st floor, please use Castillo Street entrance and follow the signs)

We'll update you on what's currently in progress, discuss future  
construction phases, and answer your questions.

RSVP to 569-7383

*light refreshments provided*



### SBCH Neighborhood Complaint Log - 2010

DATE	COMPLAINT	RESULT
2/23/2010	Susanna Shaw (Facilities) called to pass on the complaints she received from two doctor offices on Oak Park Lane. The offices indicated that they found several (hundreds) of cigarette butts on the east and west sidewalks from construction workers. There was a request to have the sidewalks swept.	Ruben Gomez has assessed the area and indeed found the 100's of cigarette butts. Ruben will be contacting McCarthy to take care of this situation.
3/8/2010	Received a call from Steve Sisler, SB transportation Manager, who indicated that he had been directed by the police dept to verify if the curbs that are painted red on Oak Park lane where city approved. Two individuals are challenging the citations that they received for parking in red, claiming that the COR painted the curbs with out city approval.	Ruben Gomez met with Steve (City) and Randy (MCC) in the afternoon and we agreed that the curbs are to remain red. Steve will file a report indicating this decision.
5/20/2010	Call from elderly neighbor that asks we paint the tower/hospital a beige color as the white is not conforming to the colors in the neighborhood. She did not leave a number and did not want a call back.	Peter Winn told neighbor that the trees will be taken care of as this was a condition of SBCH with the City permits, but not sure when. Ruben Gomez to also contact neighbor for reassurance.
6/10/2010	Peter Winn (Westree Inc.) mentioned to Ruben Gomez of a concerned neighbor (Jay) for the two dead Sycamore trees on the creek side of the fence side who would like these to be replaced.	Ruben Gomez spoke with him and informed him of the SBCH intent to have them replaced. Ruben also informed him that he had left 3 messages on his answering machine in which Ruben provided Jay with contact information and the procedure Cottage will follow in order to replace the trees.
6/29/2010	Neighbor Jay (at Oak Park Lane and Padre St.) had expressed his discontent with the dead trees by Mission Creek.	Larry Suggett from McCarthy to investigate daily making sure there is no construction noise before approved start time of 7:00 am. Workforce drop-off and pickup to relocated to Junipero st. Neighbor noise was determined to be the reverse alarm chime on the shuttle busses.
8/26/2010	Neighbor Ivan Girling made a complaint to the City of SB regarding construction starting before 7:00am. This noise possibly occurs near the OPL gate.	

**Santa Barbara Cottage Hospital  
Facilities Master Plan  
2010 Annual Review**

ID	Task Name	Duration	Start	Finish	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
1	Preliminary Phase - City Review	651 days	Mon 9/16/02	Mon 10/26/04	HT	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2	H1	H2
2	Actual City Entitlement/COMPLETE	655 days	Mon 9/16/02	Fri 4/29/05														
3	Phase 1 - Demo Eye Center	115 days	Wed 4/21/04	Tue 5/28/04														
4	Construction Complete	44 days	Wed 4/13/05	Mon 6/13/05														
5	Phase 1B - clear pkg structure site	90 days	Wed 6/23/04	Tue 10/26/04														
6	Construction Complete	110 days	Mon 8/1/05	Fri 12/30/05														
7	Phase 2A - Knapp Parking Structure	1002 days	Mon 4/1/03	Tue 2/13/07														
8	Construction Complete	317 days	Mon 4/3/06	Tue 6/19/07														
9	Phase 2A - Pueblo Parking Structure	702 days	Mon 4/1/03	Tue 12/20/05														
10	Construction Complete	328 days	Mon 8/1/05	Wed 11/1/06														
11	Phase 2A - Child Care Center	132 days	Thu 9/8/06	Fri 3/10/06														
12	Construction Complete	337 days	Mon 4/3/06	Tue 7/17/07														
13	Phase 2B - Central Plant	998 days	Wed 5/1/02	Fri 2/24/06														
14	Construction Complete	849 days	Tue 11/1/05	Fri 3/17/06														
15	Phase 3 - Demo Ex Plant and PS	824 days	Tue 12/1/06	Fri 9/2/09														
16	Construction Complete	719 days	Fri 12/1/06	Wed 8/17/06														
17	Storm Drain	468 days	Tue 11/2/04	Thu 8/17/06														
18	Construction Complete	441 days	Wed 4/12/06	Wed 12/19/07														
19	NTMP Street Intersections Phase 1	186 days	Fri 1/20/06	Fri 10/6/06														
20	Construction Complete	173 days	Thu 2/1/07	Mon 10/1/07														
21	Underground Utilities	264 days	Fri 2/1/06	Wed 2/15/06														
22	Construction Complete	216 days	Fri 9/1/06	Fri 6/29/07														
23	Phase 4 - D&T, 2 Nursing Pavilions	1713 days	Wed 9/18/02	Fri 4/10/09														
24	Actual Construction Start w/ Projected Finish	980 days	Thu 1/15/05	Wed 8/31/11														
25	Phase 4A - Remodel Centennial Wing	1648 days	Wed 9/18/02	Fri 7/9/09														
26	Projected Construction Schedule	131 days	Wed 3/27/11	Wed 8/31/11														
27	Phase 6A - Remodel Existing Buildings	290 days	Mon 4/13/09	Fri 6/21/10														
28	Projected Construction Schedule	264 days	Mon 1/2/12	Thu 1/31/13														
29	Phase 6B - Demo West, North, Reeves, Central	594 days	Tue 9/9/08	Fri 12/17/10														
30	Projected Construction Schedule	264 days	Mon 1/2/12	Thu 1/31/13														
31	Phase 6 - Build Nursing Pavilion & partial D&T	2818 days	Wed 9/18/02	Fri 8/28/12														
32	Projected Construction Schedule	396 days	Mon 1/7/13	Mon 7/14/14														
33	Phase 6A - Balance of Remodel of Centennial	266 days	Tue 7/28/11	Mon 7/30/12														
34	Projected Construction Schedule	396 days	Mon 1/7/13	Mon 7/14/14														
35	Phase 8 - Remodel Existing Buildings to Remain	2773 days	Wed 9/18/02	Fri 8/31/13														
36	Projected Construction Schedule	260 days	Tue 7/15/14	Mon 7/13/15														

<b>Task</b>		<b>Rollled Up Milestone</b>		<b>Inactive Milestone</b>		<b>Start-only</b>	
<b>Split</b>		<b>Rollled Up Progress</b>		<b>Inactive Summary</b>		<b>Finish-only</b>	
<b>Milestone</b>		<b>External Tasks</b>		<b>Manual Task</b>		<b>Progress</b>	
<b>Summary</b>		<b>Project Summary</b>		<b>Duration-only</b>		<b>Deadline</b>	
<b>Rollled Up Task</b>		<b>External Milestone</b>		<b>Manual Summary Rollup</b>			
<b>Rollled Up Split</b>		<b>Inactive Task</b>		<b>Manual Summary</b>			

