



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: March 28, 2013
AGENDA DATE: April 3, 2013
PROJECT ADDRESS: 2927 De La Vina Stret (MST2013-00060)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Suzanne Riegle, Assistant Planner *SR*

I. PROJECT DESCRIPTION

The 0.67-acre lot is currently developed with a mixed-use development. The Architectural Board of Review previously approved a tenant improvement for Gold Coast Surgical Center that required 56 parking spaces; two of which were located off-site (MST2013-00025). The revised proposal includes eliminating the two off-site parking spaces and providing 54 parking spaces for the development on-site. The discretionary application required is a Modification to allow 54 parking spaces for the project instead of the 56 required parking spaces (SBMC § 28.90.100 & SBMC § 28.92.110).

Date Application Accepted: 2/11/13

Date Action Required: 5/11/13

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Trish Allen, Suzanne Elledge Planning & Permitting Services, Inc.	Property Owner: Montana Vista, LLC Tenant: Gold Coast Surgical Center
Parcel Number: 051-202-026	Lot Area: 0.67 acre
General Plan: Commercial/ High Density Residential	Zoning: C-2/SD-2
Existing Use: Mixed-Use	Topography: 14% avg. slope

IV. DISCUSSION

The Architectural Board of Review recently approved a tenant improvement for Gold Coast Surgical Center, within a mixed-use building, that required 56 parking spaces; two of which were located off-site (MST2013-00025). The proposed project would eliminate the two off-site parking spaces and provide 54 parking spaces for the entire development on-site. The existing parking is legally nonconforming to the current ordinance requirements of 58 parking spaces. Fifty-four (54) parking spaces are proposed, and the parking demand study (Exhibit C), which analyzes the proposed operations and mix of uses on-site, determined that the peak parking demand for the proposed project is 39 spaces. A recommended condition requires any change of use from the proposed surgical center to office/retail or other commercial use that results in a greater parking demand to re-evaluate the appropriateness of the parking modification and the need to provide additional on- or off-site parking to meet the demand for the site.

Staff believes that the parking demand can be met on set for the current proposal and mix of uses and modification reduction of two parking spaces is not anticipated to adversely impact the adjacent tenants and surrounding neighbors.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the parking modification is consistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in the demand for parking space or loading space in the immediate area, because the parking demand for the project is being met onsite as discussed above.

Said approval is subject to a condition that, due to potential traffic and parking impacts, uses other than the existing medical office, surgery center, and residential uses are not permitted without further environmental and/or Staff Hearing Officer 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.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated February 11, 2013
- C. Parking Study prepared by Associated Transportation Engineers, dated 2/1/13

Contact/Case Planner: Suzanne Riegle, Assistant Planner
(SRiegle@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x 2687

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

11 February 2013

Staff Hearing Officer
City of Santa Barbara
630 Garden St.
Santa Barbara, CA 93101

**RE: Modification Request for 2927 De La Vina St.; APN 051-202-026
MST2013-00060 Zone: C-2/SD-2**

Dear Staff Hearing Officer:

On behalf of the applicant, Gold Coast Surgery Center, LLC, we are submitting an application for a modification request as part of their proposed tenant improvement in order to allow two (2) fewer parking spaces than required by the Zoning Ordinance.

The existing two story mixed use building is approximately 20,108 SF. There are eight (8) residential units on the second floor and commercial space on the first floor. As part of the tenant improvement project for a new surgical center, there are minor exterior alterations including a new trellis at the front entry that will be compatible with the existing architectural style of the building.

The modification request is to allow two (2) fewer parking spaces than the Zoning Ordinance requirement of providing 1 space/250 square feet of floor area. This parking ratio is appropriate for a general office use and far exceeds the parking demand for a surgical center. According to the 1984 Planning Commission approval to construct the mixed use building, 58 parking spaces were required as calculated below:

*(E) single story building 3,356 SF/250 SF = 14 spaces
8 one-bedroom apartments require 12 spaces + 2 guest with 50% discount = 7 spaces
Office (10,278 SF, 10% discount) = 37 spaces
Total – 58 spaces required.*

In 1992, a tenant improvement was processed for the adjacent single story building (BLD92-2224); the City record archive plans indicate that the parking supply was allowed to be reduced by two spaces, resulting in 56 required spaces.

EXHIBIT B

The current project for the tenant improvement includes a new generator which will displace a parking space located in the surface parking lot in the southwest corner of the property. We were unable to confirm how an additional space was eliminated following the 1992 tenant improvement; it may have been removed to accommodate an ADA path of travel from the surface lot behind the single story building across the driveway to the two story building. Because of the parking deficit in meeting the Zoning Ordinance requirement of 1 space/250 square feet, and the fact that a surgical center has a much reduced parking demand versus a general office use as evidenced by a parking demand analysis prepared by Associated Transportation Engineers (ATE), we are requesting a parking modification. The demand analysis is included in this submittal and summarized below.

Given that there are two different on-site uses, peak parking demands would occur at different times of the day. A shared parking analysis was therefore completed using peak parking demand data and time-of-day factors. As a result of ATE's surveys and analysis, the traffic study concludes that only 36 spaces are required during peak parking demands. The proposed parking supply of 54 spaces would adequately accommodate the peak parking demands forecast for the project and provide a reserve supply for peak activity days. The data presented in the enclosed study indicates that the peak parking demand generated by the project would be accommodated by the proposed parking demand supply, thus supporting the proposed parking modification for the project.

This concludes our modification request letter. Should you have any questions or require additional information, please do not hesitate to contact me at 966-2758 x16 or via email at trish@sepps.com. Thank you and I look forward to hearing from you.

Sincerely,

SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.



Trish Allen, AICP
Senior Planner



ASSOCIATED TRANSPORTATION ENGINEERS

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Since 1978

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

February 1, 2013

13007P01.WP

Nate Snyder
Gold Coast Surgery Center LLC
18321 Ventura Boulevard, Ste. 740
Tarzana, CA 91356

PARKING STUDY FOR THE GOLD COAST SURGERY CENTER PROJECT, CITY OF SANTA BARBARA

Associated Transportation Engineers (ATE) has prepared the following parking study for the Gold Coast Surgery Center Project located at 2927 De La Vina Street in the City of Santa Barbara. The study discusses the City's Zoning Ordinance parking requirements for the project and evaluates the adequacy of the proposed parking supply based on empirical parking demand data and parking survey data collected at similar surgical center sites in the area.

Project Description

The project is proposing to convert an existing 10,278 square-foot (SF) office building into a surgical center with 3 operating/procedure rooms. The existing building also includes 8 apartment units, located on the top floor of the building, that would remain as part of the project. The project includes 54 on-site parking spaces that would be shared between the proposed surgical center, the apartment units, and the adjacent 3,356 SF medical office building located at 2921 De La Vina Street.

City of Santa Barbara Zoning Ordinance Requirements

The City of Santa Barbara Planning Commission originally required the project site to provide 58 parking spaces. The City reduced the parking requirement for the site by two spaces (56 total spaces required) based on tenant improvements to the existing buildings. The proposed parking supply of 54 spaces would not meet the City's requirements for the site. The project is therefore requesting a modification to the City's parking requirements based on a parking demand analysis which is presented in the following section.

Surgery Center Parking Demands

The ITE Parking Generation report¹ contains parking demand rates for Surgery Centers based on studies conducted at two existing facilities. ATE conducted parking surveys at two additional surgery centers in the Santa Barbara area in order to augment and confirm the ITE parking data. The surveys were conducted hourly from 9:00 A.M. to 5:00 P.M. on January 29, 2013 (survey data attached for reference). Table 1 presents the parking demand rates from the ITE report and the additional survey sites.

Table 1
Surgical Center Peak Parking Demands

Source/Survey Site	Size	Peak Demand	Peak Demand Rate
ITE (a)	NA	NA	5.67 spaces/room
Summit	3 Rooms	23 spaces	7.67 spaces/room
Premier	2 Rooms	7 spaces	3.50 spaces/room
Average Demand Rate:			5.61 spaces/room

(a) Two sites studied for ITE.

The data presented in Table 1 show that the average demand rate developed from the ITE report and the supplemental parking survey data is 5.61 spaces per room.

Peak Parking Demand Analysis

Peak parking demand estimates were developed for the existing apartment and medical office components of the project based on demand rates presented in the ITE parking generation report. Peak parking demand estimates for the proposed surgery center were developed based on the rate discussed in the previous section. Table 2 present the peak parking demands for the project.

¹ Parking Generation, Institute of Transportation Engineers, 4th Edition, 2010.

**Table 2
Peak Parking Demand**

Land-Use	Size	Peak Demand Rate	Parking Demand
Apartments	8 units	1.32 spaces per unit	11 spaces
Medical Office	3,356 SF	3.2 spaces per 1,000 SF	11 spaces
Surgery Center	3 Rooms	5.61 spaces per room (a)	17 spaces
Peak Parking Demand			39 spaces

(a) Based on data presented in Table 2

The data presented in Table 2 show that the peak parking demand forecast for the project is 39 spaces. The proposed parking supply of 54 spaces would accommodate the parking demands of the project and provide a reserve supply of 15 spaces.

Shared Parking Analysis

The peak parking demands experienced by the different on-site uses would occur at different times of the day. A shared parking analysis was therefore completed to determine when the overlapping peak demands would occur at the site. The analysis was completed using peak parking demand data and time-of-day factors contained in the ITE manual as well as the parking survey data collected by ATE. Table 3 presents the peak weekday shared parking demand forecasts for the project (a detailed calculation spread sheet is attached for reference).

**Table 3
Shared Parking Demand Forecasts**

Land-Use	Time	Shared Parking Demand
Apartments	10:00 A.M.	8 spaces
Medical Office	10:00 A.M.	11 spaces
Surgery Center	10:00 A.M.	17 spaces
Total Shared Demand		36 spaces

The data presented in Table 3 indicates that the peak shared parking demand for the site would occur at 10:00 A.M. and is forecast at 36 spaces. The proposed parking supply of 54 spaces would adequately accommodate the peak parking demands forecast for the project and provide a reserve supply for peak activity days.

The data presented in this study indicates that the peak parking demand generated by the Project would be accommodated by the proposed parking supply, thus supporting the proposed parking modification for the project.

This concludes our parking study for the Gold Coast Surgery Center Project.

Associated Transportation Engineers

A handwritten signature in black ink, appearing to read "Scott A. Schell". The signature is fluid and cursive, with the first name "Scott" being the most prominent.

Scott A. Schell, AICP, PTP
Principal Transportation Planner

SAS/MMF

Attachments: Parking Survey Data
Shared Parking Demand Calculations

cc: Trish Allen, SEPPS

#13007 DE LA VINA SURGICAL CENTER
 PARKING DEMAND SURVEY

LOCATION: SUMMIT SURGERY CENTER				LOCATION: PREMIER SURGERY CENTER			
ADDRESS: 231 W. PUEBLO				ADDRESS: 2420 FLETCHER			
ROOMS: 3				ROOMS: 2			
PARKING SUPPLY: 28 SPACES				PARKING SUPPLY: 10 SPACES			
TIME	VEHILCES	% OF PEAK		TIME	VEHILCES	% OF PEAK	
8:00	19	83%		8:00	3	43%	
9:00	23	100%		9:00	2	29%	
10:00	23	100%		10:00	3	43%	
11:00	21	91%		11:00	4	57%	
12:00	15	65%		12:00	5	33%	
1:00	10	43%		1:00	7	100%	
2:00	9	39%		2:00	5	71%	
3:00	6	26%		3:00	3	43%	
4:00	5	22%		4:00	1	14%	
5:00	2	9%		5:00	0	0%	
PEAK DEMAND RATE: 7.67 SPACES/ROOM				PEAK DEMAND RATE: 3.50 SPACES/ROOM			

TIME-OF-DAY FACTORS - 2 SITES		
Time	Demand	% of Peak
8:00	22	85%
9:00	25	96%
10:00	26	100%
11:00	25	96%
12:00	20	77%
1:00	17	65%
2:00	14	54%
3:00	9	35%
4:00	6	23%
5:00	2	8%

**#13007 - GOLD COAST SURGERY CENTER PROJECT
SHARED PARKING DEMAND ANALYSIS**

ITE PEAK PARKING DEMAND

LAND-USE	SIZE	DEMAND RATE	PEAK DEMAND
Apartments	8 Units	1.32	11
Medical Office	3.356 KSF	3.2	11
Surgery Center	3 Rooms	5.61	17

Time	Apartments (a)		Medical Office		Surgey Center		Total Shared Demand
	Peak	11	Peak	11	Peak	17	
6:00	92%	10	0%	0	0%	0	10
7:00	74%	8	18%	2	0%	0	10
8:00	64%	7	64%	7	85%	14	28
9:00	80%	8	85%	9	96%	16	33
10:00	75%	8	100%	11	100%	17	36
11:00	70%	8	100%	11	96%	16	35
12:00	65%	8	88%	9	77%	13	30
13:00	70%	8	81%	9	65%	11	28
14:00	70%	8	90%	10	54%	9	27
15:00	70%	8	93%	10	35%	6	24
16:00	44%	8	86%	9	23%	4	21
17:00	56%	8	52%	6	8%	1	15
18:00	69%	8	63%	7	0%	0	15
19:00	66%	8	0%	0	0%	0	8
20:00	75%	8	0%	0	0%	0	8
21:00	77%	8	0%	0	0%	0	8
22:00	92%	10	0%	0	0%	0	10
23:00	94%	10	0%	0	0%	0	10
0:00	100%	11	0%	0	0%	0	11

(a) Assumes 8 spaces reserved for residents throughout the day