

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

8 April 2010

Ms. Irma Unzueta  
Community Development Department, Planning Division  
City of Santa Barbara  
630 Garden Street  
Santa Barbara, CA 93101

RE: Santa Barbara Cottage Hospital – Facilities Management Department  
Finding of Substantial Conformance Request for Basement Build Out  
(MST2003-00152)

Dear Ms. Unzueta:

On behalf of the applicant, Santa Barbara Cottage Hospital (SBCH), we are pleased to present the following substantial conformance request:

Background

On March 24, 2005, (as amended by City Council on April 26, 2005), the Planning Commission approved a Development Plan (Resolution No. 020-05) to allow the addition of new square footage to the existing hospital facility. In accordance with State Senate Bill 1953, which requires the seismic retrofit and/or upgrading of all acute care facilities in the state, the proposal involved the demolition of approximately 283,263 square feet of existing hospital structures and the addition of approximately 472,450 square feet of new hospital structures to include a helipad on the roof of the proposed Diagnostic and Treatment Building. In addition, in order to facilitate the proposed project, the City established a new Hospital Area Specific Plan (SP-8).

Substantial Conformance Request

A finding of substantial conformance applies to an approved project when a project applicant requests a minor change from the approval. In this instance, the approved project included a basement plan comprised of areas for storage, mechanical and electrical equipment, material management/linen, and a morgue/autopsy room. An existing crawl space area of approximately 10,600 square feet was not intended to be used and, therefore, was not part of the build out plan. However, after careful review and consideration, SBCH proposes to expand the basement into the existing crawl space area in order to comply with the most current standards of best practice for disaster planning. Please see Attachment 1 which is a copy of the approved basement plan and Attachment 2 which is a copy of the proposed basement plan.

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In accordance with national and State regulations, hospitals are required to have provisions for 96 hours enabling sustained operations during a disaster. As such, SBCH needs the proposed 10,600 square feet of additional space to store additional medical supplies, personal protective equipment, food, water, non-medical supplies, decontamination equipment, linens, and beds. Please see Attachment 3 for a detailed description and list of items to be stored in the basement expansion.

Because the basement addition will be dedicated to storage use only and will not intensify use of the site, we believe it may qualify for at a finding of substantial conformance.

On behalf of the applicant and project team, we thank you for your consideration of this request and ask you to please call us should you have any questions or require additional information.

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

  
Suzanne Elledge  
Principal Planner

Attachments

Cc: Tom Thomson

**Santa Barbara Cottage Hospital  
Facilities Management Department  
January 2010**

Santa Barbara Cottage Hospital is requesting an allowance to build out an additional 10,600 square feet on the basement level. This request for addition of space is necessary to store additional equipment, in accordance with regulatory agencies and in keeping with the most current standards of best practice for disaster planning.

Some items to be stored include patient care equipment that is keeping with the developments in portable medical equipment, ensuring we are able to continue to provide state of the art technology and exceptional patient care. One example is that specialty beds are rented to meet the specific needs of our patients. Other examples are included in the table below. The Center for Medicare/Medical Services (CMS), The Joint Commission (TJC), and the National Fire Protection Agency (NFPA) prohibit hospitals from storing equipment in hallways, thus additional storage for these items is necessary.

In keeping with best practices for disaster planning, Santa Barbara Cottage Hospital intends to extend the extent to which it is able to sustain operations during a disaster. Current national and State regulations require the hospital to have provisions for 72 hours, however national standards implemented in 2008 requires hospitals to have a plan for 96 hours. The hospital expects this new "planning" requirement to turn into mandating actual provisions for 96 hour sustainability. Thus, Santa Barbara Cottage Hospital needs space to store the additional 24 hours worth of medical supplies, personal protective equipment, food, water, non-medical supplies, decontamination equipment, linens, beds, and the like.

Description	Dimensions	Approx # of units	Approx. Square Feet
<b>Patient Care Items</b>			
Cribs	72" x 30"	8	120
Gurneys	76" x 30"	18	284
Bariatric Specialty Beds	44" x 94"	12	346
Beds	42" x 96"	30	840
Portable Safe Pt. Handling Equipment (Total Lift and Sit to Stand Lifts)	24" x 36"	31	186
Infrequently used Specialty Items: <ul style="list-style-type: none"> <li>• Surgery</li> <li>• Trauma</li> <li>• Case Specific Equipment</li> </ul>	Various	88	1500
<b>Disaster Equipment &amp; Supplies</b>			
Disaster Medical Supplies <ul style="list-style-type: none"> <li>• IV Bags</li> <li>• Syringes</li> <li>• GI supplies</li> <li>• Gauze</li> <li>• Casting supplies</li> <li>• Disposable Stethoscopes</li> </ul>	4' x 4' pallets	16	258
Disaster Medical Supplies <ul style="list-style-type: none"> <li>• Includes same items as above, already stored in carts to be moved to disaster treatment area(s).</li> </ul>	3' x 5' rolling cabinets	16	240

Description	Dimensions	Approx # of units	Approx. Square Feet
Additional Emergency Food Supplies	4' x 4' pallets	50	800
Additional Bottled Water Supply	4' x 4' pallets	20	320
Decontamination Supplies <ul style="list-style-type: none"> <li>• 2 Portable Decon showers with accessories (water bladder, gurney conveyor, soap, brushes, trash bags, signs, cones)</li> <li>• Decontamination Level C Powered Air Purifying Respirators</li> <li>• Decon boots</li> <li>• Decon Suits</li> <li>• Decon Batteries &amp; Charging stations</li> </ul>	4' x 4' pallets	18	288
Personal Protective Equipment for Pandemic <ul style="list-style-type: none"> <li>• N-95 Masks</li> </ul>	4' x 4' pallets	8	128
Surge Capacity <ul style="list-style-type: none"> <li>• Tents</li> <li>• Cots</li> </ul>	4' x 6' crates 4' x 4' pallets	4 4	96 64
Evacuation slides to transport patients down stairwells	4' x 4' pallets	6	96
Housekeeping toiletries, cleaning supplies, medical waste (sharps, pharmaceutical, and chemo waste) containers, trash bags, paper goods	4' x 4' pallets	12	192
Linens	36" x 66" carts	16	264
Miscellaneous Emergency Supplies: Engineering Filters, Batteries, Fans, Office Supplies	4' x 4' pallets	44	704
<b>Equipment Footprint Space</b>			<b>6726</b>

Note, per industry guidelines and the need to have access routes/aisles in between shelves and pallet storage, the storage space for the above noted items would also require approximately 3874 additional square feet of open space. This estimation is 37%, which is conservative based on the industry standard of 45% open space in a storeroom environment, allowing for pallet jack movement.

Thus, the total square footage needed would be approximately 10,600.

Equipment Footprint Space	6726
Open Space for Access/Paths	3874
<b>Total Storage Space</b>	<b>10,600</b>