

RESOLUTION NO.

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SANTA BARBARA RESERVING 30,000 SQUARE FEET
FROM THE COMMUNITY BENEFIT CATEGORY FOR THE
DIRECT RELIEF PROJECT (6100 HOLLISTER AVENUE)

WHEREAS, on December 16, 2014, Direct Relief filed an application with the City of Santa Barbara to develop the real property located at 6100 Hollister Avenue;

WHEREAS, the project site is located at 6100 Hollister Avenue, between Frederic Lopez Road and David Love Place. The project site is located north of Hollister Avenue in Sub-area 3 of the Airport Specific Plan (SP-6), and is currently owned by the City of Santa Barbara Airport Department. The parcel is located in the A-1-1 and A-1-2 (Airport Industrial) Zones. The parcel would be subdivided, and the northern portion (approximately 8.5 acres) would be purchased by Direct Relief, pursuant to the terms and conditions of the Purchase and Sale Agreement between the City and Direct Relief dated October 9, 2014;

WHEREAS, the project involves construction of a new facility for Direct Relief, a nonprofit organization, including a new 100,000 square-foot warehouse (with a potential increase to 130,000 square feet) with an attached two-story 25,000 square-foot administrative office building, a secure truck yard loading area, 152 parking spaces, and approximately 4,970 square feet of outdoor dining area to serve as an amenity for staff and volunteers. The existing six main buildings and five outbuildings on-site would be demolished. The project also includes construction of a new public street that would run east-west between the newly subdivided parcels;

WHEREAS, of the 155,000 square feet of nonresidential square footage required for the proposal, 45,000 square feet would be provided from the following categories: Airport Demolition Bank Allocation (30,420 SF); Vacant Property from Specific Plan area (6,500 SF); Future Onsite Demolition from 6160 Wallace Becknell Road (6,080 SF); and Small Addition Category (2,000 SF);

WHEREAS, on February 24, 2015, the City Council designated the proposed development for Direct Relief at 6100 Hollister Avenue as a Community Benefit Project pursuant to Santa Barbara Municipal Code §28.85.020.A.1;

WHEREAS, on February 24, 2015, City Council allocated 80,000 square feet of nonresidential floor area to the project from the Community Benefit Project category, and reserved an additional 30,000 square feet from the Community Benefit Project category for future development; and

WHEREAS, pursuant to City Council Resolution No. 13-010, square footage from the Community Benefit category can be reserved without applying for a land use permit as long as the overall project exceeds 10,000 square feet and is a component of a Master Plan that can be fully implemented within ten years. In this case, the project site is located within the Airport Specific Plan area. The reservation of square footage may be granted by a resolution of the City Council for a period not to exceed five years.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA THAT the Council of the City of Santa Barbara hereby reserves 30,000 Square Feet from the Community Benefit Category for the Direct Relief Project (6100 Hollister Avenue). The reservation of square footage shall be valid through May 12, 2020. In order to retain this reservation of Community Benefit square footage, the applicant must submit a complete application for a land use permit on or prior to May 12, 2020.