



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** March 15, 2016

**TO:** Mayor and Councilmembers

**FROM:** Facilities Planning and Development Division, Airport Department  
Planning Division, Community Development Department

**SUBJECT:** Airport Industrial Area Specific Plan Amendment And Zone Change  
Initiation

### **RECOMMENDATION:**

That Council initiate a Zone Change to align the Airport Approach and Operations Zone (A-A-O) and the Airport Industrial Zone (A-I-2) at 6290 Hollister Avenue (Assessor's Parcel Nos. 073-080-041, -042).

### **DISCUSSION:**

#### Background

The Airport Industrial Area Specific Plan, adopted by City Council in September 1998, was intended to guide the development of approximately 225.2 of Airport property located along the north and south sides of Hollister Avenue including both aviation and non-aviation uses. The goals of the Specific Plan, stated in a resolution of the City Council on November 20, 1990, were to:

1. Provide the community with direct access to the National Air Transportation System;
2. Assess future development of the Airport property as it relates to the Goleta Slough and other sensitive habitats consistent with the intent and purpose of the Local Coastal Plan and the Coastal Act;
3. Ensure that the Airport continues to be a vital economic contributor to the community by maintaining the Airport's economic self-sufficiency through effective use of its existing resources;
4. Coordinate planning for the Airport and related facilities with the surrounding community.

The Specific Plan's inclusion of an auto dealership at 6290 Hollister Avenue was in furtherance of the goal of ensuring that the Airport maintains its economic self-sufficiency through maintaining the then-existing auto dealership.

When the Chrysler dealership closed in December 2010, the Airport did not pursue locating a new tenant in that space because updated Federal Aviation Regulations identified the structures as incompatible with the federally-designated Runway Protection Zone (RPZ), given the proximity to Runway 15L. The site has remained vacant since demolition and has not generated any lease revenue for the Airport Department.

#### Proposed Chrysler Dealership (6210 Hollister Avenue)

The Airport Department requests that City Council initiate a Zone Change so that the zoning is consistent with the Runway Protection Zone (RPZ) and to allow for development of an automobile dealership at 6210-6290 Hollister Avenue. The subject property is three vacant lots totaling 6 acres, in Sub-Area 2. A majority of the site is in the Airport Industrial Zone (A-I-2), however a portion is in the Airport Approach and Operations Zone (A-A-O). The intent of the A-A-O Zone is to comply with Federal Aviation safety standards by prohibiting incompatible land uses in the Runway Protection Zone. However the A-A-O Zone does not accurately reflect the current dimensions of the RPZ as defined by Federal Aviation Regulations.

While the proposed Chrysler dealership is consistent with the Airport Industrial Specific Plan land use designation of "Light Industrial and/or Commercial" the dimensions of the RPZ overlay are inconsistent with both the Airport Zoning Ordinance (Title 29) and Federal airport design standards (AC 150/5300-13A).

#### Proposed Zone Change

Staff recommends initiation of a Zone Change of 1.13 acres of Airport Industrial Zone (A-I-2) to Airport Approach and Operations Zone (A-A-O), and 0.76 acres of Airport Approach and Operations Zone (A-A-O) to Airport Industrial Zone (A-I-2) at 6210-6290 Hollister Avenue. These changes would implement the Specific Plan Amendment in the Airport Zoning Ordinance (SBMC Title 29) and bring it into compliance with Federal Airport Design Guidance (AC 150/5300-13A).

Although the applicant has provided concept designs for the projects, they have not been submitted for review yet. Following submittal of a complete application, staff would complete environmental review for the projects and the Planning Commission would hold a public hearing for a Development Plan and make a recommendation to City Council on the Zone Change. Planning Commission approval of a Development Plan would be contingent on City Council's approval of the Zone Change. The project is also subject to review and approval by the Architectural Board of Review and that review would be concurrent with the Planning Commission review, as is usually done in the review process.

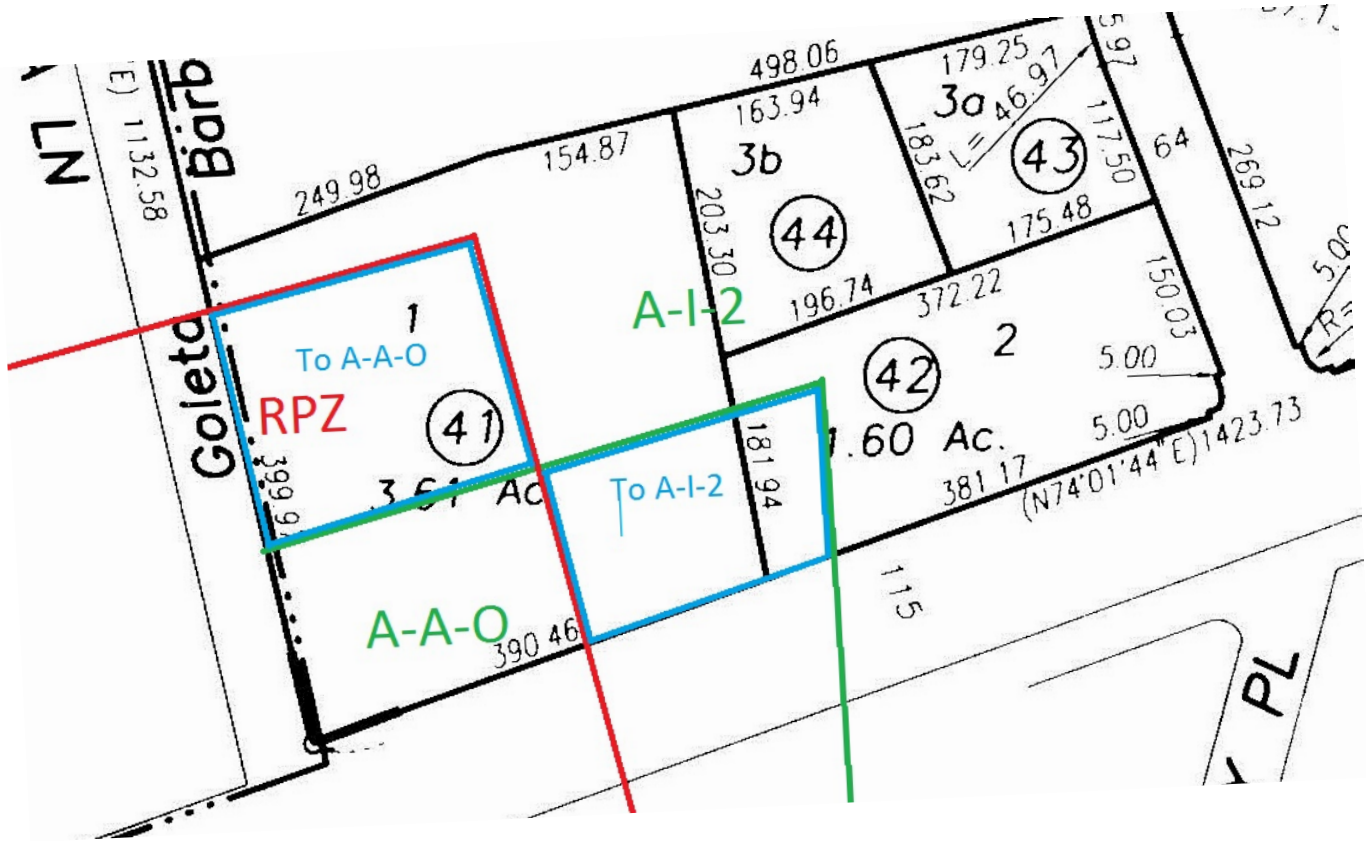
The initiation of a Zone Change can be found categorically exempt per CEQA Section 15305, Minor Alterations in Land Use Limitations. The exemption allows for minor Zoning Ordinance amendments that do not significantly change planned uses in an area.

**ATTACHMENTS:**     1.   Proposed Zone Change  
                          2.   Airport Industrial Area Specific Plan Zone Map

**PREPARED BY:**     Andrew Bermond, AICP, Project Planner

**SUBMITTED BY:**   Hazel Johns, Airport Director

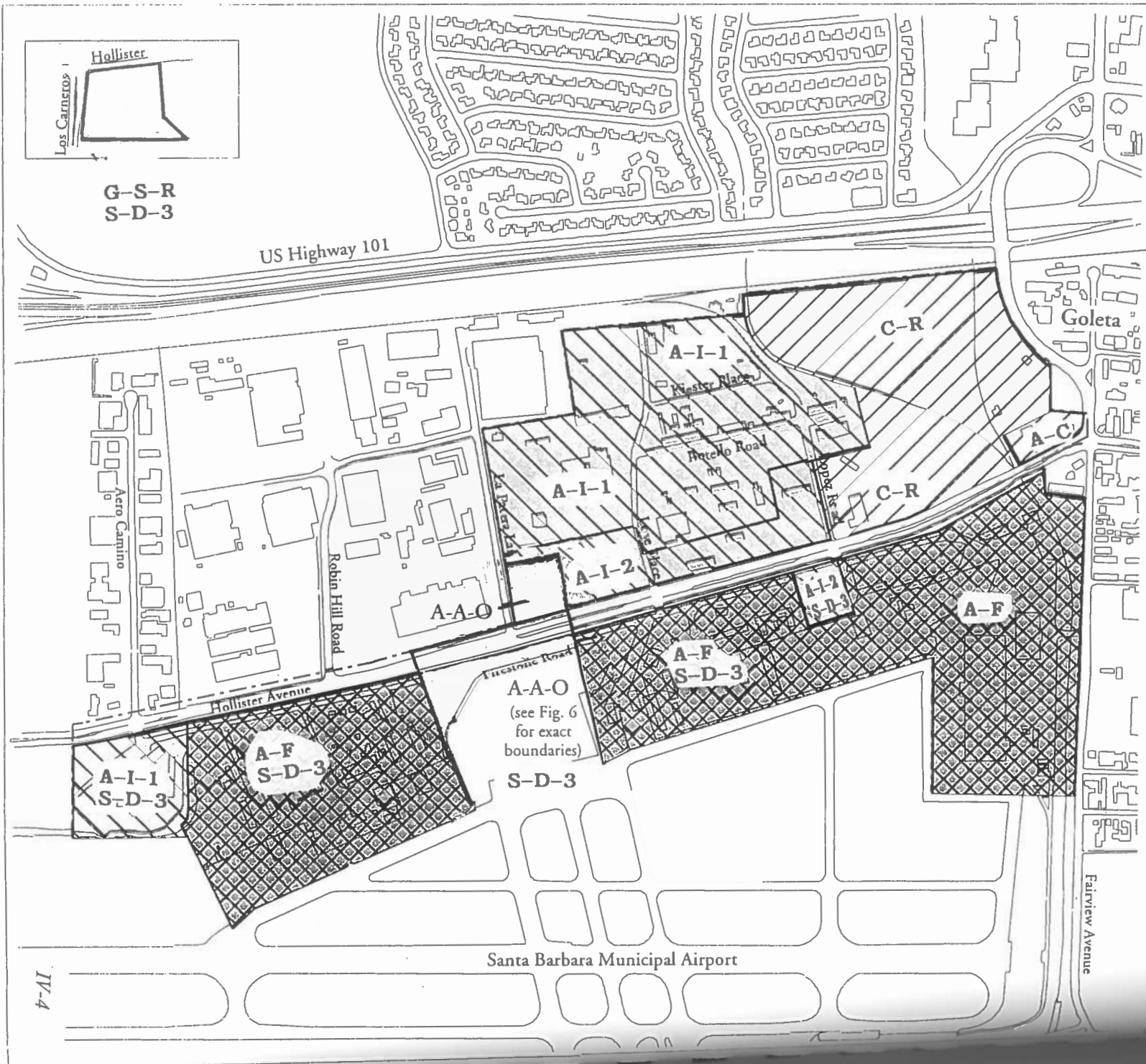
**APPROVED BY:**     City Administrator's Office







Proposed Zone Change at 6210-6290 Hollister Avenue

# Santa Barbara Airport Commercial/Industrial Specific Plan

Figure 11  
Proposed Zoning and  
General Plan Designations






## Zoning

-  A-F Aviation Facilities
-  A-I 1&2-Airport Industrial
-  A-C Airport Commercial
-  C-R Commercial Recreation

A-A-O Airport Approach Operations Surface

S-D-3 Special District 3 Coastal Overlay Zone

## General Plan

-  Commercial
-  Industrial
-  Major Public and Institutional