



**City of Santa Barbara**  
Airport Department

**DATE:** November 18, 2015  
**TO:** Airport Commission  
**FROM:** Hazel Johns, Airport Director  
**SUBJECT:** Direct Relief Headquarters and Distribution Center Proposal –  
6100 Wallace Becknell Road

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**RECOMMENDATION:**

That Airport Commission receive a presentation from Direct Relief on their proposed development of a warehouse and office building at 6100 Wallace Becknell Road.

**DISCUSSION:**

Direct Relief proposes to construct a new 155,000 square foot facility including a new 127,706 square foot storage and distribution warehouse with an attached two-story 27,294 square-foot administrative office building, a secure truck yard loading area, and 162 parking spaces. The project also includes construction of a new public street (Wallace Becknell Road). The existing six main buildings and five outbuildings totaling 12,037 square feet would be demolished.

The project site is located at 6100 Wallace Becknell Road (previous address: 6100 Hollister Avenue) between Frederic Lopez Road and Love Commons. It is located north of Hollister Avenue in Sub-Area 3 of the Airport Industrial Area Specific Plan (SP-6), and is currently owned by the Airport. The existing parcel (Airport Parcel 22) would be subdivided, and the northern portion (approximately 7.99 acres) would be sold to Direct Relief, pursuant to the terms and conditions of the Purchase and Sale Agreement between the City and Direct Relief dated October 9, 2014.

The purpose of this presentation is to allow the Airport Commission and the public an opportunity to review the proposed project at a conceptual level and provide Direct Relief and Airport Staff with feedback regarding the proposed design.

Background

**Existing Facilities.** Since its founding in Santa Barbara in 1948, Direct Relief has grown into one of the world's largest nonprofit humanitarian aid foundations. It currently operates from its property at 27-30 S. La Patera Lane in the City of Goleta. The current operation consists of 50,800 square feet of warehouse space, 14,640 square feet of office space and a total of 124 parking spaces.

**Relocation/Purchase and Sale Agreement.** Direct Relief submitted a proposal to purchase Airport land at a "fair market value" to construct the proposed project. The sale of Airport land would provide the Airport with funds necessary to construct debt-free industrial buildings, thereby strengthening the Airport's revenue base. As stated previously, Parcel 22 would be subdivided, and the northern portion (approximately 7.99 acres) would be sold to Direct Relief,

pursuant to the terms and conditions of the Purchase and Sale Agreement. All discretionary permits for the proposed project are required to be obtained within 18 months of the agreement date (March 9, 2016); however, a six month extension may be granted.

**Previous Review.** The proposal has received both PRT (Pre-Application Review Team) and DART (Development Application Review Team) review by the City's Land Development Team, as well as review by the Architectural Board of Review. The project has not been deemed complete and environmental review has not been completed.

**Non-residential Square Footage.** The project received a designation as a Community Benefit project and an allocation of 80,000 square feet of non-residential floor area from the Community Benefit category by the City Council on February 2, 2015. On May 12, 2015, City Council approved a Resolution for a reservation of 30,000 square feet of non-residential floor area from the Community Benefit category.

#### Airport Industrial Area Specific Plan (SP-6) Consistency

The 225.2 acre Specific Plan Area was divided into four distinct Sub-Areas in an effort to simplify the discussion of development potential. The project site is in Sub-Area 3, which is located generally between Lopez Road and La Patera Lane and between Wallace Becknell Road and the railroad tracks. Development in Sub-Area 3 would create opportunities for expansion of existing and new light industrial, R&D, small incubator businesses and open yard uses.

The Specific Plan also discusses the zoning designations. The project site has a zoning designation of Airport Industrial Zone (A-I-1), which was designated for light industrial and manufacturing uses (e.g., research and development, electronic products manufacture, storage, contractors yards, lumber, sand and brick yards).

The proposed Direct Relief project, which is primarily a warehouse storage and distribution operation, is consistent with the allowable uses in the Sub-Area 3 and the A-I-1 as described in the Specific Plan.

#### Next Steps

The project will require another DART review by City staff. Once the project has been deemed complete, environmental review will proceed pursuant to the California Environmental Quality Act (CEQA). The proposal will then be submitted to Planning Commission for review and approval.

