



City of Santa Barbara
Airport Department

DATE: November 20, 2016

TO: Airport Commission

FROM: Hazel Johns, Airport Director

SUBJECT: Airport Commercial/Industrial Development at 6100 Hollister Avenue

RECOMMENDATION:

That Airport Commission receive a presentation from Kupiec Architecture PC regarding the proposed commercial/industrial development project at 6100 Hollister Avenue.

DISCUSSION:

The project is located on approximately five acres of Parcel 22 at 6100 Hollister Avenue. The site is bounded by Hollister Avenue to the south, Frederick Lopez to the east, proposed new constructed Wallace Becknell Road to the north, and David Love Place to the west.

With the proposed sale of approximately eight acres of land on Parcel 22 to Direct Relief for construction of a new state-of-the-art warehouse and associated office space, the Airport will lose approximately \$275,000 in annual rental income. To recoup a portion of that rent, the Airport proposes to construct new commercial/industrial buildings on the portion of Parcel 22 which is leftover from the sale of land to DR Inc.

The project includes approximately 35,000 square feet of building space for light industrial/commercial use and 10,000 of retail space on the corner of Lopez and Hollister and David Love Place and Hollister Avenue. The type of space and size is consistent with the Airport's Commercial/Industrial Specific Plan.

The concept site-plan currently is configured for 18 modular units that are each 2,500 square feet in size. The units will be combined and grouped into 2 or 3 modules to form a building footprint.

On-site vehicle parking will exceed City of Santa Barbara requirements which was strongly recommended by local real estate brokers. Additionally, City requirements for Stormwater detention and treatment will be met on site.

A sidewalk will be constructed along the frontage of Hollister Avenue, and the new public road to the north, Wallace Becknell Road, will also have a new sidewalk.

The project will incorporate a campus like atmosphere with the modular units grouped into nine buildings, with a paseo between the entrances of each building.

Lease Review Subcommittee

Airport Commission Lease Review Subcommittee met on January 13, 2016, and reviewed the proposed layout and building concepts and provided positive comments.